

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

Run Date: 12/08/2025  
Run Time: 04:03 PM

## BALANCE SHEET As of: 11/30/2025 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *2548	\$162,425.78
109000	Petty Cash	\$262.01
129998	Due (To) / From Special Assessment	(\$2,944.70)
130000	Accounts Receivable	\$690.01
	OPERATING ASSETS TOTAL:	\$160,433.10
 <b>Reserve Assets</b>		
145000	Truist - Reserve	\$136,659.41
	RESERVE ASSETS TOTAL:	\$136,659.41
 <b>Current Operating Assets</b>		
159000	AR / AP Clearing	\$160.00
	CURRENT OPERATING ASSETS TOTAL:	\$160.00
 <b>Special Assessment Assets</b>		
191000	Special Assessment Receivable	\$95.32
199999	Due (To) / From Oper	\$2,944.70
	SPECIAL ASSESSMENT ASSETS TOTAL:	\$3,040.02
	TOTAL ASSETS:	\$300,292.53

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
220000	Accounts Payable	\$189.00
225000	General Insurance Fund	\$6,450.99
228000	Deferred Cable	\$5,334.77
230000	Prepaid Assessments	\$17,806.01
	OPERATING LIABILITIES TOTAL:	\$29,780.77
 <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>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
250000	Paving - Pavement Resurface Reserve	\$6,964.34
251000	Painting Reserve	\$6,809.54
251100	Stairway Paint Reserve	\$556.38
252000	Roof TPO Reserve	\$31,206.36
254000	Elevator Motor Reserve	\$10,002.37
255000	Elevator Cab Reserve	\$1,916.58
256000	Concrete Restoration Reserve	\$5,481.04
257000	Washer / Dryer Reserve	\$979.90
258000	Water Heaters Reserve	(\$2,439.75)
259000	Utility Pass Thru Reserve	(\$908.96)
260000	Deferred Maintenance Reserve	\$9,166.63
261000	Carport Reserve	\$717.19
262000	Fire Alarm System Reserve	\$2,108.40
263000	Lobby Tile Reserve	\$1,316.74
264000	Walkway Non Tile Reserve	\$12,421.75
265000	Stairway Railings Reserve	\$76.58
266000	Electrical Panels Main Reserve	\$626.75
267000	Electrical Panels Sub Reserve	\$1,289.76
268000	Plumbing Reserve	\$7,268.00
269000	Balcony Reserve	\$19,758.76
270000	Utility Doors Reserve	\$3,195.24
271000	Roof Hatch Reserve	\$479.10
273000	Lighting Reserve	\$2,731.25
274000	Bathroom Reserve	\$350.75
275000	Walkway Railings Reserve	\$7,057.09
276000	Unit Mailbox Bank Reserve	\$404.34
277000	Roof Vent Reserve	\$1,437.50
295000	Interest Reserves	\$5,685.78
	RESERVES TOTAL:	<u>\$136,659.41</u>
	TOTAL LIABILITIES:	<u>\$169,480.20</u>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Equity</b>		
399999	Fund Balance	\$94,363.63
	EQUITY TOTAL:	<u>\$94,363.63</u>
	Current Year Net Income/(Loss)	\$36,448.70
	TOTAL EQUITY:	<u>\$130,812.33</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$300,292.53</u></u>

