

RIVERWALK EMERALD ASSOCIATION
Income Statement
For the Twelve Months Ending December 31, 2009

	Current Month		Year to Date	
Revenues				
COMMON ASSESSMENTS OPERATING	\$ 11,050.01	80.84	\$ 132,603.12	80.73
COMMON ASSESSMENTS RESERVE	2,342.99	17.14	28,115.88	17.12
SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00
INTEREST INCOME	118.55	0.87	1,727.50	1.05
LATE FEES	100.00	0.73	1,336.04	0.81
FINANCE CHARGE	57.13	0.42	471.00	0.29
OTHER INCOME	0.00	0.00	0.00	0.00
DISCOUNTS	0.00	0.00	0.00	0.00
	<u>13,668.68</u>		<u>164,253.54</u>	
Total Revenues	<u>13,668.68</u>	100.00	<u>164,253.54</u>	100.00
Cost of Sales				
	<u>0.00</u>		<u>0.00</u>	
Total Cost of Sales	<u>0.00</u>	0.00	<u>0.00</u>	0.00
Gross Profit	<u>13,668.68</u>	100.00	<u>164,253.54</u>	100.00
Expenses				
BANK CHARGES	2.00	0.01	61.01	0.04
MANAGEMENT FEE	1,366.75	10.00	14,996.85	9.13
CLEANING	204.00	1.49	4,768.00	2.90
AWNINGS & WINDOWS CLEANING	0.00	0.00	1,585.00	0.96
OFFICE SUPPLIES	0.00	0.00	0.00	0.00
ACCOUNTING & LEGAL	0.00	0.00	425.00	0.26
INSURANCE	2,453.85	17.95	10,152.00	6.18
TELEPHONE	119.75	0.88	1,433.01	0.87
RIVERWALK MASTER ASSESSMENTS	3,123.14	22.85	37,477.68	22.82
ALARM MONITORING	399.00	2.92	798.00	0.49
FIRE & SAFTY INSPECTION	235.96	1.73	3,884.82	2.37
MAINTENANCE SUPPLIES	0.00	0.00	0.00	0.00
REPAIR & MAINTENANCE INTERIOR	80.00	0.59	3,503.99	2.13
REPAIR & MAINTENANCE EXTERIOR	15.66	0.11	5,107.01	3.11
REPAIR & MAINTENANCE ELEVATOR	170.00	1.24	3,163.01	1.93
REPAIR & MAINT MECH SYSTEMS	1,045.50	7.65	1,490.50	0.91
FURNISHINGS & DECORATIONS	0.00	0.00	0.00	0.00
ELECTRICITY	516.59	3.78	5,712.85	3.48
NATURAL GAS	2,559.35	18.72	23,635.24	14.39
WATER & SEWER RESIDENTIAL	238.70	1.75	3,034.37	1.85
WATER & SEWER COMMERCIAL	235.01	1.72	3,452.71	2.10
PEST CONTROL	0.00	0.00	0.00	0.00
MISCELLANEOUS	0.00	0.00	0.00	0.00
FEDERAL & STATE INCOME TAXES	0.00	0.00	335.00	0.20
REPLACEMENT RESERVE	11,291.49	82.61	39,407.49	23.99
Reserve Study	0.00	0.00	0.00	0.00
	<u>24,056.75</u>		<u>164,423.54</u>	
Total Expenses	<u>24,056.75</u>	176.00	<u>164,423.54</u>	100.10
Net Income	<u>(\$ 10,388.07)</u>	(76.00)	<u>(\$ 170.00)</u>	(0.10)