

Riverwalk Topaz Building Condo Assoc.  
Balance Sheet  
October 21, 2015

	10/21/15	11/30/14	11/30/13	11/30/12	11/30/11	11/30/10	11/30/09
<b>ASSETS</b>							
<b>Current Assets</b>							
<b>Bank Accounts</b>							
103.00 First Bank Checking	37,271	24,378	12,169	45,309	25,492	12,307	7,379
104.00 First Bank Savings	79,088	66,169	50,477	20,446	20,426	18,378	9,437
<b>Total Bank Accounts</b>	<b>116,359</b>	<b>90,547</b>	<b>62,646</b>	<b>65,756</b>	<b>45,918</b>	<b>30,685</b>	<b>16,816</b>
<b>Accounts Receivable</b>							
110.00 Accounts Receivable	6,590	352	(356)	(9,126)	(4,365)	(3,642)	5,456
111.00 Due from Owner	0	0	0	0	0	(140)	
149.99 Undeposited Funds	0	3,615	11,025	9,435	5,338	0	2,213
<b>Total Accounts Receivable</b>	<b>6,590</b>	<b>3,967</b>	<b>10,669</b>	<b>309</b>	<b>973</b>	<b>(3,782)</b>	<b>7,669</b>
113.00 Prepaid Expenses	0						2,766
<b>Total Current Assets</b>	<b>122,950</b>	<b>94,514</b>	<b>73,315</b>	<b>66,065</b>	<b>46,890</b>	<b>26,904</b>	<b>27,251</b>
<b>Fixed Assets</b>							
150.00 Fixtures & Equipment	0	0	0	0	0	0	0
159.00 Accumulated Depreciation	0	0	0	0	0	0	0
<b>Total Fixed Assets</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ASSETS</b>	<b>122,950</b>	<b>94,514</b>	<b>73,315</b>	<b>66,065</b>	<b>46,890</b>	<b>26,904</b>	<b>27,251</b>
<b>LIABILITIES AND EQUITY</b>							
<b>Liabilities</b>							
<b>Current Liabilities</b>							
<b>Accounts Payable</b>							
210.00 Accounts Payable	0	4,631	110	(37)	5,901	755	8,517
<b>Total Accounts Payable</b>	<b>0</b>	<b>4,631</b>	<b>110</b>	<b>(37)</b>	<b>5,901</b>	<b>755</b>	<b>8,517</b>
<b>Other Current Liabilities</b>							
<b>Equity</b>							
310.00 Replacement Reserves	101,541	76,824	60,995	41,472	20,561	10,355	5,915
398.00 Operating Fund	21,409	13,059	12,210	24,630	20,428	15,794	12,819
<b>Total Equity</b>	<b>122,950</b>	<b>89,883</b>	<b>73,205</b>	<b>66,102</b>	<b>40,989</b>	<b>26,149</b>	<b>18,734</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>122,950</b>	<b>94,514</b>	<b>73,315</b>	<b>66,065</b>	<b>46,890</b>	<b>26,904</b>	<b>27,251</b>
	=	=	=	=	=	=	=

Riverwalk Topaz Building  
 Revenues, Expenditures and Changes in Fund Balance  
 Budget, Actual and Variance for the Periods Indicated

