

Riverside Terrace Condominium, Inc

Balance Sheet

As of February 28, 2015

	Feb 28, 15	Jan 31, 15	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	225,716.37	248,077.41	-22,361.04
1010 · FSB Special Assess 5148	366,114.02	377,169.76	-11,055.74
1020 · FSB Reserves 9689	51,631.35	51,613.53	17.82
Total Checking/Savings	643,461.74	676,860.70	-33,398.96
Accounts Receivable			
1100 · Accounts Receivable	49,257.67	49,702.01	-444.34
1110 · Allowance for Bad Debt	-49,197.90	-49,385.40	187.50
Total Accounts Receivable	59.77	316.61	-256.84
Other Current Assets			
1150 · Prepaid Insurance	33,250.37	38,696.55	-5,446.18
1160 · Utility Deposits	390.00	390.00	0.00
Total Other Current Assets	33,640.37	39,086.55	-5,446.18
Total Current Assets	677,161.88	716,263.86	-39,101.98
TOTAL ASSETS	677,161.88	716,263.86	-39,101.98
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	358,369.00	360,836.20	-2,467.20
Total Accounts Payable	358,369.00	360,836.20	-2,467.20
Other Current Liabilities			
2050 · Accrued Expenses	0.00	3,200.00	-3,200.00
2100 · Prepaid Maintenance	4,170.00	4,170.00	0.00
2200 · Insurance Payable	15,514.71	20,686.28	-5,171.57
Total Other Current Liabilities	19,684.71	28,056.28	-8,371.57
Total Current Liabilities	378,053.71	388,892.48	-10,838.77
Total Liabilities	378,053.71	388,892.48	-10,838.77
Equity			
3000 · Fund Balance	138,228.82	138,228.82	0.00
3100 · Reserves	51,493.29	51,493.29	0.00
3150 · Reserves Interest	138.06	120.24	17.82
3200 · Restricted SA Funds 2013	108,592.57	116,235.78	-7,643.21

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Accrual Basis

Riverside Terrace Condominium, Inc

Balance Sheet

As of February 28, 2015

	Feb 28, 15	Jan 31, 15	\$ Change
Net Income	655.43	21,293.25	-20,637.82
Total Equity	299,108.17	327,371.38	-28,263.21
TOTAL LIABILITIES & EQUITY	677,161.88	716,263.86	-39,101.98

Riverside Terrace Condominium, Inc Statement of Income and Expenses

February 2015

	Feb 15	Budget	\$ Over Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Maintenance Income	0.00	0.00	0.00	56,990.00	56,989.63	0.37	227,958.52
4100 · Late Fee Income	0.00	11.67	-11.67	173.75	23.34	150.41	140.00
4200 · Transfer/Screening Income	0.00	25.00	-25.00	300.00	50.00	250.00	300.00
4300 · Interest Income	0.00	7.08	-7.08	0.00	14.16	-14.16	85.00
4400 · Key Income	0.00			75.00			
Total Income	0.00	43.75	-43.75	57,538.75	57,077.13	461.62	228,483.52
Gross Profit	0.00	43.75	-43.75	57,538.75	57,077.13	461.62	228,483.52
Expense							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	904.05	904.05	0.00	1,808.10	1,808.10	0.00	10,848.60
5020 · Bad Debt Expense	-187.50	450.00	-637.50	1,561.68	900.00	661.68	5,400.00
5040 · Legal Expenses	1,882.23	625.00	1,257.23	2,959.98	1,250.00	1,709.98	7,500.00
5050 · Licenses, Taxes, Permits, Fees	35.00	102.08	-67.08	35.00	204.16	-169.16	1,225.00
5060 · Office Expense	0.00	41.67	-41.67	0.00	83.34	-83.34	500.00
5070 · Postage & Printing Expense	108.83	125.00	-16.17	132.17	250.00	-117.83	1,500.00
5080 · Social Functions	343.28	83.33	259.95	343.28	166.66	176.62	1,000.00
5090 · Transfer & Screening Expense	0.00	12.50	-12.50	0.00	25.00	-25.00	150.00
Total 5000 · Administrative Expenses	3,085.89	2,343.63	742.26	6,840.21	4,687.26	2,152.95	28,123.60
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	246.34	625.00	-378.66	1,723.66	1,250.00	473.66	7,500.00
5220 · Fire Alarm R&M	0.00	291.67	-291.67	127.20	583.34	-456.14	3,500.00
5230 · General R&M Bldg	5,147.51	625.00	4,522.51	9,848.57	1,250.00	8,598.57	7,500.00
5240 · Generator R&M	0.00	116.67	-116.67	0.00	233.34	-233.34	1,400.00
5250 · Plumbing R&M	0.00	62.50	-62.50	0.00	125.00	-125.00	750.00
5260 · Security System R&M	103.88			103.88			
5270 · Supplies	691.70			1,413.94			
Total 5200 · Building Repairs & Maintenance	6,189.43	1,720.84	4,468.59	13,217.25	3,441.68	9,775.57	20,650.00
5400 · Grounds Repairs & Maintenance							
5410 · Dock R&M	0.00	41.67	-41.67	1,936.34	83.34	1,853.00	500.00
5420 · Garage R&M	0.00	41.67	-41.67	0.00	83.34	-83.34	500.00
5430 · General R&M Outside	0.00	150.00	-150.00	0.00	300.00	-300.00	1,800.00
5440 · Irrigation R&M	0.00	41.67	-41.67	0.00	83.34	-83.34	500.00
5450 · Janitorial Expense	1,641.15	1,631.25	9.90	3,261.15	3,262.50	-1.35	19,575.00
5460 · Landscaping	0.00	66.67	-66.67	0.00	133.34	-133.34	800.00
5470 · Lawn Care	285.00	500.00	-215.00	1,120.00	1,000.00	120.00	6,000.00
5490 · Pest Control Expense	61.00	166.67	-105.67	61.00	333.34	-272.34	2,000.00
5510 · Pool R&M	410.00	458.33	-48.33	922.60	916.66	5.94	5,500.00
Total 5400 · Grounds Repairs & Maintenance	2,397.15	3,097.93	-700.78	7,301.09	6,195.66	1,105.23	37,175.00

