

Riverside Terrace Condominium, Inc.

Balance Sheet For 11/30/2025

Cash - Operating		
Popular Community Bank Operating	\$101,141.72	
Popular Community Bank Debt Service	\$20,219.88	
Total Cash - Operating		\$121,361.60
Cash - Reserves		
Popular Community Bank Reserves	\$211,621.89	
Total Cash - Reserves		\$211,621.89
Other Assets		
Accounts Receivable	\$7,309.41	
Prepaid Insurance	\$174,718.61	
Utility Deposits	\$390.00	
Due from Operating	\$3,692.91	
Total Other Assets		\$186,110.93
	Total Assets	\$519,094.42
Liabilities and Members' Equity		
Insurance Payable	\$156,369.24	
Deferred Maintenance Income	\$24,285.82	
Due to Reserves	\$3,692.91	
Deferred Insurance SA2 Income	\$26,325.38	
Prepaid Assessments	\$3,087.98	
Popular Bank Loan	\$124,434.00	
Total Liabilities and Members' Equity		\$338,195.33
Reserve Contract Liabilities / Fund Balances		
Reserve - Paving	\$7,533.20	
SIRS Reserve - Roof	\$88,159.20	
SIRS Reserve - Painting	\$9,088.23	
Reserve - Generator	\$7,322.09	
SIRS Reserve - Routine Concrete Restoration	\$56,759.59	
SIRS Reserve - Elevator Reserves	\$34,529.88	
SIRS Reserve - Sea Wall Concrete Restoration	(\$1,478.50)	
SIRS Reserve - Electrical Maint & Inspect	\$1,266.87	
SIRS Reserve - Plumbing Maint & Inspect	(\$1,579.88)	
SIRS Reserve - Fire System Maint & Inspect	(\$565.82)	
SIRS Reserve - Common Door Replacement	\$1,101.76	
Reserve - Deferred Maintenance	\$541.92	
Reserve - Interest	\$10,677.46	
Total Reserve Contract Liabilities / Fund Balances		\$213,356.00
Operating Fund Balance		
Fund Balance	(\$74,758.67)	
Prior Year Adjustment	\$3,688.56	
Current Year Revenue (Expense)	\$38,613.19	
Total Operating Fund Balance		(\$32,456.92)
	Total Liabilities / Equity	\$519,094.41

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenues							
6010 - Maintenance Assessments	15,104.10	15,094.75	9.35	166,145.74	166,042.25	103.49	181,137.00
6015 - Reserve Assessments	-	416.67	(416.67)	-	4,583.37	(4,583.37)	5,000.00
6040 - Interest Income	258.92	-	258.92	3,170.32	-	3,170.32	-
6045 - Reserve Interest Income	(251.21)	-	(251.21)	(3,116.35)	-	(3,116.35)	-
6060 - SIRS Reserves	-	8,764.83	(8,764.83)	-	96,413.13	(96,413.13)	105,178.00
6090 - Other Income	-	-	-	1,835.00	-	1,835.00	-
6215 - SA Income - Insurance	26,366.42	26,366.42	-	290,030.62	290,030.62	-	316,397.00
Total Revenues	41,478.23	50,642.67	(9,164.44)	458,065.33	557,069.37	(99,004.04)	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	-
6640 - SIRS Reserve Income - Elevator	8,105.00	-	8,105.00	8,105.00	-	8,105.00	-
6645 - SIRS Reserve Income - Seawall & Concrete	3,200.00	-	3,200.00	3,200.00	-	3,200.00	-
6655 - Reserve Income - Plumbing Maint & Inspect	-	-	-	2,662.50	-	2,662.50	-
6660 - SIRS Reserve Income - Fire System Maint	1,925.20	-	1,925.20	1,925.20	-	1,925.20	-
6690 - Reserve Income - Deferred Maintenance	1,475.00	-	1,475.00	25,071.45	-	25,071.45	-
Total Reserve Income	14,705.20	-	14,705.20	150,134.15	-	150,134.15	-
Other Income							
7605 - Bad Debt Expense	-	-	-	(.08)	-	(.08)	-
Total Other Income	-	-	-	(.08)	-	(.08)	-
Total Income	56,183.43	50,642.67	5,540.76	608,199.40	557,069.37	51,130.03	607,712.00

Operating Expense

General & Administrative							
7300 - Accounting Fees	650.00	650.00	-	7,150.00	7,150.00	-	7,800.00
7305 - Audit	-	450.00	450.00	5,400.00	4,950.00	(450.00)	5,400.00
7320 - Licenses, Taxes, Permits & Fees	15.00	125.00	110.00	638.00	1,375.00	737.00	1,500.00
7321 - DBPR Annual Condo Fees	-	13.67	13.67	164.00	150.37	(13.63)	164.00
7340 - Social Function Expense	-	83.33	83.33	449.54	916.63	467.09	1,000.00
7505 - Legal Expense	292.50	291.67	(.83)	5,444.87	3,208.37	(2,236.50)	3,500.00
7530 - Office Expense/Postage	139.20	125.00	(14.20)	1,732.28	1,375.00	(357.28)	1,500.00
7534 - Loan Expense	710.70	2,345.83	1,635.13	8,230.68	25,804.13	17,573.45	28,150.00
7600 - Management Fees	739.72	741.67	1.95	8,136.92	8,158.37	21.45	8,900.00
Total General & Administrative	2,547.12	4,826.17	2,279.05	37,346.29	53,087.87	15,741.58	57,914.00
Insurance							
7520 - Flood	1,633.83	2,016.67	382.84	18,868.83	22,183.37	3,314.54	24,200.00
7525 - Insurance	17,416.28	21,998.33	4,582.05	210,193.06	241,981.63	31,788.57	263,980.00

