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The Riverwalk Garnet Building Association

01/24/20

Balance Sheet

Accrual Basis

As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Checking - FirstBank	18,897.38
1010 · Liquid Asset Reserve-FirstBank	20,883.02
1015 · First Bank CD #5551 3/29/20	236,985.53
1020 · Money Market - Citywide Banks	121,160.79
1025 · Citywide Bank CD - 05/20/20	131,563.65
Total Checking/Savings	<u>529,490.37</u>
Accounts Receivable	
1200 · Accounts Receivable	-9,298.87
Total Accounts Receivable	<u>-9,298.87</u>
Other Current Assets	
1300 · Prepaid Fees	
Prepaid Carpet cleaning	950.99
1310 · Prepaid Insurance	11,222.21
Total 1300 · Prepaid Fees	<u>12,173.20</u>
1499 · Undeposited Funds	5,023.74
Total Other Current Assets	<u>17,196.94</u>
Total Current Assets	<u>537,388.44</u>
TOTAL ASSETS	<u><u>537,388.44</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,823.92
Total Accounts Payable	<u>2,823.92</u>
Total Current Liabilities	<u>2,823.92</u>
Total Liabilities	2,823.92
Equity	
3500 · Replacement Reserve	
3501 · Reconstruction Funds	234,078.85
3500 · Replacement Reserve - Other	305,682.23
Total 3500 · Replacement Reserve	<u>539,761.08</u>
3550 · Working Capital Reserve	32,492.71
Net Income	-37,689.27
Total Equity	<u>534,564.52</u>
TOTAL LIABILITIES & EQUITY	<u><u>537,388.44</u></u>

The Riverwalk Garnet Building Association
Profit & Loss Budget Performance
January through December 2019

	Jan - Dec 2019	YTD Budget	Annual Budget
Ordinary Income/Expense			
Income			
4000 · Assessments - Commercial	98,758.97	98,758.55	98,758.55
4020 · Assessments - Reserve	41,412.21	41,412.00	41,412.00
4010 · Assessments - Residential	87,634.04	87,634.45	87,634.45
4100 · Interest Income	8,381.31	2,500.00	2,500.00
4110 · Returned Check Charges	40.00		
4050 · Finance Charge Income	299.00	0.00	0.00
4040 · Storage Room Rental Income	648.00	648.00	648.00
Total Income	237,173.53	230,953.00	230,953.00
Gross Profit	237,173.53	230,953.00	230,953.00
Expense			
6000 · Accounting	500.00	500.00	500.00
6010 · Alarm Monitoring	399.00	420.00	420.00
6015 · Bank Charges	0.00	20.00	20.00
6020 · Cleaning	13,500.00	13,500.00	13,500.00
6025 · Cleaning/House Supplies	832.31	1,200.00	1,200.00
6030 · Electricity	10,343.39	11,750.00	11,750.00
6040 · Elevator Maintenance	3,242.65	3,500.00	3,500.00
6050 · Gas	19,213.69	16,500.00	16,500.00
6051 · Gas - Master Refund	-2,024.32	-2,400.00	-2,400.00
6060 · Inspections	1,630.00	3,400.00	3,400.00
6070 · Insurance Expense	12,023.25	11,950.00	11,950.00
6080 · Master Association Dues	68,795.74	68,796.00	68,796.00
6090 · Miscellaneous Expense	215.92	200.00	200.00
6095 · Professional Fees	0.00	100.00	100.00
6100 · Property Management Fees	22,899.96	22,900.00	22,900.00
6110 · Repairs & Maint - Commercial	1,886.23	3,500.00	3,500.00
6120 · Repairs & Maint - General	10,327.28	13,000.00	13,000.00
6130 · Repairs & Maint - Residential	2,063.08	2,000.00	2,000.00
6140 · Replacement Reserve Fund	41,412.00	41,412.00	41,412.00
6150 · Telephone - Alarm & Elevator	2,056.64	1,985.00	1,985.00
6160 · Water and Sewer - Commercial	3,669.37	4,320.00	4,320.00
6170 · Water and Sewer - Residential	10,476.61	10,700.00	10,700.00
6180 · Window Washing	1,750.00	1,700.00	1,700.00
Total Expense	225,212.80	230,953.00	230,953.00
Net Ordinary Income	11,960.73	0.00	0.00
Other Income/Expense			
Other Expense			
6200 · Replacement Reserve Expense			
6211 · Stairwell & Landing Project	47,300.00		
6210 · Paint residential railings	2,350.00		
Total 6200 · Replacement Reserve Expense	49,650.00	0.00	0.00
Total Other Expense	49,650.00	0.00	0.00
Net Other Income	-49,650.00	0.00	0.00
Net Income	-37,689.27	0.00	0.00