Riverside Terrace Condominium, Inc.

Balance Sheet For 7/31/2026

Cash - Operating		
Popular Community Bank Operating	$139,470.55	
Popular Community Bank Debt Service	$20,272.88	
Total Cash - Operating		**$159,743.43**
Cash - Reserves		
Popular Community Bank Reserves	$218,655.56	
Total Cash - Reserves		**$218,655.56**
Other Assets		
Accounts Receivable	$18,173.32	
Prepaid Insurance	$22,317.73	
Utility Deposits	$390.00	
Due from Operating	$2,214.59	
Total Other Assets		**$43,095.64**
	Total Assets	**$421,494.63**
Liabilities and Members' Equity		
Accounts Payable	$106.28	
Deferred Maintenance Income	$50,237.66	
Due to Reserves	$2,214.59	
Deferred Insurance SA2 Income	$40,633.58	
Prepaid Assessments	$7,039.39	
Popular Bank Loan	$110,941.86	
Total Liabilities and Members' Equity		**$211,173.36**
Reserve Contract Liabilities / Fund Balances		
Reserve - Paving	$9,533.20	
SIRS Reserve - Roof	$102,415.98	
SIRS Reserve - Painting	$13,131.25	
Reserves - Pool	$1,458.31	
Reserve - Generator	$8,655.44	
SIRS Reserve - Routine Concrete Restoration	$84,392.90	
SIRS Reserve - Elevator Reserves	($7,144.04)	
SIRS Reserve - Sea Wall Concrete Restoration	($193.81)	
SIRS Reserve - Electrical Maint & Inspect	$1,350.23	
SIRS Reserve - Plumbing Maint & Inspect	$90.98	
SIRS Reserve - Fire System Maint & Inspect	($8,076.79)	
SIRS Reserve - Common Door Replacement	$1,923.97	
Reserve - Deferred Maintenance	$541.92	
Reserve - Interest	$12,790.61	
Total Reserve Contract Liabilities / Fund Balances		**$220,870.15**
Operating Fund Balance		
Fund Balance	($33,952.56)	
Prior Year Adjustment	$3,688.56	
Current Year Revenue (Expense)	$19,715.12	
Total Operating Fund Balance		**($10,548.88)**
	Total Liabilities / Equity	**$421,494.63**

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenues							
6010 - Maintenance Assessments	15,467.51	15,466.00	1.51	108,269.55	108,262.00	7.55	185,592.00
6015 - Reserve Assessments	625.00	625.00	-	4,375.00	4,375.00	-	7,500.00
6040 - Interest Income	286.65	-	286.65	1,887.07	-	1,887.07	-
6045 - Reserve Interest Income	(277.68)	-	(277.68)	(1,826.70)	-	(1,826.70)	-
6060 - SIRS Reserves	9,027.83	9,027.83	-	63,194.81	63,194.81	-	108,334.00
6090 - Other Income	100.00	-	100.00	645.00	-	645.00	-
6215 - SA Income - Insurance	26,366.42	22,891.67	3,474.75	171,559.44	160,241.69	11,317.75	274,700.00
Total Revenues	**51,595.73**	**48,010.50**	**3,585.23**	**348,104.17**	**336,073.50**	**12,030.67**	**576,126.00**
Reserve Income							
6640 - SIRS Reserve Income - Elevator	5,500.00	-	5,500.00	59,975.00	-	59,975.00	-
6645 - SIRS Reserve Income - Seawall & Concrete	2,850.00	-	2,850.00	2,850.00	-	2,850.00	-
6660 - SIRS Reserve Income - Fire System Maint	-	-	-	2,086.21	-	2,086.21	-
Total Reserve Income	**8,350.00**	**-**	**8,350.00**	**64,911.21**	**-**	**64,911.21**	**-**
Total Income	**59,945.73**	**48,010.50**	**11,935.23**	**413,015.38**	**336,073.50**	**76,941.88**	**576,126.00**
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	117.18	83.33	(33.85)	1,082.64	583.31	(499.33)	1,000.00
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	69.78	583.31	513.53	1,000.00
7505 - Legal Expense	324.00	458.33	134.33	2,225.25	3,208.31	983.06	5,500.00
7530 - Office Expense/Postage	5.00	145.83	140.83	977.57	1,020.81	43.24	1,750.00
7534 - Loan Expense	644.51	2,345.83	1,701.32	4,578.19	16,420.81	11,842.62	28,150.00
7600 - Management Fees	761.91	763.92	2.01	5,333.37	5,347.44	14.07	9,167.00
Total General & Administrative	**2,502.60**	**4,994.24**	**2,491.64**	**24,380.80**	**34,959.68**	**10,578.88**	**59,931.00**
Insurance							
7520 - Flood	1,633.83	1,718.58	84.75	11,436.81	12,030.06	593.25	20,623.00
7525 - Insurance	17,416.28	18,825.83	1,409.55	121,913.96	131,780.81	9,866.85	225,910.00
Total Insurance	**19,050.11**	**20,544.41**	**1,494.30**	**133,350.77**	**143,810.87**	**10,460.10**	**246,533.00**
Building Repairs & Maintenance							
7615 - R&M Fire Alarm	-	583.33	583.33	2,645.67	4,083.31	1,437.64	7,000.00
7620 - R&M General	-	833.33	833.33	6,330.68	5,833.31	(497.37)	10,000.00
7625 - R&M Generator	-	54.17	54.17	-	379.19	379.19	650.00
7630 - R&M Plumbing	9,795.00	833.33	(8,961.67)	12,845.00	5,833.31	(7,011.69)	10,000.00
7635 - R&M Electrical	-	416.67	416.67	385.00	2,916.69	2,531.69	5,000.00
7640 - R&M Security	-	150.00	150.00	2,186.91	1,050.00	(1,136.91)	1,800.00

