

# Riverside Terrace Condominium, Inc.

## Balance Sheet For 9/30/2025

<b>Cash - Operating</b>		
Popular Community Bank Operating	\$67,710.10	
Popular Community Bank Debt Service	\$20,207.13	
<b>Total Cash - Operating</b>		<b>\$87,917.23</b>
<b>Cash - Reserves</b>		
Popular Community Bank Reserves	\$205,894.85	
<b>Total Cash - Reserves</b>		<b>\$205,894.85</b>
<b>Other Assets</b>		
Accounts Receivable	(\$125.00)	
Prepaid Insurance	\$193,302.50	
Utility Deposits	\$390.00	
Due from Operating	\$3,692.91	
<b>Total Other Assets</b>		<b>\$197,260.41</b>
	<b>Total Assets</b>	<b>\$491,072.49</b>
<b>Liabilities and Members' Equity</b>		
Insurance Payable	\$173,743.60	
Due to Reserves	\$3,692.91	
Deferred Insurance SA2 Income	\$3,827.22	
Prepaid Assessments	\$21,919.92	
Popular Bank Loan	\$127,670.00	
<b>Total Liabilities and Members' Equity</b>		<b>\$330,853.65</b>
<b>Reserve Contract Liabilities / Fund Balances</b>		
Reserve - Paving	\$7,033.20	
SIRS Reserve - Roof	\$86,611.28	
SIRS Reserve - Painting	\$6,178.31	
Reserve - Generator	\$6,988.69	
SIRS Reserve - Routine Concrete Restoration	\$49,333.59	
SIRS Reserve - Elevator Reserves	\$38,176.72	
SIRS Reserve - Sea Wall Concrete Restoration	\$1,408.50	
SIRS Reserve - Electrical Maint & Inspect	\$1,036.53	
SIRS Reserve - Plumbing Maint & Inspect	(\$1,776.72)	
SIRS Reserve - Fire System Maint & Inspect	\$1,112.22	
SIRS Reserve - Common Door Replacement	\$901.44	
Reserve - Deferred Maintenance	\$2,016.92	
Reserve - Interest	\$10,151.22	
<b>Total Reserve Contract Liabilities / Fund Balances</b>		<b>\$209,171.90</b>
<b>Operating Fund Balance</b>		
Fund Balance	(\$74,758.67)	
Prior Year Adjustment	\$3,688.56	
Current Year Revenue (Expense)	\$22,117.05	
<b>Total Operating Fund Balance</b>		<b>(\$48,953.06)</b>
	<b>Total Liabilities / Equity</b>	<b>\$491,072.49</b>

