

Riverside Terrace Condominium, Inc.

Balance Sheet

July 31, 2018

Assets

Cash - Operating	
CenterState - Oper (1010)	\$ 112,643
	<u>112,643</u>
Cash - Reserves	
CenterState- Reserve	149,670
	<u>149,670</u>
	<u>262,313</u>
Other Assets	
Accounts Recievable	11,214
Allowance for Bad Debt	(1,168)
Prepaid Insurance	4,227
Utility Deposits	390
Due from Operating	5,634
	<u>20,297</u>
	<u>\$ 282,610</u>

Riverside Terrace Condominium, Inc.

Balance Sheet

July 31, 2018

Liabilities and Members' Equity

Accounts Payable	\$	2,602
Deferred Maintenance Income		43,404
Due to Reserves		5,634
Prepaid Assessments		<u>3,246</u>
		<u>54,886</u>
Reserve Fund Balances		
Reserve - Paving		20,000
Reserve - Roof		15,833
Reserve - Painting		35,232
Reserve - Interest		1,739
Reserve - Generator		<u>82,500</u>
		<u>155,304</u>
Operating Fund Balance		
Fund Balance		96,806
Current Year Revenue (Expense)		<u>(24,386)</u>
		<u>72,420</u>
		<u>227,724</u>
	\$	<u><u>282,610</u></u>

**Riverside Terrace Condominium, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 7 Months ended July 31, 2018**

	<b>Current Month Actual</b>	<b>Current Month Budget</b>	<b>Current Month Variance</b>	<b>Year to Date Actual</b>	<b>Year to Date Budget</b>	<b>Year to Date Variance</b>	<b>Annual Budget</b>	
<b>Revenues</b>								
6010	Maintenance Income	\$ 12,900	\$ 21,704	\$ (8,804)	\$ 151,930	\$ 151,930	\$ -	\$ 260,452
6030	Application Fee Income	-	-	-	200	-	200	-
6035	Gate/Pool Key Income	-	-	-	225	-	225	-
6040	Interest Income	57	-	57	57	-	57	-
6045	Reserve Interest Income	(57)	-	(57)	(57)	-	(57)	-
6055	NSF Charges	-	-	-	25	-	25	-
6090	Other Income	8,804	-	8,804	8,843	-	8,843	-
		<u>21,704</u>	<u>21,704</u>	<u>-</u>	<u>161,223</u>	<u>151,930</u>	<u>9,293</u>	<u>260,452</u>
	<b>Total Revenues</b>	<u>21,704</u>	<u>21,704</u>	<u>-</u>	<u>161,223</u>	<u>151,930</u>	<u>9,293</u>	<u>260,452</u>
<b>Operating Expenses</b>								
General & Administrative:								
7305	Audit	-	283	283	-	1,983	1,983	3,400
7320	Licenses, Taxes, Permits & Fees	-	46	46	399	321	(78)	550
7325	Inspection Expense	-	63	63	-	438	438	750
7340	Social Function Expense	-	83	83	1,166	583	(583)	1,000
7345	Transfer & Screening Expense	-	25	25	-	175	175	300
7505	Legal Expense	-	417	417	1,719	2,917	1,198	5,000
7530	Office Expense/Postage	427	167	(260)	1,896	1,167	(729)	2,000
7555	Insurance	8,476	-	(8,476)	34,045	-	(34,045)	-
7565	Board Events	-	-	-	5,795	-	(5,795)	-
7570	Screening Expense	-	-	-	150	-	(150)	-
7600	Management Fees	630	1,300	670	8,430	9,100	670	15,600
7605	Bad Debt Expense	-	500	500	1,000	3,500	2,500	6,000
7855	Elevator Service	-	-	-	3,962	-	(3,962)	-
8010	Reserves - Roof	-	-	-	5,000	-	(5,000)	-
8015	Reserves - Painting	-	-	-	4,779	-	(4,779)	-
		<u>9,533</u>	<u>2,884</u>	<u>(6,649)</u>	<u>68,341</u>	<u>20,184</u>	<u>(48,157)</u>	<u>34,600</u>

**Riverside Terrace Condominium, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 7 Months ended July 31, 2018**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Repairs and Maintenance:							
7020 Water & Sewer	2,557	1,667	(890)	13,390	11,667	(1,723)	20,000
7030 Electricity	1,342	575	(767)	3,572	4,025	453	6,900
7035 Waste Removal	446	400	(46)	3,119	2,800	(319)	4,800
7040 Gas	223	517	294	4,745	3,617	(1,128)	6,200
7045 Telephone	331	333	2	2,445	2,333	(112)	4,000
7510 Crime	-	44	44	-	306	306	525
7515 Directors & Officers	-	113	113	-	788	788	1,350
7520 Flood	-	1,192	1,192	-	8,342	8,342	14,300
7525 Property & Wind	-	3,833	3,833	-	26,833	26,833	46,000
7535 Liability	-	417	417	-	2,917	2,917	5,000
7540 Flood Insurance	-	-	-	6,706	-	(6,706)	-
7545 Umbrella	-	133	133	-	933	933	1,600
7550 Workers Comp	-	67	67	-	467	467	800
7560 Insurance Finance Chg & Docs	-	117	117	-	817	817	1,400
7610 Reserves	1,630	1,630	-	1,630	11,408	9,778	19,557
7615 R&M Fire Alarm	-	250	250	3,912	1,750	(2,162)	3,000
7620 R&M General	4,603	1,250	(3,353)	13,362	8,750	(4,612)	15,000
7625 R&M Generator	-	100	100	859	700	(159)	1,200
7630 R&M Plumbing	2,963	625	(2,338)	4,261	4,375	114	7,500
7635 R&M Electrical	-	250	250	1,943	1,750	(193)	3,000
7640 R&M Security	3,400	250	(3,150)	5,449	1,750	(3,699)	3,000
7645 Building Supplies	127	125	(2)	1,562	875	(687)	1,500
7650 R&M Elevator	-	542	542	195	3,792	3,597	6,500
7660 R&M Air Conditioning	315	-	(315)	2,103	-	(2,103)	-
7805 R&M Garage	-	42	42	-	292	292	500
7810 R&M Irrigation	402	167	(235)	895	1,167	272	2,000
7815 Janitorial Expense	2,080	1,040	(1,040)	10,739	7,280	(3,459)	12,480
7820 Handyman Expense	-	167	167	-	1,167	1,167	2,000
7825 Landscaping	-	417	417	7,386	2,917	(4,469)	5,000
7830 Lawn Care	800	800	-	6,400	5,600	(800)	9,600
7835 Pest Control	-	150	150	-	1,050	1,050	1,800
7840 R&M Pool	3,500	417	(3,083)	7,625	2,917	(4,708)	5,000
7845 R&M Roof	1,350	83	(1,267)	1,350	583	(767)	1,000
7850 Common Area Improvements	7,460	1,000	(6,460)	13,624	7,000	(6,624)	12,000
	<u>33,529</u>	<u>18,713</u>	<u>(14,816)</u>	<u>117,272</u>	<u>130,968</u>	<u>13,696</u>	<u>224,512</u>
<b>Total Expenses</b>	<u>43,062</u>	<u>21,597</u>	<u>(21,465)</u>	<u>185,613</u>	<u>151,152</u>	<u>(34,461)</u>	<u>259,112</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ (21,358)</u>	<u>\$ 107</u>	<u>\$ (21,465)</u>	<u>\$ (24,390)</u>	<u>\$ 778</u>	<u>\$ (25,168)</u>	<u>\$ 1,340</u>