

Riverwalk Amber Building Condominium Assn
Balance Sheet
As of December 31, 2018

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Amber Operating - FirstBank	40,442.61
1010 · Amber Reserve - FirstBank	211,119.26
Total Checking/Savings	<u>251,561.87</u>
Accounts Receivable	
1200 · Accounts Receivable	-3,275.97
Total Accounts Receivable	<u>-3,275.97</u>
Other Current Assets	
1300 · Prepaid Insurance	11,574.00
1301 · Prepaid Elevator Contract	2,464.00
1499 · Undeposited Funds	1,103.77
Total Other Current Assets	<u>15,141.77</u>
Total Current Assets	<u>263,427.67</u>
TOTAL ASSETS	<u><u>263,427.67</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	16,003.73
Total Accounts Payable	<u>16,003.73</u>
Total Current Liabilities	<u>16,003.73</u>
Total Liabilities	16,003.73
Equity	
3500 · Replacement Reserve	210,770.83
Net Income	36,653.11
Total Equity	<u>247,423.94</u>
TOTAL LIABILITIES & EQUITY	<u><u>263,427.67</u></u>

Riverwalk Amber Building Condominium Assn
Profit & Loss Budget Performance
January through December 2018

	<u>Jan - Dec 2018</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
4010 · Residential Operating Dues	81,443.43	81,423.18	81,423.18
4000 · Commercial Operating Dues	119,100.72	119,100.66	119,100.66
4017 · Debt Recovery	12,662.34	12,661.86	12,661.86
4020 · Finance Charge/Late Fee Income	60.23	0.00	0.00
4100 · Interest Income	1,581.34	225.00	225.00
4025 · Code Violations	50.00		
Total Income	<u>214,898.06</u>	<u>213,410.70</u>	<u>213,410.70</u>
Gross Profit	214,898.06	213,410.70	213,410.70
Expense			
6012 · Bad Debt	0.00	12,661.86	12,661.86
6000 · Accounting	500.00	500.00	500.00
6010 · Alarm Monitoring	399.00	420.00	420.00
6015 · Bank Charges	0.00	30.00	30.00
6020 · Cleaning	5,400.00	5,400.00	5,400.00
6030 · Electricity	10,959.60	10,000.00	10,000.00
6040 · Elevator Maintenance	2,277.59	3,000.00	3,000.00
6050 · Gas	30,430.76	26,000.00	26,000.00
6051 · Gas-Reimburse from Master Assn	-10,720.32	-5,170.00	-5,170.00
6060 · Inspections	4,297.44	3,450.00	3,450.00
6070 · Insurance Expense	9,894.00	9,540.00	9,540.00
6075 · Legal/Professional	0.00	250.00	250.00
6080 · Master Association Dues	81,477.24	81,477.24	81,477.24
6090 · Miscellaneous Expense	220.37	200.00	200.00
6100 · Property Management Fees	19,625.04	19,625.00	19,625.00
6110 · Repairs & Maint - Commercial	60.00	754.33	754.33
6120 · Repairs & Maint - General	14,380.77	15,000.00	15,000.00
6130 · Repairs & Maint - Residential	1,966.44	1,800.00	1,800.00
6145 · Stair Snow Removal	270.00		
6150 · Telephone - Alarm & Elevator	2,025.08	1,960.00	1,960.00
6160 · Water and Sewer - Commercial	6,663.15	5,500.00	5,500.00
6170 · Water and Sewer - Residential	18,416.37	18,859.77	18,859.77
6180 · Window Washing	2,050.00	2,152.50	2,152.50
Total Expense	<u>200,592.53</u>	<u>213,410.70</u>	<u>213,410.70</u>
Net Ordinary Income	14,305.53	0.00	0.00
Other Income/Expense			
Other Income			
5000 · Commercial Reserve Assessments	25,307.04	25,307.10	25,307.10
5010 · Residential Reserve Assessments	13,626.96	13,626.90	13,626.90
Total Other Income	<u>38,934.00</u>	<u>38,934.00</u>	<u>38,934.00</u>
Other Expense			
6200 · Reserve Expenses			
6206 · Repair door under walkway	2,927.27		
6204 · Recharge Glycol	3,256.44		
6203 · Elevator door edge & ebc eye	4,635.00		
6202 · Building Heating pump	3,067.71		
6201 · Reserve Study	2,700.00		
Total 6200 · Reserve Expenses	<u>16,586.42</u>		
Total Other Expense	<u>16,586.42</u>		
Net Other Income	<u>22,347.58</u>	<u>38,934.00</u>	<u>38,934.00</u>
Net Income	<u><u>38,653.11</u></u>	<u><u>38,934.00</u></u>	<u><u>38,934.00</u></u>