	11/30/13	11/30/14	FYE 11/30/2015			YTD			FYE Nov '16	Change	Allocation at 70/30			
	Actual 11/30/13	Actual 11/30/14	Adopted Budget	Variance Forecast Fav (Unfav)	Variance Fav (Unfav)	Actual 10/21/15	Budget 10/21/15	Variance Fav (Unfav)	Prelim Budget	Fr Last Budget	Com	Res	Total Com	Total Res
<b>Operating Fund</b>														
<b>Income</b>														
401.10 · Assessments Comm	71,131	70,800	73,130	73,130	0	66,847	67,036	(189)	74,593	1,463			74,593	
401.20 · Assessments Res	32,172	31,995	32,960	32,960	0	30,209	30,213	(4)	33,619	659				33,619
660.00 · Gas Reimbursement	793	886	900	686	(214)	686	900	(214)	700	(200)	93%	7%	651	49
402.00 · Interest Income	31	61	60	60	0	11	55	(44)	10	(50)	70%	30%	7	3
405.00 · Late Fee Income	698	681	0	900	900	778	0	778	0	0	70%	30%	0	0
410.00 · Services	0	0	0	0		0	0	0	0	0				
<b>Total Income</b>	<b>104,824</b>	<b>104,423</b>	<b>107,050</b>	<b>107,736</b>	<b>686</b>	<b>98,531</b>	<b>98,204</b>	<b>327</b>	<b>108,922</b>	<b>1,872</b>			<b>75,251</b>	<b>33,671</b>
<b>Expense</b>														
602.00 · Accounting	315	325	300	300	0	500	300	(200)	300	0	70%	30%	210	90
603.00 · Cleaning	9,000	8,340	8,400	9,509	(1,109)	8,717	7,700	(1,017)	8,400	0	70%	30%	5,880	2,520
604.00 · Electricity	8,866	10,640	10,300	7,454	2,846	6,212	9,442	3,230	10,300	0	70%	30%	7,210	3,090
607.00 · Gas	9,471	9,960	10,000	10,000	0	9,853	9,791	(62)	10,000	0	93%	7%	9,300	700
608.00 · Telephone	1,092	1,117	1,200	1,200	0	967	1,100	133	1,200	0	70%	30%	840	360
609.10 · Water & Sewer Comm	1,327	1,345	1,736	1,736	0	1,685	1,591	(94)	1,736	0			1,736	0
609.20 · Water & Sewer Res	5,335	5,812	6,200	6,200	0	5,456	5,683	228	6,200	0				6,200
612.00 · Insurance	6,133	6,409	6,800	6,259	541	6,259	6,800	541	6,800	0	70%	30%	4,760	2,040
614.00 · Supplies	2,093	1,506	1,800	1,800	0	1,384	1,650	266	1,800	0	70%	30%	1,260	540
615.00 · Master Assoc. Exp.	34,181	34,181	35,206	37,598	(2,392)	31,332	29,339	(1,994)	35,206	0	70%	30%	24,645	10,562
617.00 · Elevator Maint.	2,748	2,582	3,000	3,000	0	2,859	3,000	141	3,000	0	70%	30%	2,100	900
618.00 · Inspections Fire Alarm	1,100	1,100	1,100	1,925	(825)	1,925	1,100	(825)	1,100	0	70%	30%	770	330
620.00 · Inspections Fire Sprink	872	857	250	720	(470)	720	250	(470)	250	0	70%	30%	175	75
622.00 · Inspections Boiler & M	200	225	250	395	(145)	395	250	(145)	250	0	70%	30%	175	75
619.00 · Repairs & Maintenance	8,291	6,799	12,000	6,000	6,000	3,131	11,000	7,869	12,000	0	70%	30%	8,400	3,600
625.00 · Legal		500			0	0	0	0						
670.30 · Rep & Maint - Non-Ro	13,775	3,400	2,000	0	2,000	0	0	0	2,000	0	70%	30%	1,400	600
620.00 · Miscellaneous	181	292	180	180	0	255	165	(90)	180	0	70%	30%	126	54
621.00 · Property Management	8,064	8,064	8,064	8,306	(242)	7,614	7,392	(222)	8,306	242	70%	30%	5,814	2,492
<b>Total Expense</b>	<b>113,043</b>	<b>103,454</b>	<b>108,786</b>	<b>102,583</b>	<b>6,203</b>	<b>89,262</b>	<b>96,552</b>	<b>7,290</b>	<b>109,028</b>	<b>242</b>			<b>74,800</b>	<b>34,228</b>
<b>Net Income</b>	<b>(8,218)</b>	<b>969</b>	<b>(1,736)</b>	<b>5,153</b>	<b>6,889</b>	<b>9,269</b>	<b>1,652</b>	<b>7,617</b>	<b>(106)</b>	<b>1,630</b>			<b>450</b>	<b>(557)</b>
<b>Fund Balance - Beginning</b>	<b>20,428</b>	<b>12,090</b>	<b>9,433</b>	<b>13,059</b>	<b>3,626</b>	<b>12,140</b>	<b>9,433</b>	<b>2,707</b>	<b>18,212</b>	<b>8,779</b>				
<b>Fund Balance - Ending</b>	<b>12,210</b>	<b>13,059</b>	<b>7,697</b>	<b>18,212</b>	<b>10,515</b>	<b>21,409</b>	<b>11,085</b>	<b>10,324</b>	<b>18,106</b>	<b>10,409</b>				
<b>Replacement Fund</b>														
650.00 · Assmts - Repl Reserv	20,697	25,205	25,750	25,750	0	23,798	23,604	194	26,265	515	70%	30%	18,386	7,880
Special Assessment					0			0		0	70%	30%	0	0
Painting					0			0		0	70%	30%		
Boiler	(5,376)	0			0	0	0	0		0	70%	30%	0	0
Elevator		(5,057)			0	0	0	0		0				
Roof					0		0	0		0	70%	30%	0	0
Carpet		(4,318)			0	0	0	0		0	70%	30%	0	0
<b>Fund Balance - Beginning</b>	<b>45,674</b>	<b>60,995</b>	<b>76,620</b>	<b>76,824</b>	<b>204</b>	<b>77,743</b>	<b>76,620</b>	<b>1,123</b>	<b>102,574</b>	<b>25,954</b>				
<b>Fund Balance - Ending</b>	<b>60,995</b>	<b>76,824</b>	<b>102,370</b>	<b>102,574</b>	<b>204</b>	<b>101,541</b>	<b>100,224</b>	<b>1,317</b>	<b>128,839</b>	<b>26,469</b>			<b>18,836</b>	<b>7,323</b>

