

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

	Nov 30, 15	Oct 31, 15	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1000 - FSB Operating 5122	32,655.82	67,677.62	-35,021.80
1010 - FSB Special Assess 5148	153,528.49	154,220.67	-692.18
1020 - FSB Reserves 9689	83,902.54	83,875.47	27.07
Total Checking/Savings	270,086.85	305,773.76	-35,686.91
Accounts Receivable			
1100 - Accounts Receivable	49,111.32	49,111.32	0.00
1110 - Allowance for Bad Debt	-49,111.32	-49,059.20	-52.12
Total Accounts Receivable	0.00	52.12	-52.12
Other Current Assets			
1140 - Utility Deposits	390.00	390.00	0.00
1150 - Prepaid Insurance	54,652.49	60,630.63	-5,978.14
1170 - Prepaid Taxes	600.00	600.00	0.00
Total Other Current Assets	55,642.49	61,620.63	-5,978.14
Total Current Assets	325,729.34	367,446.51	-41,717.17
TOTAL ASSETS	325,729.34	367,446.51	-41,717.17
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	141,561.14	152,968.39	-11,407.25
2000 - Accounts Payable	141,561.14	152,968.39	-11,407.25
Total Accounts Payable			
Other Current Liabilities			
2100 - Prepaid Maintenance	2,814.75	2,814.75	0.00
2200 - Insurance Payable	33,327.48	38,882.06	-5,554.58
Total Other Current Liabilities	36,142.23	41,696.81	-5,554.58
Total Current Liabilities	177,703.37	194,665.20	-16,961.83
Total Liabilities	177,703.37	194,665.20	-16,961.83
Equity			
3000 - Fund Balance	138,228.82	138,228.82	0.00
3100 - Reserves	83,544.48	83,544.48	0.00
3150 - Reserves Interest	358.06	330.99	27.07
3200 - Restricted SA Funds 2013	78,982.74	79,637.74	-645.00

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Accrual Basis

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	Nov 30, 15	Oct 31, 15	\$ Change
Net Income	-153,098.13	-128,960.72	-24,137.41
Total Equity	148,025.97	172,781.31	-24,755.34
TOTAL LIABILITIES & EQUITY	325,729.34	367,446.51	-41,717.17

