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 10/21/15  
 Accrual Basis

**Riverside Terrace Condominium, Inc**  
**Balance Sheet**  
 As of September 30, 2015

	Sep 30, 15	Aug 31, 15	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	72,382.27	89,216.45	-16,834.18
1010 · FSB Special Assess 5148	170,545.67	218,103.62	-47,557.95
1020 · FSB Reserves 9689	73,163.78	73,136.73	27.05
Total Checking/Savings	316,091.72	380,456.80	-64,365.08
Accounts Receivable			
1100 · Accounts Receivable	48,482.32	48,482.32	0.00
1110 · Allowance for Bad Debt	-48,482.32	-48,482.32	0.00
Total Accounts Receivable	0.00	0.00	0.00
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	66,465.22	72,265.36	-5,800.14
1160 · Prepaid Expenses	74.80	0.00	74.80
1170 · Prepaid Taxes	600.00	400.00	200.00
Total Other Current Assets	67,530.02	73,055.36	-5,525.34
Total Current Assets	383,621.74	453,512.16	-69,890.42
<b>TOTAL ASSETS</b>	<b>383,621.74</b>	<b>453,512.16</b>	<b>-69,890.42</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	170,053.57	195,886.69	-25,833.12
Total Accounts Payable	170,053.57	195,886.69	-25,833.12
Other Current Liabilities			
2100 · Prepaid Maintenance	13,844.75	5,594.75	8,250.00
2200 · Insurance Payable	44,436.64	55,545.80	-11,109.16
Total Other Current Liabilities	58,281.39	61,140.55	-2,859.16
Total Current Liabilities	228,334.96	257,027.24	-28,692.28
Total Liabilities	228,334.96	257,027.24	-28,692.28
Equity			
3000 · Fund Balance	138,228.82	138,228.82	0.00
3100 · Reserves	72,860.75	72,860.75	0.00
3150 · Reserves Interest	303.03	275.98	27.05
3200 · Restricted SA Funds 2013	81,762.74	106,502.42	-24,739.68

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**Balance Sheet**  
As of September 30, 2015

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	Sep 30, 15	Aug 31, 15	\$ Change
Net Income	-137,868.56	-121,383.05	-16,485.51
Total Equity	155,286.78	196,484.92	-41,198.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>383,621.74</b>	<b>453,512.16</b>	<b>-69,890.42</b>

