

Riverside Terrace Condominium, Inc
Balance Sheet
 As of July 31, 2016

	Jul 31, 16	Jun 30, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	34,882.17	5,383.85	29,498.32
1010 · FSB Special Assess 5148	15,472.24	3,669.64	11,802.60
1020 · FSB Reserves 9689	116,457.64	105,661.57	10,796.07
Total Checking/Savings	166,812.05	114,715.06	52,096.99
Accounts Receivable			
1100 · Accounts Receivable	392,885.66	49,758.22	343,127.44
1110 · Allowance for Bad Debt	-51,016.42	-49,758.22	-1,258.20
Total Accounts Receivable	341,869.24	0.00	341,869.24
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	6,827.37	12,805.51	-5,978.14
1170 · Prepaid Taxes	800.00	800.00	0.00
Total Other Current Assets	8,017.37	13,995.51	-5,978.14
Total Current Assets	516,698.66	128,710.57	387,988.09
TOTAL ASSETS	516,698.66	128,710.57	387,988.09
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	5,872.86	6,320.00	-447.14
Total Accounts Payable	5,872.86	6,320.00	-447.14
Other Current Liabilities			
2100 · Prepaid Maintenance	0.00	10,234.75	-10,234.75
Total Other Current Liabilities	0.00	10,234.75	-10,234.75
Total Current Liabilities	5,872.86	16,554.75	-10,681.89
Total Liabilities	5,872.86	16,554.75	-10,681.89
Equity			
3000 · Fund Balance	-38,236.57	-38,236.57	0.00
3100 · Reserves	115,811.55	105,055.86	10,755.69
3150 · Reserves Interest	646.09	605.71	40.38
3200 · Restricted SA Funds 2013	56,389.30	57,729.30	-1,340.00
Net Income	376,215.43	-12,998.48	389,213.91

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Accrual Basis

Riverside Terrace Condominium, Inc
Balance Sheet
As of July 31, 2016

	<u>Jul 31, 16</u>	<u>Jun 30, 16</u>	<u>\$ Change</u>
Total Equity	510,825.80	112,155.82	398,669.98
TOTAL LIABILITIES & EQUITY	<u>516,698.66</u>	<u>128,710.57</u>	<u>387,988.09</u>

Riverside Terrace Condominium, Inc
Statement of Income & Expense Operating

July 2016

	Jul 16	Budget	\$ Over Budget	Jan - Jul 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Income	60,844.00	60,844.21	-0.21	182,532.00	182,532.63	-0.63	243,376.84
4100 · Late Fee Income	74.20	75.00	-0.80	262.05	225.00	37.05	300.00
4200 · Transfer/Screening Income	0.00	25.00	-25.00	300.00	175.00	125.00	300.00
4300 · Interest Income	0.00	1.67	-1.67	0.00	11.69	-11.69	20.00
4400 · Key Income	0.00	8.33	-8.33	300.00	58.31	241.69	100.00
Total Income	60,918.20	60,954.21	-36.01	183,394.05	183,002.63	391.42	244,096.84
Gross Profit	60,918.20	60,954.21	-36.01	183,394.05	183,002.63	391.42	244,096.84
Expense							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	931.17	931.17	0.00	6,518.19	6,518.19	0.00	11,174.04
5020 · Bad Debt Expense	1,258.20	500.00	758.20	2,548.51	3,500.00	-951.49	6,000.00
5040 · Legal Expenses	1,385.35	625.00	760.35	3,803.37	4,375.00	-571.63	7,500.00
5050 · Licenses, Taxes, Permits, Fees	0.00	154.17	-154.17	588.25	1,079.19	-490.94	1,850.00
5060 · Office Expense	7.00	41.67	-34.67	875.05	291.69	583.36	500.00
5070 · Postage Expense	42.74	50.00	-7.26	286.98	350.00	-63.02	600.00
5080 · Social Functions	0.00	83.33	-83.33	0.00	583.31	-583.31	999.97
5090 · Transfer & Screening Expense	0.00	12.50	-12.50	200.00	87.50	112.50	150.00
Total 5000 · Administrative Expenses	3,624.46	2,397.84	1,226.62	14,820.35	16,784.88	-1,964.53	28,774.01
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	1,528.29	650.00	878.29	5,269.87	4,550.00	719.87	7,800.00
5220 · Fire Alarm R&M	127.20	125.00	2.20	551.20	875.00	-323.80	1,500.00
5230 · General R&M	0.00	708.33	-708.33	17,604.22	4,958.31	12,645.91	8,500.00
5240 · Generator R&M	0.00	116.67	-116.67	165.00	816.69	-651.69	1,400.00
5250 · Plumbing R&M	1,155.00	100.00	1,055.00	3,078.32	700.00	2,378.32	1,200.00
5260 · Security System R&M	0.00	70.83	-70.83	0.00	495.81	-495.81	850.00
5270 · Supplies	34.50	416.67	-382.17	998.15	2,916.69	-1,918.54	5,000.00
Total 5200 · Building Repairs & Maintenance	2,844.99	2,187.50	657.49	27,666.76	15,312.50	12,354.26	26,250.00
5400 · Grounds Repairs & Maintenance							
5420 · Garage R&M	0.00	41.67	-41.67	0.00	291.69	-291.69	500.00
5440 · Irrigation R&M	0.00	208.33	-208.33	1,072.03	1,458.31	-386.28	2,500.00
5450 · Janitorial Expense	1,664.00	1,675.00	-11.00	11,648.00	11,725.00	-77.00	20,100.00
5460 · Landscaping	0.00	100.00	-100.00	4,445.00	700.00	3,745.00	1,200.00
5470 · Lawn Care	335.00	500.00	-165.00	2,740.00	3,500.00	-760.00	6,000.00
5490 · Pest Control Expense	0.00	150.00	-150.00	1,138.00	1,050.00	88.00	1,800.00
5510 · Pool R&M	697.40	333.33	364.07	2,848.24	2,333.31	514.93	4,000.00
5520 · Roof R&M	0.00	0.00	0.00	713.16	0.00	713.16	0.00
Total 5400 · Grounds Repairs & Maintenance	2,696.40	3,008.33	-311.93	24,604.43	21,058.31	3,546.12	36,100.00

