

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

	Oct 31, 16	Sep 30, 16	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	41,867.73	14,229.66	27,638.07
1010 · FSB Special Assess 5148	338,873.45	316,873.45	22,000.00
1020 · FSB Reserves 9689	125,869.47	114,769.71	11,099.76
Total Checking/Savings	506,610.65	445,872.82	60,737.83
Accounts Receivable			
1100 · Accounts Receivable	19,601.52	37,338.22	-17,736.70
1110 · Allowance for Bad Debt	-17,345.87	-22,348.22	5,002.35
Total Accounts Receivable	2,255.65	14,990.00	-12,734.35
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	61,619.56	67,551.61	-5,932.05
1170 · Prepaid Taxes	800.00	800.00	0.00
Total Other Current Assets	62,809.56	68,741.61	-5,932.05
Total Current Assets	571,675.86	529,604.43	42,071.43
<b>TOTAL ASSETS</b>	<b>571,675.86</b>	<b>529,604.43</b>	<b>42,071.43</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	261,054.83	15,108.55	245,946.28
Total Accounts Payable	261,054.83	15,108.55	245,946.28
Other Current Liabilities			
2100 · Prepaid Maintenance	2,820.75	5,782.75	-2,962.00
2200 · Insurance Payable	43,333.28	48,749.94	-5,416.66
Total Other Current Liabilities	46,154.03	54,532.69	-8,378.66
Total Current Liabilities	307,208.86	69,641.24	237,567.62
Total Liabilities	307,208.86	69,641.24	237,567.62
Equity			
3000 · Fund Balance	-38,236.57	-38,236.57	0.00
3100 · Reserves	124,792.24	114,036.55	10,755.69
3150 · Reserves Interest	777.23	733.16	44.07
3200 · Restricted SA Funds 2013	55,814.30	55,814.30	0.00

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Accrual Basis

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

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	<u>Oct 31, 16</u>	<u>Sep 30, 16</u>	<u>\$ Change</u>
Net Income	121,319.80	327,615.75	-206,295.95
Total Equity	264,467.00	459,963.19	-195,496.19
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>571,675.86</u></u>	<u><u>529,604.43</u></u>	<u><u>42,071.43</u></u>

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Accrual Basis

**Riverside Terrace Condominium, Inc**  
**Statement of Income & Expense Operating**

October 2016

	Oct 16	Budget	\$ Over Budget	Jan - Oct 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
4000 · Maintenance Income	60,844.00	60,844.21	-0.21	243,376.00	243,376.84	-0.84	243,376.84
4100 · Late Fee Income	185.50	75.00	110.50	447.55	300.00	147.55	300.00
4200 · Transfer/Screening Income	0.00	25.00	-25.00	800.00	250.00	350.00	300.00
4300 · Interest Income	0.00	1.67	-1.67	183.15	16.70	166.45	20.00
4400 · Key Income	0.00	8.33	-8.33	375.00	83.30	291.70	100.00
<b>Total Income</b>	<b>61,029.50</b>	<b>60,954.21</b>	<b>75.29</b>	<b>244,981.70</b>	<b>244,026.84</b>	<b>954.86</b>	<b>244,096.84</b>
<b>Gross Profit</b>	<b>61,029.50</b>	<b>60,954.21</b>	<b>75.29</b>	<b>244,981.70</b>	<b>244,026.84</b>	<b>954.86</b>	<b>244,096.84</b>
<b>Expense</b>							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	931.17	931.17	0.00	9,311.70	9,311.70	0.00	11,174.04
5020 · Bad Debt Expense	-5,002.36	500.00	-5,502.36	-4,696.58	5,000.00	-9,696.58	6,000.00
5040 · Legal Expenses	35.47	625.00	-589.53	5,091.02	6,250.00	-1,158.98	7,500.00
5050 · Licenses, Taxes, Permits, Fees	164.00	154.17	9.83	752.25	1,541.70	-789.45	1,850.00
5060 · Office Expense	76.00	41.67	34.33	1,070.40	416.70	653.70	500.00
5070 · Postage Expense	32.98	50.00	-17.02	451.48	500.00	-48.52	600.00
5080 · Social Functions	0.00	83.33	-83.33	0.00	833.30	-833.30	999.97
5090 · Transfer & Screening Expense	0.00	12.50	-12.50	200.00	125.00	75.00	150.00
<b>Total 5000 · Administrative Expenses</b>	<b>-3,762.74</b>	<b>2,397.84</b>	<b>-6,160.58</b>	<b>12,180.27</b>	<b>23,978.40</b>	<b>-11,798.13</b>	<b>28,774.01</b>
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	0.00	650.00	-650.00	6,390.35	6,500.00	-109.65	7,800.00
5220 · Fire Alarm R&M	311.80	125.00	186.80	1,894.00	1,250.00	644.00	1,500.00
5230 · General R&M	859.07	708.33	150.74	16,950.98	7,083.30	9,867.68	8,500.00
5240 · Generator R&M	309.02	116.67	192.35	474.02	1,166.70	-692.68	1,400.00
5250 · Plumbing R&M	0.00	100.00	-100.00	3,078.32	1,000.00	2,078.32	1,200.00
5260 · Security System R&M	363.58	70.83	292.75	2,404.83	708.30	1,696.53	850.00
5270 · Supplies	30.62	416.67	-386.05	2,174.23	4,166.70	-1,992.47	5,000.00
<b>Total 5200 · Building Repairs &amp; Maintenance</b>	<b>1,874.09</b>	<b>2,187.50</b>	<b>-313.41</b>	<b>33,366.73</b>	<b>21,875.00</b>	<b>11,491.73</b>	<b>26,250.00</b>
5400 · Grounds Repairs & Maintenance							
5420 · Garage R&M	0.00	41.67	-41.67	0.00	416.70	-416.70	500.00
5440 · Irrigation R&M	0.00	208.33	-208.33	1,072.03	2,083.30	-1,011.27	2,500.00
5450 · Janitorial Expense	1,040.00	1,675.00	-635.00	14,880.00	16,750.00	-1,870.00	20,100.00
5460 · Landscaping	185.00	100.00	85.00	4,260.00	1,000.00	3,260.00	1,200.00
5470 · Lawn Care	150.00	500.00	-350.00	4,230.00	5,000.00	-770.00	6,000.00
5490 · Pest Control Expense	81.99	150.00	-68.01	1,710.99	1,500.00	210.99	1,800.00
5510 · Pool R&M	-6,845.00	333.33	-7,178.33	3,548.24	3,333.30	214.94	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>-5,388.01</b>	<b>3,008.33</b>	<b>-8,396.34</b>	<b>30,414.42</b>	<b>30,083.30</b>	<b>331.12</b>	<b>36,100.00</b>

