

River Dance Condominium Association

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Balance Sheet
As of 02/28/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
OPERATING ASSETS:					
10000	Petty Cash	1,000.00			1,000.00
10105	Operating - CNB	226,211.52			226,211.52
10480	Prepaid Reserve Funding	9,083.33			9,083.33
11000	Assessments Receivable	20.00			20.00
14010	Prepaid Insurance	42,039.26			42,039.26
14045	Prepaid Expenses	2,116.61			2,116.61
19000	Electric Deposits	7,093.69			7,093.69
	Subtotal Operating Assets	287,564.41	.00	.00	287,564.41
RESERVE ASSETS:					
10607	Reserves - Wells Fargo		185,735.54		185,735.54
	Subtotal Reserve Assets	.00	185,735.54	.00	185,735.54
	TOTAL ASSETS	287,564.41	185,735.54	.00	473,299.95
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LIABILITIES & FUND BALANCES					
CURRENT LIABILITIES:					
20000	Accounts Payable	8,922.46			8,922.46
20100	Assessments Rec'd in Advance	17,640.00			17,640.00
20150	Deferred Association Fees	57,500.00			57,500.00
20160	Deferred Reserves Funding		9,083.33		9,083.33
22000	Accrued Expenses	18,042.54			18,042.54
22205	Sales Tax Payable	344.54			344.54
	Subtotal Current Liab.	102,449.54	9,083.33	.00	111,532.87
RESERVES:					
35000	Reserve Fund		176,652.21		176,652.21
	Subtotal Reserves	.00	176,652.21	.00	176,652.21
FUND BALANCES:					
39001	Prior Period Adjustment	(9,535.45)			(9,535.45)
39005	Oper.Fund Balance	175,517.93			175,517.93
	Excess Revenue Over Expenses	19,132.39	.00	.00	19,132.39

River Dance Condominium Association

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Balance Sheet
As of 02/28/18

Account	Description	Operating	Reserves	Other	Totals
	Subtotal Fund Balances	185,114.87	.00	.00	185,114.87
	TOTAL LIABS & FUND BALANCES	287,564.41	185,735.54	.00	473,299.95
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River Dance Condominium Association
Statement of Revenue and Expenses
For the Two Months Ended February 28, 2018

Month to Date			Year to Date			Annual Budget	Variance Explanation
Actual	Budget	Variance	Actual	Budget	Variance		
48,416.67	48,416.67	0.00	96,833.34	96,833.34	0.00	581,000.00	Monthly allocation of quarterly billing.
9,083.33	9,083.33	0.00	18,166.66	18,166.66	0.00	109,000.00	Monthly Reserve allocation of quarterly billing
17.10	0.00	17.10	32.08	0.00	32.08	0.00	Interest earned on Reserve funds
2,890.46	1,333.33	1,557.13	5,182.27	2,666.66	2,515.61	16,000.00	Guest suite charges of \$75 for the first night and \$60 for each additional night, net of sales tax liability. The period reflects higher than anticipated occupancy due to baseball spring training
100.00	266.67	(166.67)	400.00	533.34	(133.34)	3,200.00	Credit and background checks of prospective residents
0.00	83.33	(83.33)	100.00	166.66	(66.66)	1,000.00	None this period
0.00	8.33	(8.33)	20.00	16.66	3.34	100.00	None this period
0.00	13.33	(13.33)	0.00	26.66	(26.66)	160.00	None this period
100.00	125.00	(25.00)	225.00	250.00	(25.00)	1,500.00	Fobs, remotes, etc purchased by residents
150.00	541.67	(391.67)	821.50	1,083.34	(261.84)	6,500.00	Storage space rental fees
0.00	475.00	(475.00)	0.00	950.00	(950.00)	5,700.00	None this period
2,350.17	375.00	1,975.17	2,350.17	750.00	1,600.17	4,500.00	Lake maintenance contribution from neighboring properties per agreement
0.00	0.00	0.00	100.00	0.00	100.00	0.00	YTD reflects periodic payment of 558 settlement from Stewart Tennis
69.53	100.00	(30.47)	166.39	200.00	(33.61)	1,200.00	Interest earned on Operating funds
4,866.83	4,866.83	0.00	9,733.66	9,733.66	0.00	58,402.00	Allocation of 2016 accumulated surplus per the Budget
68,044.09	65,688.49	2,355.60	134,131.07	131,376.98	2,754.09	788,262.00	

River Dance Condominium Association
Statement of Revenue and Expenses
For the Two Months Ended February 28, 2018

