Riverside Terrace Condominium, Inc.

Balance Sheet For 8/31/2026

Cash - Operating		
Popular Community Bank Operating	$122,374.83	
Popular Community Bank Debt Service	$20,279.59	
Total Cash - Operating		**$142,654.42**
Cash - Reserves		
Popular Community Bank Reserves	$193,467.53	
Total Cash - Reserves		**$193,467.53**
Other Assets		
Accounts Receivable	$14,823.58	
Prepaid Insurance	$3,267.62	
Prepaid Expense	$368.94	
Utility Deposits	$390.00	
Due from Operating	$2,214.59	
Total Other Assets		**$21,064.73**
	Total Assets	**$357,186.68**
Liabilities and Members' Equity		
Accounts Payable	$106.28	
Deferred Maintenance Income	$25,117.32	
Due to Reserves	$2,214.59	
Deferred Insurance SA2 Income	$14,267.16	
Prepaid Assessments	$11,110.72	
Popular Bank Loan	$109,223.41	
Total Liabilities and Members' Equity		**$162,039.48**
Reserve Contract Liabilities / Fund Balances		
Reserve - Paving	$9,783.20	
SIRS Reserve - Roof	$104,010.40	
SIRS Reserve - Painting	$13,832.67	
Reserves - Pool	$1,666.64	
Reserve - Generator	$8,822.11	
SIRS Reserve - Routine Concrete Restoration	$88,217.23	
SIRS Reserve - Elevator Reserves	($39,948.04)	
SIRS Reserve - Sea Wall Concrete Restoration	($32.64)	
SIRS Reserve - Electrical Maint & Inspect	$1,468.90	
SIRS Reserve - Plumbing Maint & Inspect	$192.40	
SIRS Reserve - Fire System Maint & Inspect	($7,949.54)	
SIRS Reserve - Common Door Replacement	$2,027.12	
Reserve - Deferred Maintenance	$541.92	
Reserve - Interest	$13,049.75	
Total Reserve Contract Liabilities / Fund Balances		**$195,682.12**
Operating Fund Balance		
Fund Balance	($33,952.56)	
Prior Year Adjustment	$3,688.56	
Current Year Revenue (Expense)	$29,729.08	
Total Operating Fund Balance		**($534.92)**
	Total Liabilities / Equity	**$357,186.68**

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	123,737.06	123,728.00	9.06	185,592.00
6015 - Reserve Assessments	625.00	625.00	-	5,000.00	5,000.00	-	7,500.00
6040 - Interest Income	268.10	-	268.10	2,155.17	-	2,155.17	-
6045 - Reserve Interest Income	(259.14)	-	(259.14)	(2,085.84)	-	(2,085.84)	-
6060 - SIRS Reserves	9,027.83	9,027.83	-	72,222.64	72,222.64	-	108,334.00
6090 - Other Income	-	-	-	645.00	-	645.00	-
6215 - SA Income - Insurance	26,366.42	22,891.67	3,474.75	197,925.86	183,133.36	14,792.50	274,700.00
Total Revenues	**51,495.72**	**48,010.50**	**3,485.22**	**399,599.89**	**384,084.00**	**15,515.89**	**576,126.00**
Reserve Income							
6640 - SIRS Reserve Income - Elevator	35,100.00	-	35,100.00	95,075.00	-	95,075.00	-
6645 - SIRS Reserve Income - Seawall & Concrete	-	-	-	2,850.00	-	2,850.00	-
6660 - SIRS Reserve Income - Fire System Maint	-	-	-	2,086.21	-	2,086.21	-
Total Reserve Income	**35,100.00**	**-**	**35,100.00**	**100,011.21**	**-**	**100,011.21**	**-**
Total Income	**86,595.72**	**48,010.50**	**38,585.22**	**499,611.10**	**384,084.00**	**115,527.10**	**576,126.00**
Operating Expense							
General & Administrative							
7300 - Accounting Fees	650.00	650.00	-	5,200.00	5,200.00	-	7,800.00
7305 - Audit	-	450.00	450.00	5,400.00	3,600.00	(1,800.00)	5,400.00
7320 - Licenses, Taxes, Permits & Fees	1,102.10	83.33	(1,018.77)	2,184.74	666.64	(1,518.10)	1,000.00
7321 - DBPR Annual Condo Fees	-	13.67	13.67	164.00	109.36	(54.64)	164.00
7340 - Social Function Expense	105.55	83.33	(22.22)	175.33	666.64	491.31	1,000.00
7505 - Legal Expense	260.00	458.33	198.33	2,485.25	3,666.64	1,181.39	5,500.00
7530 - Office Expense/Postage	501.20	145.83	(355.37)	1,478.77	1,166.64	(312.13)	1,750.00
7534 - Loan Expense	625.20	2,345.83	1,720.63	5,203.39	18,766.64	13,563.25	28,150.00
7600 - Management Fees	746.46	763.92	17.46	6,079.83	6,111.36	31.53	9,167.00
Total General & Administrative	**3,990.51**	**4,994.24**	**1,003.73**	**28,371.31**	**39,953.92**	**11,582.61**	**59,931.00**
Insurance							
7520 - Flood	1,633.83	1,718.58	84.75	13,070.64	13,748.64	678.00	20,623.00
7525 - Insurance	17,908.28	18,825.83	917.55	139,822.24	150,606.64	10,784.40	225,910.00
Total Insurance	**19,542.11**	**20,544.41**	**1,002.30**	**152,892.88**	**164,355.28**	**11,462.40**	**246,533.00**
Building Repairs & Maintenance							
7615 - R&M Fire Alarm	-	583.33	583.33	2,645.67	4,666.64	2,020.97	7,000.00
7620 - R&M General	212.48	833.33	620.85	6,543.16	6,666.64	123.48	10,000.00
7625 - R&M Generator	647.35	54.17	(593.18)	647.35	433.36	(213.99)	650.00
7630 - R&M Plumbing	-	833.33	833.33	12,845.00	6,666.64	(6,178.36)	10,000.00
7635 - R&M Electrical	-	416.67	416.67	385.00	3,333.36	2,948.36	5,000.00
7640 - R&M Security	-	150.00	150.00	2,186.91	1,200.00	(986.91)	1,800.00

