

Riverside Terrace Condominium, Inc
Balance Sheet
As of July 31, 2017

| | Jul 31, 17 | Jun 30, 17 | \$ Change |
|--|-------------------|-------------------|------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| 1000 · Operating 5122 CSB | 130,126.31 | 67,511.84 | 62,614.47 |
| 1010 · Reserves 9689 CSB | 131,742.25 | 119,869.51 | 11,872.74 |
| 1030 · Special Assess 5148 CSB | 5,960.00 | 41,738.94 | -35,778.94 |
| Total Checking/Savings | 267,828.56 | 229,120.29 | 38,708.27 |
| Accounts Receivable | | | |
| 1100 · Accounts Receivable | 13,895.43 | 12,667.32 | 1,228.11 |
| 1150 · Allowance for Bad Debt | -12,337.32 | -12,667.32 | 330.00 |
| Total Accounts Receivable | 1,558.11 | 0.00 | 1,558.11 |
| Other Current Assets | | | |
| 1250 · Utility Deposits | 390.00 | 390.00 | 0.00 |
| 1400 · Prepaid Insurance | 7,172.12 | 13,221.72 | -6,049.60 |
| 1500 · Prepaid Taxes | 800.00 | 800.00 | 0.00 |
| Total Other Current Assets | 8,362.12 | 14,411.72 | -6,049.60 |
| Total Current Assets | 277,748.79 | 243,532.01 | 34,216.78 |
| TOTAL ASSETS | 277,748.79 | 243,532.01 | 34,216.78 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 2000 · Accounts Payable | 25,611.79 | 471.10 | 25,140.69 |
| Total Accounts Payable | 25,611.79 | 471.10 | 25,140.69 |
| Other Current Liabilities | | | |
| 2100 · Prepaid Maintenance | 1,795.20 | 10,880.26 | -9,085.06 |
| 2150 · Unearned Maintenance | 42,424.34 | 0.00 | 42,424.34 |
| Total Other Current Liabilities | 44,219.54 | 10,880.26 | 33,339.28 |
| Total Current Liabilities | 69,831.33 | 11,351.36 | 58,479.97 |
| Total Liabilities | 69,831.33 | 11,351.36 | 58,479.97 |
| Equity | | | |
| 3000 · Fund Balance | 262,392.66 | 262,392.66 | 0.00 |
| 3100 · Reserves | 131,442.25 | 119,569.51 | 11,872.74 |
| 3250 · Restricted Funds 2016 SA | 11,766.74 | 11,766.74 | 0.00 |

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Accrual Basis

Riverside Terrace Condominium, Inc
Balance Sheet
As of July 31, 2017

| | <u>Jul 31, 17</u> | <u>Jun 30, 17</u> | <u>\$ Change</u> |
|---------------------------------------|--------------------------|--------------------------|-------------------------|
| Total Equity | 405,601.65 | 393,728.91 | 11,872.74 |
| TOTAL LIABILITIES & EQUITY | <u><u>475,432.98</u></u> | <u><u>405,080.27</u></u> | <u><u>70,352.71</u></u> |

Riverside Terrace Condominium, Inc
Statement of Income & Expense Operating
July 2017

