

Riverside Terrace Condominium, Inc.

Balance Sheet

October 31, 2018

Assets

Cash - Operating	
CenterState - Oper (1010)	\$ 92,458
	<u>92,458</u>
Cash - Reserves	
CenterState- Reserve	160,368
	<u>160,368</u>
	<u>252,826</u>
Other Assets	
Accounts Recievable	15,983
Allowance for Bad Debt	(1,168)
Prepaid Insurance	56,814
Utility Deposits	390
	<u>72,019</u>
	<u>\$ 324,845</u>

Riverside Terrace Condominium, Inc.

Balance Sheet

October 31, 2018

Liabilities and Members' Equity

Accounts Payable	\$	3,173
Insurance Payable		38,716
Deferred Maintenance Income		43,405
Prepaid Assessments		<u>1,659</u>
		<u>86,953</u>
Reserve Fund Balances		
Reserve - Paving		20,000
Reserve - Roof		18,333
Reserve - Painting		37,621
Reserve - Interest		1,914
Reserve - Generator		<u>82,500</u>
		<u>160,368</u>
Operating Fund Balance		
Fund Balance		96,806
Current Year Revenue (Expense)		<u>(19,282)</u>
		<u>77,524</u>
		<u>237,892</u>
	\$	<u><u>324,845</u></u>

**Riverside Terrace Condominium, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 10 Months ended October 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
<b>Revenues</b>							
6010 Maintenance Income	\$ 21,703	\$ 21,704	\$ (1)	\$ 217,037	\$ 217,043	\$ (6)	\$ 260,452
6030 Application Fee Income	-	-	-	200	-	200	-
6035 Gate/Pool Key Income	-	-	-	225	-	225	-
6040 Interest Income	59	-	59	232	-	232	-
6045 Reserve Interest Income	(59)	-	(59)	(232)	-	(232)	-
6055 NSF Charges	-	-	-	25	-	25	-
6090 Other Income	(1)	-	(1)	8,842	-	8,842	-
	<u>21,702</u>	<u>21,704</u>	<u>(2)</u>	<u>226,329</u>	<u>217,043</u>	<u>9,286</u>	<u>260,452</u>
<b>Total Revenues</b>	<u>21,702</u>	<u>21,704</u>	<u>(2)</u>	<u>226,329</u>	<u>217,043</u>	<u>9,286</u>	<u>260,452</u>
<b>Operating Expenses</b>							
General & Administrative:							
7305 Audit	-	283	283	3,400	2,833	(567)	3,400
7320 Licenses, Taxes, Permits & Fees	15	46	31	879	458	(421)	550
7325 Inspection Expense	-	63	63	1,158	625	(533)	750
7340 Social Function Expense	-	83	83	933	833	(100)	1,000
7345 Transfer & Screening Expense	75	25	(50)	225	250	25	300
7505 Legal Expense	-	417	417	2,576	4,167	1,591	5,000
7510 Crime	-	44	44	-	438	438	525
7515 Directors & Officers	-	113	113	-	1,125	1,125	1,350
7520 Flood	-	1,192	1,192	-	11,917	11,917	14,300
7525 Property & Wind	-	3,833	3,833	-	38,333	38,333	46,000
7530 Office Expense/Postage	-	167	167	1,926	1,667	(259)	2,000
7535 Liability	-	417	417	-	4,167	4,167	5,000
7540 Flood Insurance	-	-	-	6,706	-	(6,706)	-
7545 Umbrella	-	133	133	-	1,333	1,333	1,600
7550 Workers Comp	-	67	67	-	667	667	800
7555 Insurance	4,302	-	(4,302)	46,875	-	(46,875)	-
7560 Insurance Finance Chg & Docs	-	117	117	-	1,167	1,167	1,400
7600 Management Fees	1,030	1,300	270	11,520	13,000	1,480	15,600
7605 Bad Debt Expense	-	500	500	1,000	5,000	4,000	6,000
7610 Reserves	1,630	1,630	-	6,519	16,298	9,779	19,557
	<u>7,052</u>	<u>10,430</u>	<u>3,378</u>	<u>83,717</u>	<u>104,278</u>	<u>20,561</u>	<u>125,132</u>

**Riverside Terrace Condominium, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 10 Months ended October 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:							
7615 R&M Fire Alarm	-	250	250	3,638	2,500	(1,138)	3,000
7620 R&M General	4,531	1,250	(3,281)	24,606	12,500	(12,106)	15,000
7625 R&M Generator	-	100	100	1,125	1,000	(125)	1,200
7630 R&M Plumbing	512	625	113	15,076	6,250	(8,826)	7,500
7635 R&M Electrical	-	250	250	1,943	2,500	557	3,000
7640 R&M Security	-	250	250	1,771	2,500	729	3,000
7645 Building Supplies	-	125	125	1,690	1,250	(440)	1,500
7650 R&M Elevator	-	542	542	4,689	5,417	728	6,500
7660 R&M Air Conditioning	-	-	-	2,103	-	(2,103)	-
7805 R&M Garage	-	42	42	-	417	417	500
7810 R&M Irrigation	6	167	161	1,088	1,667	579	2,000
7815 Janitorial Expense	825	1,040	215	13,644	10,400	(3,244)	12,480
7820 Handyman Expense	215	167	(48)	261	1,667	1,406	2,000
7825 Landscaping	-	417	417	7,711	4,167	(3,544)	5,000
7830 Lawn Care	800	800	-	8,800	8,000	(800)	9,600
7835 Pest Control	-	150	150	-	1,500	1,500	1,800
7840 R&M Pool	-	417	417	6,004	4,167	(1,837)	5,000
7845 R&M Roof	-	83	83	1,350	833	(517)	1,000
7850 Common Area Improvements	-	1,000	1,000	19,964	10,000	(9,964)	12,000
	<u>6,889</u>	<u>7,675</u>	<u>786</u>	<u>115,463</u>	<u>76,735</u>	<u>(38,728)</u>	<u>92,080</u>
Utilities:							
7020 Water & Sewer	1,688	1,667	(21)	17,704	16,667	(1,037)	20,000
7030 Electricity	971	575	(396)	5,501	5,750	249	6,900
7035 Waste Removal	453	400	(53)	4,462	4,000	(462)	4,800
7040 Gas	267	517	250	5,547	5,167	(380)	6,200
7045 Telephone	332	333	1	3,439	3,333	(106)	4,000
	<u>3,711</u>	<u>3,492</u>	<u>(219)</u>	<u>36,653</u>	<u>34,917</u>	<u>(1,736)</u>	<u>41,900</u>
Reserve Expenses							
8010 Reserves - Roof	-	-	-	5,000	-	(5,000)	-
8015 Reserves - Painting	-	-	-	4,779	-	(4,779)	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,779</u>	<u>-</u>	<u>(9,779)</u>	<u>-</u>
<b>Total Expenses</b>	<u>17,652</u>	<u>21,597</u>	<u>3,945</u>	<u>245,612</u>	<u>215,930</u>	<u>(29,682)</u>	<u>259,112</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ 4,050</u>	<u>\$ 107</u>	<u>\$ 3,943</u>	<u>\$ (19,283)</u>	<u>\$ 1,113</u>	<u>\$ (20,396)</u>	<u>\$ 1,340</u>