

# Balance Sheet

Period 08/31/2020

1

## Riverwalk Master Association

	Operating	Reserves	Total
<b>Assets</b>			
<u>Cash</u>			
1000 Petty Cash	100.00		100.00
1001 Operating- Alliance Cash	120,287.76		120,287.76
1150 Checking- Key Bank 2864	91.59		91.59
1205 Savings- Alliance	33,487.66		33,487.66
<u>Total Cash</u>	<u>153,967.01</u>		<u>153,967.01</u>
<u>Reserve</u>			
1301 Money Market- Key Bank		348,071.23	348,071.23
<u>Total Reserve</u>		<u>348,071.23</u>	<u>348,071.23</u>
<u>Accounts Receivable</u>			
1400 Accounts Receivable	8,365.05		8,365.05
1600 Allowance for Doubtful Accounts	(1,999.89)		(1,999.89)
<u>Total Accounts Receivable</u>	<u>6,365.16</u>		<u>6,365.16</u>
<u>Fixed Assets</u>			
1905 Furniture & Fixtures	161,304.95		161,304.95
1910 Accumulated Dep. Furniture & Fixtures	(161,304.95)		(161,304.95)
1913 Land	443,000.00		443,000.00
1915 Buildings	912,919.00		912,919.00
1920 Accumulated Dep. Buildings	(386,538.16)		(386,538.16)
1925 Equipment	81,485.53		81,485.53
1930 Accumulated Dep. Equipment	(53,787.96)		(53,787.96)
<u>Total Fixed Assets</u>	<u>997,078.41</u>		<u>997,078.41</u>
<u>Other Assets</u>			
1570 Due From Reserve	59,799.32		59,799.32
1700 Prepaid Expenses	1,654.00		1,654.00
1720 Prepaid Insurance	8,365.67		8,365.67
1730 Prepaid Sewer	596.00		596.00
<u>Total Other Assets</u>	<u>70,414.99</u>		<u>70,414.99</u>
<u>Total Assets</u>	<u>1,227,825.57</u>	<u>348,071.23</u>	<u>1,575,896.80</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000 Accounts Payable	3,126.29	4,414.80	7,541.09
2100 Deferred Income	525.00		525.00
2160 Damage Deposits	300.00		300.00
2170 Damage Deposit	1,975.00		1,975.00
2200 Prepaid Assessments	44,443.37		44,443.37
2670 Due to Operating		59,799.32	59,799.32
<u>Total Current Liabilities</u>	<u>50,369.66</u>	<u>64,214.12</u>	<u>114,583.78</u>
<u>Equity</u>			
3000 Initial Contribution	63,973.00		63,973.00
3300 Retained Earnings- Reserve Fund		279,954.96	279,954.96
3900 Retained Earnings	1,106,302.47		1,106,302.47
Net Income	7,180.44	3,902.15	11,082.59
<u>Total Equity</u>	<u>1,177,455.91</u>	<u>283,857.11</u>	<u>1,461,313.02</u>
<u>Total Liabilities &amp; Equity</u>	<u>1,227,825.57</u>	<u>348,071.23</u>	<u>1,575,896.80</u>