| | Jul 17 | Budget | \$ Over Budget | Jan - Jul 17 | YTD Budget | \$ Over Budget | Annual Budget |
|--|------------------|------------------|-------------------|-------------------|-------------------|------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4000 · Maintenance Income | 21,212.17 | 63,636.60 | -42,424.43 | 148,485.19 | 190,909.80 | -42,424.61 | 254,546.40 |
| 4020 · Special Assessment Income | 0.00 | | | 48,000.00 | | | |
| 4100 · Late Fee Income | 25.00 | 25.00 | 0.00 | 63.81 | 175.00 | -111.19 | 300.00 |
| 4200 · Transfer/Screening Income | 0.00 | 25.00 | -25.00 | 500.00 | 175.00 | 325.00 | 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 | 0.00 | 58.31 | -58.31 | 100.00 |
| Total Income | 21,237.17 | 63,696.60 | -42,459.43 | 197,049.00 | 191,329.80 | 5,719.20 | 255,266.40 |
| Gross Profit | 21,237.17 | 63,696.60 | -42,459.43 | 197,049.00 | 191,329.80 | 5,719.20 | 255,266.40 |
| Expense | | | | | | | |
| 5000 · Administrative Expenses | | | | | | | |
| 5010 · Accounting & Management Expense | 959.11 | 959.11 | 0.00 | 10,113.77 | 6,713.77 | 3,400.00 | 11,509.32 |
| 5020 · Bad Debt Expense | -330.00 | 500.00 | -830.00 | -2,260.02 | 3,500.00 | -5,760.02 | 6,000.00 |
| 5040 · Legal Expenses | 70.92 | 416.67 | -345.75 | 2,165.42 | 2,916.69 | -751.27 | 5,000.04 |
| 5050 · Licenses, Taxes, Permits, Fees | 0.00 | 108.33 | -108.33 | 699.25 | 758.31 | -59.06 | 1,299.96 |
| 5060 · Office Expense | 12.75 | 125.00 | -112.25 | 949.78 | 875.00 | 74.78 | 1,500.00 |
| 5070 · Postage Expense | 31.54 | 49.17 | -17.63 | 196.27 | 344.19 | -147.92 | 590.04 |
| 5080 · Social Functions | 0.00 | 83.33 | -83.33 | 0.00 | 583.31 | -583.31 | 999.96 |
| 5090 · Transfer & Screening Expense | 0.00 | 12.50 | -12.50 | 100.00 | 87.50 | 12.50 | 150.00 |
| Total 5000 · Administrative Expenses | 744.32 | 2,254.11 | -1,509.79 | 11,964.47 | 15,778.77 | -3,814.30 | 27,049.32 |
| 5200 · Building Repairs & Maintenance | | | | | | | |
| 5210 · Elevator R&M | 0.00 | 541.67 | -541.67 | 2,553.18 | 3,791.69 | -1,238.51 | 6,500.04 |
| 5220 · Fire Alarm R&M | 0.00 | 125.00 | -125.00 | 2,345.95 | 875.00 | 1,470.95 | 1,500.00 |
| 5230 · General R&M | 33,683.42 | 1,000.00 | 32,683.42 | 39,475.21 | 7,000.00 | 32,475.21 | 12,000.00 |
| 5240 · Generator R&M | 0.00 | 100.00 | -100.00 | 1,144.85 | 700.00 | 444.85 | 1,200.00 |
| 5250 · Plumbing R&M | 0.00 | 625.00 | -625.00 | 5,298.50 | 4,375.00 | 923.50 | 7,500.00 |
| 5260 · Security System R&M | 0.00 | 83.33 | -83.33 | 315.00 | 583.31 | -268.31 | 999.96 |
| 5270 · Supplies | 0.00 | 166.67 | -166.67 | 134.50 | 1,166.69 | -1,032.19 | 2,000.04 |
| Total 5200 · Building Repairs & Maintenance | 33,683.42 | 2,641.67 | 31,041.75 | 51,267.19 | 18,491.69 | 32,775.50 | 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 | 291.69 | -291.69 | 500.04 |
| 5440 · Irrigation R&M | 56.45 | 137.50 | -81.05 | 1,911.05 | 962.50 | 948.55 | 1,650.00 |
| 5450 · Janitorial Expense | 2,080.00 | 1,075.00 | 1,005.00 | 7,280.00 | 7,525.00 | -245.00 | 12,900.00 |
| 5460 · Landscaping | 0.00 | 83.33 | -83.33 | 7,782.53 | 583.31 | 7,199.22 | 999.96 |
| 5470 · Lawn Care | 800.00 | 416.67 | 383.33 | 3,200.00 | 2,916.69 | 283.31 | 5,000.04 |
| 5490 · Pest Control Expense | 0.00 | 150.00 | -150.00 | 1,577.00 | 1,050.00 | 527.00 | 1,800.00 |
| 5510 · Pool R&M | 290.00 | 350.00 | -60.00 | 2,941.65 | 2,450.00 | 491.65 | 4,200.00 |
| 5520 · Roof R&M | 0.00 | 83.33 | -83.33 | 0.00 | 583.31 | -583.31 | 999.96 |
| Total 5400 · Grounds Repairs & Maintenance | 3,226.45 | 2,337.50 | 888.95 | 24,858.65 | 16,362.50 | 8,496.15 | 28,050.00 |

