

Riverside Terrace Condominium, Inc.

Balance Sheet

March 31, 2019

Assets

Cash - Operating

CenterState Operating	\$	6,122
Popular Community Bank Operating		<u>45,503</u>
		<u>51,625</u>

Cash - Reserves

Popular Community Bank Reserves		2,458
CenterState Reserve		<u>170,344</u>
		<u>172,802</u>

224,427

Other Assets

Accounts Receivable		6,443
Work Orders/Violations		3,995
Prepaid Insurance		29,556
Prepaid Expense		644
Utility Deposits		<u>390</u>
		<u>41,028</u>

\$ 265,455

Riverside Terrace Condominium, Inc.

Balance Sheet

March 31, 2019

Liabilities and Members' Equity

Accounts Payable	\$	3,322
Insurance Payable		17,207
Prepaid Assessments		<u>12,824</u>
		<u>33,353</u>
Reserve Fund Balances		
Reserve - Paving		21,000
Reserve - Roof		22,500
Reserve - Painting		41,589
Reserve - Interest		2,214
Reserve - Generator		82,500
Reserve - Deferred Maintenance		<u>3,000</u>
		<u>172,803</u>
Special Assessment		
Restricted Funds 2016 SA		<u>49,943</u>
		<u>49,943</u>
Operating Fund Balance		
Fund Balance		7,478
Current Year Revenue (Expense)		<u>1,878</u>
		<u>9,356</u>
		<u>232,102</u>
	\$	<u><u>265,455</u></u>

Riverside Terrace Condominium, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 3 Months ended March 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
Revenues							
6010 Maintenance Income	\$ 18,744	\$ 18,735	\$ 9	\$ 56,233	\$ 56,204	\$ 29	\$ 224,815
6015 Reserve Assessment	2,958	2,958	-	8,875	8,875	-	35,500
6040 Interest Income	65	-	65	184	-	184	-
6045 Reserve Interest Income	(64)	-	(64)	(182)	-	(182)	-
6055 NSF Charges	(25)	-	(25)	25	-	25	-
6090 Other Income	-	-	-	5,731	-	5,731	-
6120 Work Orders/Violations	-	-	-	3,995	-	3,995	-
	<u>21,678</u>	<u>21,693</u>	<u>(15)</u>	<u>74,861</u>	<u>65,079</u>	<u>9,782</u>	<u>260,315</u>
Total Revenues	<u>21,678</u>	<u>21,693</u>	<u>(15)</u>	<u>74,861</u>	<u>65,079</u>	<u>9,782</u>	<u>260,315</u>
Operating Expenses							
General & Administrative:							
7305 Audit	-	283	283	-	850	850	3,400
7320 Licenses, Taxes, Permits & Fees	-	167	167	655	500	(155)	2,000
7325 Inspection Expense	-	125	125	933	375	(558)	1,500
7340 Social Function Expense	363	83	(280)	363	250	(113)	1,000
7345 Transfer & Screening Expense	-	8	8	-	25	25	100
7505 Legal Expense	-	250	250	-	750	750	3,000
7520 Flood	1,150	1,083	(67)	3,449	3,250	(199)	13,000
7525 Insurance	4,302	4,573	271	12,905	13,719	814	54,875
7530 Office Expense/Postage	291	167	(124)	640	500	(140)	2,000
7600 Management Fees	1,030	1,030	-	3,090	3,090	-	12,360
7610 Reserves	2,958	2,958	-	8,875	8,875	-	35,500
	<u>10,094</u>	<u>10,727</u>	<u>633</u>	<u>30,910</u>	<u>32,184</u>	<u>1,274</u>	<u>128,735</u>

Riverside Terrace Condominium, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 3 Months ended March 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	177	417	240	2,160	1,250	(910)	5,000
7620 R&M General	268	833	565	4,432	2,500	(1,932)	10,000
7625 R&M Generator	72	100	28	215	300	85	1,200
7630 R&M Plumbing	-	625	625	6,313	1,875	(4,438)	7,500
7631 Unit Owner Plumbing Expenses	-	-	-	1,460	-	(1,460)	-
7635 R&M Electrical	2,338	333	(2,005)	3,103	1,000	(2,103)	4,000
7640 R&M Security	-	333	333	-	1,000	1,000	4,000
7645 Building Supplies	177	150	(27)	459	450	(9)	1,800
7650 R&M Elevator	-	500	500	3,389	1,500	(1,889)	6,000
7660 R&M Air Conditioning	-	167	167	-	500	500	2,000
7810 R&M Irrigation	-	250	250	196	750	554	3,000
7815 Janitorial Expense	1,040	1,082	42	3,120	3,245	125	12,980
7820 Handyman Expense	-	125	125	-	375	375	1,500
7822 Glass Cleaning	-	167	167	-	500	500	2,000
7825 Landscaping	750	208	(542)	750	625	(125)	2,500
7830 Lawn Care	800	800	-	2,400	2,400	-	9,600
7835 Pest Control	-	208	208	-	625	625	2,500
7840 R&M Pool	2,065	667	(1,398)	2,065	2,000	(65)	8,000
7845 R&M Roof	-	125	125	-	375	375	1,500
7850 Common Area Improvements	172	500	328	344	1,500	1,156	6,000
	<u>7,859</u>	<u>7,590</u>	<u>(269)</u>	<u>30,406</u>	<u>22,770</u>	<u>(7,636)</u>	<u>91,080</u>
Utilities:							
7020 Water & Sewer	1,610	1,583	(27)	4,991	4,750	(241)	19,000
7030 Electricity	400	458	58	1,213	1,375	162	5,500
7035 Waste Removal	453	492	39	1,404	1,475	71	5,900
7040 Gas	682	500	(182)	2,880	1,500	(1,380)	6,000
7045 Telephone	482	342	(140)	1,180	1,025	(155)	4,100
	<u>3,627</u>	<u>3,375</u>	<u>(252)</u>	<u>11,668</u>	<u>10,125</u>	<u>(1,543)</u>	<u>40,500</u>
Total Expenses	<u>21,580</u>	<u>21,692</u>	<u>112</u>	<u>72,984</u>	<u>65,079</u>	<u>(7,905)</u>	<u>260,315</u>
Excess Revenues (Expenses)	<u>\$ 98</u>	<u>\$ 1</u>	<u>\$ 97</u>	<u>\$ 1,877</u>	<u>\$ -</u>	<u>\$ 1,877</u>	<u>\$ -</u>