Riverside Terrace Condominium, Inc
Statement of Income & Expense Operating

July 2016

	Jul 16	Budget	\$ Over Budget	Jan - Jul 16	YTD Budget	\$ Over Budget	Annual Budget
5600 · Insurance Expense							
5610 · Boiler & Machinery	94.78	100.00	-5.22	663.46	700.00	-36.54	1,200.00
5620 · Crime	45.05	50.00	-4.95	315.35	350.00	-34.65	600.00
5630 · Directors & Officers	81.73	104.17	-22.44	572.11	729.19	-157.08	1,250.00
5640 · Flood	848.25	933.33	-85.08	5,937.75	6,533.31	-595.56	11,200.00
5650 · Liability	355.06	366.67	-11.61	2,485.42	2,566.69	-81.27	4,400.00
5660 · Property	565.21	583.33	-18.12	3,956.47	4,083.31	-126.84	7,000.00
5670 · Umbrella	137.14	141.67	-4.53	959.98	991.69	-31.71	1,700.00
5680 · Wind	3,850.92	3,966.67	-115.75	26,956.44	27,766.69	-810.25	47,800.00
5700 · Insurance Inspections	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00
Total 5600 · Insurance Expense	5,978.14	6,245.84	-267.70	42,896.98	43,720.88	-823.90	74,950.00
5800 · Utilities Expense							
5810 · Electric Expense	531.47	500.00	31.47	3,775.09	3,500.00	275.09	6,000.00
5820 · Fuel Expense	52.86	416.67	-363.81	3,954.72	2,916.69	1,038.03	5,000.00
5830 · Telephone Expense	319.65	358.33	-38.68	1,228.04	2,508.31	-1,280.27	4,300.00
5840 · Waste Removal Expense	206.96	258.33	-51.37	1,575.22	1,808.31	-233.09	3,100.00
5850 · Water & Sewer Expense	1,093.67	1,383.33	-289.66	9,589.96	9,683.31	-93.35	16,600.00
Total 5800 · Utilities Expense	2,204.61	2,916.66	-712.05	20,123.03	20,416.62	-293.59	35,000.00
8000 · Reserve Allocation							
7010 · Paving	812.50	812.50	0.00	2,437.50	2,437.50	0.00	3,250.00
7020 · Painting	1,718.75	1,718.75	0.00	5,156.25	5,156.25	0.00	6,875.00
7030 · Roof	3,224.44	3,224.44	0.00	9,673.32	9,673.32	0.00	12,897.76
7040 · Generator	5,000.00	5,000.00	0.00	15,000.00	15,000.00	0.00	20,000.00
Total 8000 · Reserve Allocation	10,755.69	10,755.69	0.00	32,267.07	32,267.07	0.00	43,022.76
Total Expense	28,104.29	27,511.86	592.43	162,378.62	149,560.26	12,818.36	244,096.77
Net Ordinary Income	32,813.91	33,442.35	-628.44	21,015.43	33,442.37	-12,426.94	0.07
Net Income	32,813.91	33,442.35	-628.44	21,015.43	33,442.37	-12,426.94	0.07