

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

	<u>Dec 31, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating - FirstBank	8,942.47
Reserve-Liquid Asset-1st Bank	<u>83,362.72</u>
<b>Total Checking/Savings</b>	92,305.19
<b>Accounts Receivable</b>	
Accounts Receivable	<u>-2,380.69</u>
<b>Total Accounts Receivable</b>	-2,380.69
<b>Other Current Assets</b>	
Prepaid Expenses	1,765.82
Prepaid insurance	7,271.00
Undeposited Funds	<u>2,404.88</u>
<b>Total Other Current Assets</b>	<u>11,441.70</u>
<b>Total Current Assets</b>	<u>101,366.20</u>
<b>TOTAL ASSETS</b>	<b><u>101,366.20</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	<u>4,294.16</u>
<b>Total Accounts Payable</b>	<u>4,294.16</u>
<b>Total Current Liabilities</b>	<u>4,294.16</u>
<b>Total Liabilities</b>	4,294.16
<b>Equity</b>	
Replacement Reserve	126,088.62
Net Income	<u>-29,016.58</u>
<b>Total Equity</b>	<u>97,072.04</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>101,366.20</u></b>

Riverwalk Crystal Building Condominium Assn  
Profit & Loss Budget Performance  
January through December 2017

	Jan - Dec 2017	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessments - Commercial	66,713.76	66,716.75	66,716.75
Assessments - Residential	69,223.68	69,224.21	69,224.21
Finance Charge Income	99.83		
Interest Income	74.06	100.00	100.00
Late fees	380.00	0.00	0.00
<b>Total Income</b>	<u>136,491.33</u>	<u>136,040.96</u>	<u>136,040.96</u>
<b>Gross Profit</b>	136,491.33	136,040.96	136,040.96
<b>Expense</b>			
Accounting	500.00	500.00	500.00
Alarm Monitoring	210.00	210.00	210.00
Cleaning - commercial	5,975.40	5,975.40	5,975.40
Cleaning - residential	2,724.60	2,724.60	2,724.60
Cleaning/House Supplies	898.94	1,000.00	1,000.00
Electricity	5,381.32	3,067.00	3,067.00
Elevator Maintenance	1,706.94	1,800.00	1,800.00
Gas	9,221.93	3,200.00	3,200.00
Gas - Master Refund	-1,232.26	-750.00	-750.00
Inspections	2,110.00	2,400.00	2,400.00
Insurance Expense	7,025.00	6,558.00	6,558.00
Legal/Professional	0.00	200.00	200.00
Master Association Dues	36,899.04	36,899.06	36,899.06
Miscellaneous Expense	229.87	350.00	350.00
Property Management Fees	12,617.52	12,617.50	12,617.50
Repairs & Maint - Commercial	10,994.16	805.00	805.00
Repairs & Maint - General	8,970.43	7,250.00	7,250.00
Repairs & Maint - Residential	1,741.91	432.00	432.00
Replacement Reserve Fund	32,799.96	32,800.00	32,800.00
Telephone - Alarm	597.24	580.00	580.00
Telephone - Elevator	296.98	280.00	280.00
Water and Sewer - Commercial	3,817.18	4,000.00	4,000.00
Water and Sewer - Residential	13,458.59	13,390.00	13,390.00
Water Reimbursement-Master Assn	0.00	-1,497.60	-1,497.60
Window Washing	1,250.00	1,250.00	1,250.00
<b>Total Expense</b>	<u>158,194.75</u>	<u>136,040.96</u>	<u>136,040.96</u>
<b>Net Ordinary Income</b>	-21,703.42	0.00	0.00
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Total Other Income	0.00	0.00	0.00
<b>Other Expense</b>			
Maintenance reserve expense			
Replace (6) toilets	3,720.26		
Smoke detector installation	3,592.90		
Total Maintenance reserve expense	<u>7,313.16</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Other Expense</b>	<u>7,313.16</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>-7,313.16</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>-29,016.58</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>