

RIVERWALK RUBY BUILDING ASSN.
Income Statement
For the Twelve Months Ending December 31, 2008

	Current Month		Year to Date	
Revenues				
COMMON ASSESSMENT OPERATI	\$ 12,041.03	87.89	\$ 144,492.36	87.40
COMMON ASSESSMENT RESERVE	1,620.00	11.82	19,440.00	11.76
SPECIAL ASSESSMENT	0.00	0.00	0.00	0.00
INTEREST INCOME	39.67	0.29	185.73	0.11
LATE FEES	0.00	0.00	400.00	0.24
FINANCE CHARGES	0.00	0.00	788.82	0.48
OTHER INCOME	0.00	0.00	25.00	0.02
DISCOUNTS	0.00	0.00	0.00	0.00
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Total Revenues	13,700.70	100.00	165,331.91	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	13,700.70	100.00	165,331.91	100.00
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Expenses				
BANK CHARGES	1.00	0.01	8.00	0.00
MANAGEMENT FEES	1,313.40	9.59	15,046.80	9.10
CLEANING	500.00	3.65	6,989.50	4.23
WINDOW - AWNING CLEANING	0.00	0.00	1,400.00	0.85
OFFICE SUPPLIES	0.00	0.00	0.00	0.00
ACCOUNTING AND LEGAL SERVIC	11.00	0.08	436.00	0.26
INSURANCE	0.00	0.00	9,527.44	5.76
TELEPHONE EXPENSE	122.09	0.89	1,473.36	0.89
RIVERWALK MASTER ASSOCIATIO	4,119.85	30.07	47,281.43	28.60
ALARM MONITORING	0.00	0.00	240.00	0.15
FIRE AND SAFTY INSPECTION	0.00	0.00	2,610.00	1.58
REPAIR MAINT, INTERIOR	240.00	1.75	4,498.37	2.72
REPAIR MAINT, EXTERIOR	80.00	0.58	560.00	0.34
REPAIR MAINT, ELEVATOR	0.00	0.00	6,496.25	3.93
REPAIR MAINT, MECH SYSTEMS	0.00	0.00	1,078.00	0.65
REPAIR MAINT, COOLING TOWER	0.00	0.00	0.00	0.00
FURNISHING-DECORATION	0.00	0.00	0.00	0.00
ELECTRICITY EXPENSE	1,012.51	7.39	12,174.99	7.36
NATURAL GAS EXPENSE	1,215.77	8.87	18,128.46	10.96
WATER SEWR RESIDENTIAL	573.06	4.18	6,478.02	3.92
WATER SEWR COMMERCIAL	160.77	1.17	2,073.24	1.25
PEST CONTROL EXPENSE	0.00	0.00	0.00	0.00
MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00
FEDERAL STATE INCOME TAXES	0.00	0.00	0.00	0.00
REPLACEMENT RESERVE EXPENS	0.00	0.00	19,440.00	11.76
RESERVE STUDY EXPENSE	0.00	0.00	0.00	0.00
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Total Expenses	9,349.45	68.24	155,939.86	94.32
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Net Income	\$ 4,351.25	31.76	\$ 9,392.05	5.68
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