

The Riverwalk Garnet Building Association  
**Balance Sheet**  
As of December 31, 2018

	<u>Dec 31, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Checking - FirstBank	32,633.70
1010 · Liquid Asset Reserve-FirstBank	219,869.10
1020 · Money Market - Citywide Banks	<u>273,192.58</u>
<b>Total Checking/Savings</b>	525,695.38
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	<u>-9,492.11</u>
<b>Total Accounts Receivable</b>	-9,492.11
<b>Other Current Assets</b>	
1300 · Prepaid Fees	
1310 · Prepaid Insurance	<u>10,401.66</u>
<b>Total 1300 · Prepaid Fees</b>	10,401.66
1499 · Undeposited Funds	<u>7,658.61</u>
<b>Total Other Current Assets</b>	<u>18,060.27</u>
<b>Total Current Assets</b>	<u>534,263.54</u>
<b>TOTAL ASSETS</b>	<b><u>534,263.54</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	<u>9,733.19</u>
<b>Total Accounts Payable</b>	<u>9,733.19</u>
<b>Total Current Liabilities</b>	<u>9,733.19</u>
<b>Total Liabilities</b>	9,733.19
<b>Equity</b>	
3500 · Replacement Reserve	
3501 · Reconstruction Funds	234,078.85
3500 · Replacement Reserve - Other	<u>296,589.57</u>
<b>Total 3500 · Replacement Reserve</b>	530,668.42
3550 · Working Capital Reserve	29,383.54
Net Income	<u>-35,521.61</u>
<b>Total Equity</b>	<u>524,530.35</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>534,263.54</u></b>

The Riverwalk Garnet Building Association  
Profit & Loss Budget Performance  
January through December 2018

	Jan - Dec 2018	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>			
Income			
4000 · Assessments - Commercial	95,474.89	95,475.00	95,475.00
4020 · Assessments - Reserve	46,980.16	46,975.00	46,975.00
4010 · Assessments - Residential	85,350.63	85,350.00	85,350.00
4100 · Interest Income	3,016.55	1,200.00	1,200.00
4050 · Finance Charge Income	102.45	0.00	0.00
4040 · Storage Room Rental Income	648.00	648.00	648.00
<b>Total Income</b>	<b>231,572.68</b>	<b>229,648.00</b>	<b>229,648.00</b>
<b>Gross Profit</b>	<b>231,572.68</b>	<b>229,648.00</b>	<b>229,648.00</b>
Expense			
6000 · Accounting	500.00	500.00	500.00
6010 · Alarm Monitoring	399.00	420.00	420.00
6015 · Bank Charges	0.00	20.00	20.00
6020 · Cleaning	13,500.00	13,500.00	13,500.00
6025 · Cleaning/House Supplies	1,177.37	950.00	950.00
6030 · Electricity	11,594.52	10,550.00	10,550.00
6040 · Elevator Maintenance	3,396.46	4,500.00	4,500.00
6050 · Gas	16,157.22	16,000.00	16,000.00
6051 · Gas - Master Refund	-2,395.40	-6,040.00	-6,040.00
6060 · Inspections	4,131.00	3,400.00	3,400.00
6070 · Insurance Expense	10,913.84	11,090.00	11,090.00
6080 · Master Association Dues	68,795.72	68,796.00	68,796.00
6090 · Miscellaneous Expense	219.19	200.00	200.00
6095 · Professional Fees	0.00	100.00	100.00
6100 · Property Management Fees	22,899.96	22,900.00	22,900.00
6110 · Repairs & Maint - Commercial	2,480.66	3,873.64	3,873.64
6120 · Repairs & Maint - General	11,092.52	11,000.00	11,000.00
6130 · Repairs & Maint - Residential	2,511.09	1,649.07	1,649.07
6140 · Replacement Reserve Fund	46,975.08	46,975.00	46,975.00
6150 · Telephone - Alarm & Elevator	1,923.78	1,875.00	1,875.00
6160 · Water and Sewer - Commercial	4,183.05	4,105.81	4,105.81
6170 · Water and Sewer - Residential	10,121.06	11,583.48	11,583.48
6180 · Window Washing	1,700.00	1,700.00	1,700.00
<b>Total Expense</b>	<b>232,276.12</b>	<b>229,648.00</b>	<b>229,648.00</b>
<b>Net Ordinary Income</b>	<b>-703.44</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Income/Expense</b>			
Other Expense			
6200 · Replacement Reserve Expense			
Seal stairs-lobby/hall paint	11,886.00		
Fabricate/Install Roof Railing	1,007.50		
Reserve Study	2,500.00		
Bypass heat exchanger	4,260.11		
Replace heat exchanger	5,600.00		
Replace damaged stucco	5,450.00		
Heat pump loop rebuild	1,445.64		
Rebuild 4 Ames backflow	1,775.42		
Install new urinal	893.50		
<b>Total 6200 · Replacement Reserve Expense</b>	<b>34,818.17</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>34,818.17</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-34,818.17</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>-35,521.61</b>	<b>0.00</b>	<b>0.00</b>