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02/05/20  
Accrual Basis

Riverwalk Amber Building Condominium Assn  
**Balance Sheet**  
As of December 31, 2019

	<u>Dec 31, 19</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Amber Operating - FirstBank	19,633.08
1010 · Amber Reserve - FirstBank	27,059.94
1011 · First Bank CD-Acct 0266 5/11/20	50,821.72
1012 · First Bank CD-Acct 0290 5/11/20	50,821.72
1013 · First Bank CD-Acct 0274 5/11/20	50,821.72
1014 · First Bank CD-Acct 0312 5/11/20	50,821.72
<b>Total Checking/Savings</b>	<u>249,979.90</u>
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	<u>-2,973.92</u>
<b>Total Accounts Receivable</b>	<u>-2,973.92</u>
<b>Other Current Assets</b>	
1300 · Prepaid Insurance	11,745.33
1301 · Prepaid Elevator Contract	2,544.96
1499 · Undeposited Funds	3,471.08
<b>Total Other Current Assets</b>	<u>17,761.37</u>
<b>Total Current Assets</b>	<u>264,767.35</u>
<b>TOTAL ASSETS</b>	<u><b>264,767.35</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	<u>-1,748.75</u>
<b>Total Accounts Payable</b>	<u>-1,748.75</u>
<b>Total Current Liabilities</b>	<u>-1,748.75</u>
<b>Total Liabilities</b>	<u>-1,748.75</u>
<b>Equity</b>	
3500 · Replacement Reserve	246,888.86
Net Income	19,627.24
<b>Total Equity</b>	<u>266,516.10</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>264,767.35</b></u>

Riverwalk Amber Building Condominium Assn  
**Profit & Loss Budget Performance**  
January through December 2019

	<u>Jan - Dec 2019</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
4010 · Residential Operating Dues	84,363.36	84,363.13	84,363.13
4000 · Commercial Operating Dues	122,315.16	122,315.10	122,315.10
4020 · Finance Charge/Late Fee Income	0.00	0.00	0.00
4100 · Interest Income	4,227.56	1,500.00	1,500.00
<b>Total Income</b>	<u>210,906.08</u>	<u>208,178.23</u>	<u>208,178.23</u>
Gross Profit	210,906.08	208,178.23	208,178.23
Expense			
6012 · Bad Debt	0.00	0.00	0.00
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	11,476.92	12,000.00	12,000.00
6040 · Elevator Maintenance	2,695.36	3,000.00	3,000.00
6050 · Gas	38,832.62	31,500.00	31,500.00
6051 · Gas-Reimburse from Master Assn	-6,116.64	-10,000.00	-10,000.00
6060 · Inspections	3,844.58	3,550.00	3,550.00
6070 · Insurance Expense	11,529.59	11,721.00	11,721.00
6075 · Legal/Professional	0.00	200.00	200.00
6080 · Master Association Dues	81,477.24	81,477.23	81,477.23
6090 · Miscellaneous Expense	225.92	200.00	200.00
6100 · Property Management Fees	19,625.04	19,625.00	19,625.00
6110 · Repairs & Maint - Commercial	1,181.54	970.00	970.00
6120 · Repairs & Maint - General	13,964.96	16,000.00	16,000.00
6130 · Repairs & Maint - Residential	2,142.51	3,000.00	3,000.00
6140 · Replacement Reserve Fund	0.00	0.00	0.00
6150 · Telephone - Alarm & Elevator	2,162.19	2,050.00	2,050.00
6160 · Water and Sewer - Commercial	3,240.40	5,500.00	5,500.00
6161 · Commercial Water Reimbursement	-1,099.93		
6170 · Water and Sewer - Residential	18,984.08	18,985.00	18,985.00
6180 · Window Washing	2,400.00	2,050.00	2,050.00
<b>Total Expense</b>	<u>212,865.38</u>	<u>208,178.23</u>	<u>208,178.23</u>
Net Ordinary Income	-1,959.30	0.00	0.00
Other Income/Expense			
Other Income			
5000 · Commercial Reserve Assessments	26,865.36	26,865.15	26,865.15
5010 · Residential Reserve Assessments	14,465.76	14,465.85	14,465.85
<b>Total Other Income</b>	<u>41,331.12</u>	<u>41,331.00</u>	<u>41,331.00</u>
Other Expense			
6200 · Install new exit signes	1,586.60		
6200 · Replace expansion tanks/valves on sprinkler system	18,157.98		
<b>Total Other Expense</b>	<u>19,744.58</u>		
Net Other Income	21,586.54	41,331.00	41,331.00
<b>Net Income</b>	<u><u>19,627.24</u></u>	<u><u>41,331.00</u></u>	<u><u>41,331.00</u></u>