

Riverwalk Topaz Building Condo Assoc.
Balance Sheet
October 21, 2016

	10/21/16	11/30/15	11/30/14	11/30/13
ASSETS				
Current Assets				
Bank Accounts				
103.00 First Bank Checking	84,965	44,211	24,378	12,169
104.00 First Bank Savings	79,197	79,133	66,169	50,477
Total Bank Accounts	164,162	123,344	90,547	62,646
Accounts Receivable				
110.00 Accounts Receivable	(2,409)	408	352	(356)
111.00 Due from Owner	0	0	0	0
149.99 Undeposited Funds	0	3,210	3,615	11,025
Total Accounts Receivable	(2,409)	3,617	3,967	10,669
113.00 Prepaid Expenses	0	0		
Total Current Assets	161,753	126,962	94,514	73,315
Fixed Assets				
150.00 Fixtures & Equipment	0	0	0	0
159.00 Accumulated Depreciation	0	0	0	0
Total Fixed Assets	0	0	0	0
TOTAL ASSETS	161,753	126,962	94,514	73,315
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
210.00 Accounts Payable	0	6,742	4,631	110
Total Accounts Payable	0	6,742	4,631	110
Other Current Liabilities				
Equity				
310.00 Replacement Reserves	146,934	99,092	76,824	60,995
398.00 Operating Fund	14,819	21,128	13,059	12,210
Total Equity	161,753	120,220	89,883	73,205
TOTAL LIABILITIES AND EQUITY	161,753	126,962	94,514	73,315
	=	=	=	=

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

	11/30/15	FYE 11/30/2016			YTD			FYE Nov '17	Change	Allocation at 70/30			
	Actual 11/30/15	Adopted Budget	Forecast	Variance Fav (Unfav)	Actual 10/21/16	Budget 10/21/16	Variance Fav (Unfav)	Prelim Budget	Fr Last Budget	Com	Res	Total Com	Total Res
Operating Fund													
Income													
401.10 · Assessments Comm	72,924	74,593	74,593	0	68,184	68,377	(193)	74,593	0			74,593	
401.20 · Assessments Res	32,955	33,619	33,619	0	30,839	30,818	21	33,619	0				33,619
660.00 · Gas Reimbursement	686	700	871	171	871	700	171	700	0	93%	7%	651	49
402.00 · Interest Income	56	10	75	65	64	9	55	10	0	70%	30%	7	3
405.00 · Late Fee Income	959	0	277	277	277	0	277	0	0	70%	30%	0	0
410.00 · Services	0	0	0		0	0	0	0	0				
Total Income	107,580	108,922	109,435	513	100,235	99,903	331	108,922	0			75,251	33,671
Expense													
602.00 · Accounting	500	300	380	(80)	380	300	(80)	500	(200)	70%	30%	350	150
603.00 · Cleaning	8,787	8,400	8,400	0	7,645	7,700	55	8,400	0	70%	30%	5,880	2,520
604.00 · Electricity	7,229	10,300	7,200	3,100	4,470	9,442	4,971	7,200	3,100	70%	30%	5,040	2,160
607.00 · Gas	10,484	10,000	9,000	1,000	8,040	9,791	1,751	9,000	1,000	93%	7%	8,370	630
608.00 · Telephone	1,160	1,200	1,200	0	1,036	1,100	64	1,200	0	70%	30%	840	360
609.10 · Water & Sewer Comm	1,383	1,736	1,440	296	1,321	1,591	270	1,500	236			1,500	0
609.20 · Water & Sewer Res	6,424	6,200	6,733	(533)	6,171	5,683	(487)	6,935	(735)				6,935
612.00 · Insurance	6,259	6,800	4,800	2,000	4,647	6,800	2,153	5,200	1,600	70%	30%	3,640	1,560
614.00 · Supplies	1,479	1,800	1,500	300	1,170	1,650	480	1,800	0	70%	30%	1,260	540
615.00 · Master Assoc. Exp.	34,181	34,181	34,181	0	31,332	31,333	0	34,181	0	70%	30%	23,927	10,254
617.00 · Elevator Maint.	2,859	3,000	3,000	0	2,919	3,000	81	3,000	0	70%	30%	2,100	900
618.00 · Inspections Fire Alarm	1,925	1,100	1,100	0	1,035	1,100	65	1,100	0	70%	30%	770	330
620.00 · Inspections Fire Sprin	720	250	590	(340)	590	250	(340)	250	0	70%	30%	175	75
622.00 · Inspections Boiler & M	395	250	275	(25)	275	250	(25)	250	0	70%	30%	175	75
619.00 · Repairs & Maintenance	4,636	12,000	7,500	4,500	6,312	11,000	4,688	12,000	0	70%	30%	8,400	3,600
625.00 · Legal	0			0	0	0	0		0				
670.30 · Rep & Maint - Non-Ro	0	2,000	2,000	0	0	0	0	2,000	0	70%	30%	1,400	600
620.00 · Miscellaneous	475	180	480	(300)	458	165	(293)	600	(420)	70%	30%	420	180
621.00 · Property Management	8,306	8,306	8,306	0	7,614	7,614	0	8,555	(249)	70%	30%	5,989	2,567
Total Expense	97,202	108,003	98,085	9,917	85,415	98,768	13,353	103,671	4,331			70,235	33,436
Net Income	10,378	919	11,349	10,430	14,819	1,135	13,684	5,251	4,331			5,015	235
Fund Balance - Beginning	10,750	21,629	21,128	(501)	0	21,629	(21,629)	32,477	10,848				
Fund Balance - Ending	21,128	22,549	32,477	9,929	14,819	22,765	(7,945)	37,728	15,179				
				=			=		=				
Replacement Fund													
650.00 · Assmts - Repl Reserve	25,961	26,265	26,265	0	24,274	24,076	197	26,265	0	70%	30%	18,386	7,880
Painting/Exterior (Done in 2010)										70%	30%		
Boiler (Rep in 2011, 2013)	0			0	0	0	0		0	70%	30%	0	0
Elevator	0			0	0	0	0		0				
Roof (Done in 2009)				0		0	0		0	70%	30%	0	0
Carpet (Done in 2014)	0			0	0	0	0		0	70%	30%	0	0
LED Lighting	(6,002)		2,440	2,440	2,440	0	2,440		0				
Fire Alarm System								(15,000)	(15,000)				
Fund Balance - Beginning	79,133	102,574	99,092	(3,482)	120,220	102,574	17,646	127,797	25,223				
Fund Balance - Ending	99,092	128,839	127,797	(1,042)	146,934	126,650	20,283	139,062	10,223			23,401	8,115
				=			=		=				

