

# Treasurer's Report for 2022

## Riverdale Arms Apartments Inc

<b>December 2022</b>	Bank Statement Balance November 30	12,758.38
	Income	-
	Expenses	(3,839.97)
	Bank Statement Balance December 31	<u>8,918.41</u>
	Adjustments to Bank Statement	
	Outstanding (Pending Payments)	(4,335.44)
	Deposits (Pending Posting)	-
		<u>(4,335.44)</u>
	Adjusted Bank Statement Balance	<u>4,582.97</u>
	Check Book Balance December 31	<u>4,582.97</u>
		OK

#1544, #1577 Jorge Hernandez, Pinch a Penny, #1570 MC Pavers,  
 Petri, Mirabito, Coastal Waste, 22-027, 22-026, 22-025, 22-019, 22-024

# Treasurer's Report for 2022 FULL YEAR

## Riverdale Arms Apartments Inc

<b>Jan to Dec 2022</b>	Bank Statement Balance January 01	5,742.17
	Income	133,623.72
	Expenses	(130,447.48)
	Bank Statement Balance December 31	<u>8,918.41</u>
	Adjustments to Bank Statement	
	Outstanding (Pending Payments)	(4,335.44)
	Deposits (Pending Posting)	-
		<u>(4,335.44)</u>
	Adjusted Bank Statement Balance	<u>4,582.97</u>
	Check Book Balance December 31	<u>4,582.97</u>
		OK

Riverdale Arms Apartments Inc.  
Revenue 2022

code=	12
Budgeted Revenue	Quarterly Maintenance Laundry Usage Condo Transfer / Other Fees
Total Budgeted Revenue	-
Un-Budgeted Revenue	Assessments
Total Un-Budgeted Revenue	-
Total Revenue	-

December 2022		
Actual Current Month	Budget	Variance
125,369.00	127,737.00	(2,368.00)
790.00	750.00	40.00
983.52	-	983.52
<b>127,142.52</b>	<b>128,487.00</b>	<b>(1,344.48)</b>
Year to date		
Actual	Budget	Variance
5,199.60	5,200.20	(0.60)
5,199.60	5,200.20	(0.60)
<b>132,342.12</b>	<b>133,687.20</b>	<b>(1,345.08)</b>

a) See below Breakdown Schedule

Riverdale Arms Apartments Inc.  
Breakdown Schedule of Condo Transfer / Other Fees

March	0.04	Overpayment of Quarterly
April	150.00	Condo Transfer Fee # 204
June	0.04	Overpayment of Quarterly
July	150.00	Condo Transfer Fee # 209
July	150.00	Condo Transfer Fee # 305
July	250.00	Estoppel Fee # 305
July	20.00	Bounce Check Fee
August	250.00	Estoppel Fee # 209
September	0.04	Overpayment of Quarterly
October	13.40	Overpayment of Quarterly
Total	983.52	

Riverdale Arms Apartments Inc.  
Quarterly Fee Aging Report

- 1st Qtr. , No Outstanding Quarterlies.
- 2nd Qtr. , No Outstanding Quarterlies.
- 3rd Qtr. , No Outstanding Quarterlies.
- 4th Qtr. , No Outstanding Quarterlies.

Paid Jan 22 Qtr In prior year (3,447)  
 Paid Jan 23 Qtr In October 1,079  
 Total YTD Variance ( 2,368)  
 \*\*\*Note : Jan 23 Qtr Short \$10.00 will be made up later  
 Incorrect Remittance ( .60)  
 Total YTD Variance ( .60)

