

Riverside Terrace Condominium, Inc.

Balance Sheet For 7/31/2025

| | | |
|---|-----------------------------------|----------------------|
| Cash - Operating | | |
| Popular Community Bank Operating | \$105,299.84 | |
| Popular Community Bank Debt Service | \$20,193.97 | |
| Total Cash - Operating | | \$125,493.81 |
| Cash - Reserves | | |
| Popular Community Bank Reserves | \$188,918.40 | |
| Total Cash - Reserves | | \$188,918.40 |
| Other Assets | | |
| Accounts Receivable | \$24,348.08 | |
| Prepaid Insurance | \$25,420.86 | |
| Utility Deposits | \$390.00 | |
| Due from Operating | \$3,692.91 | |
| Total Other Assets | | \$53,851.85 |
| | Total Assets | \$368,264.06 |
| Liabilities and Members' Equity | | |
| Insurance Payable | \$503.00 | |
| Deferred Maintenance Income | \$48,571.26 | |
| Due to Reserves | \$3,692.91 | |
| Deferred Insurance SA2 Income | \$56,560.06 | |
| Prepaid Assessments | \$1,927.00 | |
| Popular Bank Loan | \$130,890.04 | |
| Total Liabilities and Members' Equity | | \$242,144.27 |
| Reserve Contract Liabilities / Fund Balances | | |
| Reserve - Paving | \$6,533.20 | |
| SIRS Reserve - Roof | \$81,967.52 | |
| SIRS Reserve - Painting | \$6,364.23 | |
| Reserve - Generator | \$6,655.45 | |
| SIRS Reserve - Routine Concrete Restoration | \$41,907.59 | |
| SIRS Reserve - Elevator Reserves | \$33,718.56 | |
| SIRS Reserve - Sea Wall Concrete Restoration | \$1,095.50 | |
| SIRS Reserve - Electrical Maint & Inspect | \$1,098.69 | |
| SIRS Reserve - Plumbing Maint & Inspect | (\$1,111.06) | |
| SIRS Reserve - Fire System Maint & Inspect | \$865.06 | |
| SIRS Reserve - Common Door Replacement | \$701.12 | |
| Reserve - Deferred Maintenance | \$3,491.92 | |
| Reserve - Interest | \$9,323.53 | |
| Total Reserve Contract Liabilities / Fund Balances | | \$192,611.31 |
| Operating Fund Balance | | |
| Fund Balance | (\$74,758.67) | |
| Prior Year Adjustment | \$3,688.56 | |
| Current Year Revenue (Expense) | \$4,578.59 | |
| Total Operating Fund Balance | | (\$66,491.52) |
| | Total Liabilities / Equity | \$368,264.06 |

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Revenues | | | | | | | |
| 6010 - Maintenance Assessments | 15,104.18 | 15,094.75 | 9.43 | 105,729.26 | 105,663.25 | 66.01 | 181,137.00 |
| 6015 - Reserve Assessments | - | 416.67 | (416.67) | - | 2,916.69 | (2,916.69) | 5,000.00 |
| 6040 - Interest Income | 271.66 | - | 271.66 | 2,060.52 | - | 2,060.52 | - |
| 6045 - Reserve Interest Income | (263.43) | - | (263.43) | (1,762.42) | - | (1,762.42) | - |
| 6060 - SIRS Reserves | - | 8,764.83 | (8,764.83) | - | 61,353.81 | (61,353.81) | 105,178.00 |
| 6090 - Other Income | 25.00 | - | 25.00 | 1,835.00 | - | 1,835.00 | - |
| 6215 - SA Income - Insurance | 26,366.42 | 26,366.42 | - | 184,564.94 | 184,564.94 | - | 316,397.00 |
| Total Revenues | 41,503.83 | 50,642.67 | (9,138.84) | 292,427.30 | 354,498.69 | (62,071.39) | 607,712.00 |
| Reserve Income | | | | | | | |
| 6615 - Reserve Income - Roof | - | - | - | 3,470.00 | - | 3,470.00 | - |
| 6620 - Reserve Income - Painting | - | - | - | 105,700.00 | - | 105,700.00 | - |
| 6650 - Reserves Income - Electrical Maint & Inspect | - | - | - | (292.50) | - | (292.50) | - |
| 6655 - Reserve Income - Plumbing Maint & Inspect | - | - | - | 1,800.00 | - | 1,800.00 | - |
| 6690 - Reserve Income - Deferred Maintenance | 525.00 | - | 525.00 | 22,121.45 | - | 22,121.45 | - |
| Total Reserve Income | 525.00 | - | 525.00 | 132,798.95 | - | 132,798.95 | - |
| Other Income | | | | | | | |
| 7605 - Bad Debt Expense | - | - | - | (.08) | - | (.08) | - |
| Total Other Income | - | - | - | (.08) | - | (.08) | - |
| Total Income | 42,028.83 | 50,642.67 | (8,613.84) | 425,226.17 | 354,498.69 | 70,727.48 | 607,712.00 |

