

Riverside Terrace Condominium, Inc.

Balance Sheet

April 30, 2019

Assets

Cash - Operating

CenterState Operating	\$	4,500
Popular Community Bank Operating		<u>89,110</u>
		<u>93,610</u>

Cash - Reserves

Popular Community Bank Reserves		5,417
CenterState Reserve		<u>170,407</u>
		<u>175,824</u>

269,434

Other Assets

Accounts Receivable		4,800
Work Orders/Violations		3,995
Prepaid Insurance		24,104
Prepaid Expense		573
Utility Deposits		<u>390</u>
		<u>33,862</u>

\$ 303,296

Riverside Terrace Condominium, Inc.

Balance Sheet

April 30, 2019

Liabilities and Members' Equity

Accounts Payable	\$	4,019
Insurance Payable		12,905
Deferred Maintenance Income		43,406
Prepaid Assessments		<u>1,710</u>
		<u>62,040</u>
Reserve Fund Balances		
Reserve - Paving		21,333
Reserve - Roof		23,333
Reserve - Painting		42,381
Reserve - Interest		2,277
Reserve - Generator		82,500
Reserve - Deferred Maintenance		<u>4,000</u>
		<u>175,824</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>8,011</u>
		<u>15,489</u>
		<u>241,256</u>
	\$	<u><u>303,296</u></u>

Riverside Terrace Condominium, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 4 Months ended April 30, 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	\$ 74,977	\$ 74,938	\$ 39	\$ 224,815
6015 Reserve Assessment	2,958	2,958	-	11,833	11,833	-	35,500
6040 Interest Income	64	-	64	249	-	249	-
6045 Reserve Interest Income	(63)	-	(63)	(245)	-	(245)	-
6055 NSF Charges	(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>96,540</u>	<u>86,771</u>	<u>9,769</u>	<u>260,315</u>
Total Revenues	<u>21,678</u>	<u>21,693</u>	<u>(15)</u>	<u>96,540</u>	<u>86,771</u>	<u>9,769</u>	<u>260,315</u>
Operating Expenses							
General & Administrative:							
7305 Audit	-	283	283	-	1,133	1,133	3,400
7320 Licenses, Taxes, Permits & Fees	-	167	167	655	667	12	2,000
7325 Inspection Expense	-	125	125	933	500	(433)	1,500
7340 Social Function Expense	150	83	(67)	513	333	(180)	1,000
7345 Transfer & Screening Expense	-	8	8	-	33	33	100
7505 Legal Expense	-	250	250	-	1,000	1,000	3,000
7520 Flood	1,150	1,083	(67)	4,598	4,333	(265)	13,000
7525 Insurance	4,302	4,573	271	17,207	18,292	1,085	54,875
7530 Office Expense/Postage	-	167	167	640	667	27	2,000
7600 Management Fees	1,030	1,030	-	4,120	4,120	-	12,360
7610 Reserves	2,958	2,958	-	11,833	11,833	-	35,500
	<u>9,590</u>	<u>10,727</u>	<u>1,137</u>	<u>40,499</u>	<u>42,911</u>	<u>2,412</u>	<u>128,735</u>

Riverside Terrace Condominium, Inc.
Statement of Revenues and Expenses
Actual Compared to Budget
For the 1 Month and 4 Months ended April 30, 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	-	417	417	2,160	1,667	(493)	5,000
7620 R&M General	-	833	833	4,432	3,333	(1,099)	10,000
7625 R&M Generator	72	100	28	286	400	114	1,200
7630 R&M Plumbing	-	625	625	6,313	2,500	(3,813)	7,500
7631 Unit Owner Plumbing Expenses	-	-	-	1,460	-	(1,460)	-
7635 R&M Electrical	260	333	73	3,363	1,333	(2,030)	4,000
7640 R&M Security	-	333	333	-	1,333	1,333	4,000
7645 Building Supplies	58	150	92	516	600	84	1,800
7650 R&M Elevator	-	500	500	3,389	2,000	(1,389)	6,000
7660 R&M Air Conditioning	-	167	167	-	667	667	2,000
7810 R&M Irrigation	-	250	250	196	1,000	804	3,000
7815 Janitorial Expense	1,040	1,082	42	4,160	4,327	167	12,980
7820 Handyman Expense	-	125	125	-	500	500	1,500
7822 Glass Cleaning	-	167	167	-	667	667	2,000
7825 Landscaping	-	208	208	750	833	83	2,500
7830 Lawn Care	-	800	800	2,400	3,200	800	9,600
7835 Pest Control	-	208	208	-	833	833	2,500
7840 R&M Pool	300	667	367	2,365	2,667	302	8,000
7845 R&M Roof	-	125	125	-	500	500	1,500
7850 Common Area Improvements	536	500	(36)	880	2,000	1,120	6,000
	<u>2,266</u>	<u>7,590</u>	<u>5,324</u>	<u>32,670</u>	<u>30,360</u>	<u>(2,310)</u>	<u>91,080</u>
Utilities:							
7020 Water & Sewer	1,632	1,583	(49)	6,623	6,333	(290)	19,000
7030 Electricity	473	458	(15)	1,686	1,833	147	5,500
7035 Waste Removal	453	492	39	1,857	1,967	110	5,900
7040 Gas	702	500	(202)	3,582	2,000	(1,582)	6,000
7045 Telephone	431	342	(89)	1,611	1,367	(244)	4,100
	<u>3,691</u>	<u>3,375</u>	<u>(316)</u>	<u>15,359</u>	<u>13,500</u>	<u>(1,859)</u>	<u>40,500</u>
Total Expenses	<u>15,547</u>	<u>21,692</u>	<u>6,145</u>	<u>88,528</u>	<u>86,771</u>	<u>(1,757)</u>	<u>260,315</u>
Excess Revenues (Expenses)	<u>\$ 6,131</u>	<u>\$ 1</u>	<u>\$ 6,130</u>	<u>\$ 8,012</u>	<u>\$ -</u>	<u>\$ 8,012</u>	<u>\$ -</u>