5:30 PM

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Accrual Basis

**Riverside Terrace Condominium, Inc**  
**Statement of Income and Expenses**  
**September 2015**

	Sep 15	Budget	\$ Over Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 · Maintenance Income	0.00	0.00	0.00	170,970.00	170,968.89	1.11	227,958.52
4100 · Late Fee Income	0.00	11.67	-11.67	332.25	105.03	227.22	140.00
4200 · Transfer/Screening Income	0.00	25.00	-25.00	800.00	225.00	575.00	300.00
4300 · Interest Income	0.00	7.08	-7.08	0.00	63.72	-63.72	85.00
4400 · Key Income	0.00			450.00			
<b>Total Income</b>	<b>0.00</b>	<b>43.75</b>	<b>-43.75</b>	<b>172,602.25</b>	<b>171,362.64</b>	<b>1,239.61</b>	<b>228,483.52</b>
<b>Gross Profit</b>	<b>0.00</b>	<b>43.75</b>	<b>-43.75</b>	<b>172,602.25</b>	<b>171,362.64</b>	<b>1,239.61</b>	<b>228,483.52</b>
<b>Expense</b>							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	904.05	904.05	0.00	8,136.45	8,136.45	0.00	10,848.60
5020 · Bad Debt Expense	0.00	450.00	-450.00	846.10	4,050.00	-3,203.90	5,400.00
5040 · Legal Expenses	192.40	625.00	-432.60	5,407.30	5,625.00	-217.70	7,500.00
5050 · Licenses, Taxes, Permits, Fees	12.50	102.08	-89.58	1,789.45	918.72	870.73	1,225.00
5060 · Office Expense	0.00	41.67	-41.67	0.00	375.03	-375.03	500.00
5070 · Postage & Printing Expense	14.81	125.00	-110.19	317.90	1,125.00	-807.10	1,500.00
5080 · Social Functions	0.00	83.33	-83.33	343.28	749.97	-406.69	1,000.00
5090 · Transfer & Screening Expense	100.00	12.50	87.50	300.00	112.50	187.50	150.00
<b>Total 5000 · Administrative Expenses</b>	<b>1,223.76</b>	<b>2,343.63</b>	<b>-1,119.87</b>	<b>17,140.48</b>	<b>21,092.67</b>	<b>-3,952.19</b>	<b>28,123.60</b>
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	0.00	625.00	-625.00	4,678.30	5,625.00	-946.70	7,500.00
5220 · Fire Alarm R&M	344.50	291.67	52.83	1,171.30	2,625.03	-1,453.73	3,500.00
5230 · General R&M Bldg	3,795.34	625.00	3,170.34	23,902.98	5,625.00	18,277.98	7,500.00
5240 · Generator R&M	0.00	116.67	-116.67	0.00	1,050.03	-1,050.03	1,400.00
5250 · Plumbing R&M	641.08	62.50	578.58	10,477.21	562.50	9,914.71	750.00
5260 · Security System R&M	0.00			628.58			
5270 · Supplies	338.16			4,181.53			
<b>Total 5200 · Building Repairs &amp; Maintenance</b>	<b>5,120.08</b>	<b>1,720.84</b>	<b>3,399.24</b>	<b>45,019.90</b>	<b>15,487.56</b>	<b>29,532.34</b>	<b>20,650.00</b>
5400 · Grounds Repairs & Maintenance							
5410 · Dock R&M	0.00	41.67	-41.67	113,984.22	375.03	113,609.19	500.00
5420 · Garage R&M	0.00	41.67	-41.67	0.00	375.03	-375.03	500.00
5430 · General R&M Outside	0.00	150.00	-150.00	0.00	1,350.00	-1,350.00	1,800.00
5440 · Irrigation R&M	0.00	41.67	-41.67	0.00	375.03	-375.03	500.00
5450 · Janitorial Expense	1,545.20	1,631.25	-86.05	14,430.40	14,681.25	-250.85	19,575.00
5490 · Landscaping	0.00	66.67	-66.67	500.00	600.03	-100.03	800.00
5470 · Lawn Care	300.00	500.00	-200.00	4,190.00	4,500.00	-310.00	6,000.00
5490 · Pest Control Expense	0.00	166.67	-166.67	1,198.00	1,500.03	-304.03	2,000.00
5510 · Pool R&M	290.00	458.33	-168.33	6,327.20	4,124.97	2,202.23	5,500.00
<b>Total 5400 · Grounds Repairs &amp; Maintenance</b>	<b>2,135.20</b>	<b>3,097.93</b>	<b>-962.73</b>	<b>140,627.82</b>	<b>27,881.37</b>	<b>112,746.45</b>	<b>37,175.00</b>
5800 · Insurance Expense							
5610 · Boiler & Machinery	94.78	100.00	-5.22	856.33	900.00	-43.67	1,200.00
5620 · Crime	45.05	50.00	-4.95	423.16	450.00	-26.84	600.00
5630 · Directors & Officers	81.73	104.17	-22.44	890.39	937.53	-47.14	1,250.00
5640 · Flood	670.25	691.67	-21.42	6,032.25	6,225.03	-192.78	8,300.00
5650 · Liability	355.06	304.17	50.89	2,699.27	2,737.53	-38.26	3,650.00
5660 · Property	565.21	625.00	-59.79	5,384.38	5,625.00	-240.62	7,500.00
5670 · Umbrella	137.14	133.33	3.81	1,167.59	1,199.97	-32.38	1,600.00
5680 · Wind	3,850.92	3,750.00	100.92	31,940.75	38,750.00	-1,809.25	45,000.00
5700 · Insurance Inspections	0.00			1,500.00			
<b>Total 5800 · Insurance Expense</b>	<b>5,800.14</b>	<b>5,758.34</b>	<b>41.80</b>	<b>50,894.12</b>	<b>51,825.06</b>	<b>-930.94</b>	<b>69,100.00</b>

5:30 PM

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Accrual Basis

**Riverside Terrace Condominium, Inc**  
**Statement of Income and Expenses**  
**September 2015**

	Sep 15	Budget	\$ Over Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	Annual Budget
<b>5800 - Utilities Expense</b>							
5810 - Electric Expense	508.77	433.33	75.44	4,347.90	3,899.97	447.93	5,200.00
5820 - Fuel Expense	62.56	250.00	-187.44	3,296.25	2,250.00	1,046.25	3,000.00
5830 - Telephone Expense	326.74	358.33	-31.59	3,085.62	3,224.97	-139.35	4,300.00
5840 - Waste Removal Expense	243.67	258.33	-14.66	2,219.31	2,524.97	-305.66	3,100.00
5850 - Water & Sewer Expense	1,064.59	1,258.33	-193.74	11,768.22	11,324.97	463.25	15,100.00
<b>Total 5800 - Utilities Expense</b>	<b>2,206.33</b>	<b>2,558.32</b>	<b>-351.99</b>	<b>24,737.30</b>	<b>23,024.88</b>	<b>1,712.42</b>	<b>30,700.00</b>
<b>8000 - Reserve Allocation</b>							
7010 - Paving	0.00	541.67	-541.67	4,875.00	4,875.03	-0.03	6,500.04
7020 - Painting	0.00	654.76	-654.76	5,692.87	5,692.84	0.03	7,857.12
7030 - Roof	0.00	698.15	-698.15	6,263.32	6,263.35	-0.03	8,377.80
8040 - Generator	0.00	1,666.87	-1,666.87	15,000.00	15,000.03	-0.03	20,000.04
<b>Total 8000 - Reserve Allocation</b>	<b>0.00</b>	<b>3,561.25</b>	<b>-3,561.25</b>	<b>32,051.19</b>	<b>32,051.25</b>	<b>-0.06</b>	<b>42,735.00</b>
<b>Total Expense</b>	<b>16,485.51</b>	<b>19,040.31</b>	<b>-2,554.80</b>	<b>310,470.81</b>	<b>171,362.79</b>	<b>139,108.02</b>	<b>228,483.60</b>
<b>Net Income</b>	<b>-16,485.51</b>	<b>-18,996.56</b>	<b>2,511.05</b>	<b>-137,868.56</b>	<b>-0.15</b>	<b>-137,868.41</b>	<b>-0.08</b>