

Balance Sheet

Active Properties Owned By: Riverside Terrace Condominium

As of: 02/28/2018

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Operating Cash	103,601.34
RTC Accounts	
RTC Reserve 9689	139,635.17
Total RTC Accounts	139,635.17
Total Cash	243,236.51
Accounts Receivable	14,978.34
Allowance for Bad Debt	-14,534.32
Prepaid Insurance	34,249.14
Prepaid Expense	8,903.00
Utility Deposits	390.00
TOTAL ASSETS	287,222.67
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	9,825.05
Accounts Payable	396.02
Accounts Payable Clearing	8,103.00
Insurance Payable	21,216.31
Deferred Income	21,704.41
Total Liabilities	61,244.79
Capital	
Retained Earnings	63,395.00
Reserve - Paving	20,000.03
Reserve - Roof	11,666.70
Reserve - Painting	31,250.07
Reserve - Interest	1,462.37
Reserve - Generator	82,500.00
Calculated Retained Earnings	-15,163.46
Calculated Prior Years Retained Earnings	30,867.17
Total Capital	225,977.88
TOTAL LIABILITIES & CAPITAL	287,222.67

Acct Financial Actual vs Budget

Active Properties Owned By: Riverside Terrace Condominium

As of: Feb 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	21,792.33	21,704.33	88.00	41,039.48	43,408.70	-2,369.22	260,452.00
Other Income	6325	0.00	0.00	0.00	38.80	0.00	38.80	0.00
NSF Charges	6520	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Total Operating Income		21,792.33	21,704.33	88.00	41,103.28	43,408.70	-2,305.42	260,452.00
Expense								
Management Fees	7010	1,300.00	1,300.00	0.00	2,600.00	2,600.00	0.00	15,600.00
Inspection Expense	7011	0.00	62.50	62.50	0.00	125.00	125.00	750.00
Common Area Improvements	7012	0.00	1,000.00	1,000.00	502.98	2,000.00	1,497.02	12,000.00
Social/Entertainment	7013	20.76	0.00	-20.76	1,186.26	0.00	-1,186.26	0.00
Accounting Fees	7020	0.00	283.33	283.33	0.00	566.70	566.70	3,400.00
Legal Fees	7040	0.00	416.66	416.66	0.00	833.40	833.40	5,000.00
License & Permits	7050	214.00	45.83	-168.17	214.00	91.70	-122.30	550.00
Office Supplies / Postage	7060	480.33	166.66	-313.67	655.70	333.40	-322.30	2,000.00
Board Events	7065	5,794.58	83.33	-5,711.25	5,794.58	166.70	-5,627.88	1,000.00
Bad Debt	7070	1,000.00	500.00	-500.00	1,000.00	1,000.00	0.00	6,000.00
Mailing Expense	7080	0.00	49.16	49.16	0.00	98.40	98.40	590.00
Screening Expense	7100	0.00	25.00	25.00	75.00	50.00	-25.00	300.00
Insurance	7110	4,267.41	4,589.58	322.17	8,534.82	9,179.20	644.38	55,075.00
Insurance Flood	7120	1,080.58	1,191.66	111.08	2,161.16	2,383.40	222.24	14,300.00
Insurance Workers Comp	7130	0.00	66.66	66.66	0.00	133.40	133.40	800.00
Insurance Interest Expense	7140	0.00	116.66	116.66	0.00	233.40	233.40	1,400.00
Maintenance & Repair	7200	3,063.16	1,250.00	-1,813.16	1,694.26	2,500.00	805.74	15,000.00
Maint/Repair Electrical	7220	0.00	250.00	250.00	1,178.25	500.00	-678.25	3,000.00
Maint/Repair Plumbing	7230	0.00	625.00	625.00	542.50	1,250.00	707.50	7,500.00
Maint/Repair Generator	7245	0.00	100.00	100.00	858.60	200.00	-658.60	1,200.00
Repairs & Maintenance - Garage	7246	0.00	41.66	41.66	0.00	83.40	83.40	500.00
Maint/Repairs Docks	7255	0.00	12.50	12.50	0.00	25.00	25.00	150.00
Maint/Repairs Building	7260	8,378.00	0.00	-8,378.00	8,378.00	0.00	-8,378.00	0.00
Roof Expense	7275	0.00	83.33	83.33	0.00	166.70	166.70	1,000.00
Pest Control	7280	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
Elevator Service	7290	0.00	541.66	541.66	1,320.63	1,083.40	-237.23	6,500.00
Lawn Maintenance	7310	0.00	800.00	800.00	1,600.00	1,600.00	0.00	9,600.00

