

## Riverside Terrace Condominium, Inc

## Balance Sheet

As of April 30, 2016

	Apr 30, 16	Mar 31, 16	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	32,270.31	7,553.64	24,716.67
1010 · FSB Special Assess 5148	13,045.36	73,760.03	-60,714.67
1020 · FSB Reserves 9689	105,582.28	94,791.53	10,790.75
Total Checking/Savings	150,897.95	176,105.20	-25,207.25
Accounts Receivable			
1100 · Accounts Receivable	52,102.07	49,356.27	2,745.80
1110 · Allowance for Bad Debt	-50,952.55	-49,251.95	-1,700.60
Total Accounts Receivable	1,149.52	104.32	1,045.20
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	24,761.79	30,739.93	-5,978.14
1160 · Prepaid Expenses	0.00	1,158.96	-1,158.96
1170 · Prepaid Taxes	800.00	800.00	0.00
Total Other Current Assets	25,951.79	33,088.89	-7,137.10
Total Current Assets	177,999.26	209,298.41	-31,299.15
<b>TOTAL ASSETS</b>	<b>177,999.26</b>	<b>209,298.41</b>	<b>-31,299.15</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	14,621.71	66,270.47	-51,648.76
Total Accounts Payable	14,621.71	66,270.47	-51,648.76
Other Current Liabilities			
2100 · Prepaid Maintenance	1,330.75	13,202.75	-11,872.00
2200 · Insurance Payable	5,554.58	11,109.16	-5,554.58
Total Other Current Liabilities	6,885.33	24,311.91	-17,426.58
Total Current Liabilities	21,507.04	90,582.38	-69,075.34
Total Liabilities	21,507.04	90,582.38	-69,075.34
Equity			
3000 · Fund Balance	-38,236.57	-38,236.57	0.00
3100 · Reserves	105,055.86	94,300.17	10,755.69
3150 · Reserves Interest	526.42	491.36	35.06
3200 · Restricted SA Funds 2013	65,963.40	69,244.69	-3,281.29

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Accrual Basis

Riverside Terrace Condominium, Inc  
**Balance Sheet**  
As of April 30, 2016

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	<u>Apr 30, 16</u>	<u>Mar 31, 16</u>	<u>\$ Change</u>
Net Income	23,183.11	-7,083.62	30,266.73
Total Equity	<u>156,492.22</u>	<u>118,716.03</u>	<u>37,776.19</u>
TOTAL LIABILITIES & EQUITY	<u>177,999.26</u>	<u>209,298.41</u>	<u>-31,299.15</u>

