

# River Dance Condominium Association

## Balance Sheet As of 01/31/18

Account	Description	Operating	Reserves	Other	Totals
---------	-------------	-----------	----------	-------	--------

### ASSETS

OPERATING ASSETS:

10000	Petty Cash	1,000.00			1,000.00
10105	Operating - CNB	252,511.42			252,511.42
10480	Prepaid Reserve Funding	18,166.66			18,166.66
11000	Assessments Receivable	1,520.00			1,520.00
14010	Prepaid Insurance	50,604.69			50,604.69
14045	Prepaid Expenses	2,826.77			2,826.77
19000	Electric Deposits	7,093.69			7,093.69
	<b>Subtotal Operating Assets</b>	333,723.23	.00	.00	333,723.23

RESERVE ASSETS:

10607	Reserves - Wells Fargo		185,718.44		185,718.44
	<b>Subtotal Reserve Assets</b>	.00	185,718.44	.00	185,718.44

**TOTAL ASSETS**

	333,723.23	185,718.44	.00	519,441.67
	=====	=====	=====	=====

### LIABILITIES & FUND BALANCES

CURRENT LIABILITIES:

20000	Accounts Payable	7,642.71			7,642.71
20100	Assessments Rec'd in Advance	16,640.00			16,640.00
20150	Deferred Association Fees	115,000.00			115,000.00
20160	Deferred Reserves Funding		18,166.66		18,166.66
22000	Accrued Expenses	17,393.95			17,393.95
22205	Sales Tax Payable	273.19			273.19
	<b>Subtotal Current Liab.</b>	156,949.85	18,166.66	.00	175,116.51

RESERVES:

35000	Reserve Fund		167,551.78		167,551.78
	<b>Subtotal Reserves</b>	.00	167,551.78	.00	167,551.78

FUND BALANCES:

39001	Prior Period Adjustment	(4,866.83)			(4,866.83)
39005	Oper.Fund Balance	175,517.93			175,517.93
	Excess Revenue Over Expenses	6,122.28	.00	.00	6,122.28

# River Dance Condominium Association

## Balance Sheet As of 01/31/18

Account	Description	Operating	Reserves	Other	Totals
	Subtotal Fund Balances	<u>176,773.38</u>	<u>.00</u>	<u>.00</u>	<u>176,773.38</u>
	TOTAL LIABS & FUND BALANCES	<u>333,723.23</u>	<u>185,718.44</u>	<u>.00</u>	<u>519,441.67</u>

River Dance Condominium Association  
Statement of Revenue and Expenses  
For the Month Ended January 31, 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	48,416.67	48,416.67	0.00	581,000.00	Monthly allocation of quarterly billing.
9,083.33	9,083.33	0.00	9,083.33	9,083.33	0.00	109,000.00	Monthly Reserve allocation of quarterly billing
14.98	0.00	14.98	14.98	0.00	14.98	0.00	Interest earned on Reserve funds
2,291.81	1,333.33	958.48	2,291.81	1,333.33	958.48	16,000.00	Guest suite charges of \$75 for the first night and \$60 for each additional night. Board is making a decision on how to approach the daily rates vs. Florida tax.
300.00	266.67	33.33	300.00	266.67	33.33	3,200.00	Credit and background checks of prospective residents
100.00	83.33	16.67	100.00	83.33	16.67	1,000.00	1 charge this period
20.00	8.33	11.67	20.00	8.33	11.67	100.00	1 owner charged this period
0.00	13.33	(13.33)	0.00	13.33	(13.33)	160.00	None this period
125.00	125.00	0.00	125.00	125.00	0.00	1,500.00	Fobs, remotes, etc purchased by residents
671.50	541.67	129.83	671.50	541.67	129.83	6,500.00	Storage space rental fees
0.00	475.00	(475.00)	0.00	475.00	(475.00)	5,700.00	None this period
0.00	375.00	(375.00)	0.00	375.00	(375.00)	4,500.00	None this period
100.00	0.00	100.00	100.00	0.00	100.00	0.00	Periodic payment of 558 settlement from Stewart Tennis
96.86	100.00	(3.14)	96.86	100.00	(3.14)	1,200.00	Interest earned on Operating funds
4,866.83	4,866.83	0.00	4,866.83	4,866.83	0.00	58,402.00	Allocation of 2016 accumulated surplus per the Budget
<b>66,086.98</b>	<b>65,688.49</b>	<b>398.49</b>	<b>66,086.98</b>	<b>65,688.49</b>	<b>398.49</b>	<b>788,262.00</b>	
5,745.02	5,757.67	12.65	5,745.02	5,757.67	12.65	69,092.00	The payroll reflects 31 days whereas the budget is divided evenly by 12 months
6,854.95	6,873.83	18.88	6,854.95	6,873.83	18.88	82,486.00	The payroll reflects 31 days whereas the budget is divided evenly by 12 months
3,775.44	5,800.50	2,025.06	3,775.44	5,800.50	2,025.06	69,606.00	The payroll reflects 31 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	1,708.00	1,807.67	99.67	21,692.00	4 staff members utilizing benefits
<b>18,083.41</b>	<b>20,239.67</b>	<b>2,156.26</b>	<b>18,083.41</b>	<b>20,239.67</b>	<b>2,156.26</b>	<b>242,876.00</b>	

