

Balance Sheet

Active Properties Owned By: Riverside Terrace Condominium

As of: 01/31/2018

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Operating Cash	130,652.96
RTC Accounts	
RTC Reserve 9689	139,586.98
Total RTC Accounts	139,586.98
Total Cash	270,239.94
Accounts Receivable	18,770.33
Allowance for Bad Debt	-12,034.32
Prepaid Insurance	39,597.13
Prepaid Expense	8,903.00
Utility Deposits	390.00
TOTAL ASSETS	325,866.08
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	9,754.83
Accounts Payable	3,500.24
Accounts Payable Clearing	8,103.00
Insurance Payable	25,465.93
Deferred Income	43,408.74
Total Liabilities	90,232.74
Capital	
Retained Earnings	63,395.00
Reserve - Paving	20,000.03
Reserve - Roof	10,833.37
Reserve - Painting	30,453.66
Reserve - Interest	1,414.18
Reserve - Generator	82,500.00
Calculated Retained Earnings	-3,830.07
Calculated Prior Years Retained Earnings	30,867.17
Total Capital	235,633.34
TOTAL LIABILITIES & CAPITAL	325,866.08

Acct Financial Actual vs Budget

Active Properties Owned By: Riverside Terrace Condominium

As of: Jan 2018

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
Income								
Maintenance Income	6310	19,247.15	21,704.37	-2,457.22	19,247.15	21,704.37	-2,457.22	260,452.00
Other Income	6325	38.80	0.00	38.80	38.80	0.00	38.80	0.00
NSF Charges	6520	25.00	0.00	25.00	25.00	0.00	25.00	0.00
Total Operating Income		19,310.95	21,704.37	-2,393.42	19,310.95	21,704.37	-2,393.42	260,452.00
Expense								
Management Fees	7010	1,300.00	1,300.00	0.00	1,300.00	1,300.00	0.00	15,600.00
Inspection Expense	7011	0.00	62.50	62.50	0.00	62.50	62.50	750.00
Common Area Improvements	7012	502.98	1,000.00	497.02	502.98	1,000.00	497.02	12,000.00
Social/Entertainment	7013	1,165.50	0.00	-1,165.50	1,165.50	0.00	-1,165.50	0.00
Accounting Fees	7020	0.00	283.37	283.37	0.00	283.37	283.37	3,400.00
Legal Fees	7040	0.00	416.74	416.74	0.00	416.74	416.74	5,000.00
License & Permits	7050	0.00	45.87	45.87	0.00	45.87	45.87	550.00
Office Supplies / Postage	7060	175.37	166.74	-8.63	175.37	166.74	-8.63	2,000.00
Board Events	7065	0.00	83.37	83.37	0.00	83.37	83.37	1,000.00
Bad Debt	7070	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
Mailing Expense	7080	0.00	49.24	49.24	0.00	49.24	49.24	590.00
Screening Expense	7100	75.00	25.00	-50.00	75.00	25.00	-50.00	300.00
Insurance	7110	4,267.41	4,589.62	322.21	4,267.41	4,589.62	322.21	55,075.00
Insurance Flood	7120	1,080.58	1,191.74	111.16	1,080.58	1,191.74	111.16	14,300.00
Insurance Workers Comp	7130	0.00	66.74	66.74	0.00	66.74	66.74	800.00
Insurance Interest Expense	7140	0.00	116.74	116.74	0.00	116.74	116.74	1,400.00
Maintenance & Repair	7200	-1,368.90	1,250.00	2,618.90	-1,368.90	1,250.00	2,618.90	15,000.00
Maint/Repair Electrical	7220	1,178.25	250.00	-928.25	1,178.25	250.00	-928.25	3,000.00
Maint/Repair Plumbing	7230	542.50	625.00	82.50	542.50	625.00	82.50	7,500.00
Maint/Repair Generator	7245	858.60	100.00	-758.60	858.60	100.00	-758.60	1,200.00
Repairs & Maintenance - Garage	7246	0.00	41.74	41.74	0.00	41.74	41.74	500.00
Maint/Repairs Docks	7255	0.00	12.50	12.50	0.00	12.50	12.50	150.00
Roof Expense	7275	0.00	83.37	83.37	0.00	83.37	83.37	1,000.00
Pest Control	7280	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
Elevator Service	7290	1,320.63	541.74	-778.89	1,320.63	541.74	-778.89	6,500.00
Lawn Maintenance	7310	1,600.00	800.00	-800.00	1,600.00	800.00	-800.00	9,600.00
Landscaping	7320	0.00	416.74	416.74	0.00	416.74	416.74	5,000.00
Irrigation	7325	226.40	166.74	-59.66	226.40	166.74	-59.66	2,000.00

