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Accrual Basis

Riverwalk Emerald Building Association  
**Balance Sheet**  
As of December 31, 2017

	<u>Dec 31, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First Bank Operating Acct #1979	31,833.77
Reserve Money Market-FirstBank	<u>345,366.13</u>
<b>Total Checking/Savings</b>	377,199.90
<b>Accounts Receivable</b>	
Assessments Receivable, Net	<u>-745.59</u>
<b>Total Accounts Receivable</b>	-745.59
<b>Other Current Assets</b>	
Prepaid Expense	6,448.04
Undeposited Funds	<u>948.92</u>
<b>Total Other Current Assets</b>	<u>7,396.96</u>
<b>Total Current Assets</b>	<u>383,851.27</u>
<b>TOTAL ASSETS</b>	<b><u>383,851.27</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	<u>1,367.03</u>
<b>Total Accounts Payable</b>	<u>1,367.03</u>
<b>Total Current Liabilities</b>	<u>1,367.03</u>
<b>Total Liabilities</b>	1,367.03
<b>Equity</b>	
Replacement Reserves	359,286.92
Working Capital Deposits	16,576.93
Net Income	<u>6,620.39</u>
<b>Total Equity</b>	<u>382,484.24</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>383,851.27</u></b>

Riverwalk Emerald Building Association  
**Profit & Loss Budget Performance**  
 January through December 2017

	<u>Jan - Dec 2017</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Operating Assessments	120,927.96	120,743.41	120,743.41
Reserve Assessments	34,112.04	34,112.00	34,112.00
Bank Interest Income	436.78	400.00	400.00
Late Fees & Finance Charges	475.21	0.00	0.00
Restitution - Brandon Outlaw	269.23		
<b>Total Income</b>	<u>156,221.22</u>	<u>155,255.41</u>	<u>155,255.41</u>
<b>Expense</b>			
Accounting	500.00	500.00	500.00
Alarm Monitoring	420.00	420.00	420.00
Bank Charges	10.00	20.00	20.00
Cleaning	2,880.00	2,880.00	2,880.00
Electricity	4,148.67	4,700.00	4,700.00
Elevator Maintenance	2,447.21	2,400.00	2,400.00
Gas	20,394.55	22,000.00	22,000.00
Gas - Master Refund	-6,872.36	-4,800.00	-4,800.00
Inspections	2,565.00	2,800.00	2,800.00
Insurance	9,060.96	9,061.00	9,061.00
Legal & Professional Fees	0.00	1,000.00	1,000.00
Master Association Dues	38,598.12	38,598.12	38,598.12
Miscellaneous	550.93	350.00	350.00
Property Management Fee	14,832.00	14,832.00	14,832.00
Repairs & Maintenance	7,355.94	14,907.00	14,907.00
Replacement Reserve Fund	34,112.04	34,112.00	34,112.00
Telephone - Alarm & Elevator	1,846.35	1,803.00	1,803.00
Water & Sewer - Commercial	1,736.42	2,414.79	2,414.79
Water & Sewer - Residential	4,695.00	5,000.00	5,000.00
Window Washing	2,150.00	2,257.50	2,257.50
<b>Total Expense</b>	<u>141,430.83</u>	<u>155,255.41</u>	<u>155,255.41</u>
<b>Net Ordinary Income</b>	14,790.39	0.00	0.00
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
Replacement Reserve Expense			
Reserve Study	2,000.00		
Replace Water Heater	6,170.00		
<b>Total Replacement Reserve Expense</b>	<u>8,170.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Other Expense</b>	<u>8,170.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>-8,170.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>6,620.39</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>