# Riverwalk Master Association

## Statement of Revenues and Expenses

Period 8/1/2020 To 8/31/2020 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual	
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var		
<b>Income</b>										
<b><u>Income</u></b>										
4000 Assessments	38,640.00	38,640.00	0.00	0.00%	38,640.00	38,640.00	0.00	0.00%	463,680.00	
4010 Reserve Transfer	(8,314.00)	(8,314.00)	0.00	0.00%	(8,314.00)	(8,314.00)	0.00	0.00%	(99,757.00)	
4015 Late Fees	140.00	250.00	(110.00)	44.00%	140.00	250.00	(110.00)	44.00%	3,000.00	
4020 Legal- Collections	40.00	167.00	(127.00)	76.05%	40.00	167.00	(127.00)	76.05%	2,000.00	
4024 Legal- Foreclosure	0.00	125.00	(125.00)	100.00%	0.00	125.00	(125.00)	100.00%	1,500.00	
4115 Superlien Income	0.00	35.00	(35.00)	100.00%	0.00	35.00	(35.00)	100.00%	420.00	
4315 Newsletter	847.50	417.00	430.50	-103.24%	847.50	417.00	430.50	-103.24%	5,000.00	
4390 Rec Center Rent and Fees	0.00	167.00	(167.00)	100.00%	0.00	167.00	(167.00)	100.00%	2,000.00	
4395 Rec Center Rent and Fees- Non Resic	1,700.00	1,500.00	200.00	-13.33%	1,700.00	1,500.00	200.00	-13.33%	18,000.00	
4700 Operating Interest Income	8.16	25.00	(16.84)	67.36%	8.16	25.00	(16.84)	67.36%	300.00	
4990 Miscellaneous Income	25.00	42.00	(17.00)	40.48%	25.00	42.00	(17.00)	40.48%	500.00	
<b>TOTAL Income</b>	<b>33,086.66</b>	<b>33,054.00</b>	<b>32.66</b>	<b>-0.10%</b>	<b>33,086.66</b>	<b>33,054.00</b>	<b>32.66</b>	<b>-0.10%</b>	<b>396,643.00</b>	
<b>TOTAL Income</b>	<b>33,086.66</b>	<b>33,054.00</b>	<b>32.66</b>	<b>-0.10%</b>	<b>33,086.66</b>	<b>33,054.00</b>	<b>32.66</b>	<b>-0.10%</b>	<b>396,643.00</b>	
<b>Expense</b>										
<b><u>Administrative</u></b>										
5015 Accounting Fee	1,380.00	1,380.00	0.00	0.00%	1,380.00	1,380.00	0.00	0.00%	16,560.00	
5020 Legal- Collections	40.00	167.00	127.00	76.05%	40.00	167.00	127.00	76.05%	2,000.00	
5024 Legal- Foreclosures	0.00	125.00	125.00	100.00%	0.00	125.00	125.00	100.00%	1,500.00	
5142 Legal- General	0.00	83.00	83.00	100.00%	0.00	83.00	83.00	100.00%	1,000.00	
5170 Audit & Tax Prep	0.00	125.00	125.00	100.00%	0.00	125.00	125.00	100.00%	1,500.00	
5180 Computer/ Web Maintenance	47.00	417.00	370.00	88.73%	47.00	417.00	370.00	88.73%	5,000.00	
5245 Clubhouse Staff	10,589.11	10,792.00	202.89	1.88%	10,589.11	10,792.00	202.89	1.88%	129,500.00	
5260 Answering Service	65.00	65.00	0.00	0.00%	65.00	65.00	0.00	0.00%	780.00	
5315 Payroll Taxes	743.67	1,000.00	256.33	25.63%	743.67	1,000.00	256.33	25.63%	12,000.00	
5320 Payroll Fees	276.27	333.00	56.73	17.04%	276.27	333.00	56.73	17.04%	4,000.00	
5325 Insurance- Workman's Comp	1,639.00	386.00	(1,253.00)	-324.61%	1,639.00	386.00	(1,253.00)	-324.61%	4,632.00	
5330 Payroll- Employee Insurance	512.47	500.00	(12.47)	-2.49%	512.47	500.00	(12.47)	-2.49%	6,000.00	
5385 Taxes and Licenses	0.00	21.00	21.00	100.00%	0.00	21.00	21.00	100.00%	250.00	

