Terrace Park of Five Towns No. 26, Inc.

Run Date: 10/13/2026
Run Time: 09:31 AM

BALANCE SHEET

As of: 09/30/2026

Assets

Account #	Account Name	Total
Operating Assets		
105000	Operating Checking - Cogent *0931	$49,243.68
115000	Petty Cash	$151.97
	OPERATING ASSETS TOTAL:	$49,395.65
Reserve Assets		
140500	Reserve Checking - Cogent *0949	$120,019.68
141000	Reserve Acct - OZK CD *5336 - matures 4/15/27	$64,175.41
142000	Reserve Acct - OZK *6317 - matures 3/16/27	$63,865.03
143000	Reserve Acct - Cogent CD *1456 - matures 2/15/27	$70,607.82
	RESERVE ASSETS TOTAL:	$318,667.94
	TOTAL ASSETS:	$368,063.59

Liabilities

Account #	Account Name	Total
Operating Liabilities		
230000	Prepaid Assessments	$9,587.59
	OPERATING LIABILITIES TOTAL:	$9,587.59
Reserves		
250000	Paving Reserve	$9,323.61
251000	Painting Reserve	$26,864.79
252000	Roof Reserve	$197,842.74
255000	Sealcoating/Striping Reserve	$2,217.10
256000	Water Heater Reserve	$11,508.58
268000	Walkway Sealing Reserve	$9,278.27
281000	Legal Reserve	$903.13
284000	Cable Reserve	$4,537.27
291000	Other Capital Exp / Deferred Maint Reserve	$41,535.75
295000	Interest Reserve	$14,656.70
	RESERVES TOTAL:	$318,667.94
	TOTAL LIABILITIES:	$328,255.53

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	$37,709.00
	EQUITY TOTAL:	$37,709.00

Account #	Account Name	Total
	Current Year Net Income/(Loss)	$2,099.06
	TOTAL EQUITY:	$39,808.06
	TOTAL LIABILITIES AND EQUITY:	$368,063.59

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Terrace Park of Five Towns No. 26, Inc.

INCOME STATEMENT

Start: 09/01/2026 | End: 09/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
401000 Maintenance Fee Income	18,263.06	18,263.08	(0.02)	164,367.54	164,367.72	(0.18)	219,157.00
421000 Interest Income - Oper	0.00	0.00	0.00	0.41	0.00	0.41	0.00
425000 Reserve Interest Income	2,097.40	0.00	2,097.40	7,088.97	0.00	7,088.97	0.00
435000 Administrative Fee	75.00	0.00	75.00	75.00	0.00	75.00	0.00
437000 Application Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
440000 NSF Fee	(15.00)	0.00	(15.00)	(15.00)	0.00	(15.00)	0.00
Income Total	**20,420.46**	**18,263.08**	**2,157.38**	**171,616.92**	**164,367.72**	**7,249.20**	**219,157.00**
Total Income	**20,420.46**	**18,263.08**	**2,157.38**	**171,616.92**	**164,367.72**	**7,249.20**	**219,157.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
515000 General Admininistrative	124.00	83.33	(40.67)	1,051.84	749.97	(301.87)	1,000.00
520000 Accounting/Audit	0.00	29.17	29.17	400.00	262.53	(137.47)	350.00
526000 Licenses, Permits & Fees	0.00	6.25	6.25	0.00	56.25	56.25	75.00
530000 Property Management Contract	350.00	350.00	0.00	3,114.00	3,150.00	36.00	4,200.00
541000 FL State Annual Filing Fees	75.00	10.42	(64.58)	75.00	93.78	18.78	125.00
557000 Bank Fees	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
Administrative Expenses Total	**549.00**	**479.17**	**(69.83)**	**4,676.84**	**4,312.53**	**(364.31)**	**5,750.00**
Insurance Expenses							
590000 Property Insurance	0.00	3,916.67	3,916.67	41,308.74	35,250.03	(6,058.71)	47,000.00
595000 Flood Insurance	0.00	1,166.67	1,166.67	15,742.99	10,500.03	(5,242.96)	14,000.00
Insurance Expenses Total	**0.00**	**5,083.34**	**5,083.34**	**57,051.73**	**45,750.06**	**(11,301.67)**	**61,000.00**
Maintenance Expenses							
610000 Building Maintenance	(15.00)	1,416.67	1,431.67	1,110.00	12,750.03	11,640.03	17,000.00
630100 Landscape Maintenance	63.03	166.67	103.64	305.96	1,500.03	1,194.07	2,000.00
638000 Pest Control	0.00	200.00	200.00	2,200.00	1,800.00	(400.00)	2,400.00
639200 Fire Prevention & Protection	0.00	18.75	18.75	(14.21)	168.75	182.96	225.00
690000 Master Association Fees	6,842.68	6,916.67	73.99	61,584.12	62,250.03	665.91	83,000.00
Maintenance Expenses Total	**6,890.71**	**8,718.76**	**1,828.05**	**65,185.87**	**78,468.84**	**13,282.97**	**104,625.00**
Utilities							
731000 Cable	1,348.43	1,375.00	26.57	12,135.87	12,375.00	239.13	16,500.00
790000 Utility Pass Thru	0.00	341.67	341.67	2,992.05	3,075.03	82.98	4,100.00
Utilities Total	**1,348.43**	**1,716.67**	**368.24**	**15,127.92**	**15,450.03**	**322.11**	**20,600.00**
Reserve Transfers							
910000 Reserve Funding	2,265.17	2,265.17	0.00	20,386.53	20,386.53	0.00	27,182.00
911000 Reserve Interest Transfer	2,097.40	0.00	(2,097.40)	7,088.97	0.00	(7,088.97)	0.00
Reserve Transfers Total	**4,362.57**	**2,265.17**	**(2,097.40)**	**27,475.50**	**20,386.53**	**(7,088.97)**	**27,182.00**
Total Expense	**13,150.71**	**18,263.11**	**5,112.40**	**169,517.86**	**164,367.99**	**(5,149.87)**	**219,157.00**

Net Income	**7,269.75**	**(0.03)**	**7,269.78**	**2,099.06**	**(0.27)**	**2,099.33**	**0.00**