

**Riverside Terrace Condominium, Inc**  
**Balance Sheet**  
As of February 29, 2016

	Feb 29, 16	Jan 31, 16	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	6,731.79	30,399.80	-23,668.01
1010 · FSB Special Assess 5148	97,274.53	101,612.72	-4,338.19
1020 · FSB Reserves 9689	94,755.32	94,721.45	33.87
Total Checking/Savings	198,761.64	226,733.97	-27,972.33
Accounts Receivable			
1100 · Accounts Receivable	49,528.77	49,828.77	-300.00
1110 · Allowance for Bad Debt	-49,520.08	-49,820.08	300.00
Total Accounts Receivable	8.69	8.69	0.00
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	36,718.07	42,696.21	-5,978.14
1170 · Prepaid Taxes	800.00	800.00	0.00
Total Other Current Assets	37,908.07	43,886.21	-5,978.14
Total Current Assets	236,678.40	270,628.87	-33,950.47
<b>TOTAL ASSETS</b>	<b>236,678.40</b>	<b>270,628.87</b>	<b>-33,950.47</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	77,479.29	84,736.36	-7,257.07
Total Accounts Payable	77,479.29	84,736.36	-7,257.07
Other Current Liabilities			
2050 · Accrued Expenses	0.00	3,300.00	-3,300.00
2100 · Prepaid Maintenance	2,814.75	1,330.75	1,484.00
2200 · Insurance Payable	16,663.74	22,218.32	-5,554.58
Total Other Current Liabilities	19,478.49	26,849.07	-7,370.58
Total Current Liabilities	96,957.78	111,585.43	-14,627.65
Total Liabilities	96,957.78	111,585.43	-14,627.65
Equity			
3000 · Fund Balance	-38,236.57	-38,236.57	0.00
3100 · Reserves	94,300.17	94,300.17	0.00
3150 · Reserves Interest	455.15	421.28	33.87
3200 · Restricted SA Funds 2013	73,059.19	77,697.38	-4,638.19

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Accrual Basis

Riverside Terrace Condominium, Inc  
**Balance Sheet**  
As of February 29, 2016

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	<u>Feb 29, 16</u>	<u>Jan 31, 16</u>	<u>\$ Change</u>
Net Income	10,142.68	24,861.18	-14,718.50
Total Equity	139,720.62	159,043.44	-19,322.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>236,678.40</u></u>	<u><u>270,628.87</u></u>	<u><u>-33,950.47</u></u>

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

February 2016

	Feb 16	Budget	\$ Over Budget	Jan - Feb 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
4000 · Maintenance Income	0.00	0.00	0.00	60,844.00	60,844.21	-0.21	243,376.84
4100 · Late Fee Income	0.00	0.00	0.00	111.30	75.00	36.30	300.00
4200 · Transfer/Screening Income	0.00	25.00	-25.00	0.00	50.00	-50.00	300.00
4300 · Interest Income	0.00	1.67	-1.67	0.00	3.34	-3.34	20.00
4400 · Key Income	75.00	8.33	66.67	75.00	16.66	58.34	100.00
<b>Total Income</b>	<b>75.00</b>	<b>35.00</b>	<b>40.00</b>	<b>61,030.30</b>	<b>60,989.21</b>	<b>41.09</b>	<b>244,096.84</b>
<b>Gross Profit</b>	<b>75.00</b>	<b>35.00</b>	<b>40.00</b>	<b>61,030.30</b>	<b>60,989.21</b>	<b>41.09</b>	<b>244,096.84</b>
<b>Expense</b>							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	931.17	931.17	0.00	1,862.34	1,862.34	0.00	11,174.04
5020 · Bad Debt Expense	-300.00	500.00	-800.00	1,052.19	1,000.00	52.19	6,000.00
5040 · Legal Expenses	566.49	625.00	-58.51	707.18	1,250.00	-542.82	7,500.00
5050 · Licenses, Taxes, Permits, Fees	0.00	154.17	-154.17	0.00	308.34	-308.34	1,850.00
5060 · Office Expense	76.00	41.67	34.33	718.00	83.34	634.66	500.00
5070 · Postage Expense	36.96	50.00	-13.04	107.69	100.00	7.69	600.00
5080 · Social Functions	0.00	83.33	-83.33	0.00	166.66	-166.66	999.97
5090 · Transfer & Screening Expense	0.00	12.50	-12.50	0.00	25.00	-25.00	150.00
<b>Total 5000 · Administrative Expenses</b>	<b>1,310.62</b>	<b>2,397.84</b>	<b>-1,087.22</b>	<b>4,447.40</b>	<b>4,795.68</b>	<b>-348.28</b>	<b>28,774.01</b>
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	0.00	650.00	-650.00	1,528.29	1,300.00	228.29	7,800.00
5220 · Fire Alarm R&M	0.00	125.00	-125.00	127.20	250.00	-122.80	1,500.00
5230 · General R&M	1,288.41	708.33	580.08	9,510.38	1,416.66	8,093.72	8,500.00
5240 · Generator R&M	0.00	116.67	-116.67	0.00	233.34	-233.34	1,400.00
5250 · Plumbing R&M	480.00	100.00	380.00	550.00	200.00	350.00	1,200.00
5260 · Security System R&M	0.00	70.83	-70.83	0.00	141.66	-141.66	850.00
5270 · Supplies	0.00	416.67	-416.67	164.30	833.34	-669.04	5,000.00
<b>Total 5200 · Building Repairs &amp; Maintenance</b>	<b>1,768.41</b>	<b>2,187.50</b>	<b>-419.09</b>	<b>11,880.17</b>	<b>4,375.00</b>	<b>7,505.17</b>	<b>26,250.00</b>
5400 · Grounds Repairs & Maintenance							
5420 · Garage R&M	0.00	41.67	-41.67	0.00	83.34	-83.34	500.00
5440 · Irrigation R&M	0.00	208.33	-208.33	0.00	416.66	-416.66	2,500.00
5450 · Janitorial Expense	1,664.00	1,675.00	-11.00	3,328.00	3,350.00	-22.00	20,100.00
5460 · Landscaping	185.00	100.00	85.00	370.00	200.00	170.00	1,200.00
5470 · Lawn Care	100.00	500.00	-400.00	200.00	1,000.00	-800.00	6,000.00
5490 · Pest Control Expense	61.00	150.00	-89.00	61.00	300.00	-239.00	1,800.00
5510 · Pool R&M	590.40	333.33	257.07	880.40	666.66	213.74	4,000.00
5520 · Roof R&M	308.03	0.00	308.03	308.03	0.00	308.03	0.00
<b>Total 5400 · Grounds Repairs &amp; Maintenance</b>	<b>2,908.43</b>	<b>3,008.33</b>	<b>-99.90</b>	<b>5,147.43</b>	<b>6,016.66</b>	<b>-869.23</b>	<b>36,100.00</b>