9/9/2020 6:58:33 AM

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 8/1/2020 To 8/31/2020 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
5490 Bad Debt	0.00	83.00	83.00	100.00%	0.00	83.00	83.00	100.00%	1,000.00
5525 Postage, Printing, Copies	717.32	292.00	(425.32)	-145.66%	717.32	292.00	(425.32)	-145.66%	3,500.00
5550 Office Equipment- Lease	306.74	375.00	68.26	18.20%	306.74	375.00	68.26	18.20%	4,500.00
5560 Office Supplies	130.62	167.00	36.38	21.78%	130.62	167.00	36.38	21.78%	2,000.00
5630 Meeting Expense	0.00	21.00	21.00	100.00%	0.00	21.00	21.00	100.00%	250.00
5900 Miscellaneous/Processing Fees	75.00	250.00	175.00	70.00%	75.00	250.00	175.00	70.00%	3,000.00
<b>TOTAL Administrative</b>	<b>16,522.20</b>	<b>16,582.00</b>	<b>59.80</b>	<b>0.36%</b>	<b>16,522.20</b>	<b>16,582.00</b>	<b>59.80</b>	<b>0.36%</b>	<b>198,972.00</b>
<b><u>Buildings</u></b>									
6040 Exterminating	75.00	75.00	0.00	0.00%	75.00	75.00	0.00	0.00%	900.00
6090 HVAC Maintenance	921.34	458.00	(463.34)	-101.17%	921.34	458.00	(463.34)	-101.17%	5,500.00
6115 Fire Alarm/ Security System	1,667.80	458.00	(1,209.80)	-264.15%	1,667.80	458.00	(1,209.80)	-264.15%	5,500.00
6120 Carpet Cleaning	0.00	300.00	300.00	100.00%	0.00	300.00	300.00	100.00%	3,600.00
6150 General Building Maintenance	140.18	458.00	317.82	69.39%	140.18	458.00	317.82	69.39%	5,500.00
<b>TOTAL Buildings</b>	<b>2,804.32</b>	<b>1,749.00</b>	<b>(1,055.32)</b>	<b>-60.34%</b>	<b>2,804.32</b>	<b>1,749.00</b>	<b>(1,055.32)</b>	<b>-60.34%</b>	<b>21,000.00</b>
<b><u>Insurance</u></b>									
5000 Insurance- Master	0.00	1,864.00	1,864.00	100.00%	0.00	1,864.00	1,864.00	100.00%	22,371.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>1,864.00</b>	<b>1,864.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>1,864.00</b>	<b>1,864.00</b>	<b>100.00%</b>	<b>22,371.00</b>
<b><u>Landscaping</u></b>									
6200 Landscape Contract	0.00	1,300.00	1,300.00	100.00%	0.00	1,300.00	1,300.00	100.00%	15,600.00
6210 Snow Removal	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	14,000.00
6215 General Grounds Maintenance	67.08	333.00	265.92	79.86%	67.08	333.00	265.92	79.86%	4,000.00
6220 Sprinkler Repairs	(186.08)	500.00	686.08	137.22%	(186.08)	500.00	686.08	137.22%	6,000.00
6230 Streets	0.00	292.00	292.00	100.00%	0.00	292.00	292.00	100.00%	3,500.00
6260 Common Area Lights	340.00	208.00	(132.00)	-63.46%	340.00	208.00	(132.00)	-63.46%	2,500.00
6357 Planting/ Foundation Beds	0.00	2,000.00	2,000.00	100.00%	0.00	2,000.00	2,000.00	100.00%	10,000.00
<b>TOTAL Landscaping</b>	<b>221.00</b>	<b>4,633.00</b>	<b>4,412.00</b>	<b>95.23%</b>	<b>221.00</b>	<b>4,633.00</b>	<b>4,412.00</b>	<b>95.23%</b>	<b>55,600.00</b>
<b><u>Recreation</u></b>									
6500 Clubhouse/ Cabana	40.98	250.00	209.02	83.61%	40.98	250.00	209.02	83.61%	3,000.00
6510 Pool/ Spas- Contract	1,487.15	2,600.00	1,112.85	42.80%	1,487.15	2,600.00	1,112.85	42.80%	13,000.00
6515 Suana/ Steam/ Locker Rooms	0.00	42.00	42.00	100.00%	0.00	42.00	42.00	100.00%	500.00

