

Riverwalk Quartz Building Condo Association
Balance Sheet
As of December 31, 2018

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · 1st Bank - Quartz Operating	6,571.02
1010 · 1st Bank - Quartz Liquid Asset	43,236.04
1015 · First Internet Bank of Indiana	273,724.69
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Total Checking/Savings	323,531.75
Accounts Receivable	
1100 · Accounts Receivable	-1,525.45
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Total Accounts Receivable	-1,525.45
Other Current Assets	
1200 · Undeposited Funds	485.83
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Total Other Current Assets	485.83
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Total Current Assets	322,492.13
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TOTAL ASSETS	<u>322,492.13</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,816.66
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Total Accounts Payable	4,816.66
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Total Current Liabilities	4,816.66
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Total Liabilities	4,816.66
Equity	
3000 · Replacement Reserve	313,067.73
3500 · Working Capital	16,566.61
Net Income	-11,958.87
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Total Equity	317,675.47
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TOTAL LIABILITIES & EQUITY	<u>322,492.13</u>

Riverwalk Quartz Building Condo Association
Actual vs Budget Performance
 January through December 2018

	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
4000 · Commercial Assessments	45,402.96	45,400.80	45,400.80
4010 · Residential Assessments	74,342.40	74,343.70	74,343.70
4020 · Finance Charge Income	452.55	0.00	0.00
4030 · Interest Income	3,884.30	2,900.00	2,900.00
Total Income	<u>124,082.21</u>	<u>122,644.50</u>	<u>122,644.50</u>
Gross Profit	124,082.21	122,644.50	122,644.50
Expense			
5000 · Accounting	500.00	500.00	500.00
5010 · Alarm Monitoring	399.00	420.00	420.00
5040 · Bank charges	5.00	20.00	20.00
5050 · Capital Reserve Fund	10,712.04	10,712.00	10,712.00
5055 · Carpet Cleaning	589.95	590.00	590.00
5060 · Cleaning	4,920.00	4,920.00	4,920.00
5065 · Cleaning/House Supplies	139.93	225.00	225.00
5070 · Electricity - Building	2,454.12	2,250.00	2,250.00
5075 · Electricity - Commercial	1,584.65	1,825.00	1,825.00
5080 · Electricity - Residential	452.71	425.00	425.00
5090 · Elevator Maintenance	5,634.48	5,500.00	5,500.00
5100 · Gas - Commercial	8,450.56	8,600.00	8,600.00
5105 · Gas - Residential	5,750.37	6,045.00	6,045.00
5110 · Inspections	365.00	3,600.00	3,600.00
5120 · Insurance Expense	5,692.00	5,930.00	5,930.00
5130 · Legal/Professional Fees	90.00	100.00	100.00
5150 · Master Association Dues	35,054.28	35,055.00	35,055.00
5160 · Miscellaneous Expense	229.34	250.00	250.00
5180 · Property Management Fees	12,600.00	12,600.00	12,600.00
5190 · Repairs & Maint - Commercial	564.86	2,000.00	2,000.00
5195 · Repairs & Maint - General	4,029.48	6,000.00	6,000.00
5200 · Repairs & Maint - Residential	460.00	1,000.00	1,000.00
5230 · Telephone - Alarm & Elevator	1,258.24	1,200.00	1,200.00
5240 · Water and Sewer - Commercial	1,795.51	1,800.00	1,800.00
5245 · Water and Sewer - Residential	8,443.62	8,400.00	8,400.00
5250 · Window Washing	2,595.00	2,677.50	2,677.50
Total Expense	<u>114,770.14</u>	<u>122,644.50</u>	<u>122,644.50</u>
Net Ordinary Income	9,312.07	0.00	0.00
Other Income/Expense			
Other Expense			
6202 · Replace Fan Motor	1,552.54		
6210 · Gutter Repairs	9,204.00		
6201 · New Carpet	8,014.40		
6205 · Stairwell/Elevator/Door Paintin	2,500.00		
Total Other Expense	<u>21,270.94</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>-21,270.94</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>-11,958.87</u>	<u>0.00</u>	<u>0.00</u>