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

February 2016

	Feb 16	Budget	\$ Over Budget	Jan - Feb 16	YTD Budget	\$ Over Budget	Annual Budget
<b>5600 · Insurance Expense</b>							
5610 · Boiler & Machinery	94.78	100.00	-5.22	189.56	200.00	-10.44	1,200.00
5620 · Crime	45.05	50.00	-4.95	90.10	100.00	-9.90	600.00
5630 · Directors & Officers	81.73	104.17	-22.44	163.46	208.34	-44.88	1,250.00
5640 · Flood	848.25	933.33	-85.08	1,696.50	1,866.66	-170.16	11,200.00
5650 · Liability	355.06	366.67	-11.61	710.12	733.34	-23.22	4,400.00
5660 · Property	565.21	583.33	-18.12	1,130.42	1,166.66	-36.24	7,000.00
5670 · Umbrella	137.14	141.67	-4.53	274.28	283.34	-9.06	1,700.00
5680 · Wind	3,850.92	3,966.67	-115.75	7,701.84	7,933.34	-231.50	47,600.00
<b>Total 5600 · Insurance Expense</b>	<b>5,978.14</b>	<b>6,245.84</b>	<b>-267.70</b>	<b>11,956.28</b>	<b>12,491.68</b>	<b>-535.40</b>	<b>74,950.00</b>
<b>5800 · Utilities Expense</b>							
5810 · Electric Expense	508.62	500.00	8.62	1,192.41	1,000.00	192.41	6,000.00
5820 · Fuel Expense	1,197.48	416.67	780.81	2,326.03	833.34	1,492.69	5,000.00
5830 · Telephone Expense	-613.03	358.33	-971.36	-286.34	716.66	-1,003.00	4,300.00
5840 · Waste Removal Expense	296.49	258.33	38.16	540.42	518.66	23.76	3,100.00
5850 · Water & Sewer Expense	1,438.34	1,383.33	55.01	2,928.13	2,766.66	161.47	16,600.00
<b>Total 5800 · Utilities Expense</b>	<b>2,827.90</b>	<b>2,916.66</b>	<b>-88.76</b>	<b>6,700.65</b>	<b>5,833.32</b>	<b>867.33</b>	<b>35,000.00</b>
<b>8000 · Reserve Allocation</b>							
7010 · Paving	0.00	0.00	0.00	812.50	812.50	0.00	3,250.00
7020 · Painting	0.00	0.00	0.00	1,718.75	1,718.75	0.00	6,875.00
7030 · Roof	0.00	0.00	0.00	3,224.44	3,224.44	0.00	12,897.76
8040 · Generator	0.00	0.00	0.00	5,000.00	5,000.00	0.00	20,000.00
<b>Total 8000 · Reserve Allocation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,755.69</b>	<b>10,755.69</b>	<b>0.00</b>	<b>43,022.76</b>
<b>Total Expense</b>	<b>14,793.50</b>	<b>16,756.17</b>	<b>-1,962.67</b>	<b>50,887.62</b>	<b>44,268.03</b>	<b>6,619.59</b>	<b>244,096.77</b>
<b>Net Ordinary Income</b>	<b>-14,718.50</b>	<b>-16,721.17</b>	<b>2,002.67</b>	<b>10,142.68</b>	<b>16,721.18</b>	<b>-6,578.50</b>	<b>0.07</b>
<b>Net Income</b>	<b>-14,718.50</b>	<b>-16,721.17</b>	<b>2,002.67</b>	<b>10,142.68</b>	<b>16,721.18</b>	<b>-6,578.50</b>	<b>0.07</b>