River Dance Condominium Association  
Statement of Revenue and Expenses  
For the Month Ended January 31, 2018

Month to Date			Year to Date			Annual Budget	Variance Explanation
Actual	Budget	Variance	Actual	Budget	Variance		
4,037.13	5,083.33	1,046.20	4,037.13	5,083.33	1,046.20	61,000.00	Actual usage is seasonal while the budget is divided evenly over 12 months
4,357.89	4,450.00	92.11	4,357.89	4,450.00	92.11	53,400.00	Actual usage is seasonal while the budget is divided evenly over 12 months.
1,224.15	625.00	(599.15)	1,224.15	625.00	(599.15)	7,500.00	Actual usage is seasonal while the budget is divided evenly over 12 months.
1,738.62	1,827.08	88.46	1,738.62	1,827.08	88.46	21,925.00	Trash removal provided by city
754.92	695.00	(59.92)	754.92	695.00	(59.92)	8,340.00	Brighthouse billing for telephone lines, internet service, alarm, elevators, and office etc.
2,335.89	2,336.25	0.36	2,335.89	2,336.25	0.36	28,035.00	Bright House Cable bulk account, business center computer, and internet.
<b>14,448.60</b>	<b>15,016.66</b>	<b>568.06</b>	<b>14,448.60</b>	<b>15,016.66</b>	<b>568.06</b>	<b>180,200.00</b>	
2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00	24,000.00	As per management agreement.
200.00	83.33	(116.67)	200.00	83.33	(116.67)	1,000.00	Annual retainer
333.33	333.33	0.00	333.33	333.33	0.00	4,000.00	Accrual for 2018 audit
0.00	83.33	83.33	0.00	83.33	83.33	1,000.00	No expenditure required this period
<b>2,533.33</b>	<b>2,499.99</b>	<b>(33.34)</b>	<b>2,533.33</b>	<b>2,499.99</b>	<b>(33.34)</b>	<b>30,000.00</b>	

River Dance Condominium Association  
Statement of Revenue and Expenses  
For the Month Ended January 31, 2018

Month to Date			Year to Date			Variance Explanation	
Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	
1,489.00	1,489.00	0.00	1,489.00	1,489.00	0.00	17,868.00	As per contract with Brightview Landscape
209.72	210.00	0.28	209.72	210.00	0.28	2,520.00	As per contract with Tropex
110.00	150.00	40.00	110.00	150.00	40.00	1,800.00	As per contract with The Lake Dr.
300.00	300.00	0.00	300.00	300.00	0.00	3,600.00	As per contract with Pools by Lowell
381.60	383.33	1.73	381.60	383.33	1.73	4,600.00	Monthly rental trash compactor contract with Olympic
200.00	200.00	0.00	200.00	200.00	0.00	2,400.00	As per contract with Massey for exterior pest control.
26.75	26.67	(0.08)	26.75	26.67	(0.08)	320.00	As per contract with EPS
54.57	54.58	0.01	54.57	54.58	0.01	655.00	As per contract with State Alarm
1,121.23	1,125.00	3.77	1,121.23	1,125.00	3.77	13,500.00	As per contract with Otis
<b>3,892.87</b>	<b>3,938.58</b>	<b>45.71</b>	<b>3,892.87</b>	<b>3,938.58</b>	<b>45.71</b>	<b>47,263.00</b>	
0.00	83.33	83.33	0.00	83.33	83.33	1,000.00	No expenditure required this reporting period
0.00	5.17	5.17	0.00	5.17	5.17	62.00	No expenditure required this reporting period
38.33	38.33	0.00	38.33	38.33	0.00	460.00	Amortization of FL Division of Land Sales annual fee
0.00	10.00	10.00	0.00	10.00	10.00	120.00	No expenditure required this reporting period
0.00	50.00	50.00	0.00	50.00	50.00	600.00	No expenditure required this reporting period
0.00	166.67	166.67	0.00	166.67	166.67	2,000.00	No expenditure required this reporting period
1,000.00	83.33	(916.67)	1,000.00	83.33	(916.67)	1,000.00	Annual contribution to the Social Committee
0.00	41.67	41.67	0.00	41.67	41.67	500.00	No expenditure required this reporting period
8.93	66.67	57.74	8.93	66.67	57.74	800.00	General Association postage
219.48	133.33	(86.15)	219.48	133.33	(86.15)	1,600.00	River Dance website domain registration
40.00	30.00	(10.00)	40.00	30.00	(10.00)	360.00	Credit and background checks of prospective residents
0.00	8.33	8.33	0.00	8.33	8.33	100.00	No expenditure required this reporting period
0.00	10.00	10.00	0.00	10.00	10.00	120.00	No expenditure required this reporting period
<b>1,306.74</b>	<b>726.83</b>	<b>(579.91)</b>	<b>1,306.74</b>	<b>726.83</b>	<b>(579.91)</b>	<b>8,722.00</b>	

