

Terrace Park of Five Towns No. 20, Inc.

Run Date: 10/23/2025

Run Time: 07:16 AM

BALANCE SHEET As of: 09/30/2025 Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *5739	(\$73.04)
110000	Operating Checking - Cogent *9883	\$247.00
129999	Due to / Due (from) Reserve	(\$15,822.71)
	OPERATING ASSETS TOTAL:	(\$15,648.75)
Accounts Receivable		
130000	Maintenance Fees Receivable	\$386.91
	ACCOUNTS RECEIVABLE TOTAL:	\$386.91
Reserve Assets		
140000	Reserve Checking - Truist *5747	\$2,680.01
142000	Reserve CD - Cogent Bank *0797 Matures 9/10/25	\$65,521.37
143000	Reserve CD - Cogent Bank *0771 Matures 12/10/25	\$97,243.28
149000	Due to / Due (from) Operating	\$15,822.71
	RESERVE ASSETS TOTAL:	\$181,267.37
	TOTAL ASSETS:	\$166,005.53

Liabilities

Account #	Account Name	Total
Operating Liabilities		
223000	Cable Income Liability	\$1,730.82
230000	Prepaid Assessments	\$3,818.00
	OPERATING LIABILITIES TOTAL:	\$5,548.82
Reserves		
264000	Flood Insurance Reserve	\$1,617.87
265000	Insurance Reserve	(\$11,744.38)
266000	Reserve Funding	\$185,069.20
295000	Interest Reserve	\$6,324.68
	RESERVES TOTAL:	\$181,267.37
	TOTAL LIABILITIES:	\$186,816.19

Equity

Account #	Account Name	Total
Equity		

Account #	Account Name	Total
399999	Fund Balance	(\$25,893.17)
	EQUITY TOTAL:	(\$25,893.17)
	Current Year Net Income/(Loss)	\$5,082.51
	TOTAL EQUITY:	(\$20,810.66)
	TOTAL LIABILITIES AND EQUITY:	\$166,005.53

Terrace Park of Five Towns No. 20, Inc.

Run Date: 10/23/2025

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INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
401000 Maintenance Fee Income	20,369.04	20,368.98	0.06	183,320.41	183,320.82	(0.41)	244,427.80
421000 Interest Income - Oper	0.07	0.00	0.07	1.02	0.00	1.02	0.00
425000 Reserve Interest Income	1.68	0.00	1.68	3,009.19	0.00	3,009.19	0.00
436000 Miscellaneous Income	1,562.10	0.00	1,562.10	1,562.10	0.00	1,562.10	0.00
437000 Application Fees	50.00	0.00	50.00	300.00	0.00	300.00	0.00
440000 NSF Fee	0.00	0.00	0.00	(24.00)	0.00	(24.00)	0.00
450000 Laundry Income	0.00	0.00	0.00	1,987.01	0.00	1,987.01	0.00
455000 Parking Fee Income	0.00	0.00	0.00	1,040.00	0.00	1,040.00	0.00
Income Total	21,982.89	20,368.98	1,613.91	191,195.73	183,320.82	7,874.91	244,427.80

Total Income	21,982.89	20,368.98	1,613.91	191,195.73	183,320.82	7,874.91	244,427.80
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office Expenses / Administrative	0.00	25.00	25.00	656.53	225.00	(431.53)	300.00
512000 Printing and Copies	146.00	0.00	(146.00)	416.00	0.00	(416.00)	0.00
513000 Postage	0.00	10.00	10.00	60.66	90.00	29.34	120.00
520000 Accounting/Audit	0.00	30.00	30.00	0.00	270.00	270.00	360.00
526000 Licenses, Permits & Fees	0.00	6.25	6.25	421.50	56.25	(365.25)	75.00
530000 Property Management Contract	566.00	566.00	0.00	5,094.00	5,094.00	0.00	6,792.00
541000 Corp Annual Report / Division Fee...	0.00	20.00	20.00	0.00	180.00	180.00	240.00
570000 FTLIC Maint/Serv	9,132.62	9,082.00	(50.62)	81,652.14	81,738.00	85.86	108,984.00
Administrative Expenses Total	9,844.62	9,739.25	(105.37)	88,300.83	87,653.25	(647.58)	116,871.00

Maintenance Expenses

610000 Building Maintenance	0.00	393.33	393.33	2,155.82	3,539.97	1,384.15	4,720.00
630100 Landscape Maintenance	37.75	25.00	(12.75)	733.47	225.00	(508.47)	300.00
636100 Elevator Repair & Maint	0.00	216.67	216.67	351.61	1,950.03	1,598.42	2,600.00
636200 Elevator Telephone	62.05	129.15	67.10	497.14	1,162.35	665.21	1,549.80
638000 Pest Control	0.00	73.50	73.50	128.20	661.50	533.30	882.00
639000 Fire Alarm Monitoring	0.00	89.92	89.92	320.36	809.28	488.92	1,079.00
639200 Fire Prevention & Protection	0.00	61.17	61.17	499.69	550.53	50.84	734.00
Maintenance Expenses Total	99.80	988.74	888.94	4,686.29	8,898.66	4,212.37	11,864.80

Utilities

731000 Cable	1,660.04	1,571.00	(89.04)	14,940.36	14,139.00	(801.36)	18,852.00
790000 Utility Pass Thru (Bldg - Elect/W...	0.00	300.00	300.00	5,246.55	2,700.00	(2,546.55)	3,600.00
Utilities Total	1,660.04	1,871.00	210.96	20,186.91	16,839.00	(3,347.91)	22,452.00

Reserve Transfers

910000 Reserve Funding	3,820.00	3,820.00	0.00	34,380.00	34,380.00	0.00	45,840.00
911000 Reserve Interest Transfer	1.68	0.00	(1.68)	3,009.19	0.00	(3,009.19)	0.00
990000 Insurance Transfer	3,950.00	3,950.00	0.00	35,550.00	35,550.00	0.00	47,400.00
Reserve Transfers Total	7,771.68	7,770.00	(1.68)	72,939.19	69,930.00	(3,009.19)	93,240.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	19,376.14	20,368.99	992.85	186,113.22	183,320.91	(2,792.31)	244,427.80
Net Income	2,606.75	(0.01)	2,606.76	5,082.51	(0.09)	5,082.60	0.00