

Riverside Terrace Condominium, Inc
Balance Sheet
As of April 30, 2017

	Apr 30, 17	Mar 31, 17	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1000 · FSB Operating 5122	40,691.86	30,266.85	10,425.01
1010 · FSB Special Assess 5148	100,326.94	109,234.47	-8,907.53
1020 · FSB Reserves 9689	119,779.41	107,912.72	11,866.69
Total Checking/Savings	260,798.21	247,414.04	13,384.17
Accounts Receivable			
1100 · Accounts Receivable	15,219.44	13,597.32	1,622.12
1150 · Allowance for Bad Debt	-13,267.32	-13,597.32	330.00
Total Accounts Receivable	1,952.12	0.00	1,952.12
Other Current Assets			
1250 · Utility Deposits	390.00	390.00	0.00
1400 · Prepaid Insurance	25,321.18	31,370.91	-6,049.73
1500 · Prepaid Taxes	800.00	800.00	0.00
Total Other Current Assets	26,511.18	32,560.91	-6,049.73
Total Current Assets	289,261.51	279,974.95	9,286.56
TOTAL ASSETS	289,261.51	279,974.95	9,286.56
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	16,518.39	14,802.49	1,715.90
Total Accounts Payable	16,518.39	14,802.49	1,715.90
Other Current Liabilities			
2100 · Prepaid Maintenance	1,567.60	15,237.63	-13,670.03
2200 · Insurance Payable	4,875.00	16,249.98	-11,374.98
Total Other Current Liabilities	6,442.60	31,487.61	-25,045.01
Total Current Liabilities	22,960.99	46,290.10	-23,329.11
Total Liabilities	22,960.99	46,290.10	-23,329.11
Equity			
3000 · Fund Balance	15,665.12	15,665.12	0.00
3100 · Reserves	118,503.60	106,676.82	11,826.78
3150 · Reserves Interest	975.81	935.90	39.91
3200 · Restricted Funds 2013 SA	43,869.47	43,869.47	0.00
3250 · Restricted Funds 2016 SA	67,608.41	64,958.41	2,650.00

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Accrual Basis

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As of April 30, 2017

	<u>Apr 30, 17</u>	<u>Mar 31, 17</u>	<u>\$ Change</u>
Net Income	19,678.11	1,579.13	18,098.98
Total Equity	266,300.52	233,684.85	32,615.67
TOTAL LIABILITIES & EQUITY	<u>289,261.51</u>	<u>279,974.95</u>	<u>9,286.56</u>

Riverside Terrace Condominium, Inc
Statement of Income & Expense Operating

April 2017

	Apr 17	Budget	\$ Over Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Maintenance Income	63,636.51	63,636.60	-0.09	127,273.02	127,273.20	-0.18	254,546.40
4100 · Late Fee Income	38.81	25.00	13.81	38.81	100.00	-61.19	300.00
4200 · Transfer/Screening Income	100.00	25.00	75.00	100.00	100.00	0.00	300.00
4300 · Interest Income	0.00	1.67	-1.67	0.00	6.68	-6.68	20.00
4400 · Key Income	0.00	8.33	-8.33	0.00	33.32	-33.32	100.00
Total Income	63,775.32	63,696.60	78.72	127,411.83	127,513.20	-101.37	255,266.40
Gross Profit	63,775.32	63,696.60	78.72	127,411.83	127,513.20	-101.37	255,266.40
Expense							
5000 · Administrative Expenses							
5010 · Accounting & Management Expense	959.11	959.11	0.00	3,836.44	3,836.44	0.00	11,509.32
5020 · Bad Debt Expense	-330.00	500.00	-830.00	-1,330.03	2,000.00	-3,330.03	6,000.00
5040 · Legal Expenses	81.92	416.67	-334.75	1,311.71	1,666.68	-354.97	5,000.04
5050 · Licenses, Taxes, Permits, Fees	386.25	108.33	277.92	581.25	433.32	147.93	1,299.96
5060 · Office Expense	0.00	125.00	-125.00	437.03	500.00	-62.97	1,500.00
5070 · Postage Expense	19.03	49.17	-30.14	133.38	196.68	-63.30	590.04
5080 · Social Functions	0.00	83.33	-83.33	0.00	333.32	-333.32	999.96
5090 · Transfer & Screening Expense	0.00	12.50	-12.50	0.00	50.00	-50.00	150.00
Total 5000 · Administrative Expenses	1,116.31	2,254.11	-1,137.80	4,969.78	9,016.44	-4,046.66	27,049.32
5200 · Building Repairs & Maintenance							
5210 · Elevator R&M	0.00	541.67	-541.67	1,276.59	2,166.68	-890.09	6,500.04
5220 · Fire Alarm R&M	853.25	125.00	728.25	1,725.95	500.00	1,225.95	1,500.00
5230 · General R&M	3,385.64	1,000.00	2,385.64	4,288.11	4,000.00	288.11	12,000.00
5240 · Generator R&M	0.00	100.00	-100.00	1,144.85	400.00	744.85	1,200.00
5250 · Plumbing R&M	0.00	625.00	-625.00	4,906.99	2,500.00	2,406.99	7,500.00
5260 · Security System R&M	0.00	83.33	-83.33	315.00	333.32	-18.32	999.96
5270 · Supplies	0.00	166.67	-166.67	134.50	666.68	-532.18	2,000.04
Total 5200 · Building Repairs & Maintenance	4,238.89	2,641.67	1,597.22	13,791.99	10,566.68	3,225.31	31,700.04
5400 · Grounds Repairs & Maintenance							
5410 · Dock R&M	0.00			166.42			
5420 · Garage R&M	0.00	41.67	-41.67	0.00	166.68	-166.68	500.04
5440 · Irrigation R&M	174.50	137.50	37.00	1,124.50	550.00	574.50	1,650.00
5450 · Janitorial Expense	1,040.00	1,075.00	-35.00	4,160.00	4,300.00	-140.00	12,900.00
5460 · Landscaping	13,725.00	83.33	13,641.67	17,532.53	333.32	17,199.21	999.96
5470 · Lawn Care	0.00	416.67	-416.67	0.00	1,666.68	-1,666.68	5,000.04
5490 · Pest Control Expense	375.00	150.00	225.00	1,577.00	600.00	977.00	1,800.00
5510 · Pool R&M	399.69	350.00	49.69	1,969.69	1,400.00	569.69	4,200.00
5520 · Roof R&M	0.00	83.33	-83.33	0.00	333.32	-333.32	999.96
Total 5400 · Grounds Repairs & Maintenance	15,714.19	2,337.50	13,376.69	26,530.14	9,350.00	17,180.14	28,050.00

