

Riverwalk Quartz Building Condo Association
Balance Sheet
As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · 1st Bank - Quartz Operating	28,544.48
1010 · 1st Bank - Quartz Liquid Asset	92,160.77
1005 · 1st Bank-Quartz Premier Time	205,160.55
	<hr/>
Total Checking/Savings	325,865.80
Accounts Receivable	
1100 · Accounts Receivable	-933.15
	<hr/>
Total Accounts Receivable	-933.15
Other Current Assets	
1170 · Prepaid Income Tax	579.00
	<hr/>
Total Other Current Assets	579.00
	<hr/>
Total Current Assets	325,511.65
	<hr/>
TOTAL ASSETS	<u>325,511.65</u>
	<hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,613.37
	<hr/>
Total Accounts Payable	4,613.37
Other Current Liabilities	
2020 · Accrued tax	64.00
	<hr/>
Total Other Current Liabilities	64.00
	<hr/>
Total Current Liabilities	4,677.37
	<hr/>
Total Liabilities	4,677.37
Equity	
3000 · Replacement Reserve	297,316.84
3500 · Working Capital	18,428.81
Net Income	5,088.63
	<hr/>
Total Equity	320,834.28
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>325,511.65</u>

Riverwalk Quartz Building Condo Association
Actual vs Budget Performance
 January through December 2020

	<u>Jan - Dec 2020</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
4015 · Reserve Assessments	11,034.00		
4000 · Commercial Assessments	41,218.40	45,400.81	45,400.81
4010 · Residential Assessments	67,492.96	74,343.69	74,343.69
4020 · Finance Charge Income	0.00		
4030 · Interest Income	2,634.87	3,800.00	3,800.00
Total Income	<u>122,380.23</u>	<u>123,544.50</u>	<u>123,544.50</u>
Gross Profit	122,380.23	123,544.50	123,544.50
Expense			
5000 · Accounting	500.00	500.00	500.00
5010 · Alarm Monitoring	399.00	400.00	400.00
5040 · Bank charges	0.00	35.00	35.00
5050 · Capital Reserve Fund	11,034.00	11,034.00	11,034.00
5055 · Carpet Cleaning	393.30	414.73	414.73
5060 · Cleaning	4,920.00	4,920.00	4,920.00
5065 · Cleaning/House Supplies	20.59	175.00	175.00
5070 · Electricity - Building	2,066.87	2,500.00	2,500.00
5075 · Electricity - Commercial	1,344.80	1,667.27	1,667.27
5080 · Electricity - Residential	384.22	684.50	684.50
5090 · Elevator Maintenance	5,409.08	5,700.00	5,700.00
5100 · Gas - Commercial	7,225.69	9,200.00	9,200.00
5105 · Gas - Residential	5,404.69	6,300.00	6,300.00
5110 · Inspections	3,323.60	3,500.00	3,500.00
5120 · Insurance Expense	6,311.68	6,680.00	6,680.00
5130 · Legal/Professional Fees	0.00	100.00	100.00
5150 · Master Association Dues	35,054.28	35,055.00	35,055.00
5160 · Miscellaneous Expense	259.02	250.00	250.00
5180 · Property Management Fees	13,104.00	13,104.00	13,104.00
5190 · Repairs & Maint - Commercial	320.00	1,500.00	1,500.00
5195 · Repairs & Maint - General	2,450.64	3,500.00	3,500.00
5200 · Repairs & Maint - Residential	1,251.13	1,000.00	1,000.00
5225.1 · Federal Income Taxes	281.00	400.00	400.00
5225.2 · State Income Tax	64.00		
5230 · Telephone - Alarm & Elevator	1,392.42	1,375.00	1,375.00
5240 · Water and Sewer - Commercial	1,928.77	2,100.00	2,100.00
5245 · Water and Sewer - Residential	9,598.82	8,600.00	8,600.00
5250 · Window Washing	2,850.00	2,850.00	2,850.00
Total Expense	<u>117,291.60</u>	<u>123,544.50</u>	<u>123,544.50</u>
Net Ordinary Income	<u>5,088.63</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>5,088.63</u>	<u>0.00</u>	<u>0.00</u>