Acct Financial Actual vs Budget

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Pool Maintenance	7350	290.00	416.74	126.74	290.00	416.74	126.74	5,000.00
Janitorial/ Maintenance	7370	1,040.00	1,040.00	0.00	1,040.00	1,040.00	0.00	12,480.00
Supplies	7380	449.04	125.00	-324.04	449.04	125.00	-324.04	1,500.00
Fire Alarm/Equipment	7390	1,298.50	250.00	-1,048.50	1,298.50	250.00	-1,048.50	3,000.00
Security	7395	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
Payroll Other	7430	0.00	166.74	166.74	0.00	166.74	166.74	2,000.00
Utility - Electric	7500	36.96	575.00	538.04	36.96	575.00	538.04	6,900.00
Utility - Water	7510	3,143.33	1,666.74	-1,476.59	3,143.33	1,666.74	-1,476.59	20,000.00
Utility - Trash	7520	891.10	400.00	-491.10	891.10	400.00	-491.10	4,800.00
Utility - Telephone	7530	331.48	333.37	1.89	331.48	333.37	1.89	4,000.00
Utility - Gas	7540	1,106.43	516.74	-589.69	1,106.43	516.74	-589.69	6,200.00
Reserve - Roof	8040	833.37	833.37	0.00	833.37	833.37	0.00	10,000.00
Reserve - Painting	8070	796.49	796.49	0.00	796.49	796.49	0.00	9,557.00
Total Operating Expense		23,141.02	21,705.69	-1,435.33	23,141.02	21,705.69	-1,435.33	260,452.00
Total Operating Income		19,310.95	21,704.37	-2,393.42	19,310.95	21,704.37	-2,393.42	260,452.00
Total Operating Expense		23,141.02	21,705.69	-1,435.33	23,141.02	21,705.69	-1,435.33	260,452.00
NOI - Net Operating Income		-3,830.07	-1.32	-3,828.75	-3,830.07	-1.32	-3,828.75	0.00
Total Income		19,310.95	21,704.37	-2,393.42	19,310.95	21,704.37	-2,393.42	260,452.00
Total Expense		23,141.02	21,705.69	-1,435.33	23,141.02	21,705.69	-1,435.33	260,452.00
Net Income		-3,830.07	-1.32	-3,828.75	-3,830.07	-1.32	-3,828.75	0.00
Asset								
Accounts Receivable	1200	2,676.68	0.00	-2,676.68	2,676.68	0.00	-2,676.68	0.00
Allowance for Bad Debt	1220	-900.00	0.00	900.00	-900.00	0.00	900.00	0.00
Prepaid Insurance	1310	-5,347.99	0.00	5,347.99	-5,347.99	0.00	5,347.99	0.00
Total Asset		-3,571.31	0.00	3,571.31	-3,571.31	0.00	3,571.31	0.00
Cash								
Operating Cash	1010	51,438.86	0.00	-51,438.86	51,438.86	0.00	-51,438.86	0.00
RTC Accounts 1088								
RTC Reserve 9689	1088-1	53.33	0.00	-53.33	53.33	0.00	-53.33	0.00
Total RTC Accounts		53.33	0.00	-53.33	53.33	0.00	-53.33	0.00
Total Cash		51,492.19	0.00	-51,492.19	51,492.19	0.00	-51,492.19	0.00
Liability								
Prepayments	2300	8,047.51	0.00	8,047.51	8,047.51	0.00	8,047.51	0.00
Accounts Payable	2500	-4,998.78	0.00	-4,998.78	-4,998.78	0.00	-4,998.78	0.00
Accounts Payable Clearing	2500-1	8,103.00	0.00	8,103.00	8,103.00	0.00	8,103.00	0.00
Insurance Payable	3020	-4,249.62	0.00	-4,249.62	-4,249.62	0.00	-4,249.62	0.00

Acct Financial Actual vs Budget

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Prepaid Assessments	3030	-243.09	0.00	-243.09	-243.09	0.00	-243.09	0.00
Deferred Income	3110	43,408.74	0.00	43,408.74	43,408.74	0.00	43,408.74	0.00
Total Liability		50,067.76	0.00	50,067.76	50,067.76	0.00	50,067.76	0.00
Capital								
Reserve - Roof	5040	833.37	0.00	833.37	833.37	0.00	833.37	0.00
Reserve - Painting	5070	796.49	0.00	796.49	796.49	0.00	796.49	0.00
Reserve - Interest	5100	53.33	0.00	53.33	53.33	0.00	53.33	0.00
Total Capital		1,683.19	0.00	1,683.19	1,683.19	0.00	1,683.19	0.00