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02/06/18  
Accrual Basis

Riverwalk Quartz Building Condo Association  
**Balance Sheet**  
As of December 31, 2017

	<u>Dec 31, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1st Bank - Quartz Operating	26,204.21
1st Bank - Quartz Liquid Asset	43,083.99
First Internet Bank of Indiana	<u>252,143.06</u>
<b>Total Checking/Savings</b>	321,431.26
<b>Accounts Receivable</b>	
Accounts Receivable	<u>-707.34</u>
<b>Total Accounts Receivable</b>	-707.34
<b>Other Current Assets</b>	
Undeposited Funds	<u>1,561.71</u>
<b>Total Other Current Assets</b>	<u>1,561.71</u>
<b>Total Current Assets</b>	<u>322,285.63</u>
<b>TOTAL ASSETS</b>	<b><u>322,285.63</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	<u>3,363.33</u>
<b>Total Accounts Payable</b>	<u>3,363.33</u>
<b>Total Current Liabilities</b>	<u>3,363.33</u>
<b>Total Liabilities</b>	3,363.33
<b>Equity</b>	
Replacement Reserve	302,603.66
Working Capital	16,566.61
Net Income	<u>-247.97</u>
<b>Total Equity</b>	<u>318,922.30</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>322,285.63</u></b>

Riverwalk Quartz Building Condo Association  
**Actual vs Budget Performance**  
 January through December 2017

	<u>Jan - Dec 2017</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
Income			
Commercial Assessments	45,402.96	45,402.81	45,402.81
Residential Assessments	74,342.40	74,342.19	74,342.19
Code violation income	50.00		
Finance Charge Income	527.11	0.00	0.00
Interest Income	2,220.74	500.00	500.00
<b>Total Income</b>	<u>122,543.21</u>	<u>120,245.00</u>	<u>120,245.00</u>
<b>Gross Profit</b>	122,543.21	120,245.00	120,245.00
Expense			
Accounting	500.00	500.00	500.00
Alarm Monitoring	420.00	420.00	420.00
Bank charges	0.00	20.00	20.00
Capital Reserve Fund	10,400.04	10,400.00	10,400.00
Carpet Cleaning	589.95	550.00	550.00
Cleaning	4,920.00	4,920.00	4,920.00
Cleaning/House Supplies	230.82	225.00	225.00
Electricity - Bullding	2,212.45	2,250.00	2,250.00
Electricity - Commercial	1,407.96	1,600.00	1,600.00
Electricity - Residential	402.26	450.00	450.00
Elevator Maintenance	5,735.52	5,275.00	5,275.00
Gas - Commercial	7,795.68	8,796.27	8,796.27
Gas - Residential	5,469.89	5,880.00	5,880.00
Inspections	3,850.00	3,350.00	3,350.00
Insurance Expense	5,587.14	5,930.00	5,930.00
Legal/Professional Fees	0.00	100.00	100.00
Master Association Dues	35,054.28	35,055.00	35,055.00
Miscellaneous Expense	234.87	250.00	250.00
Property Management Fees	12,600.00	12,600.00	12,600.00
Repairs & Maint - Commercial	1,994.11	2,000.00	2,000.00
Repairs & Maint - General	7,956.94	5,000.00	5,000.00
Repairs & Maint - Residential	1,954.26	500.00	500.00
Telephone - Alarm & Elevator	1,193.82	1,170.00	1,170.00
Water and Sewer - Commercial	1,627.91	1,650.00	1,650.00
Water and Sewer - Residential	8,103.28	8,676.23	8,676.23
Window Washing	2,550.00	2,677.50	2,677.50
<b>Total Expense</b>	<u>122,791.18</u>	<u>120,245.00</u>	<u>120,245.00</u>
<b>Net Ordinary Income</b>	-247.97	0.00	0.00
<b>Other Income/Expense</b>			
Other Income			
<b>Total Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	0.00	0.00	0.00
<b>Net Income</b>	<u>-247.97</u>	<u>0.00</u>	<u>0.00</u>