

**Riverside Terrace Condominium, Inc**  
**Balance Sheet**  
As of September 30, 2017

|  | Sep 30, 17               | Aug 31, 17               | \$ Change                |
|--|--------------------------|--------------------------|--------------------------|
| <b>ASSETS</b>                          |                          |                          |                          |
| <b>Current Assets</b>                  |                          |                          |                          |
| <b>Checking/Savings</b>                |                          |                          |                          |
| 1000 · Operating 5122 CSB              | 101,170.49               | 104,046.40               | -2,875.91                |
| 1010 · Reserves 9689 CSB               | 131,841.35               | 131,792.60               | 48.75                    |
| 1030 · Special Assess 5148 CSB         | 0.00                     | 5,960.00                 | -5,960.00                |
| <b>Total Checking/Savings</b>          | <u>233,011.84</u>        | <u>241,799.00</u>        | -8,787.16                |
| <b>Accounts Receivable</b>             |                          |                          |                          |
| 1100 · Accounts Receivable             | 11,743.32                | 12,043.32                | -300.00                  |
| 1150 · Allowance for Bad Debt          | -11,740.32               | -12,038.82               | 298.50                   |
| <b>Total Accounts Receivable</b>       | <u>3.00</u>              | <u>4.50</u>              | -1.50                    |
| <b>Other Current Assets</b>            |                          |                          |                          |
| 1250 · Utility Deposits                | 390.00                   | 390.00                   | 0.00                     |
| 1400 · Prepaid Insurance               | 47,146.02                | 52,407.60                | -5,261.58                |
| 1500 · Prepaid Taxes                   | 800.00                   | 800.00                   | 0.00                     |
| <b>Total Other Current Assets</b>      | <u>48,336.02</u>         | <u>53,597.60</u>         | -5,261.58                |
| <b>Total Current Assets</b>            | <u>281,350.86</u>        | <u>295,401.10</u>        | -14,050.24               |
| <b>TOTAL ASSETS</b>                    | <u><u>281,350.86</u></u> | <u><u>295,401.10</u></u> | <u><u>-14,050.24</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>        |                          |                          |                          |
| <b>Liabilities</b>                     |                          |                          |                          |
| <b>Current Liabilities</b>             |                          |                          |                          |
| <b>Accounts Payable</b>                |                          |                          |                          |
| 2000 · Accounts Payable                | 24,705.02                | 24,499.80                | 205.22                   |
| <b>Total Accounts Payable</b>          | <u>24,705.02</u>         | <u>24,499.80</u>         | 205.22                   |
| <b>Other Current Liabilities</b>       |                          |                          |                          |
| 2100 · Prepaid Maintenance             | 6,451.53                 | 1,795.20                 | 4,656.33                 |
| 2150 · Unearned Maintenance            | 0.00                     | 21,212.17                | -21,212.17               |
| 2200 · Insurance Payable               | 42,691.89                | 46,941.51                | -4,249.62                |
| <b>Total Other Current Liabilities</b> | <u>49,143.42</u>         | <u>69,948.88</u>         | -20,805.46               |
| <b>Total Current Liabilities</b>       | <u>73,848.44</u>         | <u>94,448.68</u>         | -20,600.24               |
| <b>Total Liabilities</b>               | <u>73,848.44</u>         | <u>94,448.68</u>         | -20,600.24               |
| <b>Equity</b>                          |                          |                          |                          |
| 3000 · Fund Balance                    | 262,392.66               | 262,392.66               | 0.00                     |
| 3100 · Reserves                        | 131,541.35               | 131,492.60               | 48.75                    |
| 3250 · Restricted Funds 2016 SA        | 5,806.74                 | 5,806.74                 | 0.00                     |

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Accrual Basis

Riverside Terrace Condominium, Inc  
**Balance Sheet**  
As of September 30, 2017

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|                                       | <u>Sep 30, 17</u>        | <u>Aug 31, 17</u>        | <u>\$ Change</u>         |
|---------------------------------------|--------------------------|--------------------------|--------------------------|
| Total Equity                          | 399,740.75               | 399,692.00               | 48.75                    |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>473,589.19</u></b> | <b><u>494,140.68</u></b> | <b><u>-20,551.49</u></b> |

