

Terrace Park of Five Towns No. 27, Inc.

Run Date: 03/10/2025

Run Time: 03:14 PM

BALANCE SHEET As of: 02/28/2025 Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *2548	\$137,528.98
109000	Petty Cash	\$100.00
130000	Accounts Receivable	\$3,645.80
	OPERATING ASSETS TOTAL:	\$141,274.78
Reserve Assets		
145000	Truist - Reserve	\$101,800.67
	RESERVE ASSETS TOTAL:	\$101,800.67
	TOTAL ASSETS:	\$243,075.45

Liabilities

Account #	Account Name	Total
Operating Liabilities		
228000	Deferred Cable	\$5,334.77
230000	Prepaid Assessments	\$31,940.27
	OPERATING LIABILITIES TOTAL:	\$37,275.04
Reserves		
250000	Paving - Pavement Resurface Reserve	\$15,753.56
251000	Painting Reserve	(\$3,541.43)
251100	Stairway Paint Reserve	\$101.16
252000	Roof TPO Reserve	\$23,901.33
254000	Elevator Motor Reserve	\$7,423.15
255000	Elevator Cab Reserve	\$1,166.61
256000	Concrete Restoration Reserve	\$4,654.57
257000	Washer / Dryer Reserve	\$979.90
258000	Water Heaters Reserve	\$9,191.22
259000	Utility Pass Thru Reserve	(\$908.96)
260000	Deferred Maintenance Reserve	\$1,666.66
261000	Carport Reserve	\$717.19
262000	Fire Alarm System Reserve	\$1,283.37
263000	Lobby Tile Reserve	\$801.49
264000	Walkway Non Tile Reserve	\$7,561.03
265000	Stairway Railings Reserve	\$46.61
266000	Electrical Panels Main Reserve	\$381.50
267000	Electrical Panels Sub Reserve	\$785.04
268000	Plumbing Reserve	\$4,424.00
269000	Balcony Reserve	\$12,027.04
270000	Utility Doors Reserve	\$1,944.96
271000	Roof Hatch Reserve	\$291.63

Account #	Account Name	Total
273000	Lighting Reserve	\$1,662.50
274000	Bathroom Reserve	\$213.50
275000	Walkway Railings Reserve	\$4,295.62
276000	Unit Mailbox Bank Reserve	\$246.12
277000	Roof Vent Reserve	\$875.00
295000	Interest Reserves	\$3,856.30
	RESERVES TOTAL:	\$101,800.67
	TOTAL LIABILITIES:	\$139,075.71

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	\$94,363.63
	EQUITY TOTAL:	\$94,363.63
	Current Year Net Income/(Loss)	\$9,636.11
	TOTAL EQUITY:	\$103,999.74
	TOTAL LIABILITIES AND EQUITY:	\$243,075.45

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INCOME STATEMENT

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
401000 Maintenance Fee Income	41,868.72	41,868.58	0.14	83,737.44	83,737.16	0.28	502,423.00
421000 Interest Income - Oper	1.11	0.00	1.11	2.39	0.00	2.39	0.00
425000 Interest Income - Reserve	162.23	0.00	162.23	316.45	0.00	316.45	0.00
430000 Late Fee	0.00	0.00	0.00	(25.00)	0.00	(25.00)	0.00
450000 Laundry Income	32.04	0.00	32.04	32.04	0.00	32.04	0.00
Income Total	42,064.10	41,868.58	195.52	84,063.32	83,737.16	326.16	502,423.00
Total Income	42,064.10	41,868.58	195.52	84,063.32	83,737.16	326.16	502,423.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative Expenses							
510000 Office Expenses	83.75	131.25	47.50	83.75	262.50	178.75	1,575.00
520000 Accounting	0.00	26.67	26.67	0.00	53.34	53.34	320.00
525000 Legal / Professional	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
526000 Licenses, Permits & Fees	0.00	16.67	16.67	0.00	33.34	33.34	200.00
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	362.05	75.00	(287.05)	450.00
561000 DBPR Bureau of Condos Fees	224.00	18.67	(205.33)	224.00	37.34	(186.66)	224.00
590000 Insurance	2,693.93	9,800.00	7,106.07	2,693.93	19,600.00	16,906.07	117,600.00
591000 Flood Insurance	8,508.00	723.67	(7,784.33)	8,508.00	1,447.34	(7,060.66)	8,684.00
Administrative Expenses Total	12,288.68	11,700.10	(588.58)	13,429.73	23,400.20	9,970.47	140,401.00
Maintenance Expenses							
610000 Building Maintenance	2,435.86	1,300.00	(1,135.86)	7,791.86	2,600.00	(5,191.86)	15,600.00
630000 Landscaping Contract	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
635000 Pond Maintenance	0.00	200.00	200.00	0.00	400.00	400.00	2,400.00
636000 Elevator Maintenance	390.00	333.33	(56.67)	390.00	666.66	276.66	4,000.00
637000 Elevator Telephone	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
638000 Pest Control	40.50	45.83	5.33	81.00	91.66	10.66	550.00
639000 Fire Alarm System	0.00	208.33	208.33	80.25	416.66	336.41	2,500.00
690000 Five Towns - Amenities (Roads/Law...)	17,685.76	18,381.58	695.82	35,371.52	36,763.16	1,391.64	220,579.00
Maintenance Expenses Total	20,552.12	20,969.07	416.95	43,714.63	41,938.14	(1,776.49)	251,629.00
Utilities							
730000 Cable & Internet	2,905.06	2,720.08	(184.98)	5,810.12	5,440.16	(369.96)	32,641.00
790000 Utility Pass Thru (Bldg - Elect/W...)	0.00	901.25	901.25	0.00	1,802.50	1,802.50	10,815.00
Utilities Total	2,905.06	3,621.33	716.27	5,810.12	7,242.66	1,432.54	43,456.00
Reserve Transfers							
910000 Reserve Funding	5,578.14	5,578.17	0.03	11,156.28	11,156.34	0.06	66,938.00
911000 Reserve Interest Transfer	162.23	0.00	(162.23)	316.45	0.00	(316.45)	0.00
Reserve Transfers Total	5,740.37	5,578.17	(162.20)	11,472.73	11,156.34	(316.39)	66,938.00
Total Expense	41,486.23	41,868.67	382.44	74,427.21	83,737.34	9,310.13	502,424.00

Net Income	577.87	(0.09)	577.96	9,636.11	(0.18)	9,636.29	(1.00)
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