9/9/2020 6:58:33 AM

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 8/1/2020 To 8/31/2020 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6516 General Pool/ Hot Tub	0.00	167.00	167.00	100.00%	0.00	167.00	167.00	100.00%	2,000.00
6560 Security	625.00	708.00	83.00	11.72%	625.00	708.00	83.00	11.72%	8,500.00
6570 Games/Fitness Equip Main.	185.00	125.00	(60.00)	-48.00%	185.00	125.00	(60.00)	-48.00%	1,500.00
6580 Janitorial/ Housekeeping	1,102.60	1,667.00	564.40	33.86%	1,102.60	1,667.00	564.40	33.86%	20,000.00
6630 Supplies- Cleaning & Paper Products	436.91	167.00	(269.91)	-161.62%	436.91	167.00	(269.91)	-161.62%	2,000.00
6643 Clubhouse Decorations	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
<b>TOTAL Recreation</b>	<b>3,877.64</b>	<b>5,726.00</b>	<b>1,848.36</b>	<b>32.28%</b>	<b>3,877.64</b>	<b>5,726.00</b>	<b>1,848.36</b>	<b>32.28%</b>	<b>51,000.00</b>
<b>Utilities</b>									
6703 Gas	488.49	583.00	94.51	16.21%	488.49	583.00	94.51	16.21%	7,000.00
6707 Electric	1,446.25	1,250.00	(196.25)	-15.70%	1,446.25	1,250.00	(196.25)	-15.70%	15,000.00
6710 Water & Sewer	109.14	1,167.00	1,057.86	90.65%	109.14	1,167.00	1,057.86	90.65%	14,000.00
6760 Trash	111.03	250.00	138.97	55.59%	111.03	250.00	138.97	55.59%	3,000.00
6770 Telephone/ Pager	170.09	558.00	387.91	69.52%	170.09	558.00	387.91	69.52%	6,700.00
6771 Cable/Internet/Satelite TV	156.06	167.00	10.94	6.55%	156.06	167.00	10.94	6.55%	2,000.00
<b>TOTAL Utilities</b>	<b>2,481.06</b>	<b>3,975.00</b>	<b>1,493.94</b>	<b>37.58%</b>	<b>2,481.06</b>	<b>3,975.00</b>	<b>1,493.94</b>	<b>37.58%</b>	<b>47,700.00</b>
<b>TOTAL Expense</b>	<b>25,906.22</b>	<b>34,529.00</b>	<b>8,622.78</b>	<b>24.97%</b>	<b>25,906.22</b>	<b>34,529.00</b>	<b>8,622.78</b>	<b>24.97%</b>	<b>396,643.00</b>
<b>Excess Revenue / Expense</b>	<b>7,180.44</b>	<b>(1,475.00)</b>	<b>8,655.44</b>	<b>586.81%</b>	<b>7,180.44</b>	<b>(1,475.00)</b>	<b>8,655.44</b>	<b>586.81%</b>	<b>0.00</b>

**Riverwalk Master Association**  
**Statement of Revenues and Expenses**  
 Period 8/1/2020 To 8/31/2020 11:59:00 PM

	Current Month Reserves				Year to Date Reserves				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Reserve Income</b>									
8010 Reserve Transfer	8,314.00	8,314.00	0.00	0.00%	8,314.00	8,314.00	0.00	0.00%	99,757.00
8700 Reserve Interest Income	2.95	0.00	2.95	0.00%	2.95	0.00	2.95	0.00%	0.00
<b>TOTAL Reserve Income</b>	<b>8,316.95</b>	<b>8,314.00</b>	<b>2.95</b>	<b>-0.04%</b>	<b>8,316.95</b>	<b>8,314.00</b>	<b>2.95</b>	<b>-0.04%</b>	<b>99,757.00</b>
<b>TOTAL Income</b>	<b>8,316.95</b>	<b>8,314.00</b>	<b>2.95</b>	<b>-0.04%</b>	<b>8,316.95</b>	<b>8,314.00</b>	<b>2.95</b>	<b>-0.04%</b>	<b>99,757.00</b>
<b>Expense</b>									
<b>Reserve Expenses</b>									
9205 Clubhouse	4,414.80	0.00	(4,414.80)	0.00%	4,414.80	0.00	(4,414.80)	0.00%	0.00
<b>TOTAL Reserve Expenses</b>	<b>4,414.80</b>	<b>0.00</b>	<b>(4,414.80)</b>	<b>0.00%</b>	<b>4,414.80</b>	<b>0.00</b>	<b>(4,414.80)</b>	<b>0.00%</b>	<b>0.00</b>
<b>TOTAL Expense</b>	<b>4,414.80</b>	<b>0.00</b>	<b>(4,414.80)</b>	<b>0.00%</b>	<b>4,414.80</b>	<b>0.00</b>	<b>(4,414.80)</b>	<b>0.00%</b>	<b>0.00</b>
<b>Excess Revenue / Expense</b>	<b>3,902.15</b>	<b>8,314.00</b>	<b>(4,411.85)</b>	<b>53.07%</b>	<b>3,902.15</b>	<b>8,314.00</b>	<b>(4,411.85)</b>	<b>53.07%</b>	<b>99,757.00</b>