

## Balance Sheet

Active Properties Owned By: Riverside Terrace Condominium

As of: 12/31/2017

Accounting Basis: Accrual

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	79,214.10
<b>RTC Accounts</b>	
RTC Reserve 9689	139,533.65
<b>Total RTC Accounts</b>	<b>139,533.65</b>
<b>Total Cash</b>	<b>218,747.75</b>
Accounts Receivable	16,093.65
Allowance for Bad Debt	-11,134.32
Prepaid Insurance	44,945.12
Prepaid Expense	8,903.00
Utility Deposits	390.00
<b>TOTAL ASSETS</b>	<b>277,945.20</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	1,707.32
Accounts Payable	8,499.02
Insurance Payable	29,715.55
Prepaid Assessments	243.09
<b>Total Liabilities</b>	<b>40,164.98</b>
<b>Capital</b>	
Retained Earnings	63,395.00
Reserve - Paving	20,000.03
Reserve - Roof	10,000.00
Reserve - Painting	29,657.17
Reserve - Interest	1,360.85
Reserve - Generator	82,500.00
Calculated Retained Earnings	30,867.17
<b>Total Capital</b>	<b>237,780.22</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>277,945.20</b>

## Acct Financial Actual vs Budget

Active Properties Owned By: Riverside Terrace Condominium

As of: Dec 2017

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Accrual

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
Maintenance Income	6310	20,912.17	21,212.20	-300.03	255,730.04	254,546.40	1,183.64	254,546.40
Other Income	6325	834.43	0.00	834.43	859.43	0.00	859.43	0.00
Late Fee	6330	0.00	25.00	-25.00	63.81	300.00	-236.19	300.00
Applicaton Fee Income	6360	100.00	25.00	75.00	800.00	300.00	500.00	300.00
Gate/Pool Key Income	6390	0.00	8.33	-8.33	75.00	100.00	-25.00	100.00
Interest Income	6400	0.00	1.66	-1.66	0.00	20.00	-20.00	20.00
Special Assessments	6405	0.00	0.00	0.00	48,000.00	0.00	48,000.00	0.00
<b>Total Operating Income</b>		<b>21,846.60</b>	<b>21,272.19</b>	<b>574.41</b>	<b>305,528.28</b>	<b>255,266.40</b>	<b>50,261.88</b>	<b>255,266.40</b>
<b>Expense</b>								
Management Fees	7010	1,300.00	959.11	-340.89	15,931.99	11,509.32	-4,422.67	11,509.32
Legal Fees	7040	57.14	416.66	359.52	3,016.29	5,000.00	1,983.71	5,000.00
License & Permits	7050	0.00	108.33	108.33	699.25	1,299.96	600.71	1,299.96
Office Supplies / Postage	7060	32.38	125.00	92.62	1,165.65	1,500.00	334.35	1,500.00
Board Events	7065	0.00	83.33	83.33	0.00	999.97	999.97	999.97
Bad Debt	7070	-3,763.02	500.00	4,263.02	-3,763.02	6,000.00	9,763.02	6,000.00
Mailing Expense	7080	0.00	49.17	49.17	254.75	590.04	335.29	590.04
Bank Charges	7090	0.00	0.00	0.00	12.00	0.00	-12.00	0.00
Screening Expense	7100	0.00	12.50	12.50	325.00	150.00	-175.00	150.00
Insurance	7110	4,259.41	5,179.16	919.75	56,982.46	62,150.00	5,167.54	62,150.00
Insurance Flood	7120	1,080.58	1,034.17	-46.41	11,868.44	12,410.04	541.60	12,410.04
Maintenance & Repair	7200	-23,433.44	1,041.66	24,475.10	44,274.89	12,500.00	-31,774.89	12,500.00
Maint/Repair Electrical	7220	0.00	100.00	100.00	3,032.50	1,200.00	-1,832.50	1,200.00
Maint/Repair Plumbing	7230	0.00	625.00	625.00	5,471.94	7,500.00	2,028.06	7,500.00
Maint/Repairs Building	7260	0.00	0.00	0.00	1,795.69	0.00	-1,795.69	0.00
Building Supplies	7270	0.00	166.66	166.66	973.01	2,000.00	1,026.99	2,000.00
Roof Expense	7275	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
Pest Control	7280	0.00	150.00	150.00	1,577.00	1,800.00	223.00	1,800.00
Elevator Repair	7300	0.00	541.67	541.67	3,873.81	6,500.04	2,626.23	6,500.04
Lawn Maintenance	7310	878.40	416.66	-461.74	9,478.73	5,000.00	-4,478.73	5,000.00
Landscaping	7320	2,550.00	83.33	-2,466.67	7,470.00	1,000.00	-6,470.00	1,000.00
Irrigation	7325	106.90	137.50	30.60	2,686.15	1,650.00	-1,036.15	1,650.00
Pool Maintenance	7350	0.00	350.00	350.00	5,044.95	4,200.00	-844.95	4,200.00
Janitorial/ Maintenance	7370	1,040.00	1,075.00	35.00	12,480.00	12,900.00	420.00	12,900.00
Fire Alarm/Equipment	7390	371.00	125.00	-246.00	5,316.61	1,500.00	-3,816.61	1,500.00

