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12/23/16

Accrual Basis

Riverside Terrace Condominium, Inc
Balance Sheet
As of November 30, 2016

	Nov 30, 16	Oct 31, 16	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	25,490.34	41,867.73	-16,377.39
1010 · FSB Special Assess 5148	333,067.20	338,873.45	-5,806.25
1020 · FSB Reserves 9689	95,933.85	125,869.47	-29,935.62
Total Checking/Savings	454,491.39	506,610.65	-52,119.26
Accounts Receivable			
1100 · Accounts Receivable	14,827.32	19,601.52	-4,774.20
1110 · Allowance for Bad Debt	-14,827.32	-17,345.87	2,518.55
Total Accounts Receivable	0.00	2,255.65	-2,255.65
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	55,569.83	61,619.56	-6,049.73
1170 · Prepaid Taxes	800.00	800.00	0.00
Total Other Current Assets	56,759.83	62,809.56	-6,049.73
Total Current Assets	511,251.22	571,675.86	-60,424.64
TOTAL ASSETS	511,251.22	571,675.86	-60,424.64
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	229,892.00	261,054.83	-31,162.83
Total Accounts Payable	229,892.00	261,054.83	-31,162.83
Other Current Liabilities			
2100 · Prepaid Maintenance	2,820.75	2,820.75	0.00
2200 · Insurance Payable	37,916.62	43,333.28	-5,416.66
Total Other Current Liabilities	40,737.37	46,154.03	-5,416.66
Total Current Liabilities	270,629.37	307,208.86	-36,579.49
Total Liabilities	270,629.37	307,208.86	-36,579.49
Equity			
3000 · Fund Balance	-38,236.57	-38,236.57	0.00
3100 · Reserves	94,850.04	124,792.24	-29,942.20
3150 · Reserves Interest	783.81	777.23	6.58
3200 · Restricted SA Funds 2013	54,463.41	55,814.30	-1,350.89

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	<u>Nov 30, 16</u>	<u>Oct 31, 16</u>	<u>\$ Change</u>
Net Income	128,761.16	121,319.80	7,441.36
Total Equity	240,621.85	264,467.00	-23,845.15
TOTAL LIABILITIES & EQUITY	<u><u>511,251.22</u></u>	<u><u>571,675.86</u></u>	<u><u>-60,424.64</u></u>

Riverside Terrace Condominium, Inc
Statement of Income & Expense Operating

November 2016

	Nov 16	Budget	\$ Over Budget	Jan - Nov 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Income	0.00	0.00	0.00	243,376.00	243,376.84	-0.84	243,376.84
4100 · Late Fee Income	-74.20	0.00	-74.20	373.35	300.00	73.35	300.00
4200 · Transfer/Screening Income	275.00	25.00	250.00	875.00	275.00	600.00	300.00
4300 · Interest Income	0.00	1.67	-1.67	183.15	18.37	164.78	20.00
4400 · Key Income	75.00	8.33	66.67	450.00	91.63	358.37	100.00
Total Income	275.80	35.00	240.80	245,257.50	244,061.84	1,195.66	244,096.84
Gross Profit	275.80	35.00	240.80	245,257.50	244,061.84	1,195.66	244,096.84
Expense							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	931.17	931.17	0.00	10,242.87	10,242.87	0.00	11,174.04
5020 · Bad Debt Expense	1,881.45	500.00	1,381.45	-2,815.13	5,500.00	-8,315.13	6,000.00
5040 · Legal Expenses	169.94	625.00	-455.06	5,260.96	6,875.00	-1,614.04	7,500.00
5050 · Licenses, Taxes, Permits, Fees	-27.00	154.17	-181.17	725.25	1,895.87	-970.62	1,850.00
5060 · Office Expense	130.17	41.67	88.50	1,200.57	458.37	742.20	500.00
5070 · Postage Expense	29.60	50.00	-20.40	481.08	550.00	-68.92	600.00
5080 · Social Functions	0.00	83.33	-83.33	0.00	916.63	-916.63	999.97
5090 · Transfer & Screening Expense	210.00	12.50	197.50	410.00	137.50	272.50	150.00
Total 5000 · Administrative Expenses	3,325.33	2,397.84	927.49	15,505.60	26,376.24	-10,870.64	28,774.01
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	0.00	650.00	-650.00	6,390.35	7,150.00	-759.65	7,800.00
5220 · Fire Alarm R&M	1,060.00	125.00	935.00	2,954.00	1,375.00	1,579.00	1,500.00
5230 · General R&M	1,139.90	708.33	431.57	18,090.88	7,791.63	10,299.25	8,500.00
5240 · Generator R&M	0.00	116.67	-116.67	474.02	1,283.37	-809.35	1,400.00
5250 · Plumbing R&M	0.00	100.00	-100.00	3,078.32	1,100.00	1,978.32	1,200.00
5260 · Security System R&M	0.00	70.83	-70.83	2,404.83	779.13	1,625.70	850.00
5270 · Supplies	0.00	416.67	-416.67	2,174.23	4,583.37	-2,409.14	5,000.00
Total 5200 · Building Repairs & Maintenance	2,199.90	2,187.50	12.40	35,566.63	24,062.50	11,504.13	26,250.00
5400 · Grounds Repairs & Maintenance							
5420 · Garage R&M	0.00	41.67	-41.67	0.00	458.37	-458.37	500.00
5440 · Irrigation R&M	0.00	208.33	-208.33	1,072.03	2,291.63	-1,219.60	2,500.00
5450 · Janitorial Expense	1,040.00	1,675.00	-635.00	15,920.00	18,425.00	-2,505.00	20,100.00
5460 · Landscaping	0.00	100.00	-100.00	4,260.00	1,100.00	3,160.00	1,200.00
5470 · Lawn Care	0.00	500.00	-500.00	4,230.00	5,500.00	-1,270.00	6,000.00
5490 · Pest Control Expense	0.00	150.00	-150.00	1,710.99	1,650.00	60.99	1,800.00
5510 · Pool R&M	0.00	333.33	-333.33	3,548.24	3,666.63	-118.39	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	1,040.00	3,008.33	-1,968.33	31,454.42	33,091.63	-1,637.21	36,100.00

