

10:55 AM

11/23/15

Accrual Basis

**Riverside Terrace Condominium, Inc**  
**Balance Sheet**  
As of October 31, 2015

	Oct 31, 15	Sep 30, 15	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking/Savings			
1000 · FSB Operating 5122	67,677.62	72,382.27	-4,704.65
1010 · FSB Special Assess 5148	154,220.67	170,545.67	-16,325.00
1020 · FSB Reserves 9689	83,875.47	73,163.78	10,711.69
<b>Total Checking/Savings</b>	<b>305,773.76</b>	<b>316,091.72</b>	<b>-10,317.96</b>
Accounts Receivable			
1100 · Accounts Receivable	49,111.32	48,482.32	629.00
1110 · Allowance for Bad Debt	-49,059.20	-48,482.32	-576.88
<b>Total Accounts Receivable</b>	<b>52.12</b>	<b>0.00</b>	<b>52.12</b>
<b>Other Current Assets</b>			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	60,630.63	66,465.22	-5,834.59
1160 · Prepaid Expenses	0.00	74.80	-74.80
1170 · Prepaid Taxes	600.00	600.00	0.00
<b>Total Other Current Assets</b>	<b>61,620.63</b>	<b>67,530.02</b>	<b>-5,909.39</b>
<b>Total Current Assets</b>	<b>367,446.51</b>	<b>383,621.74</b>	<b>-16,175.23</b>
<b>TOTAL ASSETS</b>	<b>367,446.51</b>	<b>383,621.74</b>	<b>-16,175.23</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable			
2000 · Accounts Payable	152,968.39	170,053.57	-17,085.18
<b>Total Accounts Payable</b>	<b>152,968.39</b>	<b>170,053.57</b>	<b>-17,085.18</b>
<b>Other Current Liabilities</b>			
2100 · Prepaid Maintenance	2,814.75	13,844.75	-11,030.00
2200 · Insurance Payable	38,882.06	44,436.64	-5,554.58
<b>Total Other Current Liabilities</b>	<b>41,696.81</b>	<b>58,281.39</b>	<b>-16,584.58</b>
<b>Total Current Liabilities</b>	<b>194,665.20</b>	<b>228,334.96</b>	<b>-33,669.76</b>
<b>Total Liabilities</b>	<b>194,665.20</b>	<b>228,334.96</b>	<b>-33,669.76</b>
<b>Equity</b>			
3000 · Fund Balance	138,228.82	138,228.82	0.00
3100 · Reserves	83,544.48	72,860.75	10,683.73
3150 · Reserves Interest	330.99	303.03	27.96
3200 · Restricted SA Funds 2013	79,590.56	81,762.74	-2,172.18

Unaudited - Compiled by Royale Management Services Inc

Page 1

10:55 AM  
11/23/15  
Accrual Basis

**Riverside Terrace Condominium, Inc**  
**Balance Sheet**  
As of October 31, 2015

---

	<u>Oct 31, 15</u>	<u>Sep 30, 15</u>	<u>\$ Change</u>
Net Income	-128,913.54	-137,868.56	8,955.02
Total Equity	172,781.31	155,286.78	17,494.53
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>367,446.51</u></b>	<b><u>383,621.74</u></b>	<b><u>-16,175.23</u></b>