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

	Nov 15	Budget	\$ Over Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
4000 · Maintenance Income	0.00	0.00	0.00	227,960.00	227,965.52	1.48	227,966.52
4100 · Late Fee Income	0.00	11.67	-11.67	555.00	125.37	427.63	140.00
4200 · Transfer/Screening Income	0.00	25.00	-25.00	500.00	275.00	525.00	300.00
4300 · Interest Income	0.00	7.08	-7.08	680.00	77.86	-77.86	85.00
4400 · Key Income	150.00						
Total Income	150.00	43.75	106.25	229,966.00	228,439.77	1,556.23	228,463.52
Gross Profit	150.00	43.75	106.25	229,966.00	228,439.77	1,556.23	228,463.52
Expense							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	904.05	904.05	0.00	9,944.55	9,944.55	0.00	10,848.60
5020 · Bad Debt Expense	52.12	450.00	-357.88	1,475.10	4,950.00	-3,474.90	5,400.00
5040 · Legal Expenses	71.99	625.00	-553.01	5,479.29	6,875.00	-1,395.71	7,500.00
5050 · Licenses, Taxes, Permits, Fees	0.00	102.08	-102.08	1,973.45	1,122.88	850.57	1,225.00
5060 · Office Expense	334.58	41.67	292.91	498.58	458.37	40.21	500.00
5070 · Postage & Printing Expense	47.86	125.00	-77.14	420.45	1,375.00	-954.55	1,500.00
5080 · Social Functions	0.00	83.33	-83.33	343.28	916.63	-573.35	1,000.00
5090 · Transfer & Screening Expense	0.00	12.50	-12.50	300.00	137.50	162.50	150.00
Total 5000 · Administrative Expenses	1,410.60	2,343.63	-933.03	20,464.70	25,779.93	-5,345.23	28,123.60
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	0.00	625.00	-625.00	6,156.62	6,875.00	-719.38	7,500.00
5220 · Fire Alarm R&M	0.00	291.67	-291.67	1,296.50	3,208.37	-1,909.87	3,500.00
5230 · Generator R&M Bldg	6,118.58	625.00	5,493.58	35,562.17	6,875.00	28,687.17	7,500.00
5240 · Generator R&M	0.00	116.67	-116.67	0.00	1,283.37	-1,283.37	1,400.00
5250 · Plumbing R&M	463.00	62.50	390.50	10,890.21	687.50	10,242.71	750.00
5260 · Security System R&M	0.00			628.58			
5270 · Supplies	204.34			4,424.32			
Total 5200 · Building Repairs & Maintenance	6,776.12	1,720.84	5,055.28	58,999.40	18,929.24	40,070.16	20,650.00
5400 · Grounds Repairs & Maintenance							
5410 · Dock R&M	0.00	41.67	-41.67	125,840.22	458.37	125,381.85	500.00
5420 · Garage R&M	0.00	41.67	-41.67	0.00	458.37	-458.37	500.00
5430 · General R&M Outside	0.00	150.00	-150.00	5,725.00	1,650.00	4,075.00	1,800.00
5440 · Irrigation R&M	451.92	41.67	410.25	451.92	458.37	-6.45	500.00
5450 · Landscaping Expense	1,547.06	1,537.25	9.81	17,897.48	17,943.75	-46.27	19,575.00
5470 · Lawn Care	4,039.00	65.67	3,973.33	500.00	733.37	-233.37	800.00
5490 · Pest Control Expense	0.00	65.67	-65.67	8,854.00	5,500.00	3,064.00	6,000.00
5510 · Pool R&M	1,622.00	168.67	1,453.33	1,257.00	1,833.37	-576.37	2,000.00
5520 · Roof R&M	0.00	458.33	-458.33	8,200.00	5,041.63	3,197.57	5,500.00
Total 5400 · Grounds Repairs & Maintenance	7,660.00	3,097.93	4,562.07	168,575.75	34,077.23	134,498.52	37,175.00
5600 · Insurance Expense							
5610 · Bailor & Machinery	94.78	100.00	-5.22	1,045.89	1,100.00	-54.11	1,200.00
5620 · Crims	45.05	30.00	15.05	513.26	550.00	-36.74	600.00
5630 · Directors & Officers	81.75	691.67	-609.92	1,053.85	1,145.87	-92.02	1,250.00
5640 · Flood	848.25	394.17	454.08	7,685.20	1,608.37	6,076.83	8,300.00
5650 · Liability	355.06	825.00	-469.94	6,514.80	3,345.87	3,168.93	3,650.00
5660 · Property	565.21	825.00	-259.79	6,514.80	3,345.87	3,168.93	3,650.00
5670 · Umbrella	137.14	133.33	3.81	1,441.87	1,468.63	-26.76	1,500.00
5680 · Wind	3,850.92	3,750.00	100.92	39,442.59	41,250.00	-1,607.41	45,000.00
5700 · Insurance Inspections	0.00			1,500.00			
Total 5600 · Insurance Expense	5,978.14	5,758.34	219.80	62,706.85	63,341.74	-634.89	69,100.00

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Statement of Income and Expenses
November 2015

	Nov 15	Budget	\$ Over Budget	Jan - Nov 15	YTD Budget	\$ Over Budget	Annual Budget
5800 - Utilities Expense							
5810 - Electric Expense	591.47	433.33	148.14	5,457.81	4,766.63	691.18	5,200.00
5820 - Fuel Expense	256.16	250.00	6.16	3,729.46	2,750.00	979.46	3,000.00
5830 - Telephone Expense	336.48	359.33	-22.85	3,734.72	3,941.63	-206.91	4,300.00
5840 - Waste Removal Expense	243.93	258.33	-14.40	2,841.53	2,841.53	-134.46	3,100.00
5850 - Water & Sewer Expense	1,052.51	1,258.33	-205.82	14,013.35	13,541.63	171.72	15,100.00
Total 5800 - Utilities Expense	2,462.55	2,558.32	-95.77	29,642.51	28,141.52	1,500.99	30,700.00
8000 - Reserve Allocation							
7010 - Paving	0.00	541.67	-541.67	6,500.00	5,998.37	541.63	6,500.04
7020 - Painting	0.00	654.16	-654.16	7,857.16	7,502.36	654.80	7,857.12
7030 - Roof	0.00	698.15	-698.15	8,377.76	7,679.65	698.11	8,377.80
8040 - Generator	0.00	1,666.67	-1,666.67	20,000.00	16,333.37	1,666.63	20,000.04
Total 8000 - Reserve Allocation	0.00	3,561.25	-3,561.25	42,734.92	39,173.75	3,561.17	42,735.00
Total Expense	24,287.41	19,040.31	5,247.10	383,094.13	209,443.41	173,650.72	228,483.60
Net Ordinary Income	-24,137.41	-18,896.56	-5,140.85	-153,098.13	18,996.36	-172,094.49	-0.08
Net Income	-24,137.41	-18,896.56	-5,140.85	-153,098.13	18,996.36	-172,094.49	-0.08