

RIVERWALK OPAL BUILDING
Income Statement
For the Twelve Months Ending December 31, 2008

	Current Month		Year to Date	
Revenues				
COMMON ASSESSMENTS OPERATI	\$ 12,999.99	85.01	\$ 155,999.88	85.93
COMMON ASSESSMENTS RESERV	1,775.02	11.61	21,300.24	11.73
SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00
LIMITED COMMON ASSESMENTS	0.00	0.00	0.00	0.00
STORAGE SPACE RENTAL	200.00	1.31	2,400.00	1.32
INTEREST INCOME	317.75	2.08	1,850.95	1.02
LATE FEES	0.00	0.00	0.00	0.00
FINANCE CHARGE	0.00	0.00	0.00	0.00
OTHER INCOME	0.00	0.00	0.00	0.00
DISCOUNTS	0.00	0.00	0.00	0.00
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Total Revenues	15,292.76	100.00	181,551.07	100.00
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Cost of Sales				
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Total Cost of Sales	0.00	0.00	0.00	0.00
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Gross Profit	15,292.76	100.00	181,551.07	100.00
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Expenses				
BANK CHARGES	0.30	0.00	25.37	0.01
MANAGEMENT FEE	1,313.40	8.59	15,196.38	8.37
INTERIOR CLEANING	602.70	3.94	7,312.40	4.03
EXTERIOR CLEANING	0.00	0.00	0.00	0.00
AWNINGS & WINDOWS CLEANING	0.00	0.00	1,400.00	0.77
OFFICE SUPPLIES	0.00	0.00	99.28	0.05
ACCOUNTING & LEGAL	0.00	0.00	425.00	0.23
INSURANCE	4,102.00	26.82	14,117.40	7.78
TELEPHONE	118.32	0.77	1,420.92	0.78
RIVERWALK MASTER ASSESSMEN	4,841.38	31.66	55,561.94	30.60
ALARM MONITORING	0.00	0.00	420.00	0.23
FIRE & SAFTY INSPECTION	0.00	0.00	4,904.74	2.70
MAINTENANCE SUPPLIES	0.00	0.00	0.00	0.00
REPAIR & MAINTENANCE INTERIO	(9,471.40)	(61.93)	8,102.13	4.46
REPAIR & MAINTENANCE EXTERI	4,737.06	30.98	10,052.25	5.54
REPAIR & MAINTENANCE ELEVAT	40.00	0.26	3,251.48	1.79
REPAIR & MAINT MECH SYSTEMS	0.00	0.00	4,372.00	2.41
COOLING TOWER	0.00	0.00	220.00	0.12
FURNISHINGS & DECORATIONS	0.00	0.00	178.70	0.10
ELECTRICITY	891.35	5.83	11,734.38	6.46
NATURAL GAS	2,598.28	16.99	24,792.65	13.66
WATER & SEWER RESIDENTIAL	636.21	4.16	6,782.35	3.74
WATER & SEWER COMMERCIAL	108.32	0.71	2,427.78	1.34
PEST CONTROL	101.23	0.66	1,203.09	0.66
MISCELLANEOUS	0.00	0.00	0.00	0.00
FEDERAL & STATE INCOME TAXES	0.00	0.00	237.90	0.13
REPLACEMENT RESERVE	0.00	0.00	21,300.24	11.73
Reserve Study	0.00	0.00	0.00	0.00
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Total Expenses	10,619.15	69.44	195,538.38	107.70
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Net Income	\$ 4,673.61	30.56	\$ (13,987.31)	(7.70)
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