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

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## INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	41,868.72	41,868.58	0.14	460,551.15	460,554.38	(3.23)	502,423.00
421000 Interest Income - Oper	1.37	0.00	1.37	13.36	0.00	13.36	0.00
425000 Interest Income - Reserve	189.16	0.00	189.16	1,922.32	0.00	1,922.32	0.00
430000 Late Fee	0.00	0.00	0.00	(75.00)	0.00	(75.00)	0.00
431000 Interest Fee	0.00	0.00	0.00	(18.83)	0.00	(18.83)	0.00
445000 Application Fee	0.00	0.00	0.00	350.00	0.00	350.00	0.00
450000 Laundry Income	51.82	0.00	51.82	460.66	0.00	460.66	0.00
<b>Income Total</b>	<b>42,111.07</b>	<b>41,868.58</b>	<b>242.49</b>	<b>463,203.66</b>	<b>460,554.38</b>	<b>2,649.28</b>	<b>502,423.00</b>
<b>Total Income</b>	<b>42,111.07</b>	<b>41,868.58</b>	<b>242.49</b>	<b>463,203.66</b>	<b>460,554.38</b>	<b>2,649.28</b>	<b>502,423.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses	266.60	131.25	(135.35)	1,857.38	1,443.75	(413.63)	1,575.00
520000 Accounting	0.00	26.67	26.67	0.00	293.37	293.37	320.00
525000 Legal / Professional	0.00	166.67	166.67	400.00	1,833.37	1,433.37	2,000.00
526000 Licenses, Permits & Fees	0.00	16.67	16.67	421.50	183.37	(238.13)	200.00
530000 Property Management Contract	779.00	779.00	0.00	8,569.00	8,569.00	0.00	9,348.00
556000 Coupon Expenses	11.60	37.50	25.90	396.85	412.50	15.65	450.00
561000 DBPR Bureau of Condos Fees	0.00	18.67	18.67	299.00	205.37	(93.63)	224.00
590000 Insurance	0.00	9,800.00	9,800.00	78,812.86	107,800.00	28,987.14	117,600.00
591000 Flood Insurance	0.00	723.67	723.67	8,823.00	7,960.37	(862.63)	8,684.00
<b>Administrative Expenses Total</b>	<b>1,057.20</b>	<b>11,700.10</b>	<b>10,642.90</b>	<b>99,579.59</b>	<b>128,701.10</b>	<b>29,121.51</b>	<b>140,401.00</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	869.02	1,300.00	430.98	7,403.39	14,300.00	6,896.61	15,600.00
630000 Landscaping Contract	34.03	416.67	382.64	287.40	4,583.37	4,295.97	5,000.00
635000 Pond Maintenance	0.00	200.00	200.00	1,500.00	2,200.00	700.00	2,400.00
636000 Elevator Maintenance	250.00	333.33	83.33	16,330.00	3,666.63	(12,663.37)	4,000.00
637000 Elevator Telephone	0.00	83.33	83.33	666.90	916.63	249.73	1,000.00
638000 Pest Control	81.00	45.83	(35.17)	445.50	504.13	58.63	550.00
639000 Fire Alarm System	0.00	208.33	208.33	1,149.18	2,291.63	1,142.45	2,500.00
690000 Five Towns - Amenities (Roads/Law...)	17,685.76	18,381.58	695.82	194,543.36	202,197.38	7,654.02	220,579.00
<b>Maintenance Expenses Total</b>	<b>18,919.81</b>	<b>20,969.07</b>	<b>2,049.26</b>	<b>222,325.73</b>	<b>230,659.77</b>	<b>8,334.04</b>	<b>251,629.00</b>
<b>Utilities</b>							
730000 Cable & Internet	0.00	2,720.08	2,720.08	20,363.98	29,920.88	9,556.90	32,641.00
731000 Cable	2,905.06	0.00	(2,905.06)	11,620.24	0.00	(11,620.24)	0.00
790000 Utility Pass Thru (Bldg - Elect/W...)	0.00	901.25	901.25	9,583.56	9,913.75	330.19	10,815.00
<b>Utilities Total</b>	<b>2,905.06</b>	<b>3,621.33</b>	<b>716.27</b>	<b>41,567.78</b>	<b>39,834.63</b>	<b>(1,733.15)</b>	<b>43,456.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	5,578.14	5,578.17	0.03	61,359.54	61,359.87	0.33	66,938.00
911000 Reserve Interest Transfer	189.16	0.00	(189.16)	1,922.32	0.00	(1,922.32)	0.00
<b>Reserve Transfers Total</b>	<b>5,767.30</b>	<b>5,578.17</b>	<b>(189.13)</b>	<b>63,281.86</b>	<b>61,359.87</b>	<b>(1,921.99)</b>	<b>66,938.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	28,649.37	41,868.67	13,219.30	426,754.96	460,555.37	33,800.41	502,424.00
Net Income	13,461.70	(0.09)	13,461.79	36,448.70	(0.99)	36,449.69	(1.00)