

Riverwalk Emerald Building Association
Balance Sheet
 As of December 31, 2018

	Dec 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating - First Bank #1979	19,220.68
Reserve Fund - First Bank MM	177,486.05
Northwestern Mutual	
Reserve CD - 2.30% 01/15/19	50,000.00
Reserve CD - 2.15% 04/17/19	50,000.00
Reserve CD - 2.40% 07/12/19	50,000.00
Reserve CD - 2.65% 11/16/19	60,000.00
General Govt SEC MM CL B	910.11
Total Northwestern Mutual	210,910.11
Total Checking/Savings	407,616.84
Accounts Receivable	
Assessments Receivable, Net	-2,300.19
Total Accounts Receivable	-2,300.19
Other Current Assets	
Prepaid Expense	6,175.00
Undeposited Funds	466.24
Total Other Current Assets	6,641.24
Total Current Assets	411,957.89
TOTAL ASSETS	411,957.89
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,981.64
Total Accounts Payable	3,981.64
Total Current Liabilities	3,981.64
Total Liabilities	3,981.64
Equity	
Replacement Reserves	400,505.15
Working Capital Deposits	17,532.82
Net Income	-10,061.72
Total Equity	407,976.25
TOTAL LIABILITIES & EQUITY	411,957.89

Riverwalk Emerald Building Association
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			
Operating Assessments	108,231.73	108,231.62	108,231.62
Reserve Assessments	35,476.08	35,476.00	35,476.00
Water & Sewer Assessments	8,000.00	8,000.00	8,000.00
Interest Income - First Bank	2,119.92	500.00	500.00
Interest Income - NWM-Dividends	910.11		
Late Fees & Finance Charges	585.71	0.00	0.00
Restitution - Brandon Outlaw	91.20	0.00	0.00
Total Income	<u>155,414.75</u>	<u>152,207.62</u>	<u>152,207.62</u>
Expense			
Accounting	500.00	500.00	500.00
Alarm Monitoring	399.00	420.00	420.00
Bank Charges	0.00	20.00	20.00
Cleaning	2,880.00	2,880.00	2,880.00
Electricity	4,561.18	4,700.00	4,700.00
Elevator Maintenance	2,528.49	2,500.00	2,500.00
Gas	21,681.89	22,000.00	22,000.00
Gas - Master Refund	-3,739.59	-6,000.00	-6,000.00
Inspections	2,779.80	2,800.00	2,800.00
Insurance	6,877.00	6,831.00	6,831.00
Legal & Professional Fees	0.00	1,000.00	1,000.00
Master Association Dues	38,598.12	38,598.12	38,598.12
Miscellaneous	306.39	500.00	500.00
Property Management Fee	15,275.04	15,275.00	15,275.00
Repairs & Maintenance	5,941.91	13,500.00	13,500.00
Replacement Reserve Fund	35,476.08	35,476.00	35,476.00
Telephone - Alarm & Elevator	1,952.94	1,950.00	1,950.00
Water & Sewer - Commercial	1,410.01	2,000.00	2,000.00
Water & Sewer - Residential	6,736.85	5,000.00	5,000.00
Window Washing	2,150.00	2,257.50	2,257.50
Total Expense	<u>146,315.11</u>	<u>152,207.62</u>	<u>152,207.62</u>
Net Ordinary Income	<u>9,099.64</u>	<u>0.00</u>	<u>0.00</u>
Other Income/Expense			
Other Expense			
Replacement Reserve Expense			
318 gal stoage tank replacement	14,420.00		
Smoke Detector Installation	588.00		
Replace Water Heater	4,153.36	0.00	0.00
Total Replacement Reserve Expense	<u>19,161.36</u>	<u>0.00</u>	<u>0.00</u>
Total Other Expense	<u>19,161.36</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>-19,161.36</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>-10,061.72</u>	<u>0.00</u>	<u>0.00</u>