

# Riverside Terrace Condominium, Inc.

## Balance Sheet For 10/31/2025

<b>Cash - Operating</b>		
Popular Community Bank Operating	\$117,274.94	
Popular Community Bank Debt Service	\$20,213.83	
<b>Total Cash - Operating</b>		<b>\$137,488.77</b>
<b>Cash - Reserves</b>		
Popular Community Bank Reserves	\$215,234.38	
<b>Total Cash - Reserves</b>		<b>\$215,234.38</b>
<b>Other Assets</b>		
Accounts Receivable	\$17,158.70	
Prepaid Insurance	\$193,768.72	
Utility Deposits	\$390.00	
Due from Operating	\$3,692.91	
<b>Total Other Assets</b>		<b>\$215,010.33</b>
	<b>Total Assets</b>	<b>\$567,733.48</b>
<b>Liabilities and Members' Equity</b>		
Insurance Payable	\$156,369.24	
Deferred Maintenance Income	\$48,571.41	
Due to Reserves	\$3,692.91	
Deferred Insurance SA2 Income	\$52,691.80	
Prepaid Assessments	\$1,929.00	
Popular Bank Loan	\$126,066.95	
<b>Total Liabilities and Members' Equity</b>		<b>\$389,321.31</b>
<b>Reserve Contract Liabilities / Fund Balances</b>		
Reserve - Paving	\$7,283.20	
SIRS Reserve - Roof	\$88,159.20	
SIRS Reserve - Painting	\$6,859.31	
Reserve - Generator	\$7,155.43	
SIRS Reserve - Routine Concrete Restoration	\$53,046.59	
SIRS Reserve - Elevator Reserves	\$40,405.80	
SIRS Reserve - Sea Wall Concrete Restoration	\$1,565.00	
SIRS Reserve - Electrical Maint & Inspect	\$1,151.70	
SIRS Reserve - Plumbing Maint & Inspect	(\$1,970.30)	
SIRS Reserve - Fire System Maint & Inspect	\$1,235.80	
SIRS Reserve - Common Door Replacement	\$1,001.60	
Reserve - Deferred Maintenance	\$2,016.92	
Reserve - Interest	\$10,426.25	
<b>Total Reserve Contract Liabilities / Fund Balances</b>		<b>\$218,336.50</b>
<b>Operating Fund Balance</b>		
Fund Balance	(\$74,758.67)	
Prior Year Adjustment	\$3,688.56	
Current Year Revenue (Expense)	\$31,695.84	
<b>Total Operating Fund Balance</b>		<b>(\$39,374.27)</b>
	<b>Total Liabilities / Equity</b>	<b>\$568,283.54</b>