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Accrual Basis

**Riverside Terrace Condominium, Inc**  
**Statement of Income & Expense Operating**

October 2016

	Oct 16	Budget	\$ Over Budget	Jan - Oct 16	YTD Budget	\$ Over Budget	Annual Budget
<b>5600 · Insurance Expense</b>							
5610 · Boiler & Machinery	86.66	100.00	-13.34	927.72	1,000.00	-72.28	1,200.00
5620 · Crime	45.08	50.00	-4.92	449.10	500.00	-50.90	600.00
5630 · Directors & Officers	78.55	104.17	-25.62	808.00	1,041.70	-233.70	1,250.00
5640 · Flood	876.49	933.33	-56.84	8,510.74	9,333.30	-822.56	11,200.00
5650 · Liability	339.88	366.67	-26.79	3,605.66	3,666.70	-61.04	4,400.00
5660 · Property	4,361.95	583.33	3,778.62	17,013.54	5,833.30	11,180.24	7,000.00
5670 · Umbrella	143.44	141.67	1.77	1,380.19	1,416.70	-36.51	1,700.00
5680 · Wind	0.00	3,966.67	-3,966.67	26,956.44	39,666.70	-12,710.26	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>5,932.05</b>	<b>6,245.84</b>	<b>-313.79</b>	<b>60,701.39</b>	<b>62,458.40</b>	<b>-1,757.01</b>	<b>74,950.00</b>
<b>5800 · Utilities Expense</b>							
5810 · Electric Expense	556.00	500.00	56.00	5,494.25	5,000.00	494.25	6,000.00
5820 · Fuel Expense	147.38	416.67	-269.29	4,176.68	4,166.70	9.98	5,000.00
5830 · Telephone Expense	322.45	358.33	-35.88	2,189.93	3,583.30	-1,393.37	4,300.00
5840 · Waste Removal Expense	296.60	258.33	38.27	2,433.90	2,583.30	-149.40	3,100.00
5850 · Water & Sewer Expense	1,258.49	1,383.33	-124.84	13,241.57	13,833.30	-591.73	16,600.00
<b>Total 5800 · Utilities Expense</b>	<b>2,580.92</b>	<b>2,916.66</b>	<b>-335.74</b>	<b>27,536.33</b>	<b>29,166.60</b>	<b>-1,630.27</b>	<b>35,000.00</b>
<b>8000 · Reserve Allocation</b>							
7010 · Paving	812.50	812.50	0.00	3,250.00	3,250.00	0.00	3,250.00
7020 · Painting	1,718.75	1,718.75	0.00	6,875.00	6,875.00	0.00	6,875.00
7030 · Roof	3,224.44	3,224.44	0.00	12,897.76	12,897.76	0.00	12,897.76
7040 · Generator	5,000.00	5,000.00	0.00	20,000.00	20,000.00	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>43,022.76</b>	<b>43,022.76</b>	<b>0.00</b>	<b>43,022.76</b>
<b>Total Expense</b>	<b>11,992.00</b>	<b>27,511.86</b>	<b>-15,519.86</b>	<b>207,221.90</b>	<b>210,584.46</b>	<b>-3,362.56</b>	<b>244,096.77</b>
<b>Net Ordinary Income</b>	<b>49,037.50</b>	<b>33,442.35</b>	<b>15,595.15</b>	<b>37,759.80</b>	<b>33,442.38</b>	<b>4,317.42</b>	<b>0.07</b>
<b>Net Income</b>	<b>49,037.50</b>	<b>33,442.35</b>	<b>15,595.15</b>	<b>37,759.80</b>	<b>33,442.38</b>	<b>4,317.42</b>	<b>0.07</b>