Operating Expense

| | | | | | | | |
|---|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| General & Administrative | | | | | | | |
| 7300 - Accounting Fees | 650.00 | 650.00 | - | 4,550.00 | 4,550.00 | - | 7,800.00 |
| 7305 - Audit | - | 450.00 | 450.00 | 5,400.00 | 3,150.00 | (2,250.00) | 5,400.00 |
| 7320 - Licenses, Taxes, Permits & Fees | - | 125.00 | 125.00 | 623.00 | 875.00 | 252.00 | 1,500.00 |
| 7321 - DBPR Annual Condo Fees | - | 13.67 | 13.67 | 164.00 | 95.69 | (68.31) | 164.00 |
| 7340 - Social Function Expense | - | 83.33 | 83.33 | 449.54 | 583.31 | 133.77 | 1,000.00 |
| 7505 - Legal Expense | - | 291.67 | 291.67 | 5,152.37 | 2,041.69 | (3,110.68) | 3,500.00 |
| 7530 - Office Expense/Postage | 61.52 | 125.00 | 63.48 | 1,187.76 | 875.00 | (312.76) | 1,500.00 |
| 7534 - Loan Expense | 723.20 | 2,345.83 | 1,622.63 | 5,312.12 | 16,420.81 | 11,108.69 | 28,150.00 |
| 7600 - Management Fees | 739.72 | 741.67 | 1.95 | 5,178.04 | 5,191.69 | 13.65 | 8,900.00 |
| Total General & Administrative | 2,174.44 | 4,826.17 | 2,651.73 | 28,016.83 | 33,783.19 | 5,766.36 | 57,914.00 |
| Insurance | | | | | | | |
| 7520 - Flood | 1,723.50 | 2,016.67 | 293.17 | 12,064.50 | 14,116.69 | 2,052.19 | 24,200.00 |
| 7525 - Insurance | 19,742.40 | 21,998.33 | 2,255.93 | 138,196.82 | 153,988.31 | 15,791.49 | 263,980.00 |
| Total Insurance | 21,465.90 | 24,015.00 | 2,549.10 | 150,261.32 | 168,105.00 | 17,843.68 | 288,180.00 |
| Building Repairs & Maintenance | | | | | | | |