10:55 AM

11/23/15

Accrual Basis

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

	Oct 15	Budget	\$ Over Budget	Jan - Oct 15	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 - Maintenance Income	56,990.00	56,989.63	0.37	227,960.00	227,958.52	1.48	227,958.52
4100 - Late Fee Income	173.75	11.67	162.08	556.00	118.70	439.30	140.00
4200 - Transfer/Screening Income	0.00	25.00	-25.00	800.00	250.00	550.00	300.00
4300 - Interest Income	0.00	7.08	-7.08	0.00	70.80	-70.80	85.00
4400 - Key Income	80.00			530.00			
<b>Total Income</b>	<b>57,243.75</b>	<b>57,033.38</b>	<b>210.37</b>	<b>229,846.00</b>	<b>228,396.02</b>	<b>1,449.98</b>	<b>228,483.52</b>
<b>Gross Profit</b>	<b>57,243.75</b>	<b>57,033.38</b>	<b>210.37</b>	<b>229,846.00</b>	<b>228,396.02</b>	<b>1,449.98</b>	<b>228,483.52</b>
<b>Expense</b>							
5000 - Administrative Expenses							
5010 - Accounting & Management Expense	904.05	904.05	0.00	9,040.50	9,040.50	0.00	10,848.60
5020 - Bad Debt Expense	576.88	450.00	126.88	1,422.98	4,500.00	-3,077.02	5,400.00
5040 - Legal Expenses	0.00	625.00	-625.00	5,407.30	6,250.00	-842.70	7,500.00
5050 - Licenses, Taxes, Permits, Fees	184.00	102.08	81.92	1,973.45	1,020.80	952.65	1,225.00
5060 - Office Expense	184.00	41.67	122.33	184.00	416.70	-252.70	500.00
5070 - Postage & Printing Expense	54.69	125.00	-70.31	372.59	1,250.00	-877.41	1,500.00
5080 - Social Functions	0.00	83.33	-83.33	343.26	833.30	-490.02	1,000.00
5090 - Transfer & Screening Expense	0.00	12.50	-12.50	300.00	125.00	175.00	150.00
<b>Total 5000 - Administrative Expenses</b>	<b>1,883.62</b>	<b>2,343.63</b>	<b>-460.01</b>	<b>19,024.10</b>	<b>23,436.30</b>	<b>-4,412.20</b>	<b>28,123.60</b>
5200 - Building Repairs & Maintenance							
5210 - Elevator R&M	1,477.32	625.00	852.32	6,155.62	6,250.00	-94.38	7,500.00
5220 - Fire Alarm R&M	127.20	291.67	-164.47	1,298.50	2,916.70	-1,618.20	3,500.00
5230 - General R&M Bldg	5,540.61	625.00	4,915.61	29,443.59	6,250.00	23,193.59	7,500.00
5240 - Generator R&M	0.00	116.67	-116.67	0.00	1,166.70	-1,166.70	1,400.00
5250 - Plumbing R&M	0.00	62.50	-62.50	10,477.21	625.00	9,852.21	750.00
5260 - Security System R&M	0.00			628.58			
5270 - Supplies	58.25			4,219.78			
<b>Total 5200 - Building Repairs &amp; Maintenance</b>	<b>7,203.38</b>	<b>1,720.84</b>	<b>5,482.54</b>	<b>52,223.28</b>	<b>17,208.40</b>	<b>35,014.88</b>	<b>20,850.00</b>
5400 - Grounds Repairs & Maintenance							
5410 - Dock R&M	11,858.00	41.67	11,816.33	125,840.22	416.70	125,423.52	500.00
5420 - Garage R&M	0.00	41.67	-41.67	0.00	416.70	-416.70	500.00
5430 - General R&M Outside	5,725.00	150.00	5,575.00	5,725.00	1,500.00	4,225.00	1,800.00
5440 - Irrigation R&M	0.00	41.67	-41.67	0.00	416.70	-416.70	500.00
5450 - Janitorial Expense	1,620.00	1,631.25	-11.25	16,050.40	16,312.50	-262.10	19,575.00
5460 - Landscaping	185.00	65.67	119.33	686.00	666.70	18.30	800.00
5470 - Lawn Care	150.00	500.00	-350.00	4,340.00	5,000.00	-660.00	6,000.00
5480 - Pest Control Expense	61.00	168.67	-107.67	1,257.00	1,666.70	-409.70	2,000.00
5510 - Pool R&M	290.00	458.33	-168.33	6,617.20	4,583.30	2,033.90	5,500.00
5520 - Roof R&M	400.93			400.93			
<b>Total 5400 - Grounds Repairs &amp; Maintenance</b>	<b>20,287.93</b>	<b>3,097.93</b>	<b>17,190.00</b>	<b>160,915.75</b>	<b>30,979.30</b>	<b>129,936.45</b>	<b>37,175.00</b>
5600 - Insurance Expense							
5610 - Boiler & Machinery	94.78	100.00	-5.22	951.11	1,000.00	-48.89	1,200.00
5620 - Crime	45.05	50.00	-4.95	488.21	500.00	-31.79	600.00
5630 - Directors & Officers	81.73	104.17	-22.44	972.12	1,041.70	-69.58	1,250.00
5640 - Flood	704.70	691.67	13.03	6,736.95	6,916.70	-179.75	8,300.00
5660 - Liability	355.06	304.17	50.89	3,054.33	3,041.70	12.63	3,650.00
5660 - Property	565.21	625.00	-59.79	5,949.59	6,250.00	-300.41	7,500.00
5670 - Umbrella	137.14	133.33	3.81	1,304.73	1,333.30	-28.57	1,600.00
5680 - Wind	3,850.92	3,750.00	100.92	35,791.67	37,500.00	-1,708.33	45,000.00
5700 - Insurance Inspections	0.00			1,500.00			
<b>Total 5600 - Insurance Expense</b>	<b>5,834.69</b>	<b>5,758.34</b>	<b>76.25</b>	<b>56,728.71</b>	<b>57,583.40</b>	<b>-854.69</b>	<b>69,100.00</b>

