

Terrace Park of Five Towns No. 20, Inc.

Run Date: 05/11/2024

Run Time: 10:12 AM

BALANCE SHEET As of: 04/30/2024

Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *5739	\$13,281.12
129999	Due to / Due (from) Reserve	(\$54,988.45)
	OPERATING ASSETS TOTAL:	(\$41,707.33)
 Accounts Receivable		
130000	Maintenance Fees Receivable	\$2,498.07
	ACCOUNTS RECEIVABLE TOTAL:	\$2,498.07
 Reserve Assets		
140000	Reserve Checking - Truist *5747	\$97,135.12
149000	Due to / Due (from) Operating	\$54,988.45
	RESERVE ASSETS TOTAL:	\$152,123.57
	TOTAL ASSETS:	\$112,914.31

Liabilities

Account #	Account Name	Total
Operating Liabilities		
230000	Prepaid Assessments	\$5,841.57
	OPERATING LIABILITIES TOTAL:	\$5,841.57
 Reserve Liabilities		
250000	Paving Reserve	\$9,394.55
251000	Painting Reserve	(\$8,770.56)
252000	Roof Reserve	\$20,103.15
254000	Elevator Reserve	\$3,364.17
255000	Sealcoating/Striping Reserve	\$957.98
256000	Water Heater Reserve	\$4,264.12
257000	Water Pipe Reserve	\$3,063.46
259000	Pass Thru Reserve	(\$1,810.30)
264000	Flood Insurance Reserve	\$7,370.30
265000	Insurance Reserve	\$24,555.68
267200	Railing Reserve	\$6,149.53
284000	Cable Reserve	\$4,080.00
291000	Other Capital Exp / Deferred Maint Reserve	\$87,793.26
295000	Interest Reserve	\$1,755.67
299999	Prior Management Balance Adjustment	(\$10,147.44)
	RESERVE LIABILITIES TOTAL:	\$152,123.57

Account #	Account Name	Total
	TOTAL LIABILITIES:	<u>\$157,965.14</u>

Equity

Account #	Account Name	Total
	Equity	
399999	Fund Balance	<u>(\$41,443.37)</u>
	EQUITY TOTAL:	<u>(\$41,443.37)</u>
	Current Year Net Income/(Loss)	<u>(\$3,607.46)</u>
	TOTAL EQUITY:	<u>(\$45,050.83)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$112,914.31</u></u>

Terrace Park of Five Towns No. 20, Inc.

Run Date: 05/11/2024

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INCOME STATEMENT

Start: 04/01/2024 | End: 04/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
401000 Maintenance Fee Income	10,737.16	10,737.12	0.04	42,858.64	42,948.48	(89.84)	128,845.45
421000 Interest Income - Oper	0.13	0.00	0.13	0.61	0.00	0.61	0.00
425000 Reserve Interest Income	235.38	100.00	135.38	858.53	400.00	458.53	1,200.00
430000 Late Fees	275.00	0.00	275.00	900.00	0.00	900.00	0.00
436000 Miscellaneous Income	0.00	103.25	(103.25)	0.00	413.00	(413.00)	1,239.00
437000 Application Fees	50.00	33.33	16.67	400.00	133.32	266.68	400.00
450000 Laundry Income	0.00	0.00	0.00	613.13	0.00	613.13	0.00
455000 Parking Fee Income	130.00	0.00	130.00	520.00	0.00	520.00	0.00
Income Total	11,427.67	10,973.70	453.97	46,150.91	43,894.80	2,256.11	131,684.45

Total Income	11,427.67	10,973.70	453.97	46,150.91	43,894.80	2,256.11	131,684.45
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office Expenses / Administrative	12.00	17.00	5.00	392.99	68.00	(324.99)	204.00
512000 Printing and Copies	0.00	0.00	0.00	57.60	0.00	(57.60)	0.00
513000 Postage	0.00	7.00	7.00	51.04	28.00	(23.04)	84.00
526000 Licenses, Permits & Fees	0.00	6.25	6.25	0.00	25.00	25.00	75.00
530000 Property Management Contract	832.48	563.33	(269.15)	3,149.41	2,253.32	(896.09)	6,760.00
541000 Corp Annual Report / Division Fee...	0.00	16.00	16.00	128.00	64.00	(64.00)	192.00
Administrative Expenses Total	844.48	609.58	(234.90)	3,779.04	2,438.32	(1,340.72)	7,315.00

Insurance Expenses

590000 Insurance Premiums	2,545.20	3,267.08	721.88	8,936.23	13,068.32	4,132.09	39,205.00
Insurance Expenses Total	2,545.20	3,267.08	721.88	8,936.23	13,068.32	4,132.09	39,205.00

Maintenance Expenses

610000 Building Maintenance	800.00	500.00	(300.00)	4,996.49	2,000.00	(2,996.49)	6,000.00
630100 Landscape Maintenance	0.00	25.00	25.00	0.00	100.00	100.00	300.00
636100 Elevator Repair & Maint	0.00	89.00	89.00	5,250.00	356.00	(4,894.00)	1,068.00
636200 Elevator Telephone	121.94	123.00	1.06	487.74	492.00	4.26	1,476.00
638000 Pest Control	64.20	70.00	5.80	321.00	280.00	(41.00)	840.00
639000 Fire Alarm Monitoring	80.09	85.58	5.49	336.89	342.32	5.43	1,027.00
639200 Fire Prevention & Protection	0.00	58.33	58.33	622.21	233.32	(388.89)	700.00
Maintenance Expenses Total	1,066.23	950.91	(115.32)	12,014.33	3,803.64	(8,210.69)	11,411.00

Utilities

731000 Cable	2,011.65	2,011.00	(0.65)	8,046.60	8,044.00	(2.60)	24,132.00
790000 Utility Pass Thru (Bldg - Elect/W...	0.00	104.17	104.17	0.00	416.68	416.68	1,250.00
Utilities Total	2,011.65	2,115.17	103.52	8,046.60	8,460.68	414.08	25,382.00

Reserve Transfers

910000 Reserve Funding	4,030.91	4,030.95	0.04	16,123.64	16,123.80	0.16	48,371.45
911000 Reserve Interest Transfer	235.38	0.00	(235.38)	858.53	0.00	(858.53)	0.00
Reserve Transfers Total	4,266.29	4,030.95	(235.34)	16,982.17	16,123.80	(858.37)	48,371.45

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	10,733.85	10,973.69	239.84	49,758.37	43,894.76	(5,863.61)	131,684.45
Net Income	693.82	0.01	693.81	(3,607.46)	0.04	(3,607.50)	0.00