

Riverwalk Quartz Building Condo Association
Actual vs Budget Performance
 January through December 2021

	<u>Jan - Dec 2021</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
4000 · Commercial Assessments	45,402.96	45,400.81	45,400.81
4010 · Residential Assessments	76,440.48	76,440.28	76,440.28
4020 · Finance Charge Income	26.71	0.00	0.00
4030 · Interest Income	100.35	2,800.00	2,800.00
Total Income	<u>121,970.50</u>	<u>124,641.09</u>	<u>124,641.09</u>
Gross Profit	121,970.50	124,641.09	124,641.09
Expense			
5000 · Accounting	500.00	500.00	500.00
5010 · Alarm Monitoring	405.00	400.00	400.00
5040 · Bank charges	0.00	35.00	35.00
5050 · Capital Reserve Fund	12,167.04	12,167.00	12,167.00
5055 · Carpet Cleaning	621.00	400.00	400.00
5060 · Cleaning	4,920.00	4,920.00	4,920.00
5065 · Cleaning/House Supplies	13.50	100.00	100.00
5070 · Electricity - Building	2,129.57	2,200.00	2,200.00
5075 · Electricity - Commercial	1,336.23	1,400.00	1,400.00
5080 · Electricity - Residential	371.13	400.00	400.00
5090 · Elevator Maintenance	5,586.48	5,700.00	5,700.00
5100 · Gas - Commercial	8,722.56	8,785.09	8,785.09
5105 · Gas - Residential	6,718.10	6,000.00	6,000.00
5110 · Inspections	2,926.14	3,500.00	3,500.00
5120 · Insurance Expense	6,865.96	6,500.00	6,500.00
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	63.00	250.00	250.00
5180 · Property Management Fees	13,104.00	13,104.00	13,104.00
5190 · Repairs & Maint - Commercial	436.20	1,500.00	1,500.00
5195 · Repairs & Maint - General	4,905.20	3,500.00	3,500.00
5200 · Repairs & Maint - Residential	1,458.62	1,000.00	1,000.00
5225.1 · Federal Income Taxes	0.00	400.00	400.00
5225.2 · State Income Tax	0.00	200.00	200.00
5230 · Telephone - Alarm & Elevator	1,530.64	1,475.00	1,475.00
5240 · Water and Sewer - Commercial	2,766.21	2,200.00	2,200.00
5245 · Water and Sewer - Residential	10,160.25	10,000.00	10,000.00
5250 · Window Washing	3,050.00	2,850.00	2,850.00
Total Expense	<u>125,811.11</u>	<u>124,641.09</u>	<u>124,641.09</u>
Net Ordinary Income	-3,840.61	0.00	0.00
Other Income/Expense			
Other Expense			
6277 · Pressure Reducing Valve/Supply pipe replace	11,630.00		
Total Other Expense	<u>11,630.00</u>		
Net Other Income	<u>-11,630.00</u>		
Net Income	<u>-15,470.61</u>	<u>0.00</u>	<u>0.00</u>

Riverwalk Quartz Building Condo Association
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · 1st Bank - Quartz Operating	17,328.30
1010 · 1st Bank - Quartz Liquid Asset	92,174.13
1005 · 1st Bank-Quartz Premier Time	205,247.54
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Total Checking/Savings	314,749.97
Accounts Receivable	
1100 · Accounts Receivable	-944.35
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Total Accounts Receivable	-944.35
Other Current Assets	
1170 · Prepaid Income Tax	579.00
1150 · Prepaid Insurance	2,394.00
1200 · Undeposited Funds	485.83
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Total Other Current Assets	3,458.83
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Total Current Assets	317,264.45
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TOTAL ASSETS	<u>317,264.45</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,102.37
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Total Accounts Payable	4,102.37
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Total Current Liabilities	4,102.37
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Total Liabilities	4,102.37
Equity	
3000 · Replacement Reserve	310,203.88
3500 · Working Capital	18,428.81
Net Income	-15,470.61
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Total Equity	313,162.08
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TOTAL LIABILITIES & EQUITY	<u>317,264.45</u>