

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

Run Date: 02/18/2024

Run Time: 09:01 PM

## BALANCE SHEET As of: 01/31/2024 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *2548	\$95,935.33
109000	Petty Cash	\$100.00
129999	Due (To) / From Reserves	(\$4,457.51)
130000	Accounts Receivable	\$12,346.63
	OPERATING ASSETS TOTAL:	\$103,924.45
 <b>Reserve Assets</b>		
145000	Truist - Reserve	\$115,959.13
149999	Due (To) / From Oper	\$4,457.51
	RESERVE ASSETS TOTAL:	\$120,416.64
 <b>Current Operating Assets</b>		
155000	Prepaid Insurance	\$20,969.85
	CURRENT OPERATING ASSETS TOTAL:	\$20,969.85
	TOTAL ASSETS:	\$245,310.94

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
230000	Prepaid Assessments	\$35,634.43
	OPERATING LIABILITIES TOTAL:	\$35,634.43
 <b>Reserve Liabilities</b>		
250000	Paving - Pavement Resurgace Reserve	\$14,799.59
251000	Painting Reserve	\$65,006.91
252000	Roof TPO Reserve	\$13,238.75
254000	Elevator Motor Reserve	\$3,701.25
255000	Elevator Cab Reserve	\$83.33
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)
260000	Deferred Maintenance Reserve	\$4,695.77
261000	Carport Reserve	\$1,133.33
262000	Fire Alarm System Reserve	\$91.67
263000	Lobby Tile Reserve	\$57.25

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
264000	Walkway Non Tile Reserve	\$540.08
265000	Stairway Railings Reserve	\$3.33
266000	Electrical Panels Main Reserve	\$27.25
267000	Electrical Panels Sub Reserve	\$56.08
268000	Plumbing Reserve	\$316.00
269000	Balcony Reserve	\$859.08
270000	Utility Doors Reserve	\$138.92
271000	Roof Hatch Reserve	\$20.83
273000	Lighting Reserve	\$118.75
274000	Bathroom Reserve	\$15.25
275000	Walkway Railings Reserve	\$306.83
276000	Unit Mailbox Bank Reserve	\$17.58
277000	Roof Vent Reserve	\$62.50
295000	Interest Reserves	\$1,408.58
	RESERVE LIABILITIES TOTAL:	<u>\$120,416.64</u>
	TOTAL LIABILITIES:	<u>\$156,051.07</u>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Equity</b>		
399999	Fund Balance	\$89,367.11
	EQUITY TOTAL:	<u>\$89,367.11</u>
	Current Year Net Income/(Loss)	<u>(\$107.24)</u>
	TOTAL EQUITY:	<u>\$89,259.87</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$245,310.94</u></u>