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7645 - Building Supplies	-	100.00	100.00	225.29	700.00	474.71	1,200.00
7650 - R&M Elevator	1,785.00	666.67	(1,118.33)	6,999.07	4,666.69	(2,332.38)	8,000.00
7660 - R&M Air Conditioning	-	166.67	166.67	1,597.00	1,166.69	(430.31)	2,000.00
Total Building Repairs & Maintenance	**11,580.00**	**3,804.17**	**(7,775.83)**	**33,214.62**	**26,629.19**	**(6,585.43)**	**45,650.00**
Grounds Repairs & Maintenance							
7810 - R&M Irrigation	13.00	83.33	70.33	337.00	583.31	246.31	1,000.00
7815 - Janitorial Expense	1,648.63	1,698.17	49.54	11,540.41	11,887.19	346.78	20,378.00
7820 - Handyman Expense	368.97	125.00	(243.97)	498.97	875.00	376.03	1,500.00
7822 - Glass Cleaning	-	375.00	375.00	2,645.59	2,625.00	(20.59)	4,500.00
7825 - Landscaping	-	291.67	291.67	585.00	2,041.69	1,456.69	3,500.00
7830 - Lawn Care	900.00	900.00	-	6,300.00	6,300.00	-	10,800.00
7835 - Pest Control	213.00	250.00	37.00	1,773.90	1,750.00	(23.90)	3,000.00
7840 - R&M Pool	2,380.00	500.00	(1,880.00)	5,645.00	3,500.00	(2,145.00)	6,000.00
7845 - R&M Roof	-	250.00	250.00	6,000.00	1,750.00	(4,250.00)	3,000.00
7850 - Common Area Improvements	-	208.33	208.33	1,855.67	1,458.31	(397.36)	2,500.00
Total Grounds Repairs & Maintenance	**5,523.60**	**4,681.50**	**(842.10)**	**37,181.54**	**32,770.50**	**(4,411.04)**	**56,178.00**
Utilities							
7020 - Water & Sewer	1,983.96	1,916.67	(67.29)	16,016.04	13,416.69	(2,599.35)	23,000.00
7030 - Electricity	677.24	583.33	(93.91)	4,038.18	4,083.31	45.13	7,000.00
7035 - Waste Removal	627.62	633.33	5.71	4,393.34	4,433.31	39.97	7,600.00
7040 - Gas	106.28	666.67	560.39	4,953.31	4,666.69	(286.62)	8,000.00
7045 - Telephone	368.75	533.33	164.58	3,290.64	3,733.31	442.67	6,400.00
Total Utilities	**3,763.85**	**4,333.33**	**569.48**	**32,691.51**	**30,333.31**	**(2,358.20)**	**52,000.00**
Reserve Transfer							
7610 - Reserves	625.00	625.00	-	4,375.00	4,375.00	-	7,500.00
7611 - SIRS Reserve	9,027.83	9,027.83	-	63,194.81	63,194.81	-	108,334.00
Total Reserve Transfer	**9,652.83**	**9,652.83**	**-**	**67,569.81**	**67,569.81**	**-**	**115,834.00**
Reserve Expenses							
8625 - Reserve Expense - Plumbing	-	-	-	(292.00)	-	292.00	-
8635 - SIRS Reserve Expense - Routine Concrete Restoration	2,850.00	-	(2,850.00)	2,850.00	-	(2,850.00)	-
8640 - SIRS Reserve Expense - Elevator Reserves	5,500.00	-	(5,500.00)	59,975.00	-	(59,975.00)	-
8655 - SIRS Reserve Expense - Plumbing Maint & Inspect	-	-	-	292.00	-	(292.00)	-
8660 - SIRS Reserve Expense - Fire System Maint & Inspect	-	-	-	2,086.21	-	(2,086.21)	-
Total Reserve Expenses	**8,350.00**	**-**	**(8,350.00)**	**64,911.21**	**-**	**(64,911.21)**	**-**
Total Expense	**60,422.99**	**48,010.48**	**(12,412.51)**	**393,300.26**	**336,073.36**	**(57,226.90)**	**576,126.00**
Operating Net Total	**(477.26)**	**.02**	**(477.28)**	**19,715.12**	**.14**	**19,714.98**	**-**

Net Total	**(477.26)**	**.02**	**(477.28)**	**19,715.12**	**.14**	**19,714.98**	**-**