

Riverside Terrace Condominium, Inc
Balance Sheet
 As of April 30, 2015

	Apr 30, 15	Mar 31, 15	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	190,462.21	205,338.40	-14,876.19
1010 · FSB Special Assess 5148	252,250.39	289,504.89	-37,254.50
1020 · FSB Reserves 9689	62,354.05	51,651.08	10,702.97
Total Checking/Savings	505,066.65	546,494.37	-41,427.72
Accounts Receivable			
1100 · Accounts Receivable	48,161.92	48,322.92	-161.00
1110 · Allowance for Bad Debt	-47,940.20	-48,153.32	213.12
Total Accounts Receivable	221.72	169.60	52.12
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	22,358.01	27,804.19	-5,446.18
1160 · Prepaid Expenses	5,415.24	0.00	5,415.24
1170 · Prepaid Taxes	200.00	0.00	200.00
Total Other Current Assets	28,363.25	28,194.19	169.06
Total Current Assets	533,651.62	574,858.16	-41,206.54
TOTAL ASSETS	533,651.62	574,858.16	-41,206.54
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	455,742.04	353,958.60	101,783.44
Total Accounts Payable	455,742.04	353,958.60	101,783.44
Other Current Liabilities			
2100 · Prepaid Maintenance	2,780.00	12,378.70	-9,598.70
2200 · Insurance Payable	5,171.57	10,343.14	-5,171.57
Total Other Current Liabilities	7,951.57	22,721.84	-14,770.27
Total Current Liabilities	463,693.61	376,680.44	87,013.17
Total Liabilities	463,693.61	376,680.44	87,013.17
Equity			
3000 · Fund Balance	138,228.82	138,228.82	0.00
3100 · Reserves	62,177.02	51,493.29	10,683.73
3150 · Reserves Interest	177.03	157.79	19.24
3200 · Restricted SA Funds 2013	22,110.22	32,724.12	-10,613.90

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Accrual Basis

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	<u>Apr 30, 15</u>	<u>Mar 31, 15</u>	<u>\$ Change</u>
Net Income	-152,735.08	-24,426.30	-128,308.78
Total Equity	69,958.01	198,177.72	-128,219.71
TOTAL LIABILITIES & EQUITY	<u>533,651.62</u>	<u>574,858.16</u>	<u>-41,206.54</u>