	Allocation Based on 70/30						\$/Sq Ft	Last Year	Percent Increase From Last Year	Percent Increase From Last Year	Special Assessment	Allocation To Funds	
	Square Feet	Percent of Total	Percent of Class	Annual	Monthly	Operating						Replacement	
<b>Residential</b>													
201	908.34	3.83%	12.76%	5,297.28	441.44	5.83	432.79	8.65	2%	0.00	357.57	83.87	
202	887.04	3.74%	12.47%	5,173.08	431.09	5.83	422.64	8.45	2%	0.00	349.18	81.91	
203	887.04	3.74%	12.47%	5,173.08	431.09	5.83	422.64	8.45	2%	0.00	349.18	81.91	
204	875.52	3.69%	12.30%	5,105.88	425.49	5.83	417.15	8.34	2%	0.00	344.65	80.84	
205	875.52	3.69%	12.30%	5,105.88	425.49	5.83	417.15	8.34	2%	0.00	344.65	80.84	
206	887.04	3.74%	12.47%	5,173.08	431.09	5.83	422.64	8.45	2%	0.00	349.18	81.91	
207	887.04	3.74%	12.47%	5,173.08	431.09	5.83	422.64	8.45	2%	0.00	349.18	81.91	
208	908.34	3.83%	12.76%	5,297.28	441.44	5.83	432.79	8.65	2%	0.00	357.57	83.87	
<b>Total Res</b>	<b>7,115.88</b>	<b>30.00%</b>	<b>100.00%</b>	<b>41,498.64</b>	<b>3,458.22</b>		<b>3,390.44</b>	<b>67.78</b>		<b>0.00</b>	<b>2,801.16</b>	<b>657.06</b>	
<b>Commercial</b>		0.00											
101	3,688.07	20.32%	29.03%	26,987.88	2,248.99	7.32	2,204.89	44.10	2%	0.00	1,799.19	449.80	
102-A	1,121.02	6.18%	8.82%	8,203.20	683.60	7.32	670.20	13.40	2%	0.00	546.88	136.72	
102-B	732.82	4.04%	5.77%	5,362.44	446.87	7.32	438.11	8.76	2%	0.00	357.50	89.37	
	<u>1,853.84</u>												
103-A	1,052.97	5.80%	8.29%	7,705.20	642.10	7.32	629.51	12.59	2%	0.00	513.68	128.42	
103-B	1,442.33	7.95%	11.35%	10,554.48	879.54	7.32	862.29	17.25	2%	0.00	703.63	175.91	
	<u>2,495.30</u>												
<b>Office</b>													
201	715.12	3.94%	5.63%	5,232.96	436.08	7.32	427.53	8.55	2%	0.00	348.86	87.22	
202	705.39	3.89%	5.55%	5,161.80	430.15	7.32	421.71	8.44	2%	0.00	344.12	86.03	
203	1,015.47	5.59%	7.99%	7,430.88	619.24	7.32	607.09	12.15	2%	0.00	495.39	123.85	
204	767.68	4.23%	6.04%	5,617.56	468.13	7.32	458.95	9.18	2%	0.00	374.50	93.63	
205	1,069.53	5.89%	8.42%	7,826.40	652.20	7.32	639.41	12.79	2%	0.00	521.76	130.44	
206	395.66	2.18%	3.11%	2,895.24	241.27	7.32	236.54	4.73	2%	0.00	193.02	48.25	
	<u>1,465.19</u>												
<b>Total Comm</b>	<b>12,706.06</b>	<b>70.00%</b>	<b>100.00%</b>	<b>92,978.04</b>	<b>7,748.17</b>		<b>7,596.23</b>	<b>151.94</b>		<b>0.00</b>	<b>6,198.54</b>	<b>1,549.63</b>	
		0.00											
<b>Total</b>	<b>19,821.94</b>			<b>134,476.68</b>	<b>11,206.39</b>	6.78	<b>10,986.67</b>	<b>219.72</b>	2%		<b>8,999.69</b>	<b>2,206.70</b>	