

**Riverside Terrace Condominium, Inc**  
**Balance Sheet**  
**As of March 31, 2017**

04/20/17

Accrual Basis

	Mar 31, 17	Feb 28, 17	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	30,266.85	33,014.49	-2,747.64
1010 · FSB Special Assess 5148	109,234.47	109,234.47	0.00
1020 · FSB Reserves 9689	107,912.72	107,871.49	41.23
<b>Total Checking/Savings</b>	<b>247,414.04</b>	<b>250,120.45</b>	<b>-2,706.41</b>
Accounts Receivable			
1100 · Accounts Receivable	13,597.32	14,118.68	-521.36
1110 · Allowance for Bad Debt	-13,597.32	-13,287.28	-310.04
<b>Total Accounts Receivable</b>	<b>0.00</b>	<b>831.40</b>	<b>-831.40</b>
Other Current Assets			
1140 · Utility Deposits	390.00	390.00	0.00
1150 · Prepaid Insurance	31,370.91	37,420.64	-6,049.73
1170 · Prepaid Taxes	800.00	800.00	0.00
<b>Total Other Current Assets</b>	<b>32,560.91</b>	<b>38,610.64</b>	<b>-6,049.73</b>
<b>Total Current Assets</b>	<b>279,974.95</b>	<b>289,562.49</b>	<b>-9,587.54</b>
<b>TOTAL ASSETS</b>	<b><u>279,974.95</u></b>	<b><u>289,562.49</u></b>	<b><u>-9,587.54</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	14,802.49	11,834.42	2,968.07
<b>Total Accounts Payable</b>	<b>14,802.49</b>	<b>11,834.42</b>	<b>2,968.07</b>
Other Current Liabilities			
2100 · Prepaid Maintenance	15,237.63	1,490.00	13,747.63
2200 · Insurance Payable	16,249.98	21,666.64	-5,416.66
<b>Total Other Current Liabilities</b>	<b>31,487.61</b>	<b>23,156.64</b>	<b>8,330.97</b>
<b>Total Current Liabilities</b>	<b>46,290.10</b>	<b>34,991.06</b>	<b>11,299.04</b>
<b>Total Liabilities</b>	<b>46,290.10</b>	<b>34,991.06</b>	<b>11,299.04</b>
Equity			
3000 · Fund Balance	15,665.12	15,665.12	0.00
3100 · Reserves	106,676.82	106,676.82	0.00
3150 · Reserves Interest	935.90	894.67	41.23
3200 · Restricted Funds 2013 SA	43,869.47	43,869.47	0.00
3250 · Restricted Funds 2016 SA	64,958.41	64,958.41	0.00

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Accrual Basis

Riverside Terrace Condominium, Inc  
**Balance Sheet**  
As of March 31, 2017

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	<u>Mar 31, 17</u>	<u>Feb 28, 17</u>	<u>\$ Change</u>
Net Income	1,579.13	22,506.94	-20,927.81
Total Equity	233,684.85	254,571.43	-20,886.58
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>279,974.95</b></u>	<u><b>289,562.49</b></u>	<u><b>-9,587.54</b></u>

