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Accrual Basis

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

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Operating - FirstBank	45,468.88
Reserve-Liquid Asset-1st Bank	56,433.23
<b>Total Checking/Savings</b>	<u>101,902.11</u>
<b>Accounts Receivable</b>	
Accounts Receivable	-5,352.63
<b>Total Accounts Receivable</b>	<u>-5,352.63</u>
<b>Other Current Assets</b>	
Prepaid Expenses	1,706.94
Prepaid insurance	7,025.00
Undeposited Funds	1,725.17
<b>Total Other Current Assets</b>	<u>10,457.11</u>
<b>Total Current Assets</b>	<u>107,006.59</u>
<b>TOTAL ASSETS</b>	<u><b>107,006.59</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	3,717.93
<b>Total Accounts Payable</b>	<u>3,717.93</u>
<b>Total Current Liabilities</b>	<u>3,717.93</u>
<b>Total Liabilities</b>	3,717.93
<b>Equity</b>	
Insurance Deductible Reserve	10,000.00
Replacement Reserve	98,729.89
Net Income	-5,441.23
<b>Total Equity</b>	<u>103,288.66</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>107,006.59</b></u>

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

	Jan - Dec 2016	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessments - Commercial	66,713.76	66,713.62	66,713.62
Assessments - Residential	69,223.68	69,223.22	69,223.22
Finance Charge Income	123.68		
Interest Income	59.65	150.00	150.00
Late fees	280.00		
<b>Total Income</b>	<b>136,400.77</b>	<b>136,086.84</b>	<b>136,086.84</b>
<b>Gross Profit</b>	<b>136,400.77</b>	<b>136,086.84</b>	<b>136,086.84</b>
<b>Expense</b>			
Accounting	380.00	350.00	350.00
Alarm Monitoring	210.00	210.00	210.00
Bad Debt	250.00		
Bank Charges	30.00		
Cleaning - commercial	5,975.40	5,975.40	5,975.40
Cleaning - residential	2,724.60	2,724.60	2,724.60
Cleaning/House Supplies	1,210.73	1,300.00	1,300.00
Electricity	5,307.01	2,900.80	2,900.80
Electricity - Elevator	0.00	77.00	77.00
Elevator Maintenance	1,237.50	2,252.72	2,252.72
Gas	7,650.29	3,180.36	3,180.36
Gas - Master Refund	-746.98		
Inspections	2,360.00	1,932.50	1,932.50
Insurance Expense	6,558.00	6,558.00	6,558.00
Legal/Professional	45.00	250.00	250.00
Master Association Dues	38,899.04	36,899.06	36,899.06
Miscellaneous Expense	413.79	100.00	100.00
Property Management Fees	12,249.96	12,250.00	12,250.00
Repairs & Maint - Commercial	1,458.08	1,000.00	1,000.00
Repairs & Maint - General	7,391.33	6,350.00	6,350.00
Repairs & Maint - Residential	305.00	1,000.00	1,000.00
Replacement Reserve Fund	32,799.96	32,800.00	32,800.00
Telephone - Alarm	579.72	564.00	564.00
Telephone - Elevator	279.22	270.00	270.00
Water and Sewer - Commercial	2,892.89	2,502.40	2,502.40
Water and Sewer - Residential	13,334.64	13,390.00	13,390.00
Window Washing	1,250.00	1,250.00	1,250.00
<b>Total Expense</b>	<b>143,045.18</b>	<b>136,086.84</b>	<b>136,086.84</b>
<b>Net Ordinary Income</b>	<b>-6,644.41</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
<b>Maintenance reserve expense</b>			
Back flow system	5,874.72		
Boiler Replacement Reimbursemen	-11,443.24		
Sprinkler Head Replacement	3,592.92		
Window Replacement	772.42		
<b>Total Maintenance reserve expense</b>	<b>-1,203.18</b>		
<b>Total Other Expense</b>	<b>-1,203.18</b>		
<b>Net Other Income</b>	<b>1,203.18</b>		
<b>Net Income</b>	<b>-5,441.23</b>	<b>0.00</b>	<b>0.00</b>