Month to Date			Year to Date			Annual Budget	Variance Explanation
Actual	Budget	Variance	Actual	Budget	Variance		
3,387.49	5,757.67	2,370.18	9,132.51	11,515.34	2,382.83	69,092.00	The payroll reflects 28 days whereas the budget is divided evenly by 12 months. The variance is primarily the result of a brief lapse in coverage due to the replacement of the manager.
6,176.60	6,873.83	697.23	13,031.55	13,747.66	716.11	82,486.00	The payroll reflects 28 days whereas the budget is divided evenly by 12 months
4,397.75	5,800.50	1,402.75	8,173.19	11,601.00	3,427.81	69,606.00	The payroll reflects 28 days whereas the budget is divided evenly by 12 months. Both staff are currently working fewer hours than anticipated whereas the budget reflects 1 full time and 1 part time
1,708.00	1,807.67	99.67	3,416.00	3,615.34	199.34	21,692.00	4 staff members utilizing benefits
15,669.84	20,239.67	4,569.83	33,753.25	40,479.34	6,726.09	242,876.00	
3,503.92	5,083.33	1,579.41	7,541.05	10,166.66	2,625.61	61,000.00	Actual usage is seasonal while the budget is divided evenly over 12 months
4,281.93	4,450.00	168.07	8,639.82	8,900.00	260.18	53,400.00	Actual usage is seasonal while the budget is divided evenly over 12 months.
1,182.43	625.00	(557.43)	2,406.58	1,250.00	(1,156.58)	7,500.00	Actual usage is seasonal while the budget is divided evenly over 12 months.
1,738.62	1,827.08	88.46	3,477.24	3,654.16	176.92	21,925.00	Trash removal provided by city
743.31	695.00	(48.31)	1,498.23	1,390.00	(108.23)	8,340.00	Brighthouse billing for telephone lines, internet service, alarm, elevators, and office etc.
2,335.89	2,336.25	0.36	4,671.78	4,672.50	0.72	28,035.00	Bright House Cable bulk account, business center computer, and internet.
13,786.10	15,016.66	1,230.56	28,234.70	30,033.32	1,798.62	180,200.00	

River Dance Condominium Association
Statement of Revenue and Expenses
For the Two Months Ended February 28, 2018

Month to Date			Year to Date			Annual Budget	Variance Explanation
Actual	Budget	Variance	Actual	Budget	Variance		
2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00	24,000.00	As per management agreement.
0.00	83.33	83.33	200.00	166.66	(33.34)	1,000.00	No expenditure required this period
333.34	333.33	(0.01)	666.67	666.66	(0.01)	4,000.00	Accrual for 2018 audit
0.00	83.33	83.33	0.00	166.66	166.66	1,000.00	No expenditure required this period
2,333.34	2,499.99	166.65	4,866.67	4,999.98	133.31	30,000.00	
1,518.78	1,489.00	(29.78)	3,007.78	2,978.00	(29.78)	17,868.00	As per contract with Brightview Landscape
209.72	210.00	0.28	419.44	420.00	0.56	2,520.00	As per contract with Tropex
110.00	150.00	40.00	220.00	300.00	80.00	1,800.00	As per contract with The Lake Dr.
300.00	300.00	0.00	600.00	600.00	0.00	3,600.00	As per contract with Pools by Lowell
381.60	383.33	1.73	763.20	766.66	3.46	4,600.00	Monthly rental trash compactor contract with Olympic
200.00	200.00	0.00	400.00	400.00	0.00	2,400.00	As per contract with Massey for exterior pest control
26.75	26.67	(0.08)	53.50	53.34	(0.16)	320.00	As per contract with EPS
54.57	54.58	0.01	109.14	109.16	0.02	655.00	As per contract with State Alarm
1,121.23	1,125.00	3.77	2,242.46	2,250.00	7.54	13,500.00	As per contract with Otis
3,922.65	3,938.58	15.93	7,815.52	7,877.16	61.64	47,263.00	

River Dance Condominium Association
Statement of Revenue and Expenses
For the Two Months Ended February 28, 2018