Riverside Terrace Condominium, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7645 - Building Supplies	232.48	100.00	(132.48)	457.77	800.00	342.23	1,200.00
7650 - R&M Elevator	706.20	666.67	(39.53)	7,705.27	5,333.36	(2,371.91)	8,000.00
7660 - R&M Air Conditioning	-	166.67	166.67	1,597.00	1,333.36	(263.64)	2,000.00
Total Building Repairs & Maintenance	**1,798.51**	**3,804.17**	**2,005.66**	**35,013.13**	**30,433.36**	**(4,579.77)**	**45,650.00**
Grounds Repairs & Maintenance							
7810 - R&M Irrigation	16.00	83.33	67.33	353.00	666.64	313.64	1,000.00
7815 - Janitorial Expense	1,664.08	1,698.17	34.09	13,204.49	13,585.36	380.87	20,378.00
7820 - Handyman Expense	118.85	125.00	6.15	617.82	1,000.00	382.18	1,500.00
7822 - Glass Cleaning	-	375.00	375.00	2,645.59	3,000.00	354.41	4,500.00
7825 - Landscaping	-	291.67	291.67	585.00	2,333.36	1,748.36	3,500.00
7830 - Lawn Care	900.00	900.00	-	7,200.00	7,200.00	-	10,800.00
7835 - Pest Control	-	250.00	250.00	1,773.90	2,000.00	226.10	3,000.00
7840 - R&M Pool	-	500.00	500.00	5,645.00	4,000.00	(1,645.00)	6,000.00
7845 - R&M Roof	-	250.00	250.00	6,000.00	2,000.00	(4,000.00)	3,000.00
7850 - Common Area Improvements	-	208.33	208.33	1,855.67	1,666.64	(189.03)	2,500.00
Total Grounds Repairs & Maintenance	**2,698.93**	**4,681.50**	**1,982.57**	**39,880.47**	**37,452.00**	**(2,428.47)**	**56,178.00**
Utilities							
7020 - Water & Sewer	1,934.08	1,916.67	(17.41)	17,950.12	15,333.36	(2,616.76)	23,000.00
7030 - Electricity	762.14	583.33	(178.81)	4,800.32	4,666.64	(133.68)	7,000.00
7035 - Waste Removal	627.62	633.33	5.71	5,020.96	5,066.64	45.68	7,600.00
7040 - Gas	106.28	666.67	560.39	5,059.59	5,333.36	273.77	8,000.00
7045 - Telephone	368.75	533.33	164.58	3,659.39	4,266.64	607.25	6,400.00
Total Utilities	**3,798.87**	**4,333.33**	**534.46**	**36,490.38**	**34,666.64**	**(1,823.74)**	**52,000.00**
Reserve Transfer							
7610 - Reserves	625.00	625.00	-	5,000.00	5,000.00	-	7,500.00
7611 - SIRS Reserve	9,027.83	9,027.83	-	72,222.64	72,222.64	-	108,334.00
Total Reserve Transfer	**9,652.83**	**9,652.83**	**-**	**77,222.64**	**77,222.64**	**-**	**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)	-
8640 - SIRS Reserve Expense - Elevator Reserves	35,100.00	-	(35,100.00)	95,075.00	-	(95,075.00)	-
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	**35,100.00**	**-**	**(35,100.00)**	**100,011.21**	**-**	**(100,011.21)**	**-**
Total Expense	**76,581.76**	**48,010.48**	**(28,571.28)**	**469,882.02**	**384,083.84**	**(85,798.18)**	**576,126.00**
Operating Net Total	**10,013.96**	**.02**	**10,013.94**	**29,729.08**	**.16**	**29,728.92**	**-**

Net Total	**10,013.96**	**.02**	**10,013.94**	**29,729.08**	**.16**	**29,728.92**	**-**