

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

Run Date: 02/25/2026  
Run Time: 01:19 PM

## BALANCE SHEET As of: 01/31/2026 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *5739	\$2,964.34
110000	Operating Checking - Cogent *9883	\$583.36
129999	Due to / Due (from) Reserve	(\$16,822.71)
	OPERATING ASSETS TOTAL:	(\$13,275.01)
 <b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$38.46
	ACCOUNTS RECEIVABLE TOTAL:	\$38.46
 <b>Reserve Assets</b>		
140000	Reserve Checking - Truist *5747	\$2,692.64
142000	Reserve CD - Cogent Bank *0797 Matures 6/10/26	\$89,087.38
143000	Reserve CD - Cogent Bank *0771 Matures 12/10/25	\$98,895.07
149000	Due to / Due (from) Operating	\$16,822.71
	RESERVE ASSETS TOTAL:	\$207,497.80
	TOTAL ASSETS:	\$194,261.25

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
223000	Cable Income Liability	\$1,730.82
230000	Prepaid Assessments	\$3,169.65
	OPERATING LIABILITIES TOTAL:	\$4,900.47
 <b>Reserves</b>		
265000	Insurance Reserve	\$7,144.55
266000	Reserve Funding	\$200,350.03
295000	Interest Reserve	\$3.22
	RESERVES TOTAL:	\$207,497.80
	TOTAL LIABILITIES:	\$212,398.27

## Equity

Account #	Account Name	Total
<b>Equity</b>		
399999	Fund Balance	(\$19,194.77)

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	EQUITY TOTAL:	(\$19,194.77)
	Current Year Net Income/(Loss)	\$1,057.75
	TOTAL EQUITY:	(\$18,137.02)
	TOTAL LIABILITIES AND EQUITY:	\$194,261.25

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

Run Date: 02/25/2026

Run Time: 01:19 PM

## INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	21,565.40	21,565.45	(0.05)	21,565.40	21,565.45	(0.05)	258,785.44
421000 Interest Income - Oper	0.14	0.00	0.14	0.14	0.00	0.14	0.00
425000 Reserve Interest Income	3.22	0.00	3.22	3.22	0.00	3.22	0.00
455000 Parking Fee Income	130.00	0.00	130.00	130.00	0.00	130.00	0.00
<b>Income Total</b>	<b>21,698.76</b>	<b>21,565.45</b>	<b>133.31</b>	<b>21,698.76</b>	<b>21,565.45</b>	<b>133.31</b>	<b>258,785.44</b>
<b>Total Income</b>	<b>21,698.76</b>	<b>21,565.45</b>	<b>133.31</b>	<b>21,698.76</b>	<b>21,565.45</b>	<b>133.31</b>	<b>258,785.44</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses / Administrative	208.80	104.17	(104.63)	208.80	104.17	(104.63)	1,250.00
512000 Printing and Copies	13.60	62.50	48.90	13.60	62.50	48.90	750.00
513000 Postage	30.08	10.00	(20.08)	30.08	10.00	(20.08)	120.00
520000 Accounting/Audit	0.00	22.92	22.92	0.00	22.92	22.92	275.00
526000 Licenses, Permits & Fees	0.00	41.67	41.67	0.00	41.67	41.67	500.00
530000 Property Management Contract	599.96	599.96	0.00	599.96	599.96	0.00	7,199.52
541000 Corp Annual Report / Division Fee...	0.00	10.00	10.00	0.00	10.00	10.00	120.00
570000 FTLLC Maint/Serv	0.00	9,563.66	9,563.66	0.00	9,563.66	9,563.66	114,763.92
<b>Administrative Expenses Total</b>	<b>852.44</b>	<b>10,414.88</b>	<b>9,562.44</b>	<b>852.44</b>	<b>10,414.88</b>	<b>9,562.44</b>	<b>124,978.44</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	128.31	329.17	200.86	128.31	329.17	200.86	3,950.00
630100 Landscape Maintenance	112.94	125.00	12.06	112.94	125.00	12.06	1,500.00
636100 Elevator Repair & Maint	0.00	216.67	216.67	0.00	216.67	216.67	2,600.00
636200 Elevator Telephone	93.96	57.92	(36.04)	93.96	57.92	(36.04)	695.00
638000 Pest Control	75.00	75.00	0.00	75.00	75.00	0.00	900.00
639000 Fire Alarm Monitoring	0.00	58.33	58.33	0.00	58.33	58.33	700.00
639200 Fire Prevention & Protection	0.00	62.50	62.50	0.00	62.50	62.50	750.00
<b>Maintenance Expenses Total</b>	<b>410.21</b>	<b>924.59</b>	<b>514.38</b>	<b>410.21</b>	<b>924.59</b>	<b>514.38</b>	<b>11,095.00</b>
<b>Utilities</b>							
731000 Cable	1,843.15	1,716.00	(127.15)	1,843.15	1,716.00	(127.15)	20,592.00
790000 Utility Pass Thru (Bldg - Elect/W...	9,563.66	541.67	(9,021.99)	9,563.66	541.67	(9,021.99)	6,500.00
<b>Utilities Total</b>	<b>11,406.81</b>	<b>2,257.67</b>	<b>(9,149.14)</b>	<b>11,406.81</b>	<b>2,257.67</b>	<b>(9,149.14)</b>	<b>27,092.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	3,820.83	3,820.83	0.00	3,820.83	3,820.83	0.00	45,850.00
990000 Insurance Transfer	4,150.72	4,147.50	(3.22)	4,150.72	4,147.50	(3.22)	49,770.00
<b>Reserve Transfers Total</b>	<b>7,971.55</b>	<b>7,968.33</b>	<b>(3.22)</b>	<b>7,971.55</b>	<b>7,968.33</b>	<b>(3.22)</b>	<b>95,620.00</b>
<b>Total Expense</b>	<b>20,641.01</b>	<b>21,565.47</b>	<b>924.46</b>	<b>20,641.01</b>	<b>21,565.47</b>	<b>924.46</b>	<b>258,785.44</b>
<b>Net Income</b>	<b>1,057.75</b>	<b>(0.02)</b>	<b>1,057.77</b>	<b>1,057.75</b>	<b>(0.02)</b>	<b>1,057.77</b>	<b>0.00</b>