

The Riverwalk Garnet Building Association
Balance Sheet

As of December 31, 2021

Dec 31, 2021

ASSETS

Current Assets

Checking/Savings

1000 - Checking - FirstBank	76,040.98
1010 - Liquid Asset Reserve-FirstBank	276,277.00
1020 - Money Market - Citywide Banks	255,425.47

Total Checking/Savings 607,743.45

Accounts Receivable

1200 - Accounts Receivable	-7,039.26
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Total Accounts Receivable -7,039.26

Other Current Assets

1300 - Prepaid Fees	
1305 - Prepaid Income Tax	855.00
1310 - Prepaid Insurance	13,324.14
1320 - Prepaid Pest Control	667.20

Total 1300 - Prepaid Fees 14,846.34

1499 - Undeposited Funds	3,410.04
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Total Other Current Assets 18,256.38

Total Current Assets 618,960.57

TOTAL ASSETS 618,960.57

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 - Accounts Payable	5,494.13
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Total Accounts Payable 5,494.13

Total Current Liabilities 5,494.13

Total Liabilities 5,494.13

Equity

3500 - Replacement Reserve

3501 - Reconstruction Funds	234,078.85
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3500 - Replacement Reserve - Other	319,106.52
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Total 3500 - Replacement Reserve 553,185.37

3550 - Working Capital Reserve	40,883.28
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Net Income 19,397.79

Total Equity 613,466.44

TOTAL LIABILITIES & EQUITY 618,960.57

The Riverwalk Garnet Building Association
Profit & Loss Budget Performance
January through December 2021

	<u>Jan - Dec 2021</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
4000 - Assessments - Commercial	103,457.58	103,457.25	103,457.25
4020 - Assessments - Reserve	42,000.48	42,000.00	42,000.00
4010 - Assessments - Residential	92,749.69	92,749.75	92,749.75
4030 - Interest Income	196.37	2,400.00	2,400.00
4050 - Finance Charge Income	359.19	0.00	0.00
4040 - Storage Room Rental Income	648.00	648.00	648.00
4070 - 2020 Master Association Refund	14,948.95		
Total Income	<u>254,360.26</u>	<u>241,255.00</u>	<u>241,255.00</u>
Gross Profit	<u>254,360.26</u>	<u>241,255.00</u>	<u>241,255.00</u>
Expense			
6000 - Accounting	500.00	500.00	500.00
6010 - Alarm Monitoring	405.00	400.00	400.00
6015 - Bank Charges	30.00	30.00	30.00
6020 - Cleaning	13,500.00	13,500.00	13,500.00
6025 - Cleaning/House Supplies	1,228.46	1,100.00	1,100.00
6030 - Electricity	11,328.87	12,400.00	12,400.00
6040 - Elevator Maintenance	3,367.53	3,500.00	3,500.00
6050 - Gas	15,753.19	19,500.00	19,500.00
6051 - Gas - Master Refund	-1,757.75	-2,850.00	-2,850.00
6056 - Income Tax - Federal	0.00	1,312.00	1,312.00
6055 - Income tax - State	0.00	250.00	250.00
6060 - Inspections	4,743.40	3,400.00	3,400.00
6070 - Insurance Expense	13,539.93	13,080.00	13,080.00
6080 - Master Association Dues	68,795.76	68,796.00	68,796.00
6090 - Miscellaneous Expense	230.55	250.00	250.00
6095 - Professional Fees	0.00	100.00	100.00
6100 - Property Management Fees	23,587.00	23,587.00	23,587.00
6110 - Repairs & Maint - Commercial	3,156.15	3,500.00	3,500.00
6120 - Repairs & Maint - General	8,708.72	13,000.00	13,000.00
6130 - Repairs & Maint - Residential	2,443.95	2,500.00	2,500.00
6140 - Replacement Reserve Fund	42,000.48	42,000.00	42,000.00
6150 - Telephone - Alarm & Elevator	2,375.28	2,300.00	2,300.00
6160 - Water and Sewer - Commercial	7,148.98	5,150.00	5,150.00
6170 - Water and Sewer - Residential	11,946.97	12,150.00	12,150.00
6180 - Window Washing	1,930.00	1,800.00	1,800.00
Total Expense	<u>234,962.47</u>	<u>241,255.00</u>	<u>241,255.00</u>
Net Ordinary Income	<u>19,397.79</u>	<u>0.00</u>	<u>0.00</u>