## Acct Financial Actual vs Budget

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Security	7395	0.00	83.33	83.33	630.00	999.96	369.96	999.96
Utility - Electric	7500	1,251.29	575.00	-676.29	5,980.57	6,900.00	919.43	6,900.00
Utility - Water	7510	0.00	1,391.66	1,391.66	17,557.02	16,700.00	-857.02	16,700.00
Utility - Trash	7520	861.82	366.66	-495.16	4,140.30	4,400.00	259.70	4,400.00
Utility - Telephone	7530	984.24	333.33	-650.91	3,905.91	4,000.00	94.09	4,000.00
Utility - Gas	7540	1,458.93	516.66	-942.27	5,172.06	6,200.00	1,027.94	6,200.00
Reserve - Paving	8030	1,312.50	437.50	-875.00	5,250.00	5,250.00	0.00	5,250.00
Reserve - Roof	8040	2,500.00	833.33	-1,666.67	10,000.00	10,000.00	0.00	10,000.00
Reserve - Painting	8070	2,389.32	796.43	-1,592.89	9,557.16	9,557.16	0.00	9,557.16
Reserve - Generator	8110	5,625.00	1,875.00	-3,750.00	22,500.00	22,500.00	0.00	22,500.00
<b>Total Operating Expense</b>		<b>862.45</b>	<b>20,572.14</b>	<b>19,709.69</b>	<b>274,661.11</b>	<b>246,866.49</b>	<b>-27,794.62</b>	<b>246,866.49</b>
Total Operating Income		21,846.60	21,272.19	574.41	305,528.28	255,266.40	50,261.88	255,266.40
Total Operating Expense		862.45	20,572.14	19,709.69	274,661.11	246,866.49	-27,794.62	246,866.49
<b>NOI - Net Operating Income</b>		<b>20,984.15</b>	<b>700.05</b>	<b>20,284.10</b>	<b>30,867.17</b>	<b>8,399.91</b>	<b>22,467.26</b>	<b>8,399.91</b>
Total Income		21,846.60	21,272.19	574.41	305,528.28	255,266.40	50,261.88	255,266.40
Total Expense		862.45	20,572.14	19,709.69	274,661.11	246,866.49	-27,794.62	246,866.49
<b>Net Income</b>		<b>20,984.15</b>	<b>700.05</b>	<b>20,284.10</b>	<b>30,867.17</b>	<b>8,399.91</b>	<b>22,467.26</b>	<b>8,399.91</b>
<b>Asset</b>								
Accounts Receivable	1200	-1,819.31	0.00	1,819.31	16,093.65	0.00	-16,093.65	0.00
Allowance for Bad Debt	1220	3,463.02	0.00	-3,463.02	-11,134.32	0.00	11,134.32	0.00
Prepaid Insurance	1310	-5,347.99	0.00	5,347.99	44,945.12	0.00	-44,945.12	0.00
Prepaid Expense	1320	0.00	0.00	0.00	800.00	0.00	-800.00	0.00
Utility Deposits	1330	0.00	0.00	0.00	390.00	0.00	-390.00	0.00
<b>Total Asset</b>		<b>-3,704.28</b>	<b>0.00</b>	<b>3,704.28</b>	<b>51,094.45</b>	<b>0.00</b>	<b>-51,094.45</b>	<b>0.00</b>
<b>Cash</b>								
Operating Cash	1010	-22,311.27	0.00	22,311.27	79,214.10	0.00	-79,214.10	0.00
<b>RTC Accounts 1088</b>								
RTC Reserve 9689	1088-1	7,593.13	0.00	-7,593.13	139,533.65	0.00	-139,533.65	0.00
<b>Total RTC Accounts</b>		<b>7,593.13</b>	<b>0.00</b>	<b>-7,593.13</b>	<b>139,533.65</b>	<b>0.00</b>	<b>-139,533.65</b>	<b>0.00</b>
<b>Total Cash</b>		<b>-14,718.14</b>	<b>0.00</b>	<b>14,718.14</b>	<b>218,747.75</b>	<b>0.00</b>	<b>-218,747.75</b>	<b>0.00</b>
<b>Liability</b>								
Prepayments	2300	0.00	0.00	0.00	1,707.32	0.00	1,707.32	0.00
Accounts Payable	2500	-24,309.00	0.00	-24,309.00	396.02	0.00	396.02	0.00
Insurance Payable	3020	-4,249.62	0.00	-4,249.62	29,715.55	0.00	29,715.55	0.00
Prepaid Assessments	3030	-1,513.31	0.00	-1,513.31	243.09	0.00	243.09	0.00
Deferred Income	3110	-21,212.17	0.00	-21,212.17	0.00	0.00	0.00	0.00
<b>Total Liability</b>		<b>-51,284.10</b>	<b>0.00</b>	<b>-51,284.10</b>	<b>32,061.98</b>	<b>0.00</b>	<b>32,061.98</b>	<b>0.00</b>

### Acct Financial Actual vs Budget

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Capital</b>								
Retained Earnings	3300	0.00	0.00	0.00	63,395.00	0.00	63,395.00	0.00
Reserve - Unallocated	5010	-131,541.35	0.00	-131,541.35	0.00	0.00	0.00	0.00
Reserve - Paving	5030	20,000.03	0.00	20,000.03	20,000.03	0.00	20,000.03	0.00
Reserve - Roof	5040	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
Reserve - Painting	5070	29,657.17	0.00	29,657.17	29,657.17	0.00	29,657.17	0.00
Reserve - Interest	5100	1,261.68	0.00	1,261.68	1,360.85	0.00	1,360.85	0.00
Reserve - Generator	5110	82,500.00	0.00	82,500.00	82,500.00	0.00	82,500.00	0.00
<b>Total Capital</b>		<u>11,877.53</u>	<u>0.00</u>	<u>11,877.53</u>	<u>206,913.05</u>	<u>0.00</u>	<u>206,913.05</u>	<u>0.00</u>