Riverside Terrace Condominium, Inc
Statement of Income and Expenses
April 2015

	Apr 15	Budget	\$ Over Budget	Jan - Apr 15	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Maintenance Income	56,990.00	56,989.63	0.37	113,980.00	113,979.26	0.74	227,958.52
4100 · Late Fee Income	104.25	11.67	92.58	278.00	46.68	231.32	140.00
4200 · Transfer/Screening Income	100.00	25.00	75.00	500.00	100.00	400.00	300.00
4300 · Interest Income	0.00	7.08	-7.08	0.00	28.32	-28.32	85.00
4400 · Key Income	150.00			450.00			
Total Income	57,344.25	57,033.38	310.87	115,208.00	114,154.26	1,053.74	228,483.52
Gross Profit	57,344.25	57,033.38	310.87	115,208.00	114,154.26	1,053.74	228,483.52
Expense							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	904.05	904.05	0.00	3,616.20	3,616.20	0.00	10,848.60
5020 · Bad Debt Expense	-213.12	450.00	-663.12	303.98	1,800.00	-1,496.02	5,400.00
5040 · Legal Expenses	546.98	625.00	-78.02	3,506.96	2,500.00	1,006.96	7,500.00
5050 · Licenses, Taxes, Permits, Fees	1,386.00	102.08	1,283.92	1,632.25	408.32	1,223.93	1,225.00
5060 · Office Expense	0.00	41.67	-41.67	0.00	166.68	-166.68	500.00
5070 · Postage & Printing Expense	62.92	125.00	-62.08	227.52	500.00	-272.48	1,500.00
5080 · Social Functions	0.00	83.33	-83.33	343.28	333.32	9.96	1,000.00
5090 · Transfer & Screening Expense	200.00	12.50	187.50	200.00	50.00	150.00	150.00
Total 5000 · Administrative Expenses	2,886.83	2,343.63	543.20	9,830.19	9,374.52	455.67	28,123.60
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	1,477.32	625.00	852.32	3,200.98	2,500.00	700.98	7,500.00
5220 · Fire Alarm R&M	127.20	291.67	-164.47	254.40	1,166.68	-912.28	3,500.00
5230 · General R&M Bldg	1,067.91	625.00	442.91	16,023.25	2,500.00	13,523.25	7,500.00
5240 · Generator R&M	0.00	116.67	-116.67	0.00	466.68	-466.68	1,400.00
5250 · Plumbing R&M	0.00	62.50	-62.50	2,939.39	250.00	2,689.39	750.00
5260 · Security System R&M	524.70			628.58			
5270 · Supplies	0.00			2,225.82			
Total 5200 · Building Repairs & Maintenance	3,197.13	1,720.84	1,476.29	25,272.42	6,883.36	18,389.06	20,650.00
5400 · Grounds Repairs & Maintenance							
5410 · Dock R&M	105,855.00	41.67	105,813.33	112,834.22	166.68	112,667.54	500.00
5420 · Garage R&M	0.00	41.67	-41.67	0.00	166.68	-166.68	500.00
5430 · General R&M Outside	48,389.78	150.00	48,239.78	48,389.78	600.00	47,789.78	1,800.00
5440 · Irrigation R&M	0.00	41.67	-41.67	0.00	166.68	-166.68	500.00
5450 · Janitorial Expense	1,620.00	1,631.25	-11.25	6,501.15	6,525.00	-23.85	19,575.00
5460 · Landscaping	0.00	86.67	-86.67	0.00	266.68	-266.68	800.00
5470 · Lawn Care	265.00	500.00	-215.00	1,990.00	2,000.00	-10.00	6,000.00
5490 · Pest Control Expense	1,013.00	166.67	846.33	1,074.00	666.68	407.32	2,000.00
5510 · Pool R&M	3,290.00	458.33	2,831.67	4,757.20	1,833.32	2,923.88	5,500.00
Total 5400 · Grounds Repairs & Maintenance	160,452.78	3,097.93	157,354.85	175,546.35	12,391.72	163,154.63	37,175.00
5600 · Insurance Expense							
5610 · Boiler & Machinery	95.20	100.00	-4.80	380.80	400.00	-19.20	1,200.00
5620 · Crime	47.30	50.00	-2.70	189.20	200.00	-10.80	600.00
5630 · Directors & Officers	101.40	104.17	-2.77	405.60	416.68	-11.08	1,250.00
5640 · Flood	670.25	691.67	-21.42	2,681.00	2,766.68	-85.68	8,300.00
5650 · Liability	292.01	304.17	-12.16	1,168.04	1,216.68	-48.64	3,650.00
5660 · Property	605.69	625.00	-19.31	2,422.76	2,500.00	-77.24	7,500.00
5670 · Umbrella	128.67	133.33	-4.66	514.68	533.32	-18.64	1,600.00
5680 · Wind	3,505.66	3,750.00	-244.34	14,022.64	15,000.00	-977.36	45,000.00
5700 · Insurance Inspections	0.00			1,500.00			
Total 5600 · Insurance Expense	5,446.18	5,758.34	-312.16	23,284.72	23,033.36	251.36	69,100.00

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Statement of Income and Expenses

April 2015

	Apr 15	Budget	\$ Over Budget	Jan - Apr 15	YTD Budget	\$ Over Budget	Annual Budget
5800 · Utilities Expense							
5810 · Electric Expense	448.64	433.33	15.31	1,809.72	1,733.32	76.40	5,200.00
5820 · Fuel Expense	421.70	250.00	171.70	2,757.35	1,000.00	1,757.35	3,000.00
5830 · Telephone Expense	416.81	358.33	58.48	1,431.73	1,433.32	-1.59	4,300.00
5840 · Waste Removal Expense	243.67	258.33	-14.66	1,000.96	1,033.32	-32.36	3,100.00
5850 · Water & Sewer Expense	1,455.56	1,258.33	197.23	5,642.18	5,033.32	608.86	15,100.00
Total 5800 · Utilities Expense	2,986.38	2,558.32	428.06	12,641.94	10,233.28	2,408.66	30,700.00
8000 · Reserve Allocation							
7010 · Paving	1,625.00	541.67	1,083.33	3,250.00	2,166.68	1,083.32	6,500.04
7020 · Painting	1,964.29	654.76	1,309.53	3,928.58	2,619.04	1,309.54	7,857.12
7030 · Roof	2,094.44	698.15	1,396.29	4,188.88	2,792.60	1,396.28	8,377.80
8040 · Generator	5,000.00	1,666.67	3,333.33	10,000.00	6,666.68	3,333.32	20,000.04
Total 8000 · Reserve Allocation	10,683.73	3,561.25	7,122.48	21,367.46	14,245.00	7,122.46	42,735.00
Total Expense	185,653.03	19,040.31	166,612.72	267,943.08	76,161.24	191,781.84	228,483.60
Net Income	-128,308.78	37,993.07	-166,301.85	-152,735.08	37,993.02	-190,728.10	-0.08