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Accrual Basis

Riverwalk Quartz Building Condo Association  
**Balance Sheet**  
As of December 31, 2016

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1st Bank - Quartz Operating	39,626.13
1st Bank - Quartz Liquid Asset	<u>274,539.55</u>
Total Checking/Savings	314,165.68
Accounts Receivable	
Accounts Receivable	<u>-3,261.20</u>
Total Accounts Receivable	-3,261.20
Other Current Assets	
Undeposited Funds	<u>1,561.71</u>
Total Other Current Assets	<u>1,561.71</u>
Total Current Assets	<u>312,466.19</u>
<b>TOTAL ASSETS</b>	<b><u>312,466.19</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>3,700.46</u>
Total Accounts Payable	<u>3,700.46</u>
Total Current Liabilities	<u>3,700.46</u>
Total Liabilities	3,700.46
Equity	
Replacement Reserve	292,435.99
Working Capital	15,759.42
Net Income	<u>570.32</u>
Total Equity	<u>308,765.73</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>312,466.19</u></b>

Riverwalk Quartz Building Condo Association  
**Actual vs Budget Performance**  
January through December 2016

	<u>Jan - Dec 2016</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Commercial Assessments	45,402.96	45,402.81	45,402.81
Residential Assessments	74,342.40	74,342.19	74,342.19
Finance Charge Income	3,728.57		
Interest Income	463.72	1,000.00	1,000.00
<b>Total Income</b>	<u>123,937.65</u>	<u>120,745.00</u>	<u>120,745.00</u>
<b>Gross Profit</b>	123,937.65	120,745.00	120,745.00
<b>Expense</b>			
Suspense	0.00		
Accounting	380.00	350.00	350.00
Alarm Monitoring	420.00	420.00	420.00
Bank charges	0.00	20.00	20.00
Capital Reserve Fund	9,999.96	10,000.00	10,000.00
Carpet Cleaning	550.00	550.00	550.00
Cleaning	4,920.00	4,920.00	4,920.00
Cleaning/House Supplies	183.52	200.00	200.00
Electricity - Building	2,114.69	2,300.00	2,300.00
Electricity - Commercial	1,403.13	1,550.00	1,550.00
Electricity - Residential	400.90	450.00	450.00
Elevator Maintenance	5,962.06	5,100.00	5,100.00
Gas - Commercial	7,380.45	9,900.00	9,900.00
Gas - Residential	5,580.32	7,400.00	7,400.00
Inspections	3,495.00	3,030.00	3,030.00
Insurance Expense	3,698.04	6,500.00	6,500.00
Legal/Professional Fees	195.25	750.00	750.00
Master Association Dues	35,054.28	35,055.00	35,055.00
Miscellaneous Expense	370.58	300.00	300.00
Property Management Fees	12,600.00	12,600.00	12,600.00
Repairs & Maint - Commercial	1,534.22	1,000.00	1,000.00
Repairs & Maint - General	7,088.06	3,500.00	3,500.00
Repairs & Maint - Residential	500.00	1,000.00	1,000.00
Telephone - Alarm & Elevator	1,139.76	1,100.00	1,100.00
Water and Sewer - Commercial	1,524.10	2,200.00	2,200.00
Water and Sewer - Residential	8,172.35	8,000.00	8,000.00
Window Washing	2,575.00	2,550.00	2,550.00
<b>Total Expense</b>	<u>117,241.67</u>	<u>120,745.00</u>	<u>120,745.00</u>
<b>Net Ordinary Income</b>	6,695.98	0.00	0.00
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
Insurance Claim payouts	3,325.66		
Reserve Funds - Reserve Study	2,800.00		
<b>Total Other Expense</b>	<u>6,125.66</u>		
<b>Net Other Income</b>	<u>-6,125.66</u>		
<b>Net Income</b>	<u>570.32</u>	<u>0.00</u>	<u>0.00</u>