# Riverside Terrace Condominium, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Revenues</b>							
6010 - Maintenance Assessments	15,104.10	15,094.75	9.35	151,041.64	150,947.50	94.14	181,137.00
6015 - Reserve Assessments	-	416.67	(416.67)	-	4,166.70	(4,166.70)	5,000.00
6040 - Interest Income	283.55	-	283.55	2,911.40	-	2,911.40	-
6045 - Reserve Interest Income	(275.03)	-	(275.03)	(2,865.14)	-	(2,865.14)	-
6060 - SIRS Reserves	-	8,764.83	(8,764.83)	-	87,648.30	(87,648.30)	105,178.00
6090 - Other Income	-	-	-	1,835.00	-	1,835.00	-
6215 - SA Income - Insurance	26,366.42	26,366.42	-	263,664.20	263,664.20	-	316,397.00
<b>Total Revenues</b>	<b>41,479.04</b>	<b>50,642.67</b>	<b>(9,163.63)</b>	<b>416,587.10</b>	<b>506,426.70</b>	<b>(89,839.60)</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	862.50	-	862.50	570.00	-	570.00	-
6655 - Reserve Income - Plumbing Maint & Inspect	(570.50)	-	(570.50)	2,092.00	-	2,092.00	-
6690 - Reserve Income - Deferred Maintenance	-	-	-	23,596.45	-	23,596.45	-
<b>Total Reserve Income</b>	<b>292.00</b>	<b>-</b>	<b>292.00</b>	<b>135,428.45</b>	<b>-</b>	<b>135,428.45</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>41,771.04</b>	<b>50,642.67</b>	<b>(8,871.63)</b>	<b>552,015.47</b>	<b>506,426.70</b>	<b>45,588.77</b>	<b>607,712.00</b>
<b>Operating Expense</b>							
<b>General &amp; Administrative</b>							
7300 - Accounting Fees	650.00	650.00	-	6,500.00	6,500.00	-	7,800.00
7305 - Audit	-	450.00	450.00	5,400.00	4,500.00	(900.00)	5,400.00
7320 - Licenses, Taxes, Permits & Fees	-	125.00	125.00	623.00	1,250.00	627.00	1,500.00
7321 - DBPR Annual Condo Fees	-	13.67	13.67	164.00	136.70	(27.30)	164.00
7340 - Social Function Expense	-	83.33	83.33	449.54	833.30	383.76	1,000.00
7505 - Legal Expense	-	291.67	291.67	5,152.37	2,916.70	(2,235.67)	3,500.00
7530 - Office Expense/Postage	104.81	125.00	20.19	1,593.08	1,250.00	(343.08)	1,500.00
7534 - Loan Expense	740.60	2,345.83	1,605.23	7,519.98	23,458.30	15,938.32	28,150.00
7600 - Management Fees	739.72	741.67	1.95	7,397.20	7,416.70	19.50	8,900.00
<b>Total General &amp; Administrative</b>	<b>2,235.13</b>	<b>4,826.17</b>	<b>2,591.04</b>	<b>34,799.17</b>	<b>48,261.70</b>	<b>13,462.53</b>	<b>57,914.00</b>
<b>Insurance</b>							
7520 - Flood	1,723.50	2,016.67	293.17	17,235.00	20,166.70	2,931.70	24,200.00
7525 - Insurance	17,416.28	21,998.33	4,582.05	192,776.78	219,983.30	27,206.52	263,980.00
<b>Total Insurance</b>	<b>19,139.78</b>	<b>24,015.00</b>	<b>4,875.22</b>	<b>210,011.78</b>	<b>240,150.00</b>	<b>30,138.22</b>	<b>288,180.00</b>
<b>Building Repairs &amp; Maintenance</b>							

