

Riverside Terrace Condominium, Inc.

Balance Sheet For 2/28/2026

Cash - Operating		
Popular Community Bank Operating	\$132,095.22	
Popular Community Bank Debt Service	\$20,239.55	
Total Cash - Operating		\$152,334.77
Cash - Reserves		
Popular Community Bank Reserves	\$224,085.29	
Total Cash - Reserves		\$224,085.29
Other Assets		
Accounts Receivable	\$5,133.87	
Prepaid Insurance	\$117,568.28	
Utility Deposits	\$390.00	
Due from Operating	\$12,115.54	
Total Other Assets		\$135,207.69
	Total Assets	\$511,627.75
Liabilities and Members' Equity		
Insurance Payable	\$104,246.16	
Deferred Maintenance Income	\$25,120.34	
Due to Reserves	\$12,115.54	
Deferred Insurance SA2 Income	\$22,891.66	
Prepaid Assessments	\$14,393.67	
Popular Bank Loan	\$119,466.14	
Total Liabilities and Members' Equity		\$298,233.51
Reserve Contract Liabilities / Fund Balances		
Reserve - Paving	\$8,283.20	
SIRS Reserve - Roof	\$94,443.88	
SIRS Reserve - Painting	\$9,624.15	
Reserves - Pool	\$416.66	
Reserve - Generator	\$7,822.09	
SIRS Reserve - Routine Concrete Restoration	\$68,121.25	
SIRS Reserve - Elevator Reserves	\$41,350.96	
SIRS Reserve - Sea Wall Concrete Restoration	(\$999.66)	
SIRS Reserve - Electrical Maint & Inspect	\$756.88	
SIRS Reserve - Plumbing Maint & Inspect	(\$416.12)	
SIRS Reserve - Fire System Maint & Inspect	(\$6,626.83)	
SIRS Reserve - Common Door Replacement	\$1,408.22	
Reserve - Deferred Maintenance	\$541.92	
Reserve - Interest	\$11,474.23	
Total Reserve Contract Liabilities / Fund Balances		\$236,200.83
Operating Fund Balance		
Fund Balance	(\$33,952.56)	
Prior Year Adjustment	\$3,688.56	
Current Year Revenue (Expense)	\$7,457.41	
Total Operating Fund Balance		(\$22,806.59)
	Total Liabilities / Equity	\$511,627.75

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenues							
6010 - Maintenance Assessments	15,466.00	15,466.00	-	30,932.00	30,932.00	-	185,592.00
6015 - Reserve Assessments	-	625.00	(625.00)	-	1,250.00	(1,250.00)	7,500.00
6040 - Interest Income	255.41	-	255.41	527.11	-	527.11	-
6045 - Reserve Interest Income	(247.04)	-	(247.04)	(510.32)	-	(510.32)	-
6060 - SIRS Reserves	-	9,027.83	(9,027.83)	-	18,055.66	(18,055.66)	108,334.00
6090 - Other Income	50.00	-	50.00	280.00	-	280.00	-
6215 - SA Income - Insurance	22,891.67	22,891.67	-	45,783.34	45,783.34	-	274,700.00
Total Revenues	38,416.04	48,010.50	(9,594.46)	77,012.13	96,021.00	(19,008.87)	576,126.00
Other Income							
6066 - Cash Fobs & Decals	(50.00)	-	(50.00)	-	-	-	-
Total Other Income	(50.00)	-	(50.00)	-	-	-	-
Total Income	38,366.04	48,010.50	(9,644.46)	77,012.13	96,021.00	(19,008.87)	576,126.00

Operating Expense

General & Administrative

7300 - Accounting Fees	650.00	650.00	-	1,300.00	1,300.00	-	7,800.00
7305 - Audit	-	450.00	450.00	-	900.00	900.00	5,400.00
7320 - Licenses, Taxes, Permits & Fees	316.46	83.33	(233.13)	316.46	166.66	(149.80)	1,000.00
7321 - DBPR Annual Condo Fees	-	13.67	13.67	164.00	27.34	(136.66)	164.00
7325 - Inspection Expense	331.00	-	(331.00)	331.00	-	(331.00)	-
7340 - Social Function Expense	63.09	83.33	20.24	63.09	166.66	103.57	1,000.00
7505 - Legal Expense	357.50	458.33	100.83	357.50	916.66	559.16	5,500.00
7530 - Office Expense/Postage	255.48	145.83	(109.65)	397.77	291.66	(106.11)	1,750.00
7534 - Loan Expense	692.11	2,345.83	1,653.72	1,384.22	4,691.66	3,307.44	28,150.00
7600 - Management Fees	761.91	763.92	2.01	1,523.82	1,527.84	4.02	9,167.00
Total General & Administrative	3,427.55	4,994.24	1,566.69	5,837.86	9,988.48	4,150.62	59,931.00