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

March 2017

	Mar 17	Budget	\$ Over Budget	Jan - Mar 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Maintenance Income	0.00	0.00	0.00	63,636.51	63,636.60	-0.09	254,546.40
4100 · Late Fee Income	0.00	25.00	-25.00	0.00	75.00	-75.00	300.00
4200 · Transfer/Screening Income	0.00	25.00	-25.00	0.00	75.00	-75.00	300.00
4300 · Interest Income	0.00	1.67	-1.67	0.00	5.01	-5.01	20.00
4400 · Key Income	0.00	8.33	-8.33	0.00	24.99	-24.99	100.00
<b>Total Income</b>	<b>0.00</b>	<b>60.00</b>	<b>-60.00</b>	<b>63,636.51</b>	<b>63,816.60</b>	<b>-180.09</b>	<b>255,266.40</b>
<b>Gross Profit</b>	<b>0.00</b>	<b>60.00</b>	<b>-60.00</b>	<b>63,636.51</b>	<b>63,816.60</b>	<b>-180.09</b>	<b>255,266.40</b>
<b>Expense</b>							
<b>5000 · Administrative Expenses</b>							
5010 · Accounting & Management Expense	959.11	959.11	0.00	2,877.33	2,877.33	0.00	11,509.32
5020 · Bad Debt Expense	310.04	500.00	-189.96	-1,000.03	1,500.00	-2,500.03	6,000.00
5040 · Legal Expenses	208.38	416.67	-208.29	1,229.79	1,250.01	-20.22	5,000.04
5050 · Licenses, Taxes, Permits, Fees	150.00	108.33	41.67	195.00	324.99	-129.99	1,299.96
5060 · Office Expense	270.83	125.00	145.83	437.03	375.00	62.03	1,500.00
5070 · Postage Expense	25.36	49.17	-23.81	114.35	147.51	-33.16	590.04
5080 · Social Functions	0.00	83.33	-83.33	0.00	249.99	-249.99	999.96
5090 · Transfer & Screening Expense	0.00	12.50	-12.50	0.00	37.50	-37.50	150.00
<b>Total 5000 · Administrative Expenses</b>	<b>1,923.72</b>	<b>2,254.11</b>	<b>-330.39</b>	<b>3,853.47</b>	<b>6,762.33</b>	<b>-2,908.86</b>	<b>27,049.32</b>
<b>5200 · Building Repairs &amp; Maintenance</b>							
5210 · Elevator R&M	1,276.59	541.67	734.92	1,276.59	1,625.01	-348.42	6,500.04
5220 · Fire Alarm R&M	450.50	125.00	325.50	872.70	375.00	497.70	1,500.00
5230 · General R&M	229.79	1,000.00	-770.21	902.47	3,000.00	-2,097.53	12,000.00
5240 · Generator R&M	0.00	100.00	-100.00	1,144.85	300.00	844.85	1,200.00
5250 · Plumbing R&M	4,088.99	625.00	3,463.99	4,906.99	1,875.00	3,031.99	7,500.00
5260 · Security System R&M	315.00	83.33	231.67	315.00	249.99	65.01	999.96
5270 · Supplies	0.00	166.67	-166.67	134.50	500.01	-365.51	2,000.04
<b>Total 5200 · Building Repairs &amp; Maintenance</b>	<b>6,360.87</b>	<b>2,641.67</b>	<b>3,719.20</b>	<b>9,553.10</b>	<b>7,925.01</b>	<b>1,628.09</b>	<b>31,700.04</b>
<b>5400 · Grounds Repairs &amp; Maintenance</b>							
5410 · Dock R&M	0.00			166.42			
5420 · Garage R&M	0.00	41.67	-41.67	0.00	125.01	-125.01	500.04
5440 · Irrigation R&M	0.00	137.50	-137.50	950.00	412.50	537.50	1,650.00
5450 · Janitorial Expense	1,040.00	1,075.00	-35.00	3,120.00	3,225.00	-105.00	12,900.00
5460 · Landscaping	0.00	83.33	-83.33	3,807.53	249.99	3,557.54	999.96
5470 · Lawn Care	0.00	416.67	-416.67	0.00	1,250.01	-1,250.01	5,000.04
5490 · Pest Control Expense	952.00	150.00	802.00	1,202.00	450.00	752.00	1,800.00
5510 · Pool R&M	290.00	350.00	-60.00	1,570.00	1,050.00	520.00	4,200.00
5520 · Roof R&M	0.00	83.33	-83.33	0.00	249.99	-249.99	999.96
<b>Total 5400 · Grounds Repairs &amp; Maintenance</b>	<b>2,282.00</b>	<b>2,337.50</b>	<b>-55.50</b>	<b>10,815.95</b>	<b>7,012.50</b>	<b>3,803.45</b>	<b>28,050.00</b>