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|-----------------|-----------------|-------------------|------------------|------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 7615 - R&M Fire Alarm | - | 458.33 | 458.33 | 5,630.26 | 3,208.31 | (2,421.95) | 5,500.00 |
| 7620 - R&M General | 638.57 | 833.33 | 194.76 | 6,308.03 | 5,833.31 | (474.72) | 10,000.00 |
| 7625 - R&M Generator | - | 54.17 | 54.17 | - | 379.19 | 379.19 | 650.00 |
| 7630 - R&M Plumbing | - | 833.33 | 833.33 | 6,652.44 | 5,833.31 | (819.13) | 10,000.00 |
| 7635 - R&M Electrical | - | 416.67 | 416.67 | 910.00 | 2,916.69 | 2,006.69 | 5,000.00 |
| 7640 - R&M Security | - | 133.33 | 133.33 | 900.29 | 933.31 | 33.02 | 1,600.00 |
| 7645 - Building Supplies | - | 83.33 | 83.33 | 699.83 | 583.31 | (116.52) | 1,000.00 |
| 7650 - R&M Elevator | - | 541.67 | 541.67 | 4,190.96 | 3,791.69 | (399.27) | 6,500.00 |
| 7660 - R&M Air Conditioning | - | 83.33 | 83.33 | 3,366.31 | 583.31 | (2,783.00) | 1,000.00 |
| Total Building Repairs & Maintenance | 638.57 | 3,437.49 | 2,798.92 | 28,658.12 | 24,062.43 | (4,595.69) | 41,250.00 |
| Grounds Repairs & Maintenance | | | | | | | |
| 7810 - R&M Irrigation | 12.00 | 41.67 | 29.67 | 1,061.00 | 291.69 | (769.31) | 500.00 |
| 7815 - Janitorial Expense | 1,648.63 | 1,649.17 | .54 | 11,540.41 | 11,544.19 | 3.78 | 19,790.00 |
| 7820 - Handyman Expense | 442.67 | 125.00 | (317.67) | 942.67 | 875.00 | (67.67) | 1,500.00 |
| 7822 - Glass Cleaning | 1,720.59 | 362.50 | (1,358.09) | 3,441.18 | 2,537.50 | (903.68) | 4,350.00 |
| 7825 - Landscaping | - | 291.67 | 291.67 | - | 2,041.69 | 2,041.69 | 3,500.00 |
| 7830 - Lawn Care | 900.00 | 900.00 | - | 6,300.00 | 6,300.00 | - | 10,800.00 |
| 7835 - Pest Control | 205.00 | 250.00 | 45.00 | 1,874.00 | 1,750.00 | (124.00) | 3,000.00 |
| 7840 - R&M Pool | 475.00 | 500.00 | 25.00 | 7,680.00 | 3,500.00 | (4,180.00) | 6,000.00 |
| 7845 - R&M Roof | 524.52 | 250.00 | (274.52) | 2,124.52 | 1,750.00 | (374.52) | 3,000.00 |
| 7850 - Common Area Improvements | - | 208.33 | 208.33 | 1,484.88 | 1,458.31 | (26.57) | 2,500.00 |
| Total Grounds Repairs & Maintenance | 5,928.41 | 4,578.34 | (1,350.07) | 36,448.66 | 32,048.38 | (4,400.28) | 54,940.00 |
| Utilities | | | | | | | |
| 7020 - Water & Sewer | (268.52) | 2,250.00 | 2,518.52 | 11,876.99 | 15,750.00 | 3,873.01 | 27,000.00 |
| 7030 - Electricity | 17.42 | 708.33 | 690.91 | 3,231.15 | 4,958.31 | 1,727.16 | 8,500.00 |
| 7035 - Waste Removal | 598.69 | 466.67 | (132.02) | 4,190.83 | 3,266.69 | (924.14) | 5,600.00 |
| 7040 - Gas | 205.41 | 687.50 | 482.09 | 6,142.48 | 4,812.50 | (1,329.98) | 8,250.00 |
| 7045 - Telephone | 519.54 | 491.67 | (27.87) | 3,646.95 | 3,441.69 | (205.26) | 5,900.00 |
| Total Utilities | 1,072.54 | 4,604.17 | 3,531.63 | 29,088.40 | 32,229.19 | 3,140.79 | 55,250.00 |
| Reserve Transfer | | | | | | | |
| 7610 - Reserves | - | 416.67 | 416.67 | - | 2,916.69 | 2,916.69 | 5,000.00 |
| 7611 - SIRS Reserve | - | 8,764.83 | 8,764.83 | - | 61,353.81 | 61,353.81 | 105,178.00 |
| Total Reserve Transfer | - | 9,181.50 | 9,181.50 | - | 64,270.50 | 64,270.50 | 110,178.00 |
| Loan Projects | | | | | | | |
| 7910 - Loan Projects | - | - | - | 15,375.30 | - | (15,375.30) | - |
| Total Loan Projects | - | - | - | 15,375.30 | - | (15,375.30) | - |
| Reserve Expenses | | | | | | | |
| 8615 - SIRS Reserve Expense - Roof | - | - | - | 3,470.00 | - | (3,470.00) | - |
| 8620 - SIRS Reserve Expense - Painting | - | - | - | 105,700.00 | - | (105,700.00) | - |

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|------------------|------------------|------------------|-------------------|-------------------|---------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 8650 - SIRS Reserve Expense - Electrical Maint & Inspection | - | - | - | (292.50) | - | 292.50 | - |
| 8655 - SIRS Reserve Expense - Plumbing Maint & Inspect | - | - | - | 1,800.00 | - | (1,800.00) | - |
| 8690 - Reserve Expense - Deferred Maintenance | 525.00 | - | (525.00) | 22,121.45 | - | (22,121.45) | - |
| Total Reserve Expenses | 525.00 | - | (525.00) | 132,798.95 | - | (132,798.95) | - |
| Total Expense | 31,804.86 | 50,642.67 | 18,837.81 | 420,647.58 | 354,498.69 | (66,148.89) | 607,712.00 |
| Operating Net Total | 10,223.97 | - | 10,223.97 | 4,578.59 | - | 4,578.59 | - |
| Net Total | 10,223.97 | - | 10,223.97 | 4,578.59 | - | 4,578.59 | - |