

Riverside Terrace Condominium, Inc.

Balance Sheet

January 31, 2019

Assets

Cash - Operating

CenterState Operating	\$	19,837
Popular Community Bank Operating		<u>59,967</u>
		<u>79,804</u>

Cash - Reserves

CenterState Reserve		<u>166,766</u>
		<u>166,766</u>

246,570

Other Assets

Accounts Receivable		8,056
Prepaid Insurance		40,459
Prepaid Expense		787
Utility Deposits		<u>390</u>
		<u>49,692</u>

\$ 296,262

Riverside Terrace Condominium, Inc.

Balance Sheet

January 31, 2019

Liabilities and Members' Equity

Accounts Payable	\$	3,328
Insurance Payable		25,812
Deferred Maintenance Income		43,405
Prepaid Assessments		95
		<u>72,640</u>
Reserve Fund Balances		
Reserve - Paving		20,333
Reserve - Roof		20,833
Reserve - Painting		40,006
Reserve - Interest		2,093
Reserve - Generator		82,500
Reserve - Deferred Maintenance		1,000
		<u>166,765</u>
Special Assessment		
Restricted Funds 2016 SA		49,943
		<u>49,943</u>
Operating Fund Balance		
Fund Balance		7,478
Current Year Revenue (Expense)		(564)
		<u>6,914</u>
		<u>223,622</u>
	\$	<u>296,262</u>

**Riverside Terrace Condominium, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 1 Month ended January 31, 2019**

	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	\$ 18,744	\$ 18,735	\$ 9	\$ 18,744	\$ 18,735	\$ 9	\$ 224,815
6015 Reserve Assessment	2,958	2,958	-	2,958	2,958	-	35,500
6040 Interest Income	62	-	62	62	-	62	-
6045 Reserve Interest Income	(61)	-	(61)	(61)	-	(61)	-
6055 NSF Charges	50	-	50	50	-	50	-
6090 Other Income	5,731	-	5,731	5,731	-	5,731	-
	<u>27,484</u>	<u>21,693</u>	<u>5,791</u>	<u>27,484</u>	<u>21,693</u>	<u>5,791</u>	<u>260,315</u>
<b>Total Revenues</b>	<u>27,484</u>	<u>21,693</u>	<u>5,791</u>	<u>27,484</u>	<u>21,693</u>	<u>5,791</u>	<u>260,315</u>
<b>Operating Expenses</b>							
General & Administrative:							
7305 Audit	-	283	283	-	283	283	3,400
7320 Licenses, Taxes, Permits & Fees	655	167	(488)	655	167	(488)	2,000
7325 Inspection Expense	933	125	(808)	933	125	(808)	1,500
7340 Social Function Expense	-	83	83	-	83	83	1,000
7345 Transfer & Screening Expense	-	8	8	-	8	8	100
7505 Legal Expense	-	250	250	-	250	250	3,000
7520 Flood	1,150	1,083	(67)	1,150	1,083	(67)	13,000
7525 Insurance	4,302	4,573	271	4,302	4,573	271	54,875
7530 Office Expense/Postage	-	167	167	-	167	167	2,000
7600 Management Fees	1,030	1,030	-	1,030	1,030	-	12,360
7610 Reserves	2,958	2,958	-	2,958	2,958	-	35,500
	<u>11,028</u>	<u>10,727</u>	<u>(301)</u>	<u>11,028</u>	<u>10,727</u>	<u>(301)</u>	<u>128,735</u>

**Riverside Terrace Condominium, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 1 Month ended January 31, 2019**

	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	1,219	417	(802)	1,219	417	(802)	5,000
7620 R&M General	3,675	833	(2,842)	3,675	833	(2,842)	10,000
7625 R&M Generator	72	100	28	72	100	28	1,200
7630 R&M Plumbing	5,238	625	(4,613)	5,238	625	(4,613)	7,500
7635 R&M Electrical	765	333	(432)	765	333	(432)	4,000
7640 R&M Security	-	333	333	-	333	333	4,000
7645 Building Supplies	80	150	70	80	150	70	1,800
7650 R&M Elevator	-	500	500	-	500	500	6,000
7660 R&M Air Conditioning	-	167	167	-	167	167	2,000
7810 R&M Irrigation	37	250	213	37	250	213	3,000
7815 Janitorial Expense	1,040	1,082	42	1,040	1,082	42	12,980
7820 Handyman Expense	-	125	125	-	125	125	1,500
7822 Glass Cleaning	-	167	167	-	167	167	2,000
7825 Landscaping	-	208	208	-	208	208	2,500
7830 Lawn Care	800	800	-	800	800	-	9,600
7835 Pest Control	-	208	208	-	208	208	2,500
7840 R&M Pool	-	667	667	-	667	667	8,000
7845 R&M Roof	-	125	125	-	125	125	1,500
7850 Common Area Improvements	-	500	500	-	500	500	6,000
	<u>12,926</u>	<u>7,590</u>	<u>(5,336)</u>	<u>12,926</u>	<u>7,590</u>	<u>(5,336)</u>	<u>91,080</u>
Utilities:							
7020 Water & Sewer	1,771	1,583	(188)	1,771	1,583	(188)	19,000
7030 Electricity	413	458	45	413	458	45	5,500
7035 Waste Removal	453	492	39	453	492	39	5,900
7040 Gas	1,122	500	(622)	1,122	500	(622)	6,000
7045 Telephone	339	342	3	339	342	3	4,100
	<u>4,098</u>	<u>3,375</u>	<u>(723)</u>	<u>4,098</u>	<u>3,375</u>	<u>(723)</u>	<u>40,500</u>
<b>Total Expenses</b>	<u>28,052</u>	<u>21,692</u>	<u>(6,360)</u>	<u>28,052</u>	<u>21,692</u>	<u>(6,360)</u>	<u>260,315</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ (568)</u>	<u>\$ 1</u>	<u>\$ (569)</u>	<u>\$ (568)</u>	<u>\$ 1</u>	<u>\$ (569)</u>	<u>\$ -</u>