Pro-Rated Expenses	December 2022			Last Yr	December 2022			
	Actual	Budget	Variance		Actual	Budget	Variance	
Accountant / Financial Services	-	-	-	-	603.49	625.00	21.51	603.49
Bank Charges / Services	-	-	-	-	147.00	100.00	(47.00)	100.00
Elevator	107.59	90.00	(17.59)	100.00	100.00	(47.00)	100.00	
Elevator Phone	410.00	185.00	(225.00)	71.11	6,084.94	4,850.00	(1,234.94)	4,103.60
Exterminator	73.00	85.00	12.00	180.00	1,154.93	1,060.00	(94.93)	845.03
Exterminator Lawn	312.42	255.00	(57.42)	-	2,690.00	2,420.00	(270.00)	2,130.00
Electric	367.42	258.00	(109.42)	285.50	438.00	510.00	72.00	432.00
Garbage	149.76	833.00	683.24	225.95	3,579.37	3,135.00	(444.37)	3,072.43
Buildg Gen Maint / Supplies	-	-	-	64.16	2,584.68	2,780.00	195.32	2,819.71
Insurance	-	-	-	812.10	4,126.83	10,000.00	5,873.17	5,385.91
Lawn / Landscaping / Supplies	1,409.71	420.00	(989.71)	800.00	64,481.06	64,200.00	(281.06)	57,580.70
Legal	-	200.00	200.00	1,768.80	5,767.04	5,810.00	42.96	5,561.52
Licenses / Permits / Fees	108.00	62.00	(46.00)	-	973.50	2,400.00	1,426.50	9,422.54
Toiletries / Misc.	52.85	17.00	(35.85)	-	678.25	970.00	291.75	943.70
Office Supplies	158.38	120.00	(38.38)	-	186.26	200.00	13.74	135.77
Postage	-	33.00	33.00	-	950.33	600.00	(350.33)	431.52
Summer Caretaker	-	-	-	-	269.48	390.00	120.52	602.90
Telephone	85.20	34.00	(51.20)	-	480.00	720.00	240.00	480.00
Salary (Handyman)	285.00	285.00	-	285.00	389.92	400.00	10.08	377.20
Water / Sewage	1,324.93	1,090.00	(234.93)	1,137.66	3,420.00	3,420.00	-	3,420.00
	4,844.26	3,967.00	(877.26)	5,730.28	14,305.95	12,820.00	(1,485.95)	12,917.67
Shared Expenses					113,311.03	117,410.00	4,098.97	111,365.69
Auto Mileage	-	50.00	50.00	-	-	50.00	50.00	-
Misc.	-	4.00	4.00	-	-	50.00	50.00	-
Pool Gas	897.40	412.00	(485.40)	339.01	3,899.78	3,110.00	(789.78)	2,634.28
Pool Repairs	21.39	90.00	68.61	-	2,663.00	1,000.00	(1,663.00)	900.00
Pool Service	400.00	235.00	(165.00)	225.00	3,736.02	2,760.00	(976.02)	2,550.00
Pool Supplies	8.55	9.00	0.45	-	159.90	100.00	(59.90)	-
Patio	1,207.00	5.00	(1,202.00)	-	1,387.83	1,830.00	442.17	2,017.18
Xmas Gratitude Committees	300.00	300.00	-	300.00	300.00	300.00	-	300.00
	46.81	27.00	(19.81)	-	62.86	180.00	117.14	79.45
	2,881.15	1,132.00	(1,749.15)	864.01	12,209.39	9,380.00	(2,829.39)	8,480.91
Budgeted Total Operating Expenses	7,725.41	5,099.00	(2,626.41)	6,594.29	125,520.42	126,790.00	1,269.58	119,846.60
Additional								
Deficit from 2021	-	-	-	-	-	1,700.00	1,700.00	-
Total Operating & Adj to Budget Expenses	7,725.41	5,099.00	(2,626.41)	6,594.29	125,520.42	128,490.00	2,969.58	119,846.60
Unbudgeted Expenses								
Assessment								
Seawall (# 2020-01)	-	-	-	-	5,400.00	5,200.00	(200.00)	7,500.00
New Pool Heater (# 2022-01)	-	-	-	-	5,400.00	5,200.00	(200.00)	7,500.00
Total Unbudgeted Expenses	-	-	-	-	5,400.00	5,200.00	(200.00)	7,500.00
Total Expenses	7,725.41	5,099.00	(2,626.41)	6,594.29	130,920.42	133,690.00	2,769.58	127,346.60

- a) Non-Compliant Infractions
- b) Replace Burners and Fuse in Raypak Pool Heater
- c) See Building Maint. Breakdown Log
- d) Replace Pool Buoy, Skimmer, and Ladder Grips
- e) Clean, Repair, and Seal Patio Blocks
- f) Change Filter Cart and O-Ring + increase in service cost
- g) Replace Pool Motor, Feeder Pump, Cartridge, Ball Valve, Sump Pump
- h) Paid 3 months of Invoices \$1,300
- i) Needed to clean Elevator Pit an additional time + install a Spill Can
- k) Did not pay summer caretaker for 2 months
- j) Inflation on Energy