Riverside Terrace Condominium, Inc
Statement of Income and Expenses

February 2015

	Feb 15	Budget	\$ Over Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	Annual Budget
5600 · Insurance Expense							
5610 · Boiler & Machinery	95.20	100.00	-4.80	190.40	200.00	-9.60	1,200.00
5620 · Crime	47.30	50.00	-2.70	94.60	100.00	-5.40	600.00
5630 · Directors & Officers	101.40	104.17	-2.77	202.80	208.34	-5.54	1,250.00
5640 · Flood	670.25	691.67	-21.42	1,340.50	1,383.34	-42.84	8,300.00
5650 · Liability	292.01	304.17	-12.16	584.02	608.34	-24.32	3,650.00
5660 · Property	605.69	625.00	-19.31	1,211.38	1,250.00	-38.62	7,500.00
5670 · Umbrella	128.67	133.33	-4.66	257.34	266.66	-9.32	1,600.00
5680 · Wind	3,505.66	3,750.00	-244.34	7,011.32	7,500.00	-488.68	45,000.00
5700 · Insurance Inspections	0.00			1,500.00			
Total 5600 · Insurance Expense	5,446.18	5,758.34	-312.16	12,392.36	11,516.68	875.68	69,100.00
5800 · Utilities Expense							
5810 · Electric Expense	457.30	433.33	23.97	922.94	866.66	56.28	5,200.00
5820 · Fuel Expense	1,027.03	250.00	777.03	1,701.47	500.00	1,201.47	3,000.00
5830 · Telephone Expense	329.91	358.33	-28.42	687.62	716.66	-29.04	4,300.00
5840 · Waste Removal Expense	269.95	258.33	11.62	513.62	516.66	-3.04	3,100.00
5850 · Water & Sewer Expense	1,434.98	1,258.33	176.65	2,623.03	2,516.66	106.37	15,100.00
Total 5800 · Utilities Expense	3,519.17	2,558.32	960.85	6,448.68	5,116.64	1,332.04	30,700.00
8000 · Reserve Allocation							
7010 · Paving	0.00	541.67	-541.67	1,625.00	1,083.34	541.66	6,500.04
7020 · Painting	0.00	654.76	-654.76	1,964.29	1,309.52	654.77	7,857.12
7030 · Roof	0.00	698.15	-698.15	2,094.44	1,396.30	698.14	8,377.80
8040 · Generator	0.00	1,666.67	-1,666.67	5,000.00	3,333.34	1,666.66	20,000.04
Total 8000 · Reserve Allocation	0.00	3,561.25	-3,561.25	10,683.73	7,122.50	3,561.23	42,735.00
Total Expense	20,637.82	19,040.31	1,597.51	56,883.32	38,080.62	18,802.70	228,483.60
Net Income	-20,637.82	-18,996.56	-1,641.26	655.43	18,996.51	-18,341.08	-0.08