

Balance Sheet

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

As of: 04/30/2018

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Operating Cash	125,517.62
RTC Accounts	
RTC Reserve 9689	149,500.25
Total RTC Accounts	149,500.25
Total Cash	275,017.87
Accounts Receivable	3,273.91
Allowance for Bad Debt	-11,334.32
Prepaid Insurance	10,836.09
Utility Deposits	390.00
TOTAL ASSETS	278,183.55
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	396.02
Prepaid Assessments	39,129.96
Total Liabilities	39,525.98
Capital	
Retained Earnings	54,492.00
Reserve - Paving	20,000.03
Reserve - Roof	13,333.36
Reserve - Painting	32,842.89
Reserve - Interest	1,569.45
Reserve - Generator	82,500.00
Calculated Retained Earnings	2,452.67
Calculated Prior Years Retained Earnings	31,467.17
Total Capital	238,657.57
TOTAL LIABILITIES & CAPITAL	278,183.55

Acct Financial Actual vs Budget

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

As of: Apr 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	21,602.67	21,704.33	-101.66	88,334.56	86,817.36	1,517.20	260,452.00
Other Income	6325	0.00	0.00	0.00	38.80	0.00	38.80	0.00
Applicaton Fee Income	6360	100.00	0.00	100.00	100.00	0.00	100.00	0.00
NSF Charges	6520	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Total Operating Income		21,702.67	21,704.33	-1.66	88,498.36	86,817.36	1,681.00	260,452.00
Expense								
Management Fees	7010	1,300.00	1,300.00	0.00	5,200.00	5,200.00	0.00	15,600.00
Inspection Expense	7011	0.00	62.50	62.50	0.00	250.00	250.00	750.00
Common Area Improvements	7012	0.00	1,000.00	1,000.00	502.98	4,000.00	3,497.02	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	1,133.36	1,133.36	3,400.00
Legal Fees	7040	0.00	416.66	416.66	0.00	1,666.72	1,666.72	5,000.00
License & Permits	7050	185.00	45.83	-139.17	399.00	183.36	-215.64	550.00
Office Supplies / Postage	7060	126.30	166.66	40.36	803.64	666.72	-136.92	2,000.00
Board Events	7065	0.00	83.33	83.33	5,794.58	333.36	-5,461.22	1,000.00
Bad Debt	7070	200.00	500.00	300.00	500.00	2,000.00	1,500.00	6,000.00
Mailing Expense	7080	0.00	49.16	49.16	0.00	196.72	196.72	590.00
Screening Expense	7100	0.00	25.00	25.00	75.00	100.00	25.00	300.00
Insurance	7110	4,267.41	4,589.58	322.17	17,069.64	18,358.36	1,288.72	55,075.00
Insurance Flood	7120	1,080.58	1,191.66	111.08	4,322.32	4,766.72	444.40	14,300.00
Insurance Workers Comp	7130	0.00	66.66	66.66	0.00	266.72	266.72	800.00
Insurance Interest Expense	7140	0.00	116.66	116.66	0.00	466.72	466.72	1,400.00
Maintenance & Repair	7200	385.00	1,250.00	865.00	5,704.26	5,000.00	-704.26	15,000.00
Maint/Repair Electrical	7220	0.00	250.00	250.00	1,178.25	1,000.00	-178.25	3,000.00
Maint/Repair Plumbing	7230	0.00	625.00	625.00	1,297.32	2,500.00	1,202.68	7,500.00
Maint/Repair Generator	7245	0.00	100.00	100.00	858.60	400.00	-458.60	1,200.00
Repairs & Maintenance - Garage	7246	0.00	41.66	41.66	0.00	166.72	166.72	500.00
Maint/Repairs Docks	7255	0.00	12.50	12.50	0.00	50.00	50.00	150.00
Roof Expense	7275	0.00	83.33	83.33	0.00	333.36	333.36	1,000.00
Pest Control	7280	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
Elevator Service	7290	0.00	541.66	541.66	2,641.26	2,166.72	-474.54	6,500.00
Lawn Maintenance	7310	800.00	800.00	0.00	3,200.00	3,200.00	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	10.30	416.66	406.36	760.30	1,666.72	906.42	5,000.00
Irrigation	7325	0.00	166.66	166.66	226.40	666.72	440.32	2,000.00
Pool Maintenance	7350	410.00	416.66	6.66	1,806.29	1,666.72	-139.57	5,000.00
Janitorial/ Maintenance	7370	1,676.80	1,040.00	-636.80	4,976.80	4,160.00	-816.80	12,480.00
Supplies	7380	0.00	125.00	125.00	521.17	500.00	-21.17	1,500.00
Fire Alarm/Equipment	7390	371.00	250.00	-121.00	3,911.88	1,000.00	-2,911.88	3,000.00
Security	7395	2,049.75	250.00	-1,799.75	2,049.75	1,000.00	-1,049.75	3,000.00
Payroll Other	7430	0.00	166.66	166.66	0.00	666.72	666.72	2,000.00
Utility - Electric	7500	0.00	575.00	575.00	826.33	2,300.00	1,473.67	6,900.00
Utility - Water	7510	1,510.36	1,666.66	156.30	7,891.97	6,666.72	-1,225.25	20,000.00
Utility - Trash	7520	445.55	400.00	-45.55	1,782.20	1,600.00	-182.20	4,800.00
Utility - Telephone	7530	331.26	333.33	2.07	1,451.15	1,333.36	-117.79	4,000.00
Utility - Gas	7540	752.11	516.66	-235.45	2,610.02	2,066.72	-543.30	6,200.00
Reserve - Roof	8040	833.33	833.33	0.00	3,333.36	3,333.36	0.00	10,000.00
Reserve - Painting	8070	796.41	796.41	0.00	3,185.72	3,185.72	0.00	9,557.00
Total Operating Expense		17,531.16	21,704.21	4,173.05	86,045.69	86,818.32	772.63	260,452.00
Total Operating Income		21,702.67	21,704.33	-1.66	88,498.36	86,817.36	1,681.00	260,452.00
Total Operating Expense		17,531.16	21,704.21	4,173.05	86,045.69	86,818.32	772.63	260,452.00
NOI - Net Operating Income		4,171.51	0.12	4,171.39	2,452.67	-0.96	2,453.63	0.00
Total Income		21,702.67	21,704.33	-1.66	88,498.36	86,817.36	1,681.00	260,452.00
Total Expense		17,531.16	21,704.21	4,173.05	86,045.69	86,818.32	772.63	260,452.00
Net Income		4,171.51	0.12	4,171.39	2,452.67	-0.96	2,453.63	0.00