**Riverdale Arms Apartments Inc.**  
**Building General Maintenance Breakdown Log**  
**December 2022**

January	Bass United Fire & Sec. In House	320.95	Fire Panel & Booster Panel Trouble Shooting
January	In House	26.67	Seawall Repair (Mortar)
February	Bass United Fire & Sec. In House	427.95	Fire System Test, Certification, & Repair
February	In House	156.25	Pressure washer Lt Bulbs & Walkway Paint
February	Michael Mouchon	260.00	Seawall Repair (Digging)
February	Michael Mouchon	150.00	Seawall Repair (Fill Back of Earth)
February	In House	211.71	Seawall Repair (Cement)
February	In House	70.00	Walkway Paint
February	Bass United Fire & Sec. In House	374.45	Restore Outputs On Booster Panel
March	In House	110.00	Paint for Laundry Room
March	In House	11.32	Brush & Cleaner for Walkway
March	In House	162.42	Paint for Laundry Room, Walkway, Lt Bulbs, Sprinkler Heads
May	In House	386.29	Ext Water Proof Paint & Supplies
July	In House	136.91	Wtrproof cement, concrete patch, hose, and misc supplies
July	Sunny Lawn	264.69	Sprinkler Repair and Parts
July	Sunny Lawn	505.00	Sprinkler Repair
July	Bob Mazolla	170.00	Repair to building around #209 side A/C
October	Broward Fire Equipment In House	155.15	Fire Ext Chk, repair (o-ring) and log recording
October	In House	77.31	Rope Lights and Light Bulbs for walkway
December	In House	149.76	Signs for dumpster, Rope Lights, and bulbs

4,126.83

## Riverdale Arms Apartments 2022

*December Activity*

	<b>CK. REGISTER Balance prior Month</b>		<b>12,308.38</b>			Income Q	Income L	Income A / CF / ... Assessment / Condo Fee / Other
Ck. No.	Date	Pack Code	Deposits	Ck. Amount	Quarterlies	Laundry		
Bill Pay	12/9	Coastal Waste & Recycling		183.71				
Bill Pay	12/9	Mirabito Natural Gas		174.81				
Bill Pay	12/5	TECO Gas		126.01				
Bill Pay	12/9	Stark Exterminators		73.00				
Bill Pay	12/30	Jeff Risko * Salary		285.00				
Bill Pay	12/22	City of Pompano Beach		1,324.93				
Bill Pay	12/20	FPL#EMG - ***1552		74.15				
Bill Pay	12/20	FPLEHSE - ***3526		238.27				
Bill Pay	12/16	Pinch A Penny #029		221.39				
Bill Pay	12/16	Petri	22&23	180.00				
Bill Pay	12/20	Lingo Communications		107.59				
1563	12/11	DBPR (DIVISION OF FL ...)		108.00				
1564	12/11	Bill Young Reimb 22-019		66.81				
1565	12/11	Terri Thorp Reimb 22-023		128.20				
Bill Pay	12/31	Jeff Risko Reimb 22-024		149.76				
1566	12/23	Leslie Tyman Reimb 22-025		44.99				
1567	12/23	Terri Thorp Reimb 22-026		28.40				
1568	12/23	Bill Young Reimb 22-027		79.71				
Bill Pay	12/31	Coastal Waste & Recycling		183.71				
Bill Pay	12/31	Mirabito Natural Gas		395.06				
Bill Pay	12/31	Petri		230.00				
1551 TT	12/17	Patirck Levis (Petri) XMAS		100.00				
1550 TT	12/17	Jeff Risko XMAS		200.00				
1569	12/25	Tom Luniewski Reimb 22-028		113.39				
1570	12/25	MC Pavers - Patio Treatment		1,207.00				
Bill Pay	12/30	TECO Gas		201.52				
1577	12/31	Jorge Hernandez		1,300.00				
Bill Pay	12/31	Pinch A Penny #029		200.00				

<b>Page Totals</b>	0.00	7,725.41	0.00	0.00	0.00
<b>Ck. Book Balance</b>	<b>4,582.97</b>				

Expense Balance Check

7,725.41

7,725.41

ok

Income Balance Check

-

-

ok

**Riverdale Arms Apartments Inc.  
2023 Proposed Budget  
Riverdale Arms Apartments Inc. HAS NO RESERVE ACCOUNT**

<b>Revenue Calculation for Qtrly</b>	
Total Proposed Revenue 2023	161,000
Less Laundry Usage Income	(750)
Base funding for Budgeted Qtrly Maint. Fees	<u>160,250</u>

Revenue	2022 Budget	2022 Actual Estimate	2023 Budget
Yrly Quarterly Maintenance Revenue	127,737	125,369	160,250
Laundry Usage Revenue	750	790	750
Apt Sales Revenue	-	984	-
Other Deficit from 2021 Checking	-	-	-
<b>Total Revenue</b>	<b>128,487</b>	<b>127,143</b>	<b>161,000</b>