# Riverside Terrace Condominium, Inc.

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Revenues</b>							
6010 - Maintenance Assessments	15,104.18	15,094.75	9.43	135,937.62	135,852.75	84.87	181,137.00
6015 - Reserve Assessments	-	416.67	(416.67)	-	3,750.03	(3,750.03)	5,000.00
6040 - Interest Income	296.39	-	296.39	2,627.85	-	2,627.85	-
6045 - Reserve Interest Income	(530.09)	-	(530.09)	(2,590.11)	-	(2,590.11)	-
6060 - SIRS Reserves	-	8,764.83	(8,764.83)	-	78,883.47	(78,883.47)	105,178.00
6090 - Other Income	-	-	-	1,835.00	-	1,835.00	-
6215 - SA Income - Insurance	26,366.42	26,366.42	-	237,297.78	237,297.78	-	316,397.00
<b>Total Revenues</b>	<b>41,236.90</b>	<b>50,642.67</b>	<b>(9,405.77)</b>	<b>375,108.14</b>	<b>455,784.03</b>	<b>(80,675.89)</b>	<b>607,712.00</b>
<b>Reserve Income</b>							
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	862.50	-	862.50	2,662.50	-	2,662.50	-
6690 - Reserve Income - Deferred Maintenance	1,475.00	-	1,475.00	23,596.45	-	23,596.45	-
<b>Total Reserve Income</b>	<b>2,337.50</b>	<b>-</b>	<b>2,337.50</b>	<b>135,136.45</b>	<b>-</b>	<b>135,136.45</b>	<b>-</b>
<b>Other Income</b>							
7605 - Bad Debt Expense	-	-	-	(.08)	-	(.08)	-
<b>Total Other Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(.08)</b>	<b>-</b>	<b>(.08)</b>	<b>-</b>
<b>Total Income</b>	<b>43,574.40</b>	<b>50,642.67</b>	<b>(7,068.27)</b>	<b>510,244.51</b>	<b>455,784.03</b>	<b>54,460.48</b>	<b>607,712.00</b>
<b>Operating Expense</b>							
<b>General &amp; Administrative</b>							
7300 - Accounting Fees	650.00	650.00	-	5,850.00	5,850.00	-	7,800.00
7305 - Audit	-	450.00	450.00	5,400.00	4,050.00	(1,350.00)	5,400.00
7320 - Licenses, Taxes, Permits & Fees	-	125.00	125.00	623.00	1,125.00	502.00	1,500.00
7321 - DBPR Annual Condo Fees	-	13.67	13.67	164.00	123.03	(40.97)	164.00
7340 - Social Function Expense	-	83.33	83.33	449.54	749.97	300.43	1,000.00
7505 - Legal Expense	-	291.67	291.67	5,152.37	2,625.03	(2,527.34)	3,500.00
7530 - Office Expense/Postage	111.42	125.00	13.58	1,488.27	1,125.00	(363.27)	1,500.00
7534 - Loan Expense	729.11	2,345.83	1,616.72	6,779.38	21,112.47	14,333.09	28,150.00
7600 - Management Fees	739.72	741.67	1.95	6,657.48	6,675.03	17.55	8,900.00
<b>Total General &amp; Administrative</b>	<b>2,230.25</b>	<b>4,826.17</b>	<b>2,595.92</b>	<b>32,564.04</b>	<b>43,435.53</b>	<b>10,871.49</b>	<b>57,914.00</b>
<b>Insurance</b>							
7520 - Flood	1,723.50	2,016.67	293.17	15,511.50	18,150.03	2,638.53	24,200.00
7525 - Insurance	17,416.28	21,998.33	4,582.05	175,360.50	197,984.97	22,624.47	263,980.00
<b>Total Insurance</b>	<b>19,139.78</b>	<b>24,015.00</b>	<b>4,875.22</b>	<b>190,872.00</b>	<b>216,135.00</b>	<b>25,263.00</b>	<b>288,180.00</b>
<b>Building Repairs &amp; Maintenance</b>							