	Allocation Based on 70/30						\$/Sq Ft	Last Year	Increase From Last Year	Percent Increase From Last Year	Allocation To Funds	
	Square Feet	Percent of Total	Percent of Class	Annual	Monthly	Operating					Replacement	
Residential												
201	908.34	3.83%	12.76%	5,297.28	441.44	5.83	441.44	0.00	0%	357.57	83.87	
202	887.04	3.74%	12.47%	5,173.08	431.09	5.83	431.09	0.00	0%	349.18	81.91	
203	887.04	3.74%	12.47%	5,173.08	431.09	5.83	431.09	0.00	0%	349.18	81.91	
204	875.52	3.69%	12.30%	5,105.88	425.49	5.83	425.49	0.00	0%	344.65	80.84	
205	875.52	3.69%	12.30%	5,105.88	425.49	5.83	425.49	0.00	0%	344.65	80.84	
206	887.04	3.74%	12.47%	5,173.08	431.09	5.83	431.09	0.00	0%	349.18	81.91	
207	887.04	3.74%	12.47%	5,173.08	431.09	5.83	431.09	0.00	0%	349.18	81.91	
208	908.34	3.83%	12.76%	5,297.28	441.44	5.83	441.44	0.00	0%	357.57	83.87	
Total Res	7,115.88	30.00%	100.00%	41,498.64	3,458.22		3,458.22	0.00		2,801.16	657.06	
Commercial		0.00										
101	3,688.07	20.32%	29.03%	26,987.88	2,248.99	7.32	2,248.99	0.00	0%	1,799.19	449.80	
102-A	1,121.02	6.18%	8.82%	8,203.20	683.60	7.32	683.60	0.00	0%	546.88	136.72	
102-B	732.82	4.04%	5.77%	5,362.44	446.87	7.32	446.87	0.00	0%	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	642.10	0.00	0%	513.68	128.42	
103-B	1,442.33	7.95%	11.35%	10,554.48	879.54	7.32	879.54	0.00	0%	703.63	175.91	
	<u>2,495.30</u>											
Office												
201	715.12	3.94%	5.63%	5,232.96	436.08	7.32	436.08	0.00	0%	348.86	87.22	
202	705.39	3.89%	5.55%	5,161.80	430.15	7.32	430.15	0.00	0%	344.12	86.03	
203	1,015.47	5.59%	7.99%	7,430.88	619.24	7.32	619.24	0.00	0%	495.39	123.85	
204	767.68	4.23%	6.04%	5,617.56	468.13	7.32	468.13	0.00	0%	374.50	93.63	
205	1,069.53	5.89%	8.42%	7,826.40	652.20	7.32	652.20	0.00	0%	521.76	130.44	
206	395.66	2.18%	3.11%	2,895.24	241.27	7.32	241.27	0.00	0%	193.02	48.25	
	<u>1,465.19</u>											
Total Comm	12,706.06	70.00%	100.00%	92,978.04	7,748.17		7,748.17	0.00		6,198.54	1,549.63	
		0.00										
Total	19,821.94			134,476.68	11,206.39	6.78	11,206.39	0.00	0%	8,999.69	2,206.70	