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Accrual Basis

Riverwalk Amber Building Condominium Assn
Balance Sheet
As of December 31, 2016

	<u>Dec 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Amber Operating - FirstBank	18,986.38
Amber Reserve - FirstBank	147,737.32
Investors Choice MM - Alpi...	<u>24,708.73</u>
Total Checking/Savings	191,432.43
Accounts Receivable	
Accounts Receivable	<u>8,867.97</u>
Total Accounts Receivable	8,867.97
Other Current Assets	
Prepaid fees	9,991.00
Undeposited Funds	<u>542.54</u>
Total Other Current Assets	<u>10,533.54</u>
Total Current Assets	<u>210,833.94</u>
TOTAL ASSETS	<u>210,833.94</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>8,011.66</u>
Total Accounts Payable	<u>8,011.66</u>
Total Current Liabilities	<u>8,011.66</u>
Total Liabilities	8,011.66
Equity	
Replacement Reserve	200,696.87
Net Income	<u>2,125.41</u>
Total Equity	<u>202,822.28</u>
TOTAL LIABILITIES & EQUITY	<u>210,833.94</u>

Riverwalk Amber Building Condominium Assn
Profit & Loss Budget Performance
January through December 2016

	Jan - Dec 2016	YTD Budget	Annual Budget
Ordinary Income/Expense			
Income			
Commercial Assessments	144,407.76	144,407.76	144,407.76
Residential Assessments	95,035.31	95,050.08	95,050.08
Finance Charge/Late Fee Income	2,069.95		
Interest Income	154.91	325.00	325.00
Code Violations	50.00		
Total Income	241,717.93	239,782.84	239,782.84
Gross Profit	241,717.93	239,782.84	239,782.84
Expense			
Accounting	380.00	350.00	350.00
Alarm Monitoring	420.00	420.00	420.00
Bank Charges	30.00	20.00	20.00
Cleaning	5,400.00	5,400.00	5,400.00
Electricity	9,734.34	12,000.00	12,000.00
Elevator Maintenance	3,440.79	2,500.00	2,500.00
Gas	24,491.85	36,000.00	36,000.00
Gas-Reimburse from Master Assn	-5,440.32	-5,500.00	-5,500.00
Inspections	3,635.00	2,920.00	2,920.00
Insurance Expense	9,831.00	9,930.00	9,930.00
Legal/Professional	0.00	1,000.00	1,000.00
Master Association Dues	81,477.24	81,477.24	81,477.24
Miscellaneous Expense	196.89	200.00	200.00
Property Management Fees	18,489.96	18,490.00	18,490.00
Repairs & Maint - Commercial	887.28	503.00	503.00
Repairs & Maint - General	13,370.02	8,000.00	8,000.00
Repairs & Maint - Residential	1,054.60	1,716.70	1,716.70
Replacement Reserve Fund	36,356.04	36,356.00	36,356.00
Telephone - Alarm & Elevator	1,809.42	1,775.00	1,775.00
Water and Sewer - Commercial	5,235.24	5,299.90	5,299.90
Water and Sewer - Residential	18,343.17	18,700.00	18,700.00
Window Washing	2,050.00	2,225.00	2,225.00
Total Expense	231,192.52	239,782.84	239,782.84
Net Ordinary Income	10,525.41	0.00	0.00
Other Income/Expense			
Other Expense			
Reserve Expenses			
Stairwell Painting	7,065.00		
Staircase Replacement	1,335.00		
Total Reserve Expenses	8,400.00		
Total Other Expense	8,400.00		
Net Other Income	-8,400.00		
Net Income	2,125.41	0.00	0.00