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

Run Date: 02/18/2024

Run Time: 09:01 PM

## INCOME STATEMENT

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

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	39,390.40	39,390.42	(0.02)	39,390.40	39,390.42	(0.02)	472,685.00
421000 Interest Income - Oper	0.83	0.00	0.83	0.83	0.00	0.83	0.00
450000 Laundry Income	31.04	0.00	31.04	31.04	0.00	31.04	0.00
<b>Income Total</b>	<b>39,422.27</b>	<b>39,390.42</b>	<b>31.85</b>	<b>39,422.27</b>	<b>39,390.42</b>	<b>31.85</b>	<b>472,685.00</b>
<b>Total Income</b>	<b>39,422.27</b>	<b>39,390.42</b>	<b>31.85</b>	<b>39,422.27</b>	<b>39,390.42</b>	<b>31.85</b>	<b>472,685.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses	0.00	131.25	131.25	0.00	131.25	131.25	1,575.00
520000 Accounting	0.00	26.67	26.67	0.00	26.67	26.67	320.00
525000 Legal / Professional	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
526000 Licenses, Permits & Fees	0.00	16.67	16.67	0.00	16.67	16.67	200.00
530000 Property Management Contract	0.00	779.00	779.00	0.00	779.00	779.00	9,348.00
556000 Coupon Expenses	0.00	37.50	37.50	0.00	37.50	37.50	450.00
561000 DBPR Bureau of Condos Fees	0.00	18.67	18.67	0.00	18.67	18.67	224.00
590000 Insurance	14,533.28	8,690.25	(5,843.03)	14,533.28	8,690.25	(5,843.03)	104,283.00
591000 Flood Insurance	0.00	629.25	629.25	0.00	629.25	629.25	7,551.00
<b>Administrative Expenses Total</b>	<b>14,533.28</b>	<b>10,495.93</b>	<b>(4,037.35)</b>	<b>14,533.28</b>	<b>10,495.93</b>	<b>(4,037.35)</b>	<b>125,951.00</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	0.00	1,300.00	1,300.00	0.00	1,300.00	1,300.00	15,600.00
630000 Landscaping Contract	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
636000 Elevator Maintenance	0.00	250.25	250.25	0.00	250.25	250.25	3,003.00
638000 Pest Control	39.32	45.83	6.51	39.32	45.83	6.51	550.00
639000 Fire Alarm System	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
690000 Five Towns - Amenities (Roads/Law...)	17,136.96	17,341.08	204.12	17,136.96	17,341.08	204.12	208,093.00
<b>Maintenance Expenses Total</b>	<b>17,176.28</b>	<b>19,478.83</b>	<b>2,302.55</b>	<b>17,176.28</b>	<b>19,478.83</b>	<b>2,302.55</b>	<b>233,746.00</b>
<b>Utilities</b>							
731000 Cable	2,790.47	3,484.92	694.45	2,790.47	3,484.92	694.45	41,819.00
790000 Utility Pass Thru (Bldg - Elect/W...)	0.00	901.25	901.25	0.00	901.25	901.25	10,815.00
<b>Utilities Total</b>	<b>2,790.47</b>	<b>4,386.17</b>	<b>1,595.70</b>	<b>2,790.47</b>	<b>4,386.17</b>	<b>1,595.70</b>	<b>52,634.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	5,029.48	5,029.42	(0.06)	5,029.48	5,029.42	(0.06)	60,353.00
<b>Reserve Transfers Total</b>	<b>5,029.48</b>	<b>5,029.42</b>	<b>(0.06)</b>	<b>5,029.48</b>	<b>5,029.42</b>	<b>(0.06)</b>	<b>60,353.00</b>
<b>Total Expense</b>	<b>39,529.51</b>	<b>39,390.35</b>	<b>(139.16)</b>	<b>39,529.51</b>	<b>39,390.35</b>	<b>(139.16)</b>	<b>472,684.00</b>
<b>Net Income</b>	<b>(107.24)</b>	<b>0.07</b>	<b>(107.31)</b>	<b>(107.24)</b>	<b>0.07</b>	<b>(107.31)</b>	<b>1.00</b>

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

## YEARLY INCOME STATEMENT

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

Run Date: 02/18/2024  
Run Time: 09:01 PM

### INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
401000 Maintenance	\$39,390.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,390.40
Fee Income													
421000 Interest	\$0.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.83
Income - Oper													
450000 Laundry	\$31.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31.04
Income													
<b>Sub Total Income</b>	<b>\$39,422.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$39,422.27</b>
<b>TOTAL INCOME</b>	<b>\$39,422.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$39,422.27</b>

### EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Administrative Expenses													
590000 Insurance	\$14,533.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,533.28
<b>Sub Total</b>	<b>\$14,533.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$14,533.28</b>
Administrative Expenses													
Maintenance Expenses													
638000 Pest Control	\$39.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39.32
690000 Five Towns - Amenities (Roads/Lawn/Clubhouse Etc)	\$17,136.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,136.96
<b>Sub Total Maintenance Expenses</b>	<b>\$17,176.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,176.28</b>
Utilities													
731000 Cable	\$2,790.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,790.47
<b>Sub Total Utilities</b>	<b>\$2,790.47</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,790.47</b>
Reserve Transfers													
910000 Reserve	\$5,029.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,029.48