

# Terrace Park of Five Towns No. 27, Inc.

Run Date: 03/18/2026  
Run Time: 10:38 AM

## BALANCE SHEET As of: 02/28/2026 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *2548	\$169,399.53
100500	Operating Checking - Cogent *0956	\$22,279.51
109000	Petty Cash	\$262.01
129998	Due (To) / From Special Assessment	(\$3,039.44)
130000	Accounts Receivable	\$7,374.15
	OPERATING ASSETS TOTAL:	\$196,275.76
 <b>Reserve Assets</b>		
145000	Truist - Reserve	\$155,252.34
	RESERVE ASSETS TOTAL:	\$155,252.34
 <b>Special Assessment Assets</b>		
191000	Special Assessment Receivable	\$0.58
199999	Due (To) / From Oper	\$3,039.44
	SPECIAL ASSESSMENT ASSETS TOTAL:	\$3,040.02
	TOTAL ASSETS:	\$354,568.12

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
225000	General Insurance Fund	\$6,450.99
228000	Deferred Cable	\$5,334.77
230000	Prepaid Assessments	\$30,391.89
	OPERATING LIABILITIES TOTAL:	\$42,177.65
 <b>Special Assessment Liabilities</b>		
240000	Special Assessment Income	\$18,745.02
245000	Special Assessment Expenses	(\$15,705.00)
	SPECIAL ASSESSMENT LIABILITIES TOTAL:	\$3,040.02
 <b>Reserves</b>		
250000	Paving - Pavement Resurface Reserve	\$7,190.92
251000	Painting Reserve	\$8,934.53
251100	Stairway Paint Reserve	\$716.64
252000	Roof TPO Reserve	\$33,640.87

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
254000	Elevator Motor Reserve	\$10,862.11
255000	Elevator Cab Reserve	\$2,166.57
256000	Concrete Restoration Reserve	\$5,802.53
257000	Washer / Dryer Reserve	\$979.90
258100	Water Heaters 1 Reserve	(\$2,298.74)
258200	Water Heater 2 Reserve	\$2,000.00
259000	Utility Pass Thru Reserve	(\$908.96)
260000	Deferred Maintenance Reserve	\$10,833.16
261000	Carport Reserve	\$717.19
262000	Fire Alarm System Reserve	\$2,383.41
263000	Lobby Tile Reserve	\$1,488.49
264000	Walkway Non Tile Reserve	\$14,041.99
265000	Stairway Railings Reserve	\$86.57
266000	Electrical Panels Main Reserve	\$708.50
267000	Electrical Panels Sub Reserve	\$1,458.00
268000	Plumbing Reserve	\$8,216.00
269000	Balcony Reserve	\$22,336.00
270000	Utility Doors Reserve	\$3,612.00
271000	Roof Hatch Reserve	\$541.59
273000	Lighting Reserve	\$3,087.50
274000	Bathroom Reserve	\$396.50
275000	Walkway Railings Reserve	\$7,977.58
276000	Unit Mailbox Bank Reserve	\$457.08
277000	Roof Vent Reserve	\$1,625.00
295000	Interest Reserves	\$6,199.41
	RESERVES TOTAL:	<u>\$155,252.34</u>
	TOTAL LIABILITIES:	<u>\$200,470.01</u>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Equity</b>		
320000	Prior Year Adjustment	(\$160.00)
399999	Fund Balance	\$144,500.67
	EQUITY TOTAL:	<u>\$144,340.67</u>
	Current Year Net Income/(Loss)	\$9,757.44
	TOTAL EQUITY:	<u>\$154,098.11</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$354,568.12</u></u>