Month to Date			Year to Date			Variance Explanation	
Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	
0.20	83.33	83.13	0.20	166.66	166.46	1,000.00	1 copy and envelope
0.00	5.17	5.17	0.00	10.34	10.34	62.00	No expenditure required this reporting period
38.33	38.33	0.00	76.66	76.66	0.00	460.00	Amortization of FL Division of Land Sales annual fee
0.00	10.00	10.00	0.00	20.00	20.00	120.00	No expenditure required this reporting period
0.00	50.00	50.00	0.00	100.00	100.00	600.00	No expenditure required this reporting period
0.00	166.67	166.67	0.00	333.34	333.34	2,000.00	No expenditure required this reporting period
0.00	83.33	83.33	1,000.00	166.66	(833.34)	1,000.00	YTD reflects the annual funding of the Social Committee as approved by the BOD
0.00	41.67	41.67	0.00	83.34	83.34	500.00	No expenditure required this reporting period
4.86	66.67	61.81	13.79	133.34	119.55	800.00	General Association postage
0.00	133.33	133.33	219.48	266.66	47.18	1,600.00	No expenditure required this reporting period
0.00	30.00	30.00	40.00	60.00	20.00	360.00	No expenditure required this reporting period
0.00	8.33	8.33	0.00	16.66	16.66	100.00	No expenditure required this reporting period
0.00	10.00	10.00	0.00	20.00	20.00	120.00	No expenditure required this reporting period
43.39	726.83	683.44	1,350.13	1,453.66	103.53	8,722.00	

River Dance Condominium Association
Statement of Revenue and Expenses
For the Two Months Ended February 28, 2018

Month to Date			Year to Date			Annual Budget	Variance Explanation
Actual	Budget	Variance	Actual	Budget	Variance		
165.44	250.00	84.56	258.64	500.00	241.36	3,000.00	Toilet valves, fountain water and other misc supplies
162.50	416.67	254.17	162.50	833.34	670.84	5,000.00	Tile repair
166.36	250.00	83.64	166.36	500.00	333.64	3,000.00	Assorted replacement filters
0.00	41.67	41.67	307.94	83.34	(224.60)	500.00	No expenditure required this reporting period
184.00	208.33	24.33	184.00	416.66	232.66	2,500.00	Sprinkler repair
0.00	458.33	458.33	334.54	916.66	582.12	5,500.00	No expenditure required this reporting period
0.00	83.33	83.33	26.74	166.66	139.92	1,000.00	No expenditure required this reporting period
0.00	8.33	8.33	0.00	16.66	16.66	100.00	No expenditure required this reporting period
0.00	83.33	83.33	0.00	166.66	166.66	1,000.00	No expenditure required this reporting period
0.00	41.67	41.67	77.55	83.34	5.79	500.00	No expenditure required this reporting period
0.00	41.67	41.67	0.00	83.34	83.34	500.00	No expenditure required this reporting period
160.50	500.00	339.50	160.50	1,000.00	839.50	6,000.00	Reconnect disconnected horn
774.00	416.67	(357.33)	1,052.32	833.34	(218.98)	5,000.00	Repair blister in flat roof
0.00	458.33	458.33	0.00	916.66	916.66	5,500.00	No expenditure required this reporting period
0.00	520.83	520.83	0.00	1,041.66	1,041.66	6,250.00	No expenditure required this reporting period
0.00	83.33	83.33	0.00	166.66	166.66	1,000.00	No expenditure required this reporting period
0.00	416.67	416.67	0.00	833.34	833.34	5,000.00	No expenditure required this reporting period
1,612.80	4,279.16	2,666.36	2,731.09	8,558.32	5,827.23	51,350.00	
8,565.43	9,772.92	1,207.49	18,048.58	19,545.84	1,497.26	117,275.00	Policies in force based on 9/2017 and 7/2017 renewals
0.00	108.33	108.33	0.00	216.66	216.66	1,300.00	No expenditure this period. Renewals were not financed
0.00	22.92	22.92	0.00	45.84	45.84	275.00	No expenditure this period.
8,565.43	9,904.17	1,338.74	18,048.58	19,808.34	1,759.76	118,850.00	

River Dance Condominium Association
Statement of Revenue and Expenses
For the Two Months Ended February 28, 2018

	Month to Date			Year to Date			Annual Budget	Variance Explanation
	Actual	Budget	Variance	Actual	Budget	Variance		
	9,083.33	9,083.33	0.00	18,166.66	18,166.66	0.00	109,000.00	Transferred to Reserve fund on Balance Sheet
	17.10	0.00	(17.10)	32.08	0.00	(32.08)	0.00	Transferred to Reserve fund on Balance Sheet
	9,100.43	9,083.33	(17.10)	18,198.74	18,166.66	(32.08)	109,000.00	
	55,033.98	65,688.39	10,654.41	114,998.68	131,376.78	16,378.10	788,261.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	55,033.98	65,688.39	10,654.41	114,998.68	131,376.78	16,378.10	788,261.00	
	13,010.11	0.10	13,010.01	19,132.39	0.20	19,132.19	1.00	
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