Terrace Park of Five Towns No. 20, Inc.

Run Date: 08/25/2025
Run Time: 09:33 AM

BALANCE SHEET

As of: 07/31/2025

Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *5739	$9,162.64
110000	Operating Checking - Cogent *9883	$247.00
129999	Due to / Due (from) Reserve	($19,822.71)
	OPERATING ASSETS TOTAL:	($10,413.07)
Reserve Assets		
140000	Reserve Checking - Truist *5747	$1,058.61
142000	Reserve CD - Cogent Bank *0797 Matures 9/10/25	$45,981.37
143000	Reserve CD - Cogent Bank *0771 Matures 12/10/25	$97,243.28
149000	Due to / Due (from) Operating	$19,822.71
	RESERVE ASSETS TOTAL:	$164,105.97
	TOTAL ASSETS:	$153,692.90

Liabilities

Account #	Account Name	Total
Operating Liabilities		
223000	Cable Income Liability	$8,400.00
230000	Prepaid Assessments	$5,385.46
	OPERATING LIABILITIES TOTAL:	$13,785.46
Reserves		
265000	Insurance Reserve	($19,644.38)
266000	Reserve Funding	$177,429.20
295000	Interest Reserve	$6,321.15
	RESERVES TOTAL:	$164,105.97
	TOTAL LIABILITIES:	$177,891.43

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	($25,893.17)
	EQUITY TOTAL:	($25,893.17)
	Current Year Net Income/(Loss)	$1,694.64
	TOTAL EQUITY:	($24,198.53)

Account #	Account Name	Total
	TOTAL LIABILITIES AND EQUITY:	$153,692.90

Terrace Park of Five Towns No. 20, Inc.

INCOME STATEMENT

Start: 07/01/2025 | End: 07/31/2025

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
401000 Maintenance Fee Income	20,368.09	20,368.98	(0.89)	142,582.33	142,582.86	(0.53)	244,427.80
421000 Interest Income - Oper	0.12	0.00	0.12	0.82	0.00	0.82	0.00
425000 Reserve Interest Income	322.54	0.00	322.54	3,005.66	0.00	3,005.66	0.00
437000 Application Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
440000 NSF Fee	0.00	0.00	0.00	(24.00)	0.00	(24.00)	0.00
450000 Laundry Income	550.63	0.00	550.63	1,987.01	0.00	1,987.01	0.00
455000 Parking Fee Income	130.00	0.00	130.00	910.00	0.00	910.00	0.00
Income Total	**21,371.38**	**20,368.98**	**1,002.40**	**148,561.82**	**142,582.86**	**5,978.96**	**244,427.80**
Total Income	**21,371.38**	**20,368.98**	**1,002.40**	**148,561.82**	**142,582.86**	**5,978.96**	**244,427.80**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administrative Expenses							
510000 Office Expenses / Administrative	0.00	25.00	25.00	656.53	175.00	(481.53)	300.00
512000 Printing and Copies	12.00	0.00	(12.00)	258.00	0.00	(258.00)	0.00
513000 Postage	0.00	10.00	10.00	60.66	70.00	9.34	120.00
520000 Accounting/Audit	0.00	30.00	30.00	0.00	210.00	210.00	360.00
526000 Licenses, Permits & Fees	0.00	6.25	6.25	421.50	43.75	(377.75)	75.00
530000 Property Management Contract	566.00	566.00	0.00	3,962.00	3,962.00	0.00	6,792.00
541000 Corp Annual Report / Division Fee...	0.00	20.00	20.00	0.00	140.00	140.00	240.00
570000 FTLLC Maint/Serv	9,132.62	9,082.00	(50.62)	63,386.90	63,574.00	187.10	108,984.00
Administrative Expenses Total	**9,710.62**	**9,739.25**	**28.63**	**68,745.59**	**68,174.75**	**(570.84)**	**116,871.00**
Maintenance Expenses							
610000 Building Maintenance	0.00	393.33	393.33	2,155.82	2,753.31	597.49	4,720.00
630100 Landscape Maintenance	0.00	25.00	25.00	29.92	175.00	145.08	300.00
636100 Elevator Repair & Maint	0.00	216.67	216.67	351.61	1,516.69	1,165.08	2,600.00
636200 Elevator Telephone	62.28	129.15	66.87	373.50	904.05	530.55	1,549.80
638000 Pest Control	0.00	73.50	73.50	128.20	514.50	386.30	882.00
639000 Fire Alarm Monitoring	80.09	89.92	9.83	320.36	629.44	309.08	1,079.00
639200 Fire Prevention & Protection	0.00	61.17	61.17	499.69	428.19	(71.50)	734.00
Maintenance Expenses Total	**142.37**	**988.74**	**846.37**	**3,859.10**	**6,921.18**	**3,062.08**	**11,864.80**
Utilities							
731000 Cable	1,660.04	1,571.00	(89.04)	11,620.28	10,997.00	(623.28)	18,852.00
790000 Utility Pass Thru (Bldg - Elect/W...	0.00	300.00	300.00	5,246.55	2,100.00	(3,146.55)	3,600.00
Utilities Total	**1,660.04**	**1,871.00**	**210.96**	**16,866.83**	**13,097.00**	**(3,769.83)**	**22,452.00**
Reserve Transfers							
910000 Reserve Funding	3,820.00	3,820.00	0.00	26,740.00	26,740.00	0.00	45,840.00
911000 Reserve Interest Transfer	322.54	0.00	(322.54)	3,005.66	0.00	(3,005.66)	0.00
990000 Insurance Transfer	3,950.00	3,950.00	0.00	27,650.00	27,650.00	0.00	47,400.00
Reserve Transfers Total	**8,092.54**	**7,770.00**	**(322.54)**	**57,395.66**	**54,390.00**	**(3,005.66)**	**93,240.00**
Total Expense	**19,605.57**	**20,368.99**	**763.42**	**146,867.18**	**142,582.93**	**(4,284.25)**	**244,427.80**

Net Income	**1,765.81**	**(0.01)**	**1,765.82**	**1,694.64**	**(0.07)**	**1,694.71**	**0.00**