Off \$3 due to rounding

Excludes 2022 Qtr Payments collected in Prior Year of \$3,447

Includes 2023 Qtr Payments collected in Current Year of \$1,079

2022 Budget \$127,737  
+(-) above ( 3,447)  
1,079  
**\$125,369**

Assessments (Unbudgeted)	5,200	5,200	-
<b>Total Revenue with Assessment</b>	<b>133,687</b>	<b>132,342</b>	<b>161,000</b>

NOTE: There may be a periodic Assessment for each Apartment in the proposed budget this coming year.

Proposed 2023 Quarterly Fee's	Due Dates
2/2	April 1 2023, July 1 2023, October 1 2023, & January 1 2024
2/1	
1/1	
	**There is NO grace period, Quarterlies are due on the day listed above**

Detail Breakdown of Annual Fee by Unit Type	
2/2 * 6 Units; Annual	44,358
2/1 * 3 Units; Annual	19,146
1/1 * 18 Units; Annual	96,714
	<u>160,218</u>
	750 Laundry Money
	<u>160,968</u>
	<u>161,000</u>
	<u>32 Off due to rounding</u>

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**Riverdale Arms Apartments Inc.  
2023 Proposed Budget  
Riverdale Arms Apartments Inc. HAS NO RESERVE ACCOUNT**

Pro-Rated Expenses

	2022 Budget	Estimated 2022 Spending	2023 Budget	Increase 2023 Budget to 2022 Spending	FY1 Notes
Accountant / Financial / Professional Ser	625	603	7,215	1095.5%	(A)
Bank Charges / Services	100	147	200	36.1%	(I)
Elevator	4,850	6,085	5,530	-9.1%	(B)
Elevator Phone	1,060	1,152	1,275	10.6%	(H)
Exterminator	2,420	2,465	2,650	7.5%	
Exterminator Lawn	510	450	450	0.0%	
Electric	3,135	3,557	3,950	11.1%	(H)
Garbage	2,780	2,650	2,470	-6.8%	(I)
Buildg Gen Maint / Supplies	10,000	4,610	16,360	254.9%	(C)
Insurance	64,200	64,481	81,350	26.2%	(D)
Lawn / Landscaping / Supplies	5,810	6,977	5,950	-14.7%	
Legal	2,400	1,024	600	-41.4%	
Licenses/ Permits / Fees	970	632	780	23.4%	
Toiletries / Misc.	200	150	180	19.7%	
Office Supplies	600	912	940	3.1%	
Postage	390	302	390	28.9%	
Summer Caretaker	720	480	720	50.0%	(E)
Telephone	400	339	420	24.0%	(H)
Handyman	3,420	3,420	4,800	40.4%	(F)
Water / Sewage	12,820	14,271	15,070	5.6%	(H)
	<u>117,410</u>	<u>114,709</u>	<u>151,300</u>	<u>31.9%</u>	

Shared Expenses

Auto Mileage	50	50	50	0.0%	
Misc.	50	4	35	775.0%	
Pool Gas	3,110	3,669	4,210	14.7%	(H)
Pool Repairs	1,000	2,732	880	-67.8%	(G)
Pool Service	2,760	3,571	2,700	-24.4%	(I)
Pool Supplies	100	160	100	-37.6%	
Patio	1,830	1,286	1,260	-2.0%	
Xmas Gratuity	300	300	300	0.0%	
Committees	180	43	165	283.3%	
	<u>9,380</u>	<u>11,815</u>	<u>9,700</u>	<u>-17.9%</u>	

Budgeted  
Total Expenses

	<u>126,790</u>	<u>126,524</u>	<u>161,000</u>	<u>27.2%</u>	
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- (A) Includes \$1,600 for a Financial Billing Comp + \$5,000 for a Engineer to evaluate the building with report outlining the reserve structure.
- (B) Elevator Pit needed water removal 2xs in 2022 and Spill Can Install
- (C) Includes \$6,000 for changes in Elevator Code and Maintenance to (6) Hurricane Shutters
- (D) Increases per Jason Weber, Insurance Agent
- (E) Summer Caretaker wasn't paid for two months
- (F) Salary Increased to approached current standards
- (G) Incurred unexpected repairs in 2022
- (H) Increases in all Utilities do to Inflation
- (I) Change in Vendor