

Riverwalk Topaz Building Condo Assoc.
Balance Sheet
October 31, 2017

	10/31/17	11/30/16	11/30/15	11/30/14	11/30/13
ASSETS					
Current Assets					
Bank Accounts					
103.00 First Bank Checking	35,960	90,464	44,211	24,378	12,169
104.00 First Bank Savings	163,278	79,217	79,133	66,169	50,477
Total Bank Accounts	199,239	169,682	123,344	90,547	62,646
Accounts Receivable					
110.00 Accounts Receivable	(389)	(4,147)	408	352	(356)
111.00 Due from Owner	0	0	0	0	0
149.99 Undeposited Funds	431	857	3,210	3,615	11,025
Total Accounts Receivable	42	(3,291)	3,617	3,967	10,669
113.00 Prepaid Expenses	0	0	0		
Total Current Assets	199,280	166,391	126,962	94,514	73,315
Fixed Assets					
150.00 Fixtures & Equipment	0	0	0	0	0
159.00 Accumulated Depreciatio	0	0	0	0	0
Total Fixed Assets	0	0	0	0	0
TOTAL ASSETS	199,280	166,391	126,962	94,514	73,315
LIABILITIES AND EQUITY					
Liabilities					
Current Liabilities					
Accounts Payable					
210.00 Accounts Payable	501	3,242	6,742	4,631	110
Total Accounts Payable	501	3,242	6,742	4,631	110
Other Current Liabilities					
Equity					
310.00 Replacement Reserves	177,075	152,802	99,092	76,824	60,995
398.00 Operating Fund	21,704	10,347	21,128	13,059	12,210
Total Equity	198,780	163,149	120,220	89,883	73,205
TOTAL LIABILITIES AND EQUITY	199,280	166,391	126,962	94,514	73,315
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Riverwalk Topaz Building
 Revenues, Expenditures and Changes in Fund Balance
 Budget, Actual and Variance for the Periods Indicated

	11/30/15	11/30/16	FYE 11/30/2017			YTD			FYE Nov '17	Change	Allocation at 70/30			
	Actual 11/30/15	Actual 11/30/16	Amended Budget	Forecast	Variance Fav (Unfav)	Actual 10/31/17	Budget 10/31/17	Variance Fav (Unfav)	Prelim Budget	Fr Last Budget	Com	Res	Total Com	Total Res
Operating Fund														
Income														
401.10 - Assessments Comm	72,924	57,093	65,493	65,493	0	68,184	60,035	8,149	65,493	0			65,493	
401.20 - Assessments Res	32,955	26,140	29,719	29,719	0	30,813	27,242	3,570	29,719	0				29,719
660.00 - Gas Reimbursement	686	871	700	871	171	1,436	700	736	700	0	93%	7%	651	49
402.00 - Interest Income	56	84	10	75	65	138	9	129	10	0	70%	30%	7	3
405.00 - Late Fee Income	959	277	0	277	277	227	0	227	0	0	70%	30%	0	0
410.00 - Services	0	0	0	0		0	0	0	0	0				
Total Income	107,580	84,465	95,922	96,435	513	100,797	87,987	12,811	95,922	0			66,151	29,771
Expense														
602.00 - Accounting	500	380	500	380	120	500	500	0	500	0	70%	30%	350	150
603.00 - Cleaning	8,787	8,340	8,400	8,400	0	7,632	7,700	68	8,400	0	70%	30%	5,880	2,520
604.00 - Electricity	7,229	5,365	7,200	5,140	2,060	4,608	6,600	1,992	5,294	1,906	70%	30%	3,706	1,588
607.00 - Gas	10,484	8,505	9,000	9,000	0	8,062	8,812	749	9,000	0	93%	7%	8,370	630
608.00 - Telephone	1,160	1,192	1,200	1,200	0	1,140	1,100	(40)	1,200	0	70%	30%	840	360
609.10 - Water & Sewer Comm	1,383	1,443	1,500	2,097	(597)	1,922	1,375	(547)	2,100	(600)			2,100	0
609.20 - Water & Sewer Res	6,424	6,722	6,935	6,690	245	6,130	6,357	227	6,690	245				6,690
612.00 - Insurance	6,259	4,647	5,200	5,148	52	5,148	5,200	52	5,200	0	70%	30%	3,640	1,560
614.00 - Supplies	1,479	1,467	1,800	1,200	600	831	1,650	819	1,800	0	70%	30%	1,260	540
615.00 - Master Assoc. Exp.	34,181	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	2,939	2,775	2,775	0	2,182	2,775	593	2,775	0	70%	30%	1,943	833
618.00 - Inspections Fire Alarm	1,925	1,035	1,100	1,100	0	1,035	1,100	65	1,100	0	70%	30%	770	330
620.00 - Inspections Fire Sprin	720	590	250	550	(300)	550	250	(300)	600	(350)	70%	30%	420	180
622.00 - Inspections Boiler & N	395	275	475	700	(225)	700	475	(225)	700	(225)	70%	30%	490	210
619.00 - Repairs & Maintenanc	4,636	9,271	12,000	9,600	2,400	9,064	11,000	1,936	12,000	0	70%	30%	8,400	3,600
625.00 - Legal	0	0	0	0	0	0	0	0	0	0				
670.30 - Rep & Maint - Non-Ro	0	0	2,000	0	2,000	0	2,000	2,000	0	2,000	70%	30%	0	0
620.00 - Miscellaneous	475	589	600	480	120	761	550	(211)	600	0	70%	30%	420	180
621.00 - Property Management	8,306	8,306	8,555	8,306	249	7,842	7,842	0	8,812	(257)	70%	30%	6,168	2,644
Total Expense	97,202	95,246	103,671	96,947	6,724	89,440	96,618	7,178	100,952	2,719			68,684	32,269
Net Income	10,378	(10,781)	(7,749)	(512)	7,237	11,357	(8,632)	19,989	(5,030)	2,719			(2,533)	(2,498)
Fund Balance - Beginning	10,750	21,128	32,477	21,128	(11,349)	10,347	32,477	(22,130)	20,616	(11,861)				
Fund Balance - Ending	21,128	10,347	24,728	20,616	(4,112)	21,704	23,846	(2,142)	15,586	(9,142)				
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Replacement Fund														
650.00 - Assmts - Repl Reserve	25,961	53,710	39,266	26,265	(13,001)	24,274	35,994	(11,720)	39,266	0	70%	30%	27,486	11,780
Painting/Exterior (Done in 2010)									0	0	70%	30%		
Boiler (Rep in 2011, 2013)	0	0			0	0	0	0	0	0	70%	30%	0	0
Elevator	0	0			0	0		0	0	0				
Roof (Done in 2009)					0		0	0	0	0	70%	30%	0	0
Carpet (Done in 2014)	0	0			0	0		0	0	0	70%	30%	0	0
LED Lighting	(6,002)	0			0	0	0	0	0	0				
Fire Alarm System					0				0	0				
Fund Balance - Beginning	79,133	99,092	127,797	152,802	25,005	152,802	127,797	25,005	179,067	51,270				
Fund Balance - Ending	99,092	152,802	167,063	179,067	12,004	177,075	163,791	13,285	218,333	51,270			24,954	9,282

