

Accrual Balance Sheet

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

As of: 05/31/2018

Accounting Basis: Accrual

Account Number	Account Name	Balance
ASSETS		
Cash		
1010	Operating Cash	122,814.26
RTC Accounts		
1088-1	RTC Reserve 9689	149,557.39
Total RTC Accounts		149,557.39
Total Cash		272,371.65
1200	Accounts Receivable	97.91
1220	Allowance for Bad Debt	-1,168.33
1310	Prepaid Insurance	9,644.43
1330	Utility Deposits	390.00
TOTAL ASSETS		281,335.66
LIABILITIES & CAPITAL		
Liabilities		
2500	Accounts Payable	396.02
3030	Prepaid Assessments	28,193.29
Total Liabilities		28,589.31
Capital		
3300	Retained Earnings	54,492.00
5030	Reserve - Paving	20,000.03
5040	Reserve - Roof	14,166.69
5070	Reserve - Painting	33,639.30
5100	Reserve - Interest	1,626.59
5110	Reserve - Generator	82,500.00
Calculated Retained Earnings		14,854.57
Calculated Prior Years Retained Earnings		31,467.17
Total Capital		252,746.35
TOTAL LIABILITIES & CAPITAL		281,335.66

Acct Financial Actual vs Budget

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

As of: May 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	32,268.65	21,704.33	10,564.32	117,427.21	108,521.69	8,905.52	260,452.00
Other Income	6325	0.00	0.00	0.00	38.80	0.00	38.80	0.00
Applicaton Fee Income	6360	0.00	0.00	0.00	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		32,268.65	21,704.33	10,564.32	117,591.01	108,521.69	9,069.32	260,452.00
Expense								
Management Fees	7010	0.00	1,300.00	1,300.00	5,200.00	6,500.00	1,300.00	15,600.00
Inspection Expense	7011	0.00	62.50	62.50	0.00	312.50	312.50	750.00
Common Area Improvements	7012	0.00	1,000.00	1,000.00	502.98	5,000.00	4,497.02	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	1,416.69	1,416.69	3,400.00
Legal Fees	7040	497.19	416.66	-80.53	497.19	2,083.38	1,586.19	5,000.00
License & Permits	7050	0.00	45.83	45.83	399.00	229.19	-169.81	550.00
Office Supplies / Postage	7060	0.00	166.66	166.66	803.64	833.38	29.74	2,000.00
Board Events	7065	0.00	83.33	83.33	5,794.58	416.69	-5,377.89	1,000.00
Bad Debt	7070	500.00	500.00	0.00	1,000.00	2,500.00	1,500.00	6,000.00
Mailing Expense	7080	0.00	49.16	49.16	0.00	245.88	245.88	590.00
Screening Expense	7100	75.00	25.00	-50.00	150.00	125.00	-25.00	300.00
Insurance	7110	4,249.62	4,589.58	339.96	21,319.26	22,947.94	1,628.68	55,075.00
Insurance Flood	7120	1,191.66	1,191.66	0.00	5,513.98	5,958.38	444.40	14,300.00
Insurance Workers Comp	7130	0.00	66.66	66.66	0.00	333.38	333.38	800.00
Insurance Interest Expense	7140	0.00	116.66	116.66	0.00	583.38	583.38	1,400.00
Maintenance & Repair	7200	0.00	1,250.00	1,250.00	5,704.26	6,250.00	545.74	15,000.00
Maint/Repair Electrical	7220	0.00	250.00	250.00	1,178.25	1,250.00	71.75	3,000.00
Maint/Repair Plumbing	7230	0.00	625.00	625.00	1,297.32	3,125.00	1,827.68	7,500.00
Maint/Repair Generator	7245	0.00	100.00	100.00	858.60	500.00	-358.60	1,200.00
Repairs & Maintenance - Garage	7246	0.00	41.66	41.66	0.00	208.38	208.38	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
Maint/Repairs Docks	7255	0.00	12.50	12.50	0.00	62.50	62.50	150.00
Roof Expense	7275	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
Pest Control	7280	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
Elevator Service	7290	0.00	541.66	541.66	2,641.26	2,708.38	67.12	6,500.00
Lawn Maintenance	7310	800.00	800.00	0.00	4,000.00	4,000.00	0.00	9,600.00
Landscaping	7320	0.00	416.66	416.66	760.30	2,083.38	1,323.08	5,000.00
Irrigation	7325	0.00	166.66	166.66	226.40	833.38	606.98	2,000.00
Pool Maintenance	7350	2,019.00	416.66	-1,602.34	3,825.29	2,083.38	-1,741.91	5,000.00
Janitorial/Maintenance	7370	1,601.80	1,040.00	-561.80	6,578.60	5,200.00	-1,378.60	12,480.00
Supplies	7380	0.00	125.00	125.00	521.17	625.00	103.83	1,500.00
Fire Alarm/Equipment	7390	0.00	250.00	250.00	3,911.88	1,250.00	-2,661.88	3,000.00
Security	7395	0.00	250.00	250.00	2,049.75	1,250.00	-799.75	3,000.00
Payroll Other	7430	0.00	166.66	166.66	0.00	833.38	833.38	2,000.00
Utility - Electric	7500	828.61	575.00	-253.61	1,654.94	2,875.00	1,220.06	6,900.00
Utility - Water	7510	1,446.40	1,666.66	220.26	9,338.37	8,333.38	-1,004.99	20,000.00
Utility - Trash	7520	445.55	400.00	-45.55	2,227.75	2,000.00	-227.75	4,800.00
Utility - Telephone	7530	331.26	333.33	2.07	1,782.41	1,666.69	-115.72	4,000.00
Utility - Gas	7540	1,074.92	516.66	-558.26	3,684.94	2,583.38	-1,101.56	6,200.00
Reserve - Roof	8040	833.33	833.33	0.00	4,166.69	4,166.69	0.00	10,000.00
Reserve - Painting	8070	796.41	796.41	0.00	3,982.13	3,982.13	0.00	9,557.00
Total Operating Expense		16,690.75	21,704.21	5,013.46	102,736.44	108,522.53	5,786.09	260,452.00
Total Operating Income		32,268.65	21,704.33	10,564.32	117,591.01	108,521.69	9,069.32	260,452.00
Total Operating Expense		16,690.75	21,704.21	5,013.46	102,736.44	108,522.53	5,786.09	260,452.00
NOI - Net Operating Income		15,577.90	0.12	15,577.78	14,854.57	-0.84	14,855.41	0.00
Total Income		32,268.65	21,704.33	10,564.32	117,591.01	108,521.69	9,069.32	260,452.00
Total Expense		16,690.75	21,704.21	5,013.46	102,736.44	108,522.53	5,786.09	260,452.00
Net Income		15,577.90	0.12	15,577.78	14,854.57	-0.84	14,855.41	0.00