

**Riverside Terrace Condominium, Inc**  
**Balance Sheet**  
As of May 31, 2016

	May 31, 16	Apr 30, 16	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking/Savings			
1000 · FSB Operating 5122	6,643.59	32,270.31	-25,626.72
1010 · FSB Special Assess 5148	9,303.11	13,045.36	-3,742.25
1020 · FSB Reserves 9689	105,622.50	105,582.28	40.22
<b>Total Checking/Savings</b>	121,569.20	150,897.95	-29,328.75
Accounts Receivable			
1100 · Accounts Receivable	50,246.22	52,102.07	-1,855.85
1110 · Allowance for Bad Debt	-50,246.22	-50,952.55	706.33
<b>Total Accounts Receivable</b>	0.00	1,149.52	-1,149.52
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	18,783.65	24,761.79	-5,978.14
1170 · Prepaid Taxes	800.00	800.00	0.00
<b>Total Other Current Assets</b>	19,973.65	25,951.79	-5,978.14
<b>Total Current Assets</b>	141,542.85	177,999.26	-36,456.41
<b>TOTAL ASSETS</b>	<b>141,542.85</b>	<b>177,999.26</b>	<b>-36,456.41</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable			
2000 · Accounts Payable	8,277.19	14,621.71	-6,344.52
<b>Total Accounts Payable</b>	8,277.19	14,621.71	-6,344.52
Other Current Liabilities			
2100 · Prepaid Maintenance	2,814.75	1,330.75	1,484.00
2200 · Insurance Payable	0.00	5,554.58	-5,554.58
<b>Total Other Current Liabilities</b>	2,814.75	6,885.33	-4,070.58
<b>Total Current Liabilities</b>	11,091.94	21,507.04	-10,415.10
<b>Total Liabilities</b>	11,091.94	21,507.04	-10,415.10
<b>Equity</b>			
3000 · Fund Balance	-38,236.57	-38,236.57	0.00
3100 · Reserves	105,055.86	105,055.86	0.00
3150 · Reserves Interest	566.64	526.42	40.22
3200 · Restricted SA Funds 2013	61,376.41	65,963.40	-4,586.99

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06/16/16

Accrual Basis

Riverside Terrace Condominium, Inc  
**Balance Sheet**  
As of May 31, 2016

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	<u>May 31, 16</u>	<u>Apr 30, 16</u>	<u>\$ Change</u>
Net Income	1,688.57	23,183.11	-21,494.54
Total Equity	130,450.91	156,492.22	-26,041.31
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>141,542.85</u></u>	<u><u>177,999.26</u></u>	<u><u>-36,456.41</u></u>

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

06/16/16

May 2016

Accrual Basis

	May 16	Budget	\$ Over Budget	Jan - May 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Income	0.00	0.00	0.00	121,688.00	121,688.42	-0.42	243,376.84
4100 · Late Fee Income	-34.75	0.00	-34.75	187.85	150.00	37.85	300.00
4200 · Transfer/Screening Income	0.00	25.00	-25.00	300.00	125.00	175.00	300.00
4300 · Interest Income	0.00	1.67	-1.67	0.00	8.35	-8.35	20.00
4400 · Key Income	0.00	8.33	-8.33	300.00	41.65	258.35	100.00
<b>Total Income</b>	<b>-34.75</b>	<b>35.00</b>	<b>-69.75</b>	<b>122,475.85</b>	<b>122,013.42</b>	<b>462.43</b>	<b>244,096.84</b>
<b>Gross Profit</b>	<b>-34.75</b>	<b>35.00</b>	<b>-69.75</b>	<b>122,475.85</b>	<b>122,013.42</b>	<b>462.43</b>	<b>244,096.84</b>
<b>Expense</b>							
<b>5000 · Administrative Expenses</b>							
5010 · Accounting & Management Expense	931.17	931.17	0.00	4,655.85	4,655.85	0.00	11,174.04
5020 · Bad Debt Expense	-706.33	500.00	-1,206.33	1,778.31	2,500.00	-721.69	6,000.00
5040 · Legal Expenses	71.96	625.00	-553.04	1,175.61	3,125.00	-1,949.39	7,500.00
5050 · Licenses, Taxes, Permits, Fees	165.00	154.17	10.83	588.25	770.85	-182.60	1,850.00
5060 · Office Expense	9.99	41.67	-31.68	868.05	208.35	659.70	500.00
5070 · Postage Expense	65.91	50.00	15.91	220.85	250.00	-29.15	600.00
5080 · Social Functions	0.00	83.33	-83.33	0.00	416.65	-416.65	999.97
5090 · Transfer & Screening Expense	100.00	12.50	87.50	200.00	62.50	137.50	150.00
<b>Total 5000 · Administrative Expenses</b>	<b>637.70</b>	<b>2,397.84</b>	<b>-1,760.14</b>	<b>9,486.92</b>	<b>11,989.20</b>	<b>-2,502.28</b>	<b>28,774.01</b>
<b>5200 · Building Repairs &amp; Maintenance</b>							
5210 · Elevator R&M	0.00	650.00	-650.00	3,741.58	3,250.00	491.58	7,800.00
5220 · Fire Alarm R&M	0.00	125.00	-125.00	424.00	625.00	-201.00	1,500.00
5230 · General R&M	5,228.37	708.33	4,520.04	17,129.22	3,541.65	13,587.57	8,500.00
5240 · Generator R&M	0.00	116.67	-116.67	165.00	583.35	-418.35	1,400.00
5250 · Plumbing R&M	442.21	100.00	342.21	1,923.32	500.00	1,423.32	1,200.00
5260 · Security System R&M	0.00	70.83	-70.83	0.00	354.15	-354.15	850.00
5270 · Supplies	31.79	416.67	-384.88	810.02	2,083.35	-1,273.33	5,000.00
<b>Total 5200 · Building Repairs &amp; Maintenance</b>	<b>5,702.37</b>	<b>2,187.50</b>	<b>3,514.87</b>	<b>24,193.14</b>	<b>10,937.50</b>	<b>13,255.64</b>	<b>28,250.00</b>
<b>5400 · Grounds Repairs &amp; Maintenance</b>							
5420 · Garage R&M	0.00	41.67	-41.67	0.00	208.35	-208.35	500.00
5440 · Irrigation R&M	219.00	208.33	10.67	1,072.03	1,041.65	30.38	2,500.00
5450 · Janitorial Expense	1,664.00	1,675.00	-11.00	8,320.00	8,375.00	-55.00	20,100.00
5460 · Landscaping	3,890.00	100.00	3,790.00	4,445.00	500.00	3,945.00	1,200.00
5470 · Lawn Care	335.00	500.00	-165.00	1,770.00	2,500.00	-730.00	6,000.00
5490 · Pest Control Expense	0.00	150.00	-150.00	1,074.00	750.00	324.00	1,800.00
5510 · Pool R&M	290.00	333.33	-43.33	1,860.84	1,666.65	194.19	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>6,398.00</b>	<b>3,008.33</b>	<b>3,389.67</b>	<b>19,255.03</b>	<b>15,041.65</b>	<b>4,213.38</b>	<b>36,100.00</b>