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

April 2016

	Apr 16	Budget	\$ Over Budget	Jan - Apr 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Income	60,844.00	60,844.21	-0.21	121,688.00	121,688.42	-0.42	243,376.84
4100 · Late Fee Income	111.30	75.00	36.30	222.60	150.00	72.60	300.00
4200 · Transfer/Screening Income	100.00	25.00	75.00	300.00	100.00	200.00	300.00
4300 · Interest Income	0.00	1.67	-1.67	0.00	6.68	-6.68	20.00
4400 · Key Income	0.00	8.33	-8.33	300.00	33.32	266.68	100.00
<b>Total Income</b>	<b>61,055.30</b>	<b>60,954.21</b>	<b>101.09</b>	<b>122,510.60</b>	<b>121,978.42</b>	<b>532.18</b>	<b>244,096.84</b>
<b>Gross Profit</b>	<b>61,055.30</b>	<b>60,954.21</b>	<b>101.09</b>	<b>122,510.60</b>	<b>121,978.42</b>	<b>532.18</b>	<b>244,096.84</b>
<b>Expense</b>							
<b>5000 · Administrative Expenses</b>							
5010 · Accounting & Management Expense	931.17	931.17	0.00	3,724.68	3,724.68	0.00	11,174.04
5020 · Bad Debt Expense	1,700.58	500.00	1,200.58	2,484.64	2,000.00	484.64	6,000.00
5040 · Legal Expenses	0.00	625.00	-625.00	1,103.65	2,500.00	-1,396.35	7,500.00
5050 · Licenses, Taxes, Permits, Fees	175.00	154.17	20.83	423.25	616.68	-193.43	1,850.00
5060 · Office Expense	140.06	41.67	98.39	858.06	166.68	691.38	500.00
5070 · Postage Expense	24.84	50.00	-25.16	154.94	200.00	-45.06	600.00
5080 · Social Functions	0.00	83.33	-83.33	0.00	333.32	-333.32	999.97
5090 · Transfer & Screening Expense	100.00	12.50	87.50	100.00	50.00	50.00	150.00
<b>Total 5000 · Administrative Expenses</b>	<b>3,071.65</b>	<b>2,397.84</b>	<b>673.81</b>	<b>8,849.22</b>	<b>9,591.36</b>	<b>-742.14</b>	<b>28,774.01</b>
<b>5200 · Building Repairs &amp; Maintenance</b>							
5210 · Elevator R&M	1,528.29	650.00	878.29	3,614.08	2,600.00	1,014.08	7,800.00
5220 · Fire Alarm R&M	296.80	125.00	171.80	424.00	500.00	-76.00	1,500.00
5230 · General R&M	799.17	708.33	90.84	12,028.35	2,833.32	9,195.03	8,500.00
5240 · Generator R&M	165.00	116.67	48.33	165.00	466.68	-301.68	1,400.00
5250 · Plumbing R&M	212.22	100.00	112.22	1,481.11	400.00	1,081.11	1,200.00
5260 · Security System R&M	0.00	70.83	-70.83	0.00	283.32	-283.32	850.00
5270 · Supplies	385.35	416.67	-31.32	778.23	1,666.68	-888.45	5,000.00
<b>Total 5200 · Building Repairs &amp; Maintenance</b>	<b>3,386.83</b>	<b>2,187.50</b>	<b>1,199.33</b>	<b>18,490.77</b>	<b>8,750.00</b>	<b>9,740.77</b>	<b>26,250.00</b>
<b>5400 · Grounds Repairs &amp; Maintenance</b>							
5420 · Garage R&M	0.00	41.67	-41.67	0.00	166.68	-166.68	500.00
5440 · Irrigation R&M	246.33	208.33	38.00	853.03	833.32	19.71	2,500.00
5450 · Janitorial Expense	1,664.00	1,675.00	-11.00	6,656.00	6,700.00	-44.00	20,100.00
5460 · Landscaping	0.00	100.00	-100.00	555.00	400.00	155.00	1,200.00
5470 · Lawn Care	285.00	500.00	-215.00	1,435.00	2,000.00	-565.00	6,000.00
5490 · Pest Control Expense	1,013.00	150.00	863.00	1,074.00	600.00	474.00	1,800.00
5510 · Pool R&M	290.00	333.33	-43.33	1,570.84	1,333.32	237.52	4,000.00
5520 · Roof R&M	0.00	0.00	0.00	713.16	0.00	713.16	0.00
<b>Total 5400 · Grounds Repairs &amp; Maintenance</b>	<b>3,498.33</b>	<b>3,008.33</b>	<b>490.00</b>	<b>12,857.03</b>	<b>12,033.32</b>	<b>823.71</b>	<b>36,100.00</b>

