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Accrual Basis

Riverwalk Topaz Building Condo Assn
Balance Sheet
As of November 30, 2016

	<u>Nov 30, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
103 · First Bank Checking	90,464.34
104 · First Bank Savings	<u>79,207.88</u>
Total Checking/Savings	169,672.22
Accounts Receivable	
110 · Accounts Receiva...	<u>-3,716.08</u>
Total Accounts Receivable	-3,716.08
Other Current Assets	
120 · Undeposited Funds	<u>425.49</u>
Total Other Current Assets	<u>425.49</u>
Total Current Assets	<u>166,381.63</u>
TOTAL ASSETS	<u>166,381.63</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
210 · Accounts Payable	<u>957.51</u>
Total Accounts Payable	<u>957.51</u>
Total Current Liabilities	<u>957.51</u>
Total Liabilities	957.51
Equity	
310 · Replacement Reser...	120,219.99
Net Income	<u>45,204.13</u>
Total Equity	<u>165,424.12</u>
TOTAL LIABILITIES & EQUITY	<u>166,381.63</u>

Riverwalk Topaz Building Condo Assn
Profit & Loss Budget Performance
December 2015 through November 2016

	<u>Dec 2015 - Nov 2016</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
401 · Assessments			
401.1 · Assessments - Commercial	74,593.00	74,593.00	74,593.00
401.2 · Assessments - Residential	33,640.22	33,619.00	33,619.00
Total 401 · Assessments	<u>108,233.22</u>	<u>108,212.00</u>	<u>108,212.00</u>
402 · Interest Income	74.85	10.00	10.00
405 · Late Fee Income	276.74		
460 · Gas Reimbursement	870.71	700.00	700.00
Total Income	<u>109,455.52</u>	<u>108,922.00</u>	<u>108,922.00</u>
Gross Profit	109,455.52	108,922.00	108,922.00
Expense			
602 · Accounting	380.00	300.00	300.00
603 · Cleaning	8,340.00	8,400.00	8,400.00
604 · Electricity	5,364.76	10,300.00	10,300.00
607 · Gas	8,504.90	10,000.00	10,000.00
608 · Telephone	1,192.10	1,200.00	1,200.00
609.1 · Water & Sewer - Comm	1,442.60	1,736.00	1,736.00
609.2 · Water & Sewer - Res	6,722.09	6,200.00	6,200.00
612 · Insurance	4,647.00	6,800.00	6,800.00
614 · Supplies	1,304.20	1,800.00	1,800.00
615 · Master Assoc. Exp.	34,180.80	34,181.00	34,181.00
617 · Elevator Maint.	2,938.64	3,000.00	3,000.00
618 · Inspections - Fire Alarm System	1,035.00	1,100.00	1,100.00
620 · Inspection - Fire Sprinklers	590.00	250.00	250.00
622 · Inspections - Boilers & Misc	275.00	250.00	250.00
625 · Legal Fees	0.00		
630 · Repairs & Maintenance	7,149.11	12,000.00	12,000.00
632 · Miscellaneous	589.03	180.00	180.00
635 · Property Management	8,305.92	8,306.00	8,306.00
670.2 · Rep & Maint - Non-RO	0.00	2,000.00	2,000.00
Total Expense	<u>92,961.15</u>	<u>108,003.00</u>	<u>108,003.00</u>
Net Ordinary Income	16,494.37	919.00	919.00
Other Income/Expense			
Other Income			
661.00 · Reserve Assessments			
661.1 · Reserve Dues-Commercial	18,385.04	18,385.60	18,385.60
661.2 · Reserve Dues-Residential	7,884.72	7,879.40	7,879.40
Total 661.00 · Reserve Assessments	<u>26,269.76</u>	<u>26,265.00</u>	<u>26,265.00</u>
Total Other Income	26,269.76	26,265.00	26,265.00
Other Expense			
670.60 · LED Lighting Replacement	-2,440.00		
Total Other Expense	<u>-2,440.00</u>		
Net Other Income	<u>28,709.76</u>	<u>26,265.00</u>	<u>26,265.00</u>
Net Income	<u>45,204.13</u>	<u>27,184.00</u>	<u>27,184.00</u>