

# Terrace Park of Five Towns No. 20, Inc.

Run Date: 05/06/2025  
Run Time: 02:43 PM

## BALANCE SHEET As of: 04/30/2025 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *5739	\$5,003.97
129999	Due to / Due (from) Reserve	(\$19,575.71)
	OPERATING ASSETS TOTAL:	(\$14,571.74)
 <b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$2,031.36
	ACCOUNTS RECEIVABLE TOTAL:	\$2,031.36
 <b>Reserve Assets</b>		
140000	Reserve Checking - Truist *5747	\$16,237.24
142000	Reserve CD - Cogent Bank *0797 Matures 9/10/25	\$45,809.63
143000	Reserve CD - Cogent Bank *0771 Matures 12/10/25	\$96,273.95
149000	Due to / Due (from) Operating	\$19,575.71
	RESERVE ASSETS TOTAL:	\$177,896.53
	TOTAL ASSETS:	\$165,356.15

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
223000	Cable Income Liability	\$8,400.00
230000	Prepaid Assessments	\$2,078.78
	OPERATING LIABILITIES TOTAL:	\$10,478.78
 <b>Reserves</b>		
265000	Insurance Reserve	\$6,970.42
266000	Reserve Funding	\$165,969.20
295000	Interest Reserve	\$4,956.91
	RESERVES TOTAL:	\$177,896.53
	TOTAL LIABILITIES:	\$188,375.31

## Equity

Account #	Account Name	Total
<b>Equity</b>		
399999	Fund Balance	(\$25,893.17)
	EQUITY TOTAL:	(\$25,893.17)

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	Current Year Net Income/(Loss)	\$2,874.01
	TOTAL EQUITY:	<u>(\$23,019.16)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$165,356.15</u></u>

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## INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	20,369.04	20,368.98	0.06	81,464.13	81,475.92	(11.79)	244,427.80
421000 Interest Income - Oper	0.12	0.00	0.12	0.48	0.00	0.48	0.00
425000 Reserve Interest Income	356.12	0.00	356.12	1,641.42	0.00	1,641.42	0.00
437000 Application Fees	50.00	0.00	50.00	100.00	0.00	100.00	0.00
450000 Laundry Income	0.00	0.00	0.00	503.25	0.00	503.25	0.00
455000 Parking Fee Income	65.00	0.00	65.00	455.00	0.00	455.00	0.00
<b>Income Total</b>	<b>20,840.28</b>	<b>20,368.98</b>	<b>471.30</b>	<b>84,164.28</b>	<b>81,475.92</b>	<b>2,688.36</b>	<b>244,427.80</b>
<b>Total Income</b>	<b>20,840.28</b>	<b>20,368.98</b>	<b>471.30</b>	<b>84,164.28</b>	<b>81,475.92</b>	<b>2,688.36</b>	<b>244,427.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses / Administrative	126.67	25.00	(101.67)	553.66	100.00	(453.66)	300.00
512000 Printing and Copies	0.00	0.00	0.00	141.00	0.00	(141.00)	0.00
513000 Postage	10.10	10.00	(0.10)	60.66	40.00	(20.66)	120.00
520000 Accounting/Audit	0.00	30.00	30.00	0.00	120.00	120.00	360.00
526000 Licenses, Permits & Fees	145.00	6.25	(138.75)	145.00	25.00	(120.00)	75.00
530000 Property Management Contract	566.00	566.00	0.00	2,264.00	2,264.00	0.00	6,792.00
541000 Corp Annual Report / Division Fee...	0.00	20.00	20.00	0.00	80.00	80.00	240.00
570000 FTLIC Maint/Serv	9,132.62	9,082.00	(50.62)	35,989.04	36,328.00	338.96	108,984.00
<b>Administrative Expenses Total</b>	<b>9,980.39</b>	<b>9,739.25</b>	<b>(241.14)</b>	<b>39,153.36</b>	<b>38,957.00</b>	<b>(196.36)</b>	<b>116,871.00</b>
<b>Insurance Expenses</b>							
590000 Insurance Premiums	0.00	0.00	0.00	503.00	0.00	(503.00)	0.00
<b>Insurance Expenses Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>503.00</b>	<b>0.00</b>	<b>(503.00)</b>	<b>0.00</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	523.42	393.33	(130.09)	1,522.23	1,573.32	51.09	4,720.00
630100 Landscape Maintenance	0.00	25.00	25.00	0.00	100.00	100.00	300.00
636100 Elevator Repair & Maint	0.00	216.67	216.67	(305.50)	866.68	1,172.18	2,600.00
636200 Elevator Telephone	61.85	129.15	67.30	187.44	516.60	329.16	1,549.80
638000 Pest Control	0.00	73.50	73.50	128.20	294.00	165.80	882.00
639000 Fire Alarm Monitoring	160.18	89.92	(70.26)	240.27	359.68	119.41	1,079.00
639200 Fire Prevention & Protection	111.28	61.17	(50.11)	499.69	244.68	(255.01)	734.00
<b>Maintenance Expenses Total</b>	<b>856.73</b>	<b>988.74</b>	<b>132.01</b>	<b>2,272.33</b>	<b>3,954.96</b>	<b>1,682.63</b>	<b>11,864.80</b>
<b>Utilities</b>							
731000 Cable	1,660.04	1,571.00	(89.04)	6,640.16	6,284.00	(356.16)	18,852.00
790000 Utility Pass Thru (Bldg - Elect/W...	0.00	300.00	300.00	0.00	1,200.00	1,200.00	3,600.00
<b>Utilities Total</b>	<b>1,660.04</b>	<b>1,871.00</b>	<b>210.96</b>	<b>6,640.16</b>	<b>7,484.00</b>	<b>843.84</b>	<b>22,452.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	3,820.00	3,820.00	0.00	15,280.00	15,280.00	0.00	45,840.00
911000 Reserve Interest Transfer	356.12	0.00	(356.12)	1,641.42	0.00	(1,641.42)	0.00
990000 Insurance Transfer	3,950.00	3,950.00	0.00	15,800.00	15,800.00	0.00	47,400.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Reserve Transfers Total</b>	<b>8,126.12</b>	<b>7,770.00</b>	<b>(356.12)</b>	<b>32,721.42</b>	<b>31,080.00</b>	<b>(1,641.42)</b>	<b>93,240.00</b>
<b>Total Expense</b>	<b>20,623.28</b>	<b>20,368.99</b>	<b>(254.29)</b>	<b>81,290.27</b>	<b>81,475.96</b>	<b>185.69</b>	<b>244,427.80</b>
<b>Net Income</b>	<b>217.00</b>	<b>(0.01)</b>	<b>217.01</b>	<b>2,874.01</b>	<b>(0.04)</b>	<b>2,874.05</b>	<b>0.00</b>