Riverside Terrace Condominium, Inc
Statement of Income & Expense Operating

April 2017

	Apr 17	Budget	\$ Over Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	Annual Budget
5600 · Insurance Expense							
5610 · Boiler & Machinery	86.66	97.92	-11.26	346.64	391.68	-45.04	1,175.04
5620 · Crime	45.08	47.92	-2.84	180.32	191.68	-11.36	575.04
5630 · Directors & Officers	78.55	87.50	-8.95	314.20	350.00	-35.80	1,050.00
5640 · Flood	994.17	1,034.17	-40.00	3,976.68	4,136.68	-160.00	12,410.04
5650 · Liability	339.88	366.67	-26.79	1,359.52	1,466.68	-107.16	4,400.04
5660 · Property	4,361.95	583.33	3,778.62	17,447.80	2,333.32	15,114.48	6,999.96
5670 · Umbrella	143.44	141.67	1.77	573.76	566.68	7.08	1,700.04
5680 · Wind	0.00	3,787.50	-3,787.50	0.00	15,150.00	-15,150.00	45,450.00
5700 · Insurance Inspections	0.00	66.67	-66.67	150.00	266.68	-116.68	800.04
Total 5600 · Insurance Expense	6,049.73	6,213.35	-163.62	24,348.92	24,853.40	-504.48	74,560.20
5800 · Utilities Expense							
5810 · Electric Expense	447.57	575.00	-127.43	1,779.07	2,300.00	-520.93	6,900.00
5820 · Fuel Expense	538.05	516.67	21.38	2,961.22	2,066.68	894.54	6,200.04
5830 · Telephone Expense	324.74	333.33	-8.59	1,298.09	1,333.32	-35.23	3,999.96
5840 · Waste Removal Expense	441.74	366.67	75.07	1,630.99	1,466.68	164.31	4,400.04
5850 · Water & Sewer Expense	1,678.34	1,391.67	286.67	6,769.96	5,566.68	1,203.28	16,700.04
Total 5800 · Utilities Expense	3,430.44	3,183.34	247.10	14,439.33	12,733.36	1,705.97	38,200.08
8000 · Reserve Allocation							
7010 · Paving	1,312.50	1,312.50	0.00	2,625.00	2,625.00	0.00	5,250.00
7020 · Painting	2,389.28	2,389.29	-0.01	4,778.56	4,778.58	-0.02	9,557.16
7030 · Roof	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	10,000.00
7040 · Generator	5,625.00	5,625.00	0.00	11,250.00	11,250.00	0.00	22,500.00
Total 8000 · Reserve Allocation	11,826.78	11,826.79	-0.01	23,653.56	23,653.58	-0.02	47,307.16
Total Expense	42,376.34	28,456.76	13,919.58	107,733.72	90,173.46	17,560.26	246,866.80
Net Ordinary Income	21,398.98	35,239.84	-13,840.86	19,678.11	37,339.74	-17,661.63	8,399.60
Net Income	21,398.98	35,239.84	-13,840.86	19,678.11	37,339.74	-17,661.63	8,399.60