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Accrual Basis

The Riverwalk Garnet Building Association
Balance Sheet
As of December 31, 2016

	<u>Dec 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - FirstBank	73,618.90
Liquid Asset Reserve-FirstBank	218,544.95
Money Market - Centennial Bank	271,470.08
Total Checking/Savings	<u>563,633.93</u>
Accounts Receivable	
Accounts Receivable	-5,698.68
Total Accounts Receivable	<u>-5,698.68</u>
Other Current Assets	
Prepaid Fees	
Prepaid Insurance	12,073.00
Total Prepaid Fees	<u>12,073.00</u>
Undeposited Funds	<u>4,539.33</u>
Total Other Current Assets	<u>16,612.33</u>
Total Current Assets	<u>574,547.58</u>
TOTAL ASSETS	<u><u>574,547.58</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,431.38
Total Accounts Payable	<u>2,431.38</u>
Total Current Liabilities	<u>2,431.38</u>
Total Liabilities	2,431.38
Equity	
Replacement Reserve	
Reconstruction Funds	234,078.85
Replacement Reserve - Other	326,083.49
Total Replacement Reserve	<u>560,162.34</u>
Working Capital Reserve	23,837.68
Net Income	-11,883.82
Total Equity	<u>572,116.20</u>
TOTAL LIABILITIES & EQUITY	<u><u>574,547.58</u></u>

The Riverwalk Garnet Building Association
Profit & Loss Budget Performance
January through December 2016

	Jan - Dec 2016	YTD Budget	Annual Budget
Ordinary Income/Expense			
Income			
Assessments - Commercial	95,970.35	95,970.44	95,970.44
Assessments - Reserve	46,345.40	46,345.00	46,345.00
Assessments - Residential	85,490.16	85,490.27	85,490.27
Interest Income	709.76	755.00	755.00
Finance Charge Income	1,680.95		
Storage Room Rental Income	648.00	648.00	648.00
Total Income	230,844.62	229,208.71	229,208.71
Expense			
Accounting	380.00	350.00	350.00
Alarm Monitoring	420.00	420.00	420.00
Bank Charges	30.00	20.00	20.00
Cleaning	13,525.00	13,500.00	13,500.00
Cleaning/House Supplies	1,175.82	1,300.00	1,300.00
Electricity	10,628.19	11,000.00	11,000.00
Elevator Maintenance	5,173.63	4,000.00	4,000.00
Gas	13,622.67	17,000.00	17,000.00
Gas - Master Refund	-3,535.63	-3,600.00	-3,600.00
Inspections	3,400.00	3,340.00	3,340.00
Insurance Expense	10,934.00	10,934.00	10,934.00
Master Association Dues	68,795.68	68,795.71	68,795.71
Miscellaneous Expense	151.89	200.00	200.00
Professional Fees	45.00	100.00	100.00
Property Management Fees	21,665.04	21,665.00	21,665.00
Repairs & Maint - Commercial	2,553.24	3,067.10	3,067.10
Repairs & Maint - General	13,912.25	12,000.00	12,000.00
Repairs & Maint - Residential	1,805.19	2,011.90	2,011.90
Replacement Reserve Fund	46,344.96	46,345.00	46,345.00
Telephone - Alarm & Elevator	1,729.44	1,685.00	1,685.00
Water and Sewer - Commercial	3,450.14	3,500.00	3,500.00
Water and Sewer - Residential	9,377.04	9,800.00	9,800.00
Window Washing	1,700.00	1,775.00	1,775.00
Total Expense	227,283.55	229,208.71	229,208.71
Net Ordinary Income	3,561.07	0.00	0.00
Other Income/Expense			
Other Expense			
Replacement Reserve Expense			
LED Lighting	-1,260.00		
Replacement Reserve Expense - Other	16,704.89		
Total Replacement Reserve Expense	15,444.89		
Total Other Expense	15,444.89		
Net Other Income	-15,444.89		
Net Income	-11,883.82	0.00	0.00