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

March 2017

	Mar 17	Budget	\$ Over Budget	Jan - Mar 17	YTD Budget	\$ Over Budget	Annual Budget
<b>5600 · Insurance Expense</b>							
5610 · Boiler & Machinery	86.66	97.92	-11.26	259.98	293.76	-33.78	1,175.04
5620 · Crime	45.08	47.92	-2.84	135.24	143.76	-8.52	575.04
5630 · Directors & Officers	78.55	87.50	-8.95	235.65	262.50	-26.85	1,050.00
5640 · Flood	994.17	1,034.17	-40.00	2,982.51	3,102.51	-120.00	12,410.04
5650 · Liability	339.88	366.67	-26.79	1,019.64	1,100.01	-80.37	4,400.04
5660 · Property	4,381.95	583.33	3,778.62	13,085.85	1,749.99	11,335.86	6,999.96
5670 · Umbrella	143.44	141.67	1.77	430.32	425.01	5.31	1,700.04
5680 · Wind	0.00	3,787.50	-3,787.50	0.00	11,362.50	-11,362.50	45,450.00
5700 · Insurance Inspections	150.00	66.67	83.33	150.00	200.01	-50.01	800.04
<b>Total 5600 · Insurance Expense</b>	<b>6,199.73</b>	<b>6,213.35</b>	<b>-13.62</b>	<b>18,299.19</b>	<b>18,640.05</b>	<b>-340.86</b>	<b>74,560.20</b>
<b>5800 · Utilities Expense</b>							
5810 · Electric Expense	433.80	575.00	-141.20	1,331.50	1,725.00	-393.50	6,900.00
5820 · Fuel Expense	768.43	516.67	251.76	2,423.17	1,550.01	873.16	6,200.04
5830 · Telephone Expense	324.45	333.33	-8.88	973.35	999.99	-26.64	3,999.96
5840 · Waste Removal Expense	596.05	366.67	229.38	1,189.25	1,100.01	89.24	4,400.04
5850 · Water & Sewer Expense	1,781.23	1,391.67	389.56	5,091.62	4,175.01	916.61	16,700.04
<b>Total 5800 · Utilities Expense</b>	<b>3,903.96</b>	<b>3,183.34</b>	<b>720.62</b>	<b>11,008.89</b>	<b>9,550.02</b>	<b>1,458.87</b>	<b>38,200.08</b>
<b>8000 · Reserve Allocation</b>							
7010 · Paving	0.00	0.00	0.00	1,312.50	1,312.50	0.00	5,250.00
7020 · Painting	0.00	0.00	0.00	2,389.28	2,389.29	-0.01	9,557.16
7030 · Roof	0.00	0.00	0.00	2,500.00	2,500.00	0.00	10,000.00
7040 · Generator	0.00	0.00	0.00	5,625.00	5,625.00	0.00	22,500.00
<b>Total 8000 · Reserve Allocation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,826.78</b>	<b>11,826.79</b>	<b>-0.01</b>	<b>47,307.16</b>
<b>Total Expense</b>	<b>20,670.28</b>	<b>16,629.97</b>	<b>4,040.31</b>	<b>65,357.38</b>	<b>61,716.70</b>	<b>3,640.68</b>	<b>246,866.80</b>
<b>Net Ordinary Income</b>	<b>-20,670.28</b>	<b>-16,569.97</b>	<b>-4,100.31</b>	<b>-1,720.87</b>	<b>2,099.90</b>	<b>-3,820.77</b>	<b>8,399.60</b>
<b>Net Income</b>	<b>-20,670.28</b>	<b>-16,569.97</b>	<b>-4,100.31</b>	<b>-1,720.87</b>	<b>2,099.90</b>	<b>-3,820.77</b>	<b>8,399.60</b>