

Terrace Park of Five Towns No. 27, Inc.

Run Date: 01/26/2025

Run Time: 09:46 PM

BALANCE SHEET As of: 12/31/2024 Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *2548	\$119,305.44
109000	Petty Cash	\$100.00
130000	Accounts Receivable	\$2,643.85
	OPERATING ASSETS TOTAL:	\$122,049.29
Reserve Assets		
145000	Truist - Reserve	\$90,327.94
	RESERVE ASSETS TOTAL:	\$90,327.94
	TOTAL ASSETS:	\$212,377.23

Liabilities

Account #	Account Name	Total
Operating Liabilities		
228000	Deferred Cable	\$5,334.77
230000	Prepaid Assessments	\$22,350.89
	OPERATING LIABILITIES TOTAL:	\$27,685.66
Reserves		
250000	Paving - Pavement Resurface Reserve	\$15,606.72
251000	Painting Reserve	(\$4,958.09)
252000	Roof TPO Reserve	\$22,277.99
254000	Elevator Motor Reserve	\$6,849.99
255000	Elevator Cab Reserve	\$999.95
256000	Concrete Restoration Reserve	\$4,470.91
257000	Washer / Dryer Reserve	\$979.90
258000	Water Heaters Reserve	\$9,175.88
259000	Utility Pass Thru Reserve	(\$908.96)
261000	Carport Reserve	\$717.19
262000	Fire Alarm System Reserve	\$1,100.03
263000	Lobby Tile Reserve	\$686.99
264000	Walkway Non Tile Reserve	\$6,480.87
265000	Stairway Railings Reserve	\$39.95
266000	Electrical Panels Main Reserve	\$327.00
267000	Electrical Panels Sub Reserve	\$672.88
268000	Plumbing Reserve	\$3,792.00
269000	Balcony Reserve	\$10,308.88
270000	Utility Doors Reserve	\$1,667.12
271000	Roof Hatch Reserve	\$249.97
273000	Lighting Reserve	\$1,425.00
274000	Bathroom Reserve	\$183.00

Account #	Account Name	Total
275000	Walkway Railings Reserve	\$3,681.96
276000	Unit Mailbox Bank Reserve	\$210.96
277000	Roof Vent Reserve	\$750.00
295000	Interest Reserves	\$3,539.85
	RESERVES TOTAL:	\$90,327.94
	TOTAL LIABILITIES:	\$118,013.60

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	\$89,367.11
	EQUITY TOTAL:	\$89,367.11
	Current Year Net Income/(Loss)	\$4,996.52
	TOTAL EQUITY:	\$94,363.63
	TOTAL LIABILITIES AND EQUITY:	\$212,377.23

Terrace Park of Five Towns No. 27, Inc.

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INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
401000 Maintenance Fee Income	35,198.44	39,390.38	(4,191.94)	469,206.50	472,685.00	(3,478.50)	472,685.00
421000 Interest Income - Oper	1.10	0.00	1.10	11.06	0.00	11.06	0.00
425000 Interest Income - Reserve	146.38	0.00	146.38	712.98	0.00	712.98	0.00
430000 Late Fee	50.00	0.00	50.00	1,000.00	0.00	1,000.00	0.00
445000 Application Fee	0.00	0.00	0.00	50.00	0.00	50.00	0.00
450000 Laundry Income	26.35	0.00	26.35	490.90	0.00	490.90	0.00
Income Total	35,422.27	39,390.38	(3,968.11)	471,471.44	472,685.00	(1,213.56)	472,685.00
Total Income	35,422.27	39,390.38	(3,968.11)	471,471.44	472,685.00	(1,213.56)	472,685.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office Expenses	20.00	131.25	111.25	929.82	1,575.00	645.18	1,575.00
520000 Accounting	0.00	26.63	26.63	300.00	320.00	20.00	320.00
525000 Legal / Professional	0.00	166.63	166.63	157.50	2,000.00	1,842.50	2,000.00
526000 Licenses, Permits & Fees	0.00	16.63	16.63	75.00	200.00	125.00	200.00
530000 Property Management Contract	779.00	779.00	0.00	9,348.00	9,348.00	0.00	9,348.00
556000 Coupon Expenses	0.00	37.50	37.50	30.25	450.00	419.75	450.00
557000 Bank Fees	0.00	0.00	0.00	35.00	0.00	(35.00)	0.00
561000 DBPR Bureau of Condos Fees	0.00	18.63	18.63	75.00	224.00	149.00	224.00
590000 Insurance	0.00	8,690.25	8,690.25	81,802.51	104,283.00	22,480.49	104,283.00
591000 Flood Insurance	0.00	629.25	629.25	7,341.00	7,551.00	210.00	7,551.00
595000 Prepaid insur pd in 23 for 24 por...	0.00	0.00	0.00	26,224.81	0.00	(26,224.81)	0.00
Administrative Expenses Total	799.00	10,495.77	9,696.77	126,318.89	125,951.00	(367.89)	125,951.00
Maintenance Expenses							
610000 Building Maintenance	242.84	1,300.00	1,057.16	6,833.21	15,600.00	8,766.79	15,600.00
630000 Landscaping Contract	0.00	416.63	416.63	4,215.00	5,000.00	785.00	5,000.00
636000 Elevator Maintenance	0.00	250.25	250.25	3,280.00	3,003.00	(277.00)	3,003.00
637000 Elevator Telephone	217.75	0.00	(217.75)	843.70	0.00	(843.70)	0.00
638000 Pest Control	78.64	45.87	(32.77)	471.84	550.00	78.16	550.00
639000 Fire Alarm System	0.00	125.00	125.00	593.85	1,500.00	906.15	1,500.00
690000 Five Towns - Amenities (Roads/Law...)	17,136.96	17,341.12	204.16	205,643.52	208,093.00	2,449.48	208,093.00
Maintenance Expenses Total	17,676.19	19,478.87	1,802.68	221,881.12	233,746.00	11,864.88	233,746.00
Utilities							
731000 Cable	2,748.37	3,484.88	736.51	49,521.07	41,819.00	(7,702.07)	41,819.00
790000 Utility Pass Thru (Bldg - Elect/W...)	0.00	901.25	901.25	7,688.14	10,815.00	3,126.86	10,815.00
Utilities Total	2,748.37	4,386.13	1,637.76	57,209.21	52,634.00	(4,575.21)	52,634.00
Reserve Transfers							
910000 Reserve Funding	5,029.40	5,029.38	(0.02)	60,352.72	60,353.00	0.28	60,353.00
911000 Reserve Interest Transfer	146.38	0.00	(146.38)	712.98	0.00	(712.98)	0.00
Reserve Transfers Total	5,175.78	5,029.38	(146.40)	61,065.70	60,353.00	(712.70)	60,353.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	26,399.34	39,390.15	12,990.81	466,474.92	472,684.00	6,209.08	472,684.00
Net Income	9,022.93	0.23	9,022.70	4,996.52	1.00	4,995.52	1.00