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

|  | Sep 17           | Budget          | \$ Over Budget   | Jan - Sep 17      | YTD Budget        | \$ Over Budget   | Annual Budget     |
|--|------------------|-----------------|------------------|-------------------|-------------------|------------------|-------------------|
| <b>Ordinary Income/Expense</b>                         |                  |                 |                  |                   |                   |                  |                   |
| <b>Income</b>  |                  |                 |                  |                   |                   |                  |                   |
| 4000 · Maintenance Income                              | 21,212.17        | 0.00            | 21,212.17        | 190,909.53        | 190,909.80        | -0.27            | 254,546.40        |
| 4020 · Special Assessment Income                       | 0.00             |                 |                  | 48,000.00         |                   |                  |                   |
| 4100 · Late Fee Income                                 | 0.00             | 25.00           | -25.00           | 63.81             | 225.00            | -161.19          | 300.00            |
| 4200 · Transfer/Screening Income                       | 0.00             | 25.00           | -25.00           | 600.00            | 225.00            | 375.00           | 300.00            |
| 4300 · Interest Income                                 | 0.00             | 1.67            | -1.67            | 0.00              | 15.03             | -15.03           | 20.00             |
| 4400 · Key Income                                      | 0.00             | 8.33            | -8.33            | 0.00              | 74.97             | -74.97           | 100.00            |
| <b>Total Income</b>                                    | <b>21,212.17</b> | <b>60.00</b>    | <b>21,152.17</b> | <b>239,573.34</b> | <b>191,449.80</b> | <b>48,123.54</b> | <b>255,266.40</b> |
| <b>Gross Profit</b>                                    | <b>21,212.17</b> | <b>60.00</b>    | <b>21,152.17</b> | <b>239,573.34</b> | <b>191,449.80</b> | <b>48,123.54</b> | <b>255,266.40</b> |
| <b>Expense</b>   |                  |                 |                  |                   |                   |                  |                   |
| <b>5000 · Administrative Expenses</b>                  |                  |                 |                  |                   |                   |                  |                   |
| 5010 · Accounting & Management Expense                 | 959.11           | 959.11          | 0.00             | 12,031.99         | 8,631.99          | 3,400.00         | 11,509.32         |
| 5020 · Bad Debt Expense                                | -298.50          | 500.00          | -798.50          | -2,857.02         | 4,500.00          | -7,357.02        | 8,000.00          |
| 5040 · Legal Expenses                                  | 48.27            | 416.67          | -368.40          | 2,256.83          | 3,750.03          | -1,493.20        | 5,000.04          |
| 5050 · Licenses, Taxes, Permits, Fees                  | 0.00             | 108.33          | -108.33          | 699.25            | 974.97            | -275.72          | 1,299.96          |
| 5060 · Office Expense                                  | -16.00           | 125.00          | -141.00          | 965.78            | 1,125.00          | -159.22          | 1,500.00          |
| 5070 · Postage Expense                                 | 27.48            | 49.17           | -21.69           | 254.75            | 442.53            | -187.78          | 590.04            |