10:55 AM

11/23/15

Accrual Basis

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

	Oct 15	Budget	\$ Over Budget	Jan - Oct 15	YTD Budget	\$ Over Budget	Annual Budget
<b>5800 · Utilities Expense</b>							
5810 · Electric Expense	528.44	433.33	95.11	4,876.34	4,333.30	543.04	5,200.00
5820 · Fuel Expense	175.05	250.00	-74.95	3,471.30	2,500.00	971.30	3,000.00
5830 · Telephone Expense	322.62	353.33	-30.71	3,408.24	3,583.30	-175.06	4,300.00
5840 · Waste Removal Expense	243.33	258.33	-14.40	2,463.24	2,583.30	-120.06	3,100.00
5850 · Water & Sewer Expense	1,172.62	1,258.33	-85.71	12,960.84	12,583.30	377.54	15,100.00
<b>Total 5800 · Utilities Expense</b>	<b>2,442.66</b>	<b>2,558.32</b>	<b>-115.66</b>	<b>27,179.96</b>	<b>25,583.20</b>	<b>1,596.76</b>	<b>30,700.00</b>
<b>6000 · 40 Year Inspection &amp; Repairs</b>							
6500 · Management Expenses	-47.18			-47.18			
<b>Total 6000 · 40 Year Inspection &amp; Repairs</b>	<b>-47.18</b>			<b>-47.18</b>			
<b>8000 · Reserve Allocation</b>							
7010 · Paving	1,625.00	541.67	1,083.33	6,500.00	5,416.70	1,083.30	6,500.04
7020 · Painting	1,964.29	654.76	1,309.53	7,857.16	6,547.60	1,309.56	7,857.12
7030 · Roof	2,094.44	898.15	1,396.29	8,377.76	6,981.50	1,396.26	8,377.80
8040 · Generator	5,000.00	1,866.67	3,333.33	20,000.00	16,666.70	3,333.30	20,000.04
<b>Total 8000 · Reserve Allocation</b>	<b>10,683.73</b>	<b>3,561.25</b>	<b>7,122.48</b>	<b>42,734.92</b>	<b>35,612.50</b>	<b>7,122.42</b>	<b>42,735.00</b>
<b>Total Expense</b>	<b>48,288.73</b>	<b>19,040.31</b>	<b>29,248.42</b>	<b>358,759.54</b>	<b>190,403.10</b>	<b>168,356.44</b>	<b>228,483.60</b>
<b>Net Income</b>	<b>8,955.02</b>	<b>37,993.07</b>	<b>-29,038.05</b>	<b>-128,913.54</b>	<b>37,992.92</b>	<b>-166,906.46</b>	<b>-0.08</b>