Insurance

7520 - Flood	1,633.83	1,718.58	84.75	3,267.66	3,437.16	169.50	20,623.00
7525 - Insurance	17,416.28	18,825.83	1,409.55	34,832.56	37,651.66	2,819.10	225,910.00
Total Insurance	19,050.11	20,544.41	1,494.30	38,100.22	41,088.82	2,988.60	246,533.00

Building Repairs & Maintenance

7615 - R&M Fire Alarm	706.20	583.33	(122.87)	706.20	1,166.66	460.46	7,000.00
7620 - R&M General	1,810.08	833.33	(976.75)	1,810.08	1,666.66	(143.42)	10,000.00
7625 - R&M Generator	-	54.17	54.17	-	108.34	108.34	650.00
7630 - R&M Plumbing	1,050.00	833.33	(216.67)	1,050.00	1,666.66	616.66	10,000.00
7635 - R&M Electrical	-	416.67	416.67	385.00	833.34	448.34	5,000.00
7640 - R&M Security	650.50	150.00	(500.50)	756.97	300.00	(456.97)	1,800.00
7645 - Building Supplies	139.36	100.00	(39.36)	139.36	200.00	60.64	1,200.00
7650 - R&M Elevator	1,172.19	666.67	(505.52)	2,957.19	1,333.34	(1,623.85)	8,000.00

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7660 - R&M Air Conditioning	-	166.67	166.67	197.00	333.34	136.34	2,000.00
Total Building Repairs & Maintenance	5,528.33	3,804.17	(1,724.16)	8,001.80	7,608.34	(393.46)	45,650.00
Grounds Repairs & Maintenance							
7810 - R&M Irrigation	308.00	83.33	(224.67)	316.00	166.66	(149.34)	1,000.00
7815 - Janitorial Expense	1,648.63	1,698.17	49.54	3,297.26	3,396.34	99.08	20,378.00
7820 - Handyman Expense	-	125.00	125.00	-	250.00	250.00	1,500.00
7822 - Glass Cleaning	-	375.00	375.00	875.00	750.00	(125.00)	4,500.00
7825 - Landscaping	-	291.67	291.67	-	583.34	583.34	3,500.00
7830 - Lawn Care	900.00	900.00	-	1,800.00	1,800.00	-	10,800.00
7835 - Pest Control	95.00	250.00	155.00	300.00	500.00	200.00	3,000.00
7840 - R&M Pool	330.00	500.00	170.00	330.00	1,000.00	670.00	6,000.00
7845 - R&M Roof	-	250.00	250.00	-	500.00	500.00	3,000.00
7850 - Common Area Improvements	278.08	208.33	(69.75)	278.08	416.66	138.58	2,500.00
Total Grounds Repairs & Maintenance	3,559.71	4,681.50	1,121.79	7,196.34	9,363.00	2,166.66	56,178.00
Utilities							
7020 - Water & Sewer	2,333.14	1,916.67	(416.47)	4,483.38	3,833.34	(650.04)	23,000.00
7030 - Electricity	555.08	583.33	28.25	1,157.80	1,166.66	8.86	7,000.00
7035 - Waste Removal	627.62	633.33	5.71	1,255.24	1,266.66	11.42	7,600.00
7040 - Gas	1,078.02	666.67	(411.35)	2,406.00	1,333.34	(1,072.66)	8,000.00
7045 - Telephone	558.04	533.33	(24.71)	1,116.08	1,066.66	(49.42)	6,400.00
Total Utilities	5,151.90	4,333.33	(818.57)	10,418.50	8,666.66	(1,751.84)	52,000.00
Reserve Transfer							
7610 - Reserves	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
7611 - SIRS Reserve	-	9,027.83	9,027.83	-	18,055.66	18,055.66	108,334.00
Total Reserve Transfer	-	9,652.83	9,652.83	-	19,305.66	19,305.66	115,834.00
Reserve Expenses							
8625 - Reserve Expense - Plumbing	(292.00)	-	292.00	(292.00)	-	292.00	-
8655 - SIRS Reserve Expense - Plumbing Maint & Inspect	292.00	-	(292.00)	292.00	-	(292.00)	-
Total Reserve Expenses	-	-	-	-	-	-	-
Total Expense	36,717.60	48,010.48	11,292.88	69,554.72	96,020.96	26,466.24	576,126.00
Operating Net Total	1,648.44	.02	1,648.42	7,457.41	.04	7,457.37	-
Net Total	1,648.44	.02	1,648.42	7,457.41	.04	7,457.37	-