

## Balance Sheet

Properties: Riverside Terrace Condominium - 1401 N. Riverside Drive Pompano Beach, FL 33062

As of: 11/30/2017

Accounting Basis: Accrual

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	97,172.53
<b>RTC Accounts</b>	
RTC Reserve	131,940.52
<b>Total RTC Accounts</b>	<b>131,940.52</b>
<b>Total Cash</b>	<b>229,113.05</b>
Accounts Receivable	16,428.96
Allowance for Bad Debt	-14,597.34
Prepaid Insurance	50,293.11
Prepaid Expense	800.00
Utility Deposits	390.00
<b>TOTAL ASSETS</b>	<b>282,427.78</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Clearing Account	-1,040.00
Prepayments	1,707.32
Accounts Payable	24,705.02
Insurance Payable	29,700.55
Prepaid Assessments	1,756.40
Deferred Income	27,018.91
<b>Total Liabilities</b>	<b>83,848.20</b>
<b>Capital</b>	
Retained Earnings	57,588.26
Reserve - Unallocated	131,541.35
Reserve - Interest	99.17
Calculated Retained Earnings	9,350.80
<b>Total Capital</b>	<b>198,579.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>282,427.78</b>

## Financial Actual vs Budget

Properties: Riverside Terrace Condominium - 1401 N. Riverside Drive Pompano Beach, FL 33062

As of: Nov 2017

Additional Account Types: None

Accounting Basis: Accrual

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Maintenance Income	21,212.17	20,281.40	930.77	233,333.87	223,095.44	10,238.43	243,376.84
Other Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Late Fee	0.00	25.00	-25.00	63.81	275.00	-211.19	300.00
Applicaton Fee Income	0.00	25.00	-25.00	700.00	275.00	425.00	300.00
Gate/Pool Key Income	75.00	8.33	66.67	75.00	91.67	-16.67	100.00
Interest Income	0.00	1.66	-1.66	0.00	18.34	-18.34	20.00
Special Assessments	0.00	0.00	0.00	48,000.00	0.00	48,000.00	0.00
<b>Total Operating Income</b>	<b>21,287.17</b>	<b>20,341.39</b>	<b>945.78</b>	<b>282,197.68</b>	<b>223,755.45</b>	<b>58,442.23</b>	<b>244,096.84</b>
<b>Expense</b>							
Management Fees	0.00	931.17	931.17	14,631.99	10,242.87	-4,389.12	11,174.04
Legal Fees	89.76	625.00	535.24	2,959.15	6,875.00	3,915.85	7,500.00
License & Permits	0.00	154.16	154.16	699.25	1,695.84	996.59	1,850.00
Office Supplies / Admin Exp	129.22	41.66	-87.56	1,133.27	458.34	-674.93	500.00
Board Events	0.00	83.33	83.33	0.00	916.64	916.64	999.97
Bad Debt	0.00	500.00	500.00	0.00	5,500.00	5,500.00	6,000.00
Mailing Expense	0.00	50.00	50.00	254.75	550.00	295.25	600.00
Bank Charges	0.00	0.00	0.00	12.00	0.00	-12.00	0.00
Screening Expense	75.00	12.50	-62.50	325.00	137.50	-187.50	150.00
Insurance	4,267.41	5,229.16	961.75	52,723.05	57,520.84	4,797.79	62,750.00
Insurance Flood	1,080.58	933.33	-147.25	10,787.86	10,266.67	-521.19	11,200.00
Maintenance & Repair	9,642.20	750.00	-8,892.20	67,708.33	8,250.00	-59,458.33	9,000.00
Maint/Repair Electrical	3,032.50	116.66	-2,915.84	3,032.50	1,283.34	-1,749.16	1,400.00
Maint/Repair Plumbing	0.00	100.00	100.00	5,471.94	1,100.00	-4,371.94	1,200.00
Building Repair	460.04	0.00	-460.04	1,795.69	0.00	-1,795.69	0.00
Building Supplies	0.00	416.66	416.66	973.01	4,583.34	3,610.33	5,000.00
Pest Control	0.00	150.00	150.00	1,577.00	1,650.00	73.00	1,800.00
Elevator Repair	0.00	650.00	650.00	3,873.81	7,150.00	3,276.19	7,800.00
Lawn Maintenance	0.00	500.00	500.00	8,600.33	5,500.00	-3,100.33	6,000.00
Landscaping	120.00	100.00	-20.00	4,920.00	1,100.00	-3,820.00	1,200.00
Irrigation	297.40	208.33	-89.07	2,579.25	2,291.67	-287.58	2,500.00
Pool Maintenance	995.00	333.33	-661.67	5,044.95	3,666.67	-1,378.28	4,000.00
Janitorial Maintenance	0.00	1,675.00	1,675.00	10,400.00	18,425.00	8,025.00	20,100.00
Fire Alarm/Equipment	1,192.10	125.00	-1,067.10	4,945.61	1,375.00	-3,570.61	1,500.00
Security	0.00	70.83	70.83	630.00	779.17	149.17	850.00
Utility - Electric	0.00	500.00	500.00	4,729.28	5,500.00	770.72	6,000.00
Utility - Water	2,740.08	1,383.33	-1,356.75	17,557.02	15,216.67	-2,340.35	16,600.00
Utility - Trash	0.00	258.33	258.33	3,278.48	2,841.67	-436.81	3,100.00
Utility - Telephone	0.00	358.33	358.33	2,921.67	3,941.67	1,020.00	4,300.00
Utility - Gas	0.00	416.66	416.66	3,801.35	4,583.34	781.99	5,000.00

## Financial Actual vs Budget

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Reserve - Paving	0.00	270.83	270.83	3,937.50	2,979.17	-958.33	3,250.00
Reserve - Roof	0.00	1,074.81	1,074.81	7,500.00	11,822.95	4,322.95	12,897.76
Reserve - Painting	0.00	572.91	572.91	7,167.84	6,302.09	-865.75	6,875.00
Reserve - Other	0.00	1,666.66	1,666.66	16,875.00	18,333.34	1,458.34	20,000.00
<b>Total Operating Expense</b>	<b>24,121.29</b>	<b>20,257.98</b>	<b>-3,863.31</b>	<b>272,846.88</b>	<b>222,838.79</b>	<b>-50,008.09</b>	<b>243,096.77</b>
Total Operating Income	21,287.17	20,341.39	945.78	282,197.68	223,755.45	58,442.23	244,096.84
Total Operating Expense	24,121.29	20,257.98	-3,863.31	272,846.88	222,838.79	-50,008.09	243,096.77
<b>NOI - Net Operating Income</b>	<b>-2,834.12</b>	<b>83.41</b>	<b>-2,917.53</b>	<b>9,350.80</b>	<b>916.66</b>	<b>8,434.14</b>	<b>1,000.07</b>
Total Income	21,287.17	20,341.39	945.78	282,197.68	223,755.45	58,442.23	244,096.84
Total Expense	24,121.29	20,257.98	-3,863.31	272,846.88	222,838.79	-50,008.09	243,096.77
<b>Net Income</b>	<b>-2,834.12</b>	<b>83.41</b>	<b>-2,917.53</b>	<b>9,350.80</b>	<b>916.66</b>	<b>8,434.14</b>	<b>1,000.07</b>