| 5080 · Social Functions                                | 0.00             | 83.33           | -83.33           | 0.00              | 749.97            | -749.97          | 999.96            |
| 5090 · Transfer & Screening Expense                    | 50.00            | 12.50           | 37.50            | 250.00            | 112.50            | 137.50           | 150.00            |
| <b>Total 5000 · Administrative Expenses</b>            | <b>770.36</b>    | <b>2,254.11</b> | <b>-1,483.75</b> | <b>13,601.58</b>  | <b>20,266.99</b>  | <b>-6,685.41</b> | <b>27,049.32</b>  |
| <b>5200 · Building Repairs &amp; Maintenance</b>       |                  |                 |                  |                   |                   |                  |                   |
| 5210 · Elevator R&M                                    | 1,320.63         | 541.67          | 778.96           | 3,873.81          | 4,875.03          | -1,001.22        | 6,500.04          |
| 5220 · Fire Alarm R&M                                  | 1,722.56         | 125.00          | 1,597.56         | 3,753.51          | 1,125.00          | 2,628.51         | 1,500.00          |
| 5230 · General R&M                                     | 101.76           | 1,000.00        | -898.24          | 49,736.21         | 9,000.00          | 40,736.21        | 12,000.00         |
| 5240 · Generator R&M                                   | 0.00             | 100.00          | -100.00          | 1,335.65          | 900.00            | 435.65           | 1,200.00          |
| 5250 · Plumbing R&M                                    | 173.44           | 625.00          | -451.56          | 5,471.94          | 5,625.00          | -153.06          | 7,500.00          |
| 5260 · Security System R&M                             | 0.00             | 83.33           | -83.33           | 630.00            | 749.97            | -119.97          | 999.96            |
| 5270 · Supplies  | 693.86           | 166.67          | 527.19           | 828.36            | 1,500.03          | -671.67          | 2,000.04          |
| <b>Total 5200 · Building Repairs &amp; Maintenance</b> | <b>4,012.25</b>  | <b>2,641.67</b> | <b>1,370.58</b>  | <b>65,629.48</b>  | <b>23,775.03</b>  | <b>41,854.45</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              | 375.03            | -375.03          | 500.04            |
| 5440 · Irrigation R&M                                  | 17.80            | 137.50          | -119.70          | 2,254.80          | 1,237.50          | 1,017.30         | 1,650.00          |
| 5450 · Janitorial Expense                              | 1,040.00         | 1,075.00        | -35.00           | 9,360.00          | 9,675.00          | -315.00          | 12,900.00         |
| 5460 · Landscaping                                     | 0.00             | 83.33           | -83.33           | 7,782.53          | 749.97            | 7,032.56         | 999.96            |
| 5470 · Lawn Care                                       | 800.00           | 416.67          | 383.33           | 4,800.00          | 3,750.03          | 1,049.97         | 5,000.04          |
| 5490 · Pest Control Expense                            | 0.00             | 150.00          | -150.00          | 1,577.00          | 1,350.00          | 227.00           | 1,800.00          |
| 5510 · Pool R&M  | 290.00           | 350.00          | -60.00           | 4,049.95          | 3,150.00          | 899.95           | 4,200.00          |
| 5520 · Roof R&M  | 0.00             | 83.33           | -83.33           | 0.00              | 749.97            | -749.97          | 999.96            |
| <b>Total 5400 · Grounds Repairs &amp; Maintenance</b>  | <b>2,147.80</b>  | <b>2,337.50</b> | <b>-189.70</b>   | <b>29,990.70</b>  | <b>21,037.50</b>  | <b>8,953.20</b>  | <b>28,050.00</b>  |