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Accrual Basis

Riverside Terrace Condominium, Inc
Statement of Income & Expense Operating

November 2016

	Nov 16	Budget	\$ Over Budget	Jan - Nov 16	YTD Budget	\$ Over Budget	Annual Budget
5600 · Insurance Expense							
5610 · Boiler & Machinery	86.66	100.00	-13.34	1,014.38	1,100.00	-85.62	1,200.00
5620 · Crime	45.08	50.00	-4.92	494.18	550.00	-55.82	600.00
5630 · Directors & Officers	78.55	104.17	-25.62	886.55	1,145.87	-259.32	1,250.00
5640 · Flood	994.17	933.33	60.84	9,504.91	10,266.63	-761.72	11,200.00
5650 · Liability	339.88	366.67	-26.79	3,945.54	4,033.37	-87.83	4,400.00
5660 · Property	4,361.95	583.33	3,778.62	21,375.49	6,416.63	14,958.86	7,000.00
5670 · Umbrella	143.44	141.67	1.77	1,523.63	1,558.37	-34.74	1,700.00
5680 · Wind	0.00	3,966.67	-3,966.67	26,956.44	43,633.37	-16,676.93	47,600.00
5700 · Insurance Inspections	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00
Total 5600 · Insurance Expense	6,049.73	6,245.84	-196.11	66,751.12	68,704.24	-1,953.12	74,950.00
5800 · Utilities Expense							
5810 · Electric Expense	388.38	500.00	-111.62	5,882.63	5,500.00	382.63	6,000.00
5820 · Fuel Expense	47.60	416.67	-369.07	4,224.28	4,583.37	-359.09	5,000.00
5830 · Telephone Expense	322.45	358.33	-35.88	2,512.38	3,941.63	-1,429.25	4,300.00
5840 · Waste Removal Expense	296.60	258.33	38.27	2,730.50	2,841.63	-111.13	3,100.00
5850 · Water & Sewer Expense	1,261.65	1,383.33	-121.68	14,503.22	15,216.63	-713.41	16,600.00
Total 5800 · Utilities Expense	2,316.68	2,916.66	-599.98	29,853.01	32,083.26	-2,230.25	35,000.00
8000 · Reserve Allocation							
7010 · Paving	0.00	0.00	0.00	3,250.00	3,250.00	0.00	3,250.00
7020 · Painting	0.00	0.00	0.00	6,875.00	6,875.00	0.00	6,875.00
7030 · Roof	0.00	0.00	0.00	12,897.76	12,897.76	0.00	12,897.76
7040 · Generator	0.00	0.00	0.00	20,000.00	20,000.00	0.00	20,000.00
Total 8000 · Reserve Allocation	0.00	0.00	0.00	43,022.76	43,022.76	0.00	43,022.76
Total Expense	14,931.64	16,756.17	-1,824.53	222,153.54	227,340.63	-5,187.09	244,096.77
Net Ordinary Income	-14,655.84	-16,721.17	2,065.33	23,103.96	16,721.21	6,382.75	0.07
Net Income	-14,655.84	-16,721.17	2,065.33	23,103.96	16,721.21	6,382.75	0.07