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Insurance	19,050.11	24,015.00	4,964.89	229,061.89	264,165.00	35,103.11	288,180.00
Building Repairs & Maintenance							
7615 - R&M Fire Alarm	-	458.33	458.33	6,392.26	5,041.63	(1,350.63)	5,500.00
7620 - R&M General	1,221.92	833.33	(388.59)	8,141.37	9,166.63	1,025.26	10,000.00
7625 - R&M Generator	-	54.17	54.17	-	595.87	595.87	650.00
7630 - R&M Plumbing	-	833.33	833.33	12,852.48	9,166.63	(3,685.85)	10,000.00
7635 - R&M Electrical	360.00	416.67	56.67	2,825.25	4,583.37	1,758.12	5,000.00
7640 - R&M Security	857.94	133.33	(724.61)	2,198.67	1,466.63	(732.04)	1,600.00
7645 - Building Supplies	-	83.33	83.33	741.88	916.63	174.75	1,000.00
7650 - R&M Elevator	1,375.07	541.67	(833.40)	6,666.17	5,958.37	(707.80)	6,500.00
7660 - R&M Air Conditioning	-	83.33	83.33	3,366.31	916.63	(2,449.68)	1,000.00
Total Building Repairs & Maintenance	3,814.93	3,437.49	(377.44)	43,184.39	37,812.39	(5,372.00)	41,250.00
Grounds Repairs & Maintenance							
7810 - R&M Irrigation	-	41.67	41.67	1,073.00	458.37	(614.63)	500.00
7815 - Janitorial Expense	1,648.63	1,649.17	.54	18,134.93	18,140.87	5.94	19,790.00
7820 - Handyman Expense	560.00	125.00	(435.00)	1,502.67	1,375.00	(127.67)	1,500.00
7822 - Glass Cleaning	-	362.50	362.50	3,441.18	3,987.50	546.32	4,350.00
7825 - Landscaping	900.00	291.67	(608.33)	900.00	3,208.37	2,308.37	3,500.00
7830 - Lawn Care	900.00	900.00	-	9,904.00	9,900.00	(4.00)	10,800.00
7835 - Pest Control	205.00	250.00	45.00	2,284.00	2,750.00	466.00	3,000.00
7840 - R&M Pool	810.00	500.00	(310.00)	9,435.00	5,500.00	(3,935.00)	6,000.00
7845 - R&M Roof	-	250.00	250.00	2,124.52	2,750.00	625.48	3,000.00
7850 - Common Area Improvements	-	208.33	208.33	1,528.60	2,291.63	763.03	2,500.00
Total Grounds Repairs & Maintenance	5,023.63	4,578.34	(445.29)	50,327.90	50,361.74	33.84	54,940.00
Utilities							
7020 - Water & Sewer	2,000.59	2,250.00	249.41	19,163.99	24,750.00	5,586.01	27,000.00
7030 - Electricity	597.72	708.33	110.61	5,630.13	7,791.63	2,161.50	8,500.00
7035 - Waste Removal	627.62	466.67	(160.95)	6,643.45	5,133.37	(1,510.08)	5,600.00
7040 - Gas	86.69	687.50	600.81	6,991.83	7,562.50	570.67	8,250.00
7045 - Telephone	520.47	491.67	(28.80)	5,727.39	5,408.37	(319.02)	5,900.00
Total Utilities	3,833.09	4,604.17	771.08	44,156.79	50,645.87	6,489.08	55,250.00
Reserve Transfer							
7610 - Reserves	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
7611 - SIRS Reserve	-	8,764.83	8,764.83	-	96,413.13	96,413.13	105,178.00
Total Reserve Transfer	-	9,181.50	9,181.50	-	100,996.50	100,996.50	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							

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8615 - SIRS Reserve Expense - Roof	-	-	-	3,470.00	-	(3,470.00)	-
8620 - SIRS Reserve Expense - Painting	-	-	-	105,700.00	-	(105,700.00)	-
8625 - Reserve Expense - Plumbing	-	-	-	292.00	-	(292.00)	-
8640 - SIRS Reserve Expense - Elevator Reserves	8,105.00	-	(8,105.00)	8,105.00	-	(8,105.00)	-
8645 - SIRS Reserve Expense - Sea Wall Concrete Restoration	3,200.00	-	(3,200.00)	3,200.00	-	(3,200.00)	-
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	1,925.20	-	(1,925.20)	2,787.70	-	(2,787.70)	-
8690 - Reserve Expense - Deferred Maintenance	1,475.00	-	(1,475.00)	25,071.45	-	(25,071.45)	-
Total Reserve Expenses	14,705.20	-	(14,705.20)	150,133.65	-	(150,133.65)	-
Total Expense	48,974.08	50,642.67	1,668.59	569,586.21	557,069.37	(12,516.84)	607,712.00
Operating Net Total	7,209.35	-	7,209.35	38,613.19	-	38,613.19	-
Net Total	7,209.35	-	7,209.35	38,613.19	-	38,613.19	-