

Riverwalk Amber Building Condominium Assn  
**Balance Sheet**  
As of December 31, 2021

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Amber Operating - FirstBank	7,702.05
1010 · Amber Reserve - FirstBank	262,272.70
<b>Total Checking/Savings</b>	<u>269,974.75</u>
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	6,342.30
<b>Total Accounts Receivable</b>	<u>6,342.30</u>
<b>Other Current Assets</b>	
1300 · Prepaid Insurance	14,416.53
1301 · Prepaid Elevator Contract	2,714.80
1499 · Undeposited Funds	822.81
<b>Total Other Current Assets</b>	<u>17,954.14</u>
<b>Total Current Assets</b>	<u>294,271.19</u>
<b>TOTAL ASSETS</b>	<b><u>294,271.19</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	16,039.62
<b>Total Accounts Payable</b>	<u>16,039.62</u>
<b>Total Current Liabilities</b>	<u>16,039.62</u>
<b>Total Liabilities</b>	16,039.62
<b>Equity</b>	
3500 · Replacement Reserve	341,603.01
Net Income	-63,371.44
<b>Total Equity</b>	<u>278,231.57</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>294,271.19</u></b>

Riverwalk Amber Building Condominium Assn  
Profit & Loss Budget Performance  
January through December 2021

	Jan - Dec 2021	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Residential Operating Dues	88,256.76	88,256.65	88,256.65
4000 · Commercial Operating Dues	127,062.36	127,062.33	127,062.33
4020 · Finance Charge/Late Fee Income	624.40	0.00	0.00
4100 · Interest Income	47.62	100.00	100.00
<b>Total Income</b>	<b>215,991.14</b>	<b>215,418.98</b>	<b>215,418.98</b>
<b>Gross Profit</b>	<b>215,991.14</b>	<b>215,418.98</b>	<b>215,418.98</b>
<b>Expense</b>			
6000 · Accounting	500.00	500.00	500.00
6010 · Alarm Monitoring	120.00	400.00	400.00
6015 · Bank Charges	0.00	30.00	30.00
6020 · Cleaning	5,400.00	5,400.00	5,400.00
6030 · Electricity	11,054.42	12,500.00	12,500.00
6040 · Elevator Maintenance	2,875.36	2,800.00	2,800.00
6050 · Gas	42,286.72	36,000.00	36,000.00
6051 · Gas-Reimburse from Master Assn	-4,075.50	-6,500.00	-6,500.00
6060 · Inspections	3,728.00	3,900.00	3,900.00
6070 · Insurance Expense	13,244.76	13,163.00	13,163.00
6075 · Legal/Professional	0.00	200.00	200.00
6080 · Master Association Dues	81,477.24	81,477.24	81,477.24
6090 · Miscellaneous Expense	264.02	200.00	200.00
6100 · Property Management Fees	20,213.76	20,213.74	20,213.74
6110 · Repairs & Maint - Commercial	0.00	800.00	800.00
6120 · Repairs & Maint - General	7,235.85	10,000.00	10,000.00
6130 · Repairs & Maint - Residential	4,677.69	3,000.00	3,000.00
6150 · Telephone - Alarm & Elevator	2,507.84	2,435.00	2,435.00
6160 · Water and Sewer - Commercial	10,814.42	6,000.00	6,000.00
6170 · Water and Sewer - Residential	24,207.36	20,500.00	20,500.00
6180 · Window Washing	2,570.00	2,400.00	2,400.00
<b>Total Expense</b>	<b>229,101.94</b>	<b>215,418.98</b>	<b>215,418.98</b>
<b>Net Ordinary Income</b>	<b>-13,110.80</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
5000 · Commercial Reserve Assessments	28,544.16	28,544.10	28,544.10
5010 · Residential Reserve Assessments	15,369.84	15,369.90	15,369.90
<b>Total Other Income</b>	<b>43,914.00</b>	<b>43,914.00</b>	<b>43,914.00</b>
<b>Other Expense</b>			
6241 · Transfer Reserve Fund	43,914.00		
<b>6200 · Reserve Expenses</b>			
6208 · Elevator Glide A Door Operator	25,985.89		
6202 · Building Heating pump	2,265.72		
6207 · Boiler relief valves	1,065.83		
6211 · Replace water heaters	16,578.00		
6200 · Reserve Expenses - Other	4,365.20	0.00	0.00
<b>Total 6200 · Reserve Expenses</b>	<b>50,260.64</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>94,174.64</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-50,260.64</b>	<b>43,914.00</b>	<b>43,914.00</b>
<b>Net Income</b>	<b>-63,371.44</b>	<b>43,914.00</b>	<b>43,914.00</b>