# Riverside Terrace Condominium, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7615 - R&M Fire Alarm	493.35	458.33	(35.02)	6,392.26	4,583.30	(1,808.96)	5,500.00
7620 - R&M General	531.93	833.33	301.40	6,919.45	8,333.30	1,413.85	10,000.00
7625 - R&M Generator	-	54.17	54.17	-	541.70	541.70	650.00
7630 - R&M Plumbing	2,069.07	833.33	(1,235.74)	12,852.48	8,333.30	(4,519.18)	10,000.00
7635 - R&M Electrical	940.00	416.67	(523.33)	2,465.25	4,166.70	1,701.45	5,000.00
7640 - R&M Security	-	133.33	133.33	1,340.73	1,333.30	(7.43)	1,600.00
7645 - Building Supplies	-	83.33	83.33	741.88	833.30	91.42	1,000.00
7650 - R&M Elevator	550.07	541.67	(8.40)	5,291.10	5,416.70	125.60	6,500.00
7660 - R&M Air Conditioning	-	83.33	83.33	3,366.31	833.30	(2,533.01)	1,000.00
<b>Total Building Repairs &amp; Maintenance</b>	<b>4,584.42</b>	<b>3,437.49</b>	<b>(1,146.93)</b>	<b>39,369.46</b>	<b>34,374.90</b>	<b>(4,994.56)</b>	<b>41,250.00</b>
<b>Grounds Repairs &amp; Maintenance</b>							
7810 - R&M Irrigation	-	41.67	41.67	1,073.00	416.70	(656.30)	500.00
7815 - Janitorial Expense	1,648.63	1,649.17	.54	16,486.30	16,491.70	5.40	19,790.00
7820 - Handyman Expense	-	125.00	125.00	942.67	1,250.00	307.33	1,500.00
7822 - Glass Cleaning	-	362.50	362.50	3,441.18	3,625.00	183.82	4,350.00
7825 - Landscaping	-	291.67	291.67	-	2,916.70	2,916.70	3,500.00
7830 - Lawn Care	1,804.00	900.00	(904.00)	9,004.00	9,000.00	(4.00)	10,800.00
7835 - Pest Control	-	250.00	250.00	2,079.00	2,500.00	421.00	3,000.00
7840 - R&M Pool	-	500.00	500.00	8,625.00	5,000.00	(3,625.00)	6,000.00
7845 - R&M Roof	-	250.00	250.00	2,124.52	2,500.00	375.48	3,000.00
7850 - Common Area Improvements	-	208.33	208.33	1,528.60	2,083.30	554.70	2,500.00
<b>Total Grounds Repairs &amp; Maintenance</b>	<b>3,452.63</b>	<b>4,578.34</b>	<b>1,125.71</b>	<b>45,304.27</b>	<b>45,783.40</b>	<b>479.13</b>	<b>54,940.00</b>
<b>Utilities</b>							
7020 - Water & Sewer	1,693.15	2,250.00	556.85	17,163.40	22,500.00	5,336.60	27,000.00
7030 - Electricity	550.00	708.33	158.33	5,032.41	7,083.30	2,050.89	8,500.00
7035 - Waste Removal	627.62	466.67	(160.95)	6,015.83	4,666.70	(1,349.13)	5,600.00
7040 - Gas	197.10	687.50	490.40	6,905.14	6,875.00	(30.14)	8,250.00
7045 - Telephone	520.47	491.67	(28.80)	5,206.92	4,916.70	(290.22)	5,900.00
<b>Total Utilities</b>	<b>3,588.34</b>	<b>4,604.17</b>	<b>1,015.83</b>	<b>40,323.70</b>	<b>46,041.70</b>	<b>5,718.00</b>	<b>55,250.00</b>
<b>Reserve Transfer</b>							
7610 - Reserves	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
7611 - SIRS Reserve	-	8,764.83	8,764.83	-	87,648.30	87,648.30	105,178.00
<b>Total Reserve Transfer</b>	<b>-</b>	<b>9,181.50</b>	<b>9,181.50</b>	<b>-</b>	<b>91,815.00</b>	<b>91,815.00</b>	<b>110,178.00</b>
<b>Loan Projects</b>							
7910 - Loan Projects	-	-	-	15,082.80	-	(15,082.80)	-
<b>Total Loan Projects</b>	<b>-</b>	<b>-</b>	<b>-</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.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
8625 - Reserve Expense - Plumbing	292.00	-	(292.00)	292.00	-	(292.00)	-
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)	-
8690 - Reserve Expense - Deferred Maintenance	-	-	-	23,596.45	-	(23,596.45)	-
<b>Total Reserve Expenses</b>	<b>292.00</b>	<b>-</b>	<b>(292.00)</b>	<b>135,428.45</b>	<b>-</b>	<b>(135,428.45)</b>	<b>-</b>
<b>Total Expense</b>	<b>33,292.30</b>	<b>50,642.67</b>	<b>17,350.37</b>	<b>520,319.63</b>	<b>506,426.70</b>	<b>(13,892.93)</b>	<b>607,712.00</b>
<b>Operating Net Total</b>	<b>8,478.74</b>	<b>-</b>	<b>8,478.74</b>	<b>31,695.84</b>	<b>-</b>	<b>31,695.84</b>	<b>-</b>
<b>Net Total</b>	<b>8,478.74</b>	<b>-</b>	<b>8,478.74</b>	<b>31,695.84</b>	<b>-</b>	<b>31,695.84</b>	<b>-</b>