# Riverside Terrace Condominium, Inc.

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7615 - R&M Fire Alarm	268.65	458.33	189.68	5,898.91	4,124.97	(1,773.94)	5,500.00
7620 - R&M General	-	833.33	833.33	6,387.52	7,499.97	1,112.45	10,000.00
7625 - R&M Generator	-	54.17	54.17	-	487.53	487.53	650.00
7630 - R&M Plumbing	4,130.97	833.33	(3,297.64)	10,783.41	7,499.97	(3,283.44)	10,000.00
7635 - R&M Electrical	-	416.67	416.67	1,525.25	3,750.03	2,224.78	5,000.00
7640 - R&M Security	333.97	133.33	(200.64)	1,340.73	1,199.97	(140.76)	1,600.00
7645 - Building Supplies	-	83.33	83.33	741.88	749.97	8.09	1,000.00
7650 - R&M Elevator	1,650.20	541.67	(1,108.53)	5,841.16	4,875.03	(966.13)	6,500.00
7660 - R&M Air Conditioning	-	83.33	83.33	3,366.31	749.97	(2,616.34)	1,000.00
<b>Total Building Repairs &amp; Maintenance</b>	<b>6,383.79</b>	<b>3,437.49</b>	<b>(2,946.30)</b>	<b>35,885.17</b>	<b>30,937.41</b>	<b>(4,947.76)</b>	<b>41,250.00</b>
<b>Grounds Repairs &amp; Maintenance</b>							
7810 - R&M Irrigation	12.00	41.67	29.67	1,073.00	375.03	(697.97)	500.00
7815 - Janitorial Expense	1,648.63	1,649.17	.54	14,837.67	14,842.53	4.86	19,790.00
7820 - Handyman Expense	-	125.00	125.00	942.67	1,125.00	182.33	1,500.00
7822 - Glass Cleaning	-	362.50	362.50	3,441.18	3,262.50	(178.68)	4,350.00
7825 - Landscaping	-	291.67	291.67	-	2,625.03	2,625.03	3,500.00
7830 - Lawn Care	-	900.00	900.00	7,200.00	8,100.00	900.00	10,800.00
7835 - Pest Control	205.00	250.00	45.00	2,079.00	2,250.00	171.00	3,000.00
7840 - R&M Pool	330.00	500.00	170.00	8,625.00	4,500.00	(4,125.00)	6,000.00
7845 - R&M Roof	-	250.00	250.00	2,124.52	2,250.00	125.48	3,000.00
7850 - Common Area Improvements	-	208.33	208.33	1,528.60	1,874.97	346.37	2,500.00
<b>Total Grounds Repairs &amp; Maintenance</b>	<b>2,195.63</b>	<b>4,578.34</b>	<b>2,382.71</b>	<b>41,851.64</b>	<b>41,205.06</b>	<b>(646.58)</b>	<b>54,940.00</b>
<b>Utilities</b>							
7020 - Water & Sewer	1,785.13	2,250.00	464.87	15,470.25	20,250.00	4,779.75	27,000.00
7030 - Electricity	636.40	708.33	71.93	4,482.41	6,374.97	1,892.56	8,500.00
7035 - Waste Removal	598.69	466.67	(132.02)	5,388.21	4,200.03	(1,188.18)	5,600.00
7040 - Gas	242.94	687.50	444.56	6,708.04	6,187.50	(520.54)	8,250.00
7045 - Telephone	519.75	491.67	(28.08)	4,686.45	4,425.03	(261.42)	5,900.00
<b>Total Utilities</b>	<b>3,782.91</b>	<b>4,604.17</b>	<b>821.26</b>	<b>36,735.36</b>	<b>41,437.53</b>	<b>4,702.17</b>	<b>55,250.00</b>
<b>Reserve Transfer</b>							
7610 - Reserves	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
7611 - SIRS Reserve	-	8,764.83	8,764.83	-	78,883.47	78,883.47	105,178.00
<b>Total Reserve Transfer</b>	<b>-</b>	<b>9,181.50</b>	<b>9,181.50</b>	<b>-</b>	<b>82,633.50</b>	<b>82,633.50</b>	<b>110,178.00</b>
<b>Loan Projects</b>							
7910 - Loan Projects	(292.50)	-	292.50	15,082.80	-	(15,082.80)	-
<b>Total Loan Projects</b>	<b>(292.50)</b>	<b>-</b>	<b>292.50</b>	<b>15,082.80</b>	<b>-</b>	<b>(15,082.80)</b>	<b>-</b>
<b>Reserve Expenses</b>							
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.

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
8650 - SIRS Reserve Expense - Electrical Maint & Inspection	-	-	-	(292.50)	-	292.50	-
8655 - SIRS Reserve Expense - Plumbing Maint & Inspect	-	-	-	1,800.00	-	(1,800.00)	-
8660 - SIRS Reserve Expense - Fire System Maint & Inspect	862.50	-	(862.50)	862.50	-	(862.50)	-
8690 - Reserve Expense - Deferred Maintenance	1,475.00	-	(1,475.00)	23,596.45	-	(23,596.45)	-
<b>Total Reserve Expenses</b>	<b>2,337.50</b>	<b>-</b>	<b>(2,337.50)</b>	<b>135,136.45</b>	<b>-</b>	<b>(135,136.45)</b>	<b>-</b>
<b>Total Expense</b>	<b>35,777.36</b>	<b>50,642.67</b>	<b>14,865.31</b>	<b>488,127.46</b>	<b>455,784.03</b>	<b>(32,343.43)</b>	<b>607,712.00</b>
<b>Operating Net Total</b>	<b>7,797.04</b>	<b>-</b>	<b>7,797.04</b>	<b>22,117.05</b>	<b>-</b>	<b>22,117.05</b>	<b>-</b>
<b>Net Total</b>	<b>7,797.04</b>	<b>-</b>	<b>7,797.04</b>	<b>22,117.05</b>	<b>-</b>	<b>22,117.05</b>	<b>-</b>