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## INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	42,734.32	42,734.17	0.15	85,468.64	85,468.34	0.30	512,810.00
421000 Interest Income - Oper	1.40	0.00	1.40	3.09	0.00	3.09	0.00
425000 Interest Income - Reserve	163.97	0.00	163.97	338.72	0.00	338.72	0.00
440000 NSF Fee	12.00	0.00	12.00	12.00	0.00	12.00	0.00
445000 Application Fee	100.00	0.00	100.00	100.00	0.00	100.00	0.00
450000 Laundry Income	81.54	0.00	81.54	122.43	0.00	122.43	0.00
<b>Income Total</b>	<b>43,093.23</b>	<b>42,734.17</b>	<b>359.06</b>	<b>86,044.88</b>	<b>85,468.34</b>	<b>576.54</b>	<b>512,810.00</b>
<b>Total Income</b>	<b>43,093.23</b>	<b>42,734.17</b>	<b>359.06</b>	<b>86,044.88</b>	<b>85,468.34</b>	<b>576.54</b>	<b>512,810.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses	465.31	131.25	(334.06)	796.95	262.50	(534.45)	1,575.00
520000 Accounting	0.00	33.33	33.33	0.00	66.66	66.66	400.00
525000 Legal / Professional	0.00	166.67	166.67	357.50	333.34	(24.16)	2,000.00
526000 Licenses, Permits & Fees	0.00	18.75	18.75	0.00	37.50	37.50	225.00
530000 Property Management Contract	779.00	779.00	0.00	1,558.00	1,558.00	0.00	9,348.00
556000 Coupon Expenses	0.00	37.50	37.50	330.40	75.00	(255.40)	450.00
557000 Bank Fees	15.00	0.00	(15.00)	15.00	0.00	(15.00)	0.00
561000 DBPR Bureau of Condos Fees	0.00	25.00	25.00	0.00	50.00	50.00	300.00
590000 Insurance	0.00	8,893.33	8,893.33	12,397.57	17,786.66	5,389.09	106,720.00
591000 Flood Insurance	0.00	845.50	845.50	0.00	1,691.00	1,691.00	10,146.00
<b>Administrative Expenses Total</b>	<b>1,259.31</b>	<b>10,930.33</b>	<b>9,671.02</b>	<b>15,455.42</b>	<b>21,860.66</b>	<b>6,405.24</b>	<b>131,164.00</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	4,943.00	1,375.00	(3,568.00)	4,943.00	2,750.00	(2,193.00)	16,500.00
630000 Landscaping Contract	0.00	416.67	416.67	36.34	833.34	797.00	5,000.00
635000 Pond Maintenance	220.00	200.00	(20.00)	220.00	400.00	180.00	2,400.00
636000 Elevator Maintenance	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
637000 Elevator Telephone	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
638000 Pest Control	40.50	50.00	9.50	123.32	100.00	(23.32)	600.00
639000 Fire Alarm System	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
690000 Five Towns - Amenities (Roads/Law...)	18,384.23	18,746.92	362.69	36,768.46	37,493.84	725.38	224,963.00
<b>Maintenance Expenses Total</b>	<b>23,587.73</b>	<b>21,580.25</b>	<b>(2,007.48)</b>	<b>42,091.12</b>	<b>43,160.50</b>	<b>1,069.38</b>	<b>258,963.00</b>
<b>Utilities</b>							
730000 Cable & Internet	2,858.04	3,054.58	196.54	5,901.02	6,109.16	208.14	36,655.00
790000 Utility Pass Thru (Bldg - Elect/W...)	0.00	918.42	918.42	0.00	1,836.84	1,836.84	11,021.00
<b>Utilities Total</b>	<b>2,858.04</b>	<b>3,973.00</b>	<b>1,114.96</b>	<b>5,901.02</b>	<b>7,946.00</b>	<b>2,044.98</b>	<b>47,676.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	6,250.58	6,250.58	0.00	12,501.16	12,501.16	0.00	75,007.00
911000 Reserve Interest Transfer	163.97	0.00	(163.97)	338.72	0.00	(338.72)	0.00
<b>Reserve Transfers Total</b>	<b>6,414.55</b>	<b>6,250.58</b>	<b>(163.97)</b>	<b>12,839.88</b>	<b>12,501.16</b>	<b>(338.72)</b>	<b>75,007.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>34,119.63</b>	<b>42,734.16</b>	<b>8,614.53</b>	<b>76,287.44</b>	<b>85,468.32</b>	<b>9,180.88</b>	<b>512,810.00</b>
<b>Net Income</b>	<b>8,973.60</b>	<b>0.01</b>	<b>8,973.59</b>	<b>9,757.44</b>	<b>0.02</b>	<b>9,757.42</b>	<b>0.00</b>