	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%	317.84	123.60	
202	887.04	3.74%	12.47%	5,173.08	431.09	5.83	431.09	0.00	0%	310.38	120.71	
203	887.04	3.74%	12.47%	5,173.08	431.09	5.83	431.09	0.00	0%	310.38	120.71	
204	875.52	3.69%	12.30%	5,105.88	425.49	5.83	425.49	0.00	0%	306.35	119.14	
205	875.52	3.69%	12.30%	5,105.88	425.49	5.83	425.49	0.00	0%	306.35	119.14	
206	887.04	3.74%	12.47%	5,173.08	431.09	5.83	431.09	0.00	0%	310.38	120.71	
207	887.04	3.74%	12.47%	5,173.08	431.09	5.83	431.09	0.00	0%	310.38	120.71	
208	908.34	3.83%	12.76%	5,297.28	441.44	5.83	441.44	0.00	0%	317.84	123.60	
Total Res	7,115.88	30.00%	100.00%	41,498.64	3,458.22		3,458.22	0.00		2,489.92	968.30	
Commercial		0.00										
101	3,688.07	20.32%	29.03%	26,988.24	2,249.02	7.32	2,248.99	0.03	0%	1,574.31	674.71	
102-A	1,121.02	6.18%	8.82%	8,203.32	683.61	7.32	683.60	0.01	0%	478.53	205.08	
102-B	732.82	4.04%	5.77%	5,362.56	446.88	7.32	446.87	0.01	0%	312.82	134.06	
	<u>1,853.84</u>											
103-A	1,052.97	5.80%	8.29%	7,705.32	642.11	7.32	642.10	0.01	0%	449.48	192.63	
103-B	1,442.33	7.95%	11.35%	10,554.60	879.55	7.32	879.54	0.01	0%	615.69	263.87	
	<u>2,495.30</u>											
Office												
201	715.12	3.94%	5.63%	5,233.08	436.09	7.32	436.08	0.01	0%	305.26	130.83	
202	705.39	3.89%	5.55%	5,161.80	430.15	7.32	430.15	0.00	0%	301.11	129.05	
203	1,015.47	5.59%	7.99%	7,430.88	619.24	7.32	619.24	0.00	0%	433.47	185.77	
204	767.68	4.23%	6.04%	5,617.68	468.14	7.32	468.13	0.01	0%	327.70	140.44	
205	1,069.53	5.89%	8.42%	7,826.52	652.21	7.32	652.20	0.01	0%	456.55	195.66	
206	395.66	2.18%	3.11%	2,895.36	241.28	7.32	241.27	0.01	0%	168.90	72.38	
	<u>1,465.19</u>											
Total Comm	12,706.06	70.00%	100.00%	92,979.36	7,748.28		7,748.17	0.11		5,423.80	2,324.48	
		0.00										
Total	19,821.94			134,478.00	11,206.50	6.78	11,206.39	0.11	0%	7,913.71	3,292.79	