

Riverside Terrace Condominium, Inc.

Balance Sheet

January 31, 2020

Assets

Cash - Operating

Popular Community Bank Operating	\$	104,776
		<u>104,776</u>

Cash - Reserves

Popular Community Bank Reserves		<u>203,295</u>
		<u>203,295</u>

308,071

Other Assets

Accounts Receivable		1,654
Prepaid Insurance		45,761
Prepaid Expense		493
Utility Deposits		<u>390</u>
		<u>48,298</u>

\$ 356,369

Riverside Terrace Condominium, Inc.

Balance Sheet

January 31, 2020

Liabilities and Members' Equity

Accounts Payable	\$	4,215
Insurance Payable		30,273
Deferred Maintenance Income		44,526
Prepaid Assessments		<u>4,937</u>
		<u>83,951</u>
Reserve Contract Liabilities / Fund Balances		
Reserve - Paving		24,333
Reserve - Roof		30,833
Reserve - Painting		49,506
Reserve - Interest		3,123
Reserve - Generator		82,500
Reserve - Deferred Maintenance		<u>13,000</u>
		<u>203,295</u>
Operating Fund Balance		
Fund Balance		64,249
Current Year Revenue (Expense)		<u>4,874</u>
		<u>69,123</u>
		<u>272,418</u>
	\$	<u>356,369</u>

**Riverside Terrace Condominium, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 1 Month ended January 31, 2020**

	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 Assessments	\$ 19,305	\$ 19,305	\$ -	\$ 19,305	\$ 19,305	\$ -	\$ 231,656
6015 Reserve Assessments	-	2,958	(2,958)	-	2,958	(2,958)	35,500
6040 Interest Income	104	-	104	104	-	104	-
6045 Reserve Interest Income	(103)	-	(103)	(103)	-	(103)	-
6100 Late Fees	25	-	25	25	-	25	-
	<u>19,331</u>	<u>22,263</u>	<u>(2,932)</u>	<u>19,331</u>	<u>22,263</u>	<u>(2,932)</u>	<u>267,156</u>
<b>Total Revenues</b>	<u>19,331</u>	<u>22,263</u>	<u>(2,932)</u>	<u>19,331</u>	<u>22,263</u>	<u>(2,932)</u>	<u>267,156</u>
<b>Operating Expenses</b>							
General & Administrative:							
7300 Accounting Fees	400	400	-	400	400	-	4,800
7305 Audit	-	283	283	-	283	283	3,400
7320 Licenses, Taxes, Permits & Fees	164	125	(39)	164	125	(39)	1,500
7325 Inspection Expense	-	104	104	-	104	104	1,250
7340 Social Function Expense	-	83	83	-	83	83	1,000
7345 Transfer & Screening Expense	-	8	8	-	8	8	100
7505 Legal Expense	-	167	167	-	167	167	2,000
7530 Office Expense/Postage	242	104	(138)	242	104	(138)	1,250
7600 Management Fees	630	659	29	630	659	29	7,904
	<u>1,436</u>	<u>1,933</u>	<u>497</u>	<u>1,436</u>	<u>1,933</u>	<u>497</u>	<u>23,204</u>
Insurance:							
7520 Flood	1,157	1,283	126	1,157	1,283	126	15,400
7525 Insurance	5,050	5,250	200	5,050	5,250	200	63,000
	<u>6,207</u>	<u>6,533</u>	<u>326</u>	<u>6,207</u>	<u>6,533</u>	<u>326</u>	<u>78,400</u>
Building Repairs & Maintenance:							
7615 R&M Fire Alarm	-	417	417	-	417	417	5,000
7620 R&M General	-	684	684	-	684	684	8,202
7625 R&M Generator	-	83	83	-	83	83	1,000
7630 R&M Plumbing	-	625	625	-	625	625	7,500
7635 R&M Electrical	-	583	583	-	583	583	7,000
7640 R&M Security	-	83	83	-	83	83	1,000
7645 Building Supplies	-	100	100	-	100	100	1,200
7650 R&M Elevator	493	500	7	493	500	7	6,000
7660 R&M Air Conditioning	-	63	63	-	63	63	750
	<u>493</u>	<u>3,138</u>	<u>2,645</u>	<u>493</u>	<u>3,138</u>	<u>2,645</u>	<u>37,652</u>
Grounds Repairs & Maintenance:							
7810 R&M Irrigation	-	250	250	-	250	250	3,000
7815 Janitorial Expense	1,190	1,208	18	1,190	1,208	18	14,500
7820 Handyman Expense	-	167	167	-	167	167	2,000
7822 Glass Cleaning	-	167	167	-	167	167	2,000
7825 Landscaping	-	400	400	-	400	400	4,800
7830 Lawn Care	800	800	-	800	800	-	9,600
7835 Pest Control	-	208	208	-	208	208	2,500
7840 R&M Pool	300	667	367	300	667	367	8,000
7845 R&M Roof	-	125	125	-	125	125	1,500
7850 Common Area Improvements	-	208	208	-	208	208	2,500
	<u>2,290</u>	<u>4,200</u>	<u>1,910</u>	<u>2,290</u>	<u>4,200</u>	<u>1,910</u>	<u>50,400</u>

**Riverside Terrace Condominium, Inc.**  
**Statement of Revenues and Expenses**  
**Actual Compared to Budget**  
**For the 1 Month and 1 Month ended January 31, 2020**

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Utilities:							
7020 Water & Sewer	1,776	1,667	(109)	1,776	1,667	(109)	20,000
7030 Electricity	361	458	97	361	458	97	5,500
7035 Waste Removal	462	458	(4)	462	458	(4)	5,500
7040 Gas	1,009	500	(509)	1,009	500	(509)	6,000
7045 Telephone	423	417	(6)	423	417	(6)	5,000
	<u>4,031</u>	<u>3,500</u>	<u>(531)</u>	<u>4,031</u>	<u>3,500</u>	<u>(531)</u>	<u>42,000</u>
Reserve Transfer:							
7610 Reserves	-	2,958	2,958	-	2,958	2,958	35,500
	<u>-</u>	<u>2,958</u>	<u>2,958</u>	<u>-</u>	<u>2,958</u>	<u>2,958</u>	<u>35,500</u>
<b>Total Expenses</b>	<u>14,457</u>	<u>22,262</u>	<u>7,805</u>	<u>14,457</u>	<u>22,262</u>	<u>7,805</u>	<u>267,156</u>
<b>Excess Revenues (Expenses)</b>	<u>\$ 4,874</u>	<u>\$ 1</u>	<u>\$ 4,873</u>	<u>\$ 4,874</u>	<u>\$ 1</u>	<u>\$ 4,873</u>	<u>\$ -</u>