Acct Financial Actual vs Budget

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Landscaping	7320	0.00	416.66	416.66	0.00	833.40	833.40	5,000.00
Irrigation	7325	0.00	166.66	166.66	226.40	333.40	107.00	2,000.00
Pool Maintenance	7350	611.29	416.66	-194.63	901.29	833.40	-67.89	5,000.00
Janitorial/ Maintenance	7370	1,220.00	1,040.00	-180.00	2,260.00	2,080.00	-180.00	12,480.00
Supplies	7380	72.13	125.00	52.87	521.17	250.00	-271.17	1,500.00
Fire Alarm/Equipment	7390	1,932.38	250.00	-1,682.38	3,230.88	500.00	-2,730.88	3,000.00
Security	7395	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Payroll Other	7430	0.00	166.66	166.66	0.00	333.40	333.40	2,000.00
Utility - Electric	7500	402.74	575.00	172.26	439.70	1,150.00	710.30	6,900.00
Utility - Water	7510	1,658.62	1,666.66	8.04	4,801.95	3,333.40	-1,468.55	20,000.00
Utility - Trash	7520	0.00	400.00	400.00	891.10	800.00	-91.10	4,800.00
Utility - Telephone	7530	0.00	333.33	333.33	331.48	666.70	335.22	4,000.00
Utility - Gas	7540	0.00	516.66	516.66	1,106.43	1,033.40	-73.03	6,200.00
Reserve - Roof	8040	833.33	833.33	0.00	1,666.70	1,666.70	0.00	10,000.00
Reserve - Painting	8070	796.41	796.41	0.00	1,592.90	1,592.90	0.00	9,557.00
Total Operating Expense		33,125.72	21,704.21	-11,421.51	56,266.74	43,409.90	-12,856.84	260,452.00
Total Operating Income		21,792.33	21,704.33	88.00	41,103.28	43,408.70	-2,305.42	260,452.00
Total Operating Expense		33,125.72	21,704.21	-11,421.51	56,266.74	43,409.90	-12,856.84	260,452.00
NOI - Net Operating Income		-11,333.39	0.12	-11,333.51	-15,163.46	-1.20	-15,162.26	0.00
Total Income		21,792.33	21,704.33	88.00	41,103.28	43,408.70	-2,305.42	260,452.00
Total Expense		33,125.72	21,704.21	-11,421.51	56,266.74	43,409.90	-12,856.84	260,452.00
Net Income		-11,333.39	0.12	-11,333.51	-15,163.46	-1.20	-15,162.26	0.00
Asset								
Accounts Receivable	1200	-3,791.99	0.00	3,791.99	-1,115.31	0.00	1,115.31	0.00
Allowance for Bad Debt	1220	-2,500.00	0.00	2,500.00	-3,400.00	0.00	3,400.00	0.00
Prepaid Insurance	1310	-5,347.99	0.00	5,347.99	-10,695.98	0.00	10,695.98	0.00
Total Asset		-11,639.98	0.00	11,639.98	-15,211.29	0.00	15,211.29	0.00
Cash								
Operating Cash	1010	-27,051.62	0.00	27,051.62	24,387.24	0.00	-24,387.24	0.00
RTC Accounts 1088								
RTC Reserve 9689	1088-1	48.19	0.00	-48.19	101.52	0.00	-101.52	0.00
Total RTC Accounts		48.19	0.00	-48.19	101.52	0.00	-101.52	0.00
Total Cash		-27,003.43	0.00	27,003.43	24,488.76	0.00	-24,488.76	0.00
Liability								
Prepayments	2300	70.22	0.00	70.22	8,117.73	0.00	8,117.73	0.00
Accounts Payable	2500	-3,104.22	0.00	-3,104.22	-8,103.00	0.00	-8,103.00	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
Accounts Payable Clearing	2500-1	0.00	0.00	0.00	8,103.00	0.00	8,103.00	0.00
Insurance Payable	3020	-4,249.62	0.00	-4,249.62	-8,499.24	0.00	-8,499.24	0.00
Prepaid Assessments	3030	0.00	0.00	0.00	-243.09	0.00	-243.09	0.00
Deferred Income	3110	-21,704.33	0.00	-21,704.33	21,704.41	0.00	21,704.41	0.00
Total Liability		-28,987.95	0.00	-28,987.95	21,079.81	0.00	21,079.81	0.00
Capital								
Reserve - Roof	5040	833.33	0.00	833.33	1,666.70	0.00	1,666.70	0.00
Reserve - Painting	5070	796.41	0.00	796.41	1,592.90	0.00	1,592.90	0.00
Reserve - Interest	5100	48.19	0.00	48.19	101.52	0.00	101.52	0.00
Total Capital		1,677.93	0.00	1,677.93	3,361.12	0.00	3,361.12	0.00