River Dance Condominium Association  
Statement of Revenue and Expenses  
For the Month Ended January 31, 2018

Month to Date			Year to Date			Annual Budget	Variance Explanation
Actual	Budget	Variance	Actual	Budget	Variance		
93.20	250.00	156.80	93.20	250.00	156.80	3,000.00	Fountain water \$41; gas grill grates, trash pick-up claws and other misc supplies
0.00	416.67	416.67	0.00	416.67	416.67	5,000.00	No expenditure required this reporting period
0.00	250.00	250.00	0.00	250.00	250.00	3,000.00	No expenditure required this reporting period
307.94	41.67	(266.27)	307.94	41.67	(266.27)	500.00	Assorted replacement bulbs
0.00	208.33	208.33	0.00	208.33	208.33	2,500.00	No expenditure required this reporting period
334.54	458.33	123.79	334.54	458.33	123.79	5,500.00	Paper goods, cleansers and other misc supplies \$281; vacuum repair \$53
26.74	83.33	56.59	26.74	83.33	56.59	1,000.00	Blanket for guest suite
0.00	8.33	8.33	0.00	8.33	8.33	100.00	No expenditure required this reporting period
0.00	83.33	83.33	0.00	83.33	83.33	1,000.00	No expenditure required this reporting period
77.55	41.67	(35.88)	77.55	41.67	(35.88)	500.00	Replace treadmill power switch
0.00	41.67	41.67	0.00	41.67	41.67	500.00	No expenditure required this reporting period
0.00	500.00	500.00	0.00	500.00	500.00	6,000.00	No expenditure required this reporting period
278.32	416.67	138.35	278.32	416.67	138.35	5,000.00	Hammer drill and bits \$248; door bolts \$30
0.00	458.33	458.33	0.00	458.33	458.33	5,500.00	No expenditure required this reporting period
0.00	520.83	520.83	0.00	520.83	520.83	6,250.00	No expenditure required this reporting period
0.00	83.33	83.33	0.00	83.33	83.33	1,000.00	No expenditure required this reporting period
0.00	416.67	416.67	0.00	416.67	416.67	5,000.00	No expenditure required this reporting period
<b>1,118.29</b>	<b>4,279.16</b>	<b>3,160.87</b>	<b>1,118.29</b>	<b>4,279.16</b>	<b>3,160.87</b>	<b>51,350.00</b>	
9,483.15	9,772.92	289.77	9,483.15	9,772.92	289.77	117,275.00	Policies in force based on 9/2017 and 7/2017 renewals
0.00	108.33	108.33	0.00	108.33	108.33	1,300.00	No expenditure this period. Renewals were not financed
0.00	22.92	22.92	0.00	22.92	22.92	275.00	No expenditure this period.
<b>9,483.15</b>	<b>9,904.17</b>	<b>421.02</b>	<b>9,483.15</b>	<b>9,904.17</b>	<b>421.02</b>	<b>118,850.00</b>	

River Dance Condominium Association  
Statement of Revenue and Expenses  
For the Month Ended January 31, 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	9,083.33	9,083.33	0.00	109,000.00	Transferred to Reserve fund on Balance Sheet
14.98	0.00	(14.98)	14.98	0.00	(14.98)	0.00	Transferred to Reserve fund on Balance Sheet
9,098.31	9,083.33	(14.98)	9,098.31	9,083.33	(14.98)	109,000.00	
59,964.70	65,688.39	5,723.69	59,964.70	65,688.39	5,723.69	788,261.00	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	
59,964.70	65,688.39	5,723.69	59,964.70	65,688.39	5,723.69	788,261.00	
6,122.28	0.10	6,122.18	6,122.28	0.10	6,122.18	1.00	