Riverside Terrace Condominium, Inc
Statement of Income & Expense Operating
July 2017

| | Jul 17 | Budget | \$ Over Budget | Jan - Jul 17 | YTD Budget | \$ Over Budget | Annual Budget |
|---|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 5600 · Insurance Expense | | | | | | | |
| 5610 · Boiler & Machinery | 86.66 | 97.92 | -11.26 | 606.62 | 685.44 | -78.82 | 1,175.04 |
| 5620 · Crime | 45.08 | 47.92 | -2.84 | 315.56 | 335.44 | -19.88 | 575.04 |
| 5630 · Directors & Officers | 78.55 | 87.50 | -8.95 | 549.85 | 612.50 | -62.65 | 1,050.00 |
| 5640 · Flood | 994.17 | 1,034.17 | -40.00 | 6,917.19 | 7,239.19 | -322.00 | 12,410.04 |
| 5650 · Liability | 339.88 | 366.67 | -26.79 | 2,379.16 | 2,566.69 | -187.53 | 4,400.04 |
| 5660 · Property | 3,549.33 | 583.33 | 2,966.00 | 30,533.52 | 4,083.31 | 26,450.21 | 6,999.96 |
| 5670 · Umbrella | 143.44 | 141.67 | 1.77 | 1,004.08 | 991.69 | 12.39 | 1,700.04 |
| 5680 · Wind | 0.00 | 3,787.50 | -3,787.50 | 0.00 | 26,512.50 | -26,512.50 | 45,450.00 |
| 5700 · Insurance Inspections | 0.00 | 66.67 | -66.67 | 150.00 | 466.69 | -316.69 | 800.04 |
| Total 5600 · Insurance Expense | 5,237.11 | 6,213.35 | -976.24 | 42,455.98 | 43,493.45 | -1,037.47 | 74,560.20 |
| 5800 · Utilities Expense | | | | | | | |
| 5810 · Electric Expense | 510.02 | 575.00 | -64.98 | 3,213.12 | 4,025.00 | -811.88 | 6,900.00 |
| 5820 · Fuel Expense | 75.88 | 516.67 | -440.79 | 3,547.64 | 3,616.69 | -69.05 | 6,200.04 |
| 5830 · Telephone Expense | 324.63 | 333.33 | -8.70 | 2,272.21 | 2,333.31 | -61.10 | 3,999.96 |
| 5840 · Waste Removal Expense | 467.41 | 366.67 | 100.74 | 2,981.88 | 2,566.69 | 415.19 | 4,400.04 |
| 5850 · Water & Sewer Expense | 1,277.08 | 1,391.67 | -114.59 | 11,887.31 | 9,741.69 | 2,145.62 | 16,700.04 |
| Total 5800 · Utilities Expense | 2,655.02 | 3,183.34 | -528.32 | 23,902.16 | 22,283.38 | 1,618.78 | 38,200.08 |
| 8000 · Reserve Allocation | | | | | | | |
| 7010 · Paving | 1,312.50 | 1,312.50 | 0.00 | 3,937.50 | 3,937.50 | 0.00 | 5,250.00 |
| 7020 · Painting | 2,389.28 | 2,389.29 | -0.01 | 7,167.84 | 7,167.87 | -0.03 | 9,557.16 |
| 7030 · Roof | 2,500.00 | 2,500.00 | 0.00 | 7,500.00 | 7,500.00 | 0.00 | 10,000.00 |
| 7040 · Generator | 5,625.00 | 5,625.00 | 0.00 | 16,875.00 | 16,875.00 | 0.00 | 22,500.00 |
| Total 8000 · Reserve Allocation | 11,826.78 | 11,826.79 | -0.01 | 35,480.34 | 35,480.37 | -0.03 | 47,307.16 |
| Total Expense | 57,373.10 | 28,456.76 | 28,916.34 | 189,928.79 | 151,890.16 | 38,038.63 | 246,866.80 |
| Net Ordinary Income | -36,135.93 | 35,239.84 | -71,375.77 | 7,120.21 | 39,439.64 | -32,319.43 | 8,399.60 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| 6100 · Special Assessment 2016 | | | | | | | |
| 6115 · Replenish of Operating | 0.00 | | | 48,000.00 | | | |
| 6120 · Pool Resurfacing | 0.00 | | | 1,100.00 | | | |
| 6125 · NW Lawn | 0.00 | | | 10,350.00 | | | |
| 6155 · Mgmt Expenses | 0.00 | | | 2,291.86 | | | |
| 6160 · Add to Operating for Fire Doors | 35,778.94 | | | 35,778.94 | | | |
| 6170 · Reclass to Restricted Funds | 0.00 | | | -61,741.86 | | | |
| Total 6100 · Special Assessment 2016 | 35,778.94 | | | 35,778.94 | | | |
| 8500 · Deferred Maintenance | -35,778.94 | | | -35,778.94 | | | |
| Total Other Expense | 0.00 | | | 0.00 | | | |
| Net Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income | -36,135.93 | 35,239.84 | -71,375.77 | 7,120.21 | 39,439.64 | -32,319.43 | 8,399.60 |