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

|   | Sep 17           | Budget            | \$ Over Budget   | Jan - Sep 17      | YTD Budget        | \$ Over Budget   | Annual Budget     |
|---|------------------|-------------------|------------------|-------------------|-------------------|------------------|-------------------|
| <b>5600 · Insurance Expense</b>             |                  |                   |                  |                   |                   |                  |                   |
| 5610 · Boiler & Machinery                   | 44.89            | 97.92             | -53.03           | 734.12            | 881.28            | -147.16          | 1,175.04          |
| 5620 · Crime                                | 41.13            | 47.92             | -6.79            | 401.39            | 431.28            | -29.89           | 575.04            |
| 5630 · Directors & Officers                 | 103.11           | 87.50             | 15.61            | 733.88            | 787.50            | -53.62           | 1,050.00          |
| 5640 · Flood                                | 994.17           | 1,034.17          | -40.00           | 8,905.53          | 9,307.53          | -402.00          | 12,410.04         |
| 5650 · Liability                            | 384.75           | 386.67            | 18.08            | 3,108.13          | 3,300.03          | -191.90          | 4,400.04          |
| 5660 · Property                             | 3,504.32         | 583.33            | 2,920.99         | 38,316.79         | 5,249.97          | 33,066.82        | 6,999.96          |
| 5670 · Umbrella                             | 123.12           | 141.67            | -18.55           | 1,268.67          | 1,275.03          | -6.36            | 1,700.04          |
| 5680 · Wind                                 | 0.00             | 3,787.50          | -3,787.50        | 0.00              | 34,087.50         | -34,087.50       | 45,450.00         |
| 5685 · Workers Comp                         | 66.09            |                   |                  | 72.49             |                   |                  |                   |
| 5700 · Insurance Inspections                | 0.00             | 66.67             | -66.67           | 150.00            | 600.03            | -450.03          | 800.04            |
| <b>Total 5600 · Insurance Expense</b>       | <b>5,261.58</b>  | <b>6,213.35</b>   | <b>-951.77</b>   | <b>53,691.00</b>  | <b>55,920.15</b>  | <b>-2,229.15</b> | <b>74,560.20</b>  |
| <b>5800 · Utilities Expense</b>             |                  |                   |                  |                   |                   |                  |                   |
| 5810 · Electric Expense                     | 516.89           | 575.00            | -58.11           | 4,228.56          | 5,175.00          | -946.44          | 6,900.00          |
| 5820 · Fuel Expense                         | 88.22            | 516.67            | -428.45          | 3,713.13          | 4,650.03          | -936.90          | 6,200.04          |
| 5830 · Telephone Expense                    | 324.71           | 333.33            | -8.62            | 2,921.67          | 2,999.97          | -78.30           | 3,999.96          |
| 5840 · Waste Removal Expense                | 296.60           | 366.67            | -70.07           | 3,278.48          | 3,300.03          | -21.55           | 4,400.04          |
| 5850 · Water & Sewer Expense                | 1,292.51         | 1,391.67          | -99.16           | 14,472.33         | 12,525.03         | 1,947.30         | 16,700.04         |
| <b>Total 5800 · Utilities Expense</b>       | <b>2,518.93</b>  | <b>3,183.34</b>   | <b>-664.41</b>   | <b>28,614.17</b>  | <b>28,650.06</b>  | <b>-35.89</b>    | <b>38,200.08</b>  |
| <b>8000 · Reserve Allocation</b>            |                  |                   |                  |                   |                   |                  |                   |
| 7010 · Paving                               | 0.00             | 0.00              | 0.00             | 3,937.50          | 3,937.50          | 0.00             | 5,250.00          |
| 7020 · Painting                             | 0.00             | 0.00              | 0.00             | 7,167.84          | 7,167.87          | -0.03            | 9,557.16          |
| 7030 · Roof                                 | 0.00             | 0.00              | 0.00             | 7,500.00          | 7,500.00          | 0.00             | 10,000.00         |
| 7040 · Generator                            | 0.00             | 0.00              | 0.00             | 16,875.00         | 16,875.00         | 0.00             | 22,500.00         |
| <b>Total 8000 · Reserve Allocation</b>      | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>      | <b>35,480.34</b>  | <b>35,480.37</b>  | <b>-0.03</b>     | <b>47,307.16</b>  |
| <b>Total Expense</b>                        | <b>14,710.92</b> | <b>16,629.97</b>  | <b>-1,919.05</b> | <b>227,007.27</b> | <b>185,150.10</b> | <b>41,857.17</b> | <b>246,866.80</b> |
| <b>Net Ordinary Income</b>                  | <b>6,501.25</b>  | <b>-16,569.97</b> | <b>23,071.22</b> | <b>12,566.07</b>  | <b>6,299.70</b>   | <b>6,266.37</b>  | <b>8,399.60</b>   |
| <b>Other Income/Expense</b>                 |                  |                   |                  |                   |                   |                  |                   |
| <b>Other Expense</b>                        |                  |                   |                  |                   |                   |                  |                   |
| 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         |                   |                  |                   |
| 6140 · A/C Replacements                     | 0.00             |                   |                  | 5,960.00          |                   |                  |                   |
| 6155 · Mgmt Expenses                        | 0.00             |                   |                  | 2,291.86          |                   |                  |                   |
| 6160 · Add to Operating for Fire Doors      | 0.00             |                   |                  | 35,778.94         |                   |                  |                   |
| 6170 · Reclass to Restricted Funds          | 0.00             |                   |                  | -67,701.86        |                   |                  |                   |
| <b>Total 6100 · Special Assessment 2016</b> | <b>0.00</b>      |                   |                  | <b>35,778.94</b>  |                   |                  |                   |
| <b>8500 · Deferred Maintenance</b>          | <b>0.00</b>      |                   |                  | <b>-35,778.94</b> |                   |                  |                   |
| <b>Total Other Expense</b>                  | <b>0.00</b>      |                   |                  | <b>0.00</b>       |                   |                  |                   |
| <b>Net Other Income</b>                     | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>      | <b>0.00</b>       |
| <b>Net Income</b>                           | <b>6,501.25</b>  | <b>-16,569.97</b> | <b>23,071.22</b> | <b>12,566.07</b>  | <b>6,299.70</b>   | <b>6,266.37</b>  | <b>8,399.60</b>   |