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

06/16/16

May 2016

Accrual Basis

	May 16	Budget	\$ Over Budget	Jan - May 16	YTD Budget	\$ Over Budget	Annual Budget
<b>5600 - Insurance Expense</b>							
5610 - Boiler & Machinery	94.78	100.00	-5.22	473.90	500.00	-26.10	1,200.00
5620 - Crime	45.05	50.00	-4.95	225.25	250.00	-24.75	600.00
5630 - Directors & Officers	81.73	104.17	-22.44	408.65	520.85	-112.20	1,250.00
5640 - Flood	848.25	933.33	-85.08	4,241.25	4,666.65	-425.40	11,200.00
5650 - Liability	355.06	366.67	-11.61	1,775.30	1,833.35	-58.05	4,400.00
5660 - Property	565.21	583.33	-18.12	2,826.05	2,916.65	-90.60	7,000.00
5670 - Umbrella	137.14	141.67	-4.53	685.70	708.35	-22.65	1,700.00
5680 - Wind	3,850.92	3,966.67	-115.75	19,254.60	19,833.35	-578.75	47,600.00
5700 - Insurance Inspections	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00
<b>Total 5600 - Insurance Expense</b>	<b>5,978.14</b>	<b>6,245.84</b>	<b>-267.70</b>	<b>30,940.70</b>	<b>31,229.20</b>	<b>-288.50</b>	<b>74,950.00</b>
<b>5800 - Utilities Expense</b>							
5810 - Electric Expense	523.62	500.00	23.62	2,732.36	2,500.00	232.36	6,000.00
5820 - Fuel Expense	311.77	416.67	-104.90	3,766.99	2,083.35	1,683.64	5,000.00
5830 - Telephone Expense	319.48	358.33	-38.85	588.91	1,791.65	-1,202.74	4,300.00
5840 - Waste Removal Expense	206.98	258.33	-51.37	1,161.30	1,291.65	-130.35	3,100.00
5850 - Water & Sewer Expense	1,381.75	1,383.33	-1.58	7,150.55	6,916.65	233.90	16,600.00
<b>Total 5800 - Utilities Expense</b>	<b>2,743.58</b>	<b>2,916.66</b>	<b>-173.08</b>	<b>15,400.11</b>	<b>14,583.30</b>	<b>816.81</b>	<b>35,000.00</b>
<b>8000 - Reserve Allocation</b>							
7010 - Paving	0.00	0.00	0.00	1,625.00	1,625.00	0.00	3,250.00
7020 - Painting	0.00	0.00	0.00	3,437.50	3,437.50	0.00	6,875.00
7030 - Roof	0.00	0.00	0.00	6,448.88	6,448.88	0.00	12,897.76
8040 - Generator	0.00	0.00	0.00	10,000.00	10,000.00	0.00	20,000.00
<b>Total 8000 - Reserve Allocation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,511.38</b>	<b>21,511.38</b>	<b>0.00</b>	<b>43,022.76</b>
<b>Total Expense</b>	<b>21,459.79</b>	<b>16,756.17</b>	<b>4,703.62</b>	<b>120,787.28</b>	<b>105,292.23</b>	<b>15,495.05</b>	<b>244,096.77</b>
<b>Net Ordinary Income</b>	<b>-21,494.54</b>	<b>-16,721.17</b>	<b>-4,773.37</b>	<b>1,688.57</b>	<b>16,721.19</b>	<b>-15,032.62</b>	<b>0.07</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
6000 - Concrete Restoration							
6100 - Engineer	1,375.00			11,397.50			
6200 - Concrete Work	0.00			-301.21			
6300 - Aesthetics	720.42			2,078.67			
6400 - Legal Expenses	1,885.42			1,885.42			
6500 - Management Expenses	606.15			1,275.62			
<b>Total 6000 - Concrete Restoration</b>	<b>4,586.99</b>			<b>16,336.00</b>			
<b>6600 - Reclass to Restricted Funds</b>	<b>-4,586.99</b>			<b>-16,336.00</b>			
<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>-21,494.54</b>	<b>-16,721.17</b>	<b>-4,773.37</b>	<b>1,688.57</b>	<b>16,721.19</b>	<b>-15,032.62</b>	<b>0.07</b>