

Riverwalk Amber Building Condominium Assn
Balance Sheet
As of December 31, 2017

	<u>Dec 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Amber Operating - FirstBank	16,721.53
1010 · Amber Reserve - FirstBank	177,037.92
1020 · Investors Choice MM - Alpine	<u>24,708.73</u>
Total Checking/Savings	218,468.18
Accounts Receivable	
1200 · Accounts Receivable	<u>-7,825.29</u>
Total Accounts Receivable	-7,825.29
Other Current Assets	
1300 · Prepaid fees	932.00
1499 · Undeposited Funds	<u>2,253.01</u>
Total Other Current Assets	<u>3,185.01</u>
Total Current Assets	<u>213,827.90</u>
TOTAL ASSETS	<u>213,827.90</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>7,904.61</u>
Total Accounts Payable	<u>7,904.61</u>
Total Current Liabilities	<u>7,904.61</u>
Total Liabilities	7,904.61
Equity	
3400 · Insurance Claim - Water damage	-4,897.54
3500 · Replacement Reserve	240,622.28
Net Income	<u>-29,801.45</u>
Total Equity	<u>205,923.29</u>
TOTAL LIABILITIES & EQUITY	<u>213,827.90</u>

Riverwalk Amber Buiding Condominium Assn
Profit & Loss Budget Performance
January through December 2017

	<u>Jan - Dec 2017</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
4000 · Comm Operating Assessments	119,837.76	119,837.76	119,837.76
4005 · Comm Reserve Assessments	24,570.00	24,570.00	24,570.00
4010 · Res Operating Assessments	81,730.08	81,730.08	81,730.08
4015 · Res Reserve Assessments	13,320.00	13,320.00	13,320.00
4020 · Finance Charge/Late Fee Income	2,992.13	0.00	0.00
4100 · Interest Income	211.59	325.00	325.00
Total Income	<u>242,661.56</u>	<u>239,782.84</u>	<u>239,782.84</u>
Gross Profit	242,661.56	239,782.84	239,782.84
Expense			
6012 · Bad Debt	12,786.86		
6000 · Accounting	500.00	500.00	500.00
6010 · Alarm Monitoring	420.00	420.00	420.00
6015 · Bank Charges	0.00	30.00	30.00
6020 · Cleaning	5,400.00	5,400.00	5,400.00
6030 · Electricity	9,320.36	10,700.00	10,700.00
6040 · Elevator Maintenance	3,596.63	3,500.00	3,500.00
6050 · Gas	25,649.35	31,589.10	31,589.10
6051 · Gas-Reimburse from Master Assn	-5,019.04	-5,500.00	-5,500.00
6060 · Inspections	3,658.82	3,450.00	3,450.00
6070 · Insurance Expense	9,991.00	10,014.00	10,014.00
6075 · Legal/Professional	0.00	500.00	500.00
6080 · Master Association Dues	81,477.24	81,477.24	81,477.24
6090 · Miscellaneous Expense	45.00	200.00	200.00
6100 · Property Management Fees	19,050.00	19,050.00	19,050.00
6110 · Repairs & Maint - Commercial	997.03	500.00	500.00
6120 · Repairs & Maint - General	31,380.71	10,000.00	10,000.00
6130 · Repairs & Maint - Residential	3,482.49	1,700.00	1,700.00
6140 · Replacement Reserve Fund	37,800.00	37,800.00	37,800.00
6150 · Telephone - Alarm & Elevator	1,903.20	1,875.00	1,875.00
6160 · Water and Sewer - Commercial	4,329.39	5,565.00	5,565.00
6170 · Water and Sewer - Residential	18,448.00	18,860.00	18,860.00
6180 · Window Washing	2,050.00	2,152.50	2,152.50
Total Expense	<u>267,267.64</u>	<u>239,782.84</u>	<u>239,782.84</u>
Net Ordinary Income	-24,606.08	0.00	0.00
Other Income/Expense			
Other Expense			
6200 · Reserve Expenses			
Expansion Tank Replacement	3,470.37		
Install Residential Smoke Det	1,725.00		
Total 6200 · Reserve Expenses	<u>5,195.37</u>	<u>0.00</u>	<u>0.00</u>
Total Other Expense	<u>5,195.37</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>-5,195.37</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>-29,801.45</u>	<u>0.00</u>	<u>0.00</u>