

**Balance Sheet**

As of December 31, 2019

**Dec 31, 2019**

**ASSETS**

**Current Assets**

**Checking/Savings**

Operating - First Bank #1979 22,600.87

Reserve Fund - First Bank MM 123,375.53

**Northwestern Mutual**

Reserve CD - 2.55% 01/24/20 75,000.00

Reserve CD - 2.00%- 1/24/20 53,000.00

Reserve CD - 2.35% 4/22/19 75,000.00

Reserve CD - 1.55% 02/25/20 75,000.00

General Govt SEC MM CL B 24,683.50

**Total Northwestern Mutual** 302,683.50

**Total Checking/Savings** 448,659.90

**Accounts Receivable**

Assessments Receivable, Net -1,353.35

**Total Accounts Receivable** -1,353.35

**Other Current Assets**

Prepaid Expense 6,680.00

Undeposited Funds 459.99

**Total Other Current Assets** 7,139.99

**Total Current Assets** 454,446.54

**TOTAL ASSETS** 454,446.54

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

Accounts Payable 645.85

**Total Accounts Payable** 645.85

**Total Current Liabilities** 645.85

**Total Liabilities** 645.85

**Equity**

Replacement Reserves 426,372.21

Working Capital Deposits 21,838.47

Net Income 5,590.01

**Total Equity** 453,800.69

**TOTAL LIABILITIES & EQUITY** 454,446.54

Riverwalk Emerald Building Association  
Profit & Loss Budget Performance  
January through December 2019

	<u>Jan - Dec 2019</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Operating Assessments	106,704.82	106,703.12	106,703.12
Reserve Assessments	36,000.72	36,000.00	36,000.00
Water & Sewer Assessments	7,999.95	8,000.00	8,000.00
Interest Income - First Bank	1,169.48	1,658.50	1,658.50
Interest and Bond Income - NWM	4,773.39	3,691.50	3,691.50
Late Fees & Finance Charges	0.00	0.00	0.00
Restitution - Brandon Outlaw	36.48	0.00	0.00
<b>Total Income</b>	<u>156,684.84</u>	<u>156,053.12</u>	<u>156,053.12</u>
<b>Expense</b>			
Accounting	500.00	500.00	500.00
Alarm Monitoring	399.00	420.00	420.00
Bank Charges	30.00	20.00	20.00
Cleaning	2,880.00	2,880.00	2,880.00
Electricity	4,372.09	5,000.00	5,000.00
Elevator Maintenance	2,611.42	2,650.00	2,650.00
Gas	22,315.67	25,000.00	25,000.00
Gas - Master Refund	-6,708.64	-4,000.00	-4,000.00
Inspections	2,202.00	2,800.00	2,800.00
Insurance	7,410.00	7,410.00	7,410.00
Legal & Professional Fees	0.00	500.00	500.00
Master Association Dues	38,598.12	38,598.12	38,598.12
Miscellaneous	301.84	500.00	500.00
Property Management Fee	15,275.04	15,275.00	15,275.00
Repairs & Maintenance	7,061.72	10,350.00	10,350.00
Replacement Reserve Fund	36,000.00	36,000.00	36,000.00
Telephone - Alarm & Elevator	2,107.36	2,000.00	2,000.00
Water & Sewer - Commercial	1,302.43	2,000.00	2,000.00
Water & Sewer - Residential	5,167.78	6,000.00	6,000.00
Window Washing	2,150.00	2,150.00	2,150.00
<b>Total Expense</b>	<u>143,975.83</u>	<u>156,053.12</u>	<u>156,053.12</u>
<b>Net Ordinary Income</b>	<u>12,709.01</u>	<u>0.00</u>	<u>0.00</u>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
Replacement Reserve Expense			
HID Lamps	889.00	0.00	0.00
Paint East Corridor - 2nd Floor	3,850.00	0.00	0.00
Recharge sprinkler antifreeze	2,380.00	0.00	0.00
Replacement Reserve Expense - Other			
<b>Total Replacement Reserve Expense</b>	<u>7,119.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Other Expense</b>	<u>7,119.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>-7,119.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u>5,590.01</u>	<u>0.00</u>	<u>0.00</u>