

Balance Sheet

Properties: Riverside Terrace Condominium - 615 N. Riverside Drive Pompano Beach, FL 33062

As of: 03/31/2018

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Operating Cash	91,515.66
RTC Accounts	
RTC Reserve 9689	144,567.54
Total RTC Accounts	144,567.54
Total Cash	236,083.20
Accounts Receivable	15,014.23
Allowance for Bad Debt	-10,834.32
Prepaid Insurance	11,934.46
Utility Deposits	390.00
TOTAL ASSETS	252,587.57
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	396.02
Prepaid Assessments	19,388.94
Total Liabilities	19,784.96
Capital	
Retained Earnings	54,492.00
Reserve - Paving	20,000.03
Reserve - Roof	12,500.03
Reserve - Painting	32,046.48
Reserve - Interest	1,515.74
Reserve - Generator	82,500.00
Calculated Retained Earnings	-1,718.84
Calculated Prior Years Retained Earnings	31,467.17
Total Capital	232,802.61
TOTAL LIABILITIES & CAPITAL	252,587.57

Acct Financial Actual vs Budget

Properties: Riverside Terrace Condominium - 615 N. Riverside Drive Pompano Beach, FL 33062

As of: Mar 2018

Additional Account Types: None

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	23,292.41	21,704.33	1,588.08	66,731.89	65,113.03	1,618.86	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		23,292.41	21,704.33	1,588.08	66,795.69	65,113.03	1,682.66	260,452.00
Expense								
Management Fees	7010	1,300.00	1,300.00	0.00	3,900.00	3,900.00	0.00	15,600.00
Inspection Expense	7011	0.00	62.50	62.50	0.00	187.50	187.50	750.00
Common Area Improvements	7012	0.00	1,000.00	1,000.00	502.98	3,000.00	2,497.02	12,000.00
Social/Entertainment	7013	0.00	0.00	0.00	1,165.50	0.00	-1,165.50	0.00
Accounting Fees	7020	0.00	283.33	283.33	0.00	850.03	850.03	3,400.00
Legal Fees	7040	0.00	416.66	416.66	0.00	1,250.06	1,250.06	5,000.00
License & Permits	7050	0.00	45.83	45.83	214.00	137.53	-76.47	550.00
Office Supplies / Postage	7060	0.88	166.66	165.78	677.34	500.06	-177.28	2,000.00
Board Events	7065	0.00	83.33	83.33	5,794.58	250.03	-5,544.55	1,000.00
Bad Debt	7070	500.00	500.00	0.00	300.00	1,500.00	1,200.00	6,000.00
Mailing Expense	7080	0.00	49.16	49.16	0.00	147.56	147.56	590.00
Screening Expense	7100	0.00	25.00	25.00	75.00	75.00	0.00	300.00
Insurance	7110	4,267.41	4,589.58	322.17	12,802.23	13,768.78	966.55	55,075.00
Insurance Flood	7120	1,080.58	1,191.66	111.08	3,241.74	3,575.06	333.32	14,300.00
Insurance Workers Comp	7130	0.00	66.66	66.66	0.00	200.06	200.06	800.00
Insurance Interest Expense	7140	0.00	116.66	116.66	0.00	350.06	350.06	1,400.00
Maintenance & Repair	7200	3,350.00	1,250.00	-2,100.00	5,319.26	3,750.00	-1,569.26	15,000.00
Maint/Repair Electrical	7220	0.00	250.00	250.00	1,178.25	750.00	-428.25	3,000.00
Maint/Repair Plumbing	7230	754.82	625.00	-129.82	1,297.32	1,875.00	577.68	7,500.00
Maint/Repair Generator	7245	0.00	100.00	100.00	858.60	300.00	-558.60	1,200.00
Repairs & Maintenance - Garage	7246	0.00	41.66	41.66	0.00	125.06	125.06	500.00
Maint/Repairs Docks	7255	0.00	12.50	12.50	0.00	37.50	37.50	150.00
Roof Expense	7275	0.00	83.33	83.33	0.00	250.03	250.03	1,000.00
Pest Control	7280	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
Elevator Service	7290	1,320.63	541.66	-778.97	2,641.26	1,625.06	-1,016.20	6,500.00
Lawn Maintenance	7310	800.00	800.00	0.00	2,400.00	2,400.00	0.00	9,600.00
Landscaping	7320	750.00	416.66	-333.34	750.00	1,250.06	500.06	5,000.00
Irrigation	7325	0.00	166.66	166.66	226.40	500.06	273.66	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	495.00	416.66	-78.34	1,396.29	1,250.06	-146.23	5,000.00
Janitorial/ Maintenance	7370	1,040.00	1,040.00	0.00	3,300.00	3,120.00	-180.00	12,480.00
Supplies	7380	0.00	125.00	125.00	521.17	375.00	-146.17	1,500.00
Fire Alarm/Equipment	7390	310.00	250.00	-60.00	3,540.88	750.00	-2,790.88	3,000.00
Security	7395	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
Payroll Other	7430	0.00	166.66	166.66	0.00	500.06	500.06	2,000.00
Utility - Electric	7500	386.63	575.00	188.37	826.33	1,725.00	898.67	6,900.00
Utility - Water	7510	1,579.66	1,666.66	87.00	6,381.61	5,000.06	-1,381.55	20,000.00
Utility - Trash	7520	445.55	400.00	-45.55	1,336.65	1,200.00	-136.65	4,800.00
Utility - Telephone	7530	788.41	333.33	-455.08	1,119.89	1,000.03	-119.86	4,000.00
Utility - Gas	7540	751.48	516.66	-234.82	1,857.91	1,550.06	-307.85	6,200.00
Reserve - Roof	8040	833.33	833.33	0.00	2,500.03	2,500.03	0.00	10,000.00
Reserve - Painting	8070	796.41	796.41	0.00	2,389.31	2,389.31	0.00	9,557.00
Total Operating Expense		21,550.79	21,704.21	153.42	68,514.53	65,114.11	-3,400.42	260,452.00
Total Operating Income		23,292.41	21,704.33	1,588.08	66,795.69	65,113.03	1,682.66	260,452.00
Total Operating Expense		21,550.79	21,704.21	153.42	68,514.53	65,114.11	-3,400.42	260,452.00
NOI - Net Operating Income		1,741.62	0.12	1,741.50	-1,718.84	-1.08	-1,717.76	0.00
Total Income		23,292.41	21,704.33	1,588.08	66,795.69	65,113.03	1,682.66	260,452.00
Total Expense		21,550.79	21,704.21	153.42	68,514.53	65,114.11	-3,400.42	260,452.00
Net Income		1,741.62	0.12	1,741.50	-1,718.84	-1.08	-1,717.76	0.00