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

April 2016

	Apr 16	Budget	\$ Over Budget	Jan - Apr 16	YTD Budget	\$ Over Budget	Annual Budget
<b>5600 - Insurance Expense</b>							
5610 - Boiler & Machinery	94.78	100.00	-5.22	379.12	400.00	-20.88	1,200.00
5620 - Crime	45.05	50.00	-4.95	180.20	200.00	-19.80	600.00
5630 - Directors & Officers	81.73	104.17	-22.44	326.92	416.68	-89.76	1,250.00
5640 - Flood	848.25	933.33	-85.08	3,393.00	3,733.32	-340.32	11,200.00
5650 - Liability	355.06	366.67	-11.61	1,420.24	1,466.68	-46.44	4,400.00
5660 - Property	565.21	583.33	-18.12	2,260.84	2,333.32	-72.48	7,000.00
5670 - Umbrella	137.14	141.67	-4.53	548.56	566.68	-18.12	1,700.00
5680 - Wind	3,850.92	3,966.67	-115.75	15,403.68	15,866.68	-463.00	47,600.00
5700 - Insurance Inspections	1,050.00	0.00	1,050.00	1,050.00	0.00	1,050.00	0.00
<b>Total 5600 - Insurance Expense</b>	<b>7,028.14</b>	<b>6,245.84</b>	<b>782.30</b>	<b>24,962.56</b>	<b>24,983.36</b>	<b>-20.80</b>	<b>74,950.00</b>
<b>5800 - Utilities Expense</b>							
5810 - Electric Expense	537.01	500.00	37.01	2,208.74	2,000.00	208.74	6,000.00
5820 - Fuel Expense	557.22	416.67	140.55	3,455.22	1,666.68	1,788.54	5,000.00
5830 - Telephone Expense	328.98	358.33	-29.35	269.43	1,433.32	-1,163.89	4,300.00
5840 - Waste Removal Expense	206.96	258.33	-51.37	954.34	1,033.32	-78.98	3,100.00
5850 - Water & Sewer Expense	1,417.76	1,383.33	34.43	5,768.80	5,533.32	235.48	16,600.00
<b>Total 5800 - Utilities Expense</b>	<b>3,047.93</b>	<b>2,916.66</b>	<b>131.27</b>	<b>12,656.53</b>	<b>11,666.64</b>	<b>989.89</b>	<b>35,000.00</b>
<b>8000 - Reserve Allocation</b>							
7010 - Paving	812.50	812.50	0.00	1,625.00	1,625.00	0.00	3,250.00
7020 - Painting	1,718.75	1,718.75	0.00	3,437.50	3,437.50	0.00	6,875.00
7030 - Roof	3,224.44	3,224.44	0.00	6,448.88	6,448.88	0.00	12,897.76
8040 - Generator	5,000.00	5,000.00	0.00	10,000.00	10,000.00	0.00	20,000.00
<b>Total 8000 - Reserve Allocation</b>	<b>10,755.69</b>	<b>10,755.69</b>	<b>0.00</b>	<b>21,511.38</b>	<b>21,511.38</b>	<b>0.00</b>	<b>43,022.76</b>
<b>Total Expense</b>	<b>30,788.57</b>	<b>27,511.86</b>	<b>3,276.71</b>	<b>99,327.49</b>	<b>86,536.06</b>	<b>10,791.43</b>	<b>244,096.77</b>
<b>Net Ordinary Income</b>	<b>30,266.73</b>	<b>33,442.35</b>	<b>-3,175.62</b>	<b>23,183.11</b>	<b>33,442.36</b>	<b>-10,259.25</b>	<b>0.07</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
6000 - Concrete Restoration							
6100 - Engineer	3,482.50			10,022.50			
6200 - Concrete Work	-301.21			-301.21			
6300 - Aesthetics	0.00			1,358.25			
6500 - Management Expenses	100.00			669.47			
<b>Total 6000 - Concrete Restoration</b>	<b>3,281.29</b>			<b>11,749.01</b>			
6600 - Reclass to Restricted Funds	-3,281.29			-11,749.01			
<b>Total Other Expense</b>	<b>0.00</b>			<b>0.00</b>			
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>30,266.73</b>	<b>33,442.35</b>	<b>-3,175.62</b>	<b>23,183.11</b>	<b>33,442.36</b>	<b>-10,259.25</b>	<b>0.07</b>