

Terrace Park of Five Towns No. 26, Inc.

Run Date: 10/21/2025

Run Time: 01:59 PM

BALANCE SHEET As of: 09/30/2025 Assets

Account #	Account Name	Total
Operating Assets		
100000	Operating Checking - Truist *6182	\$43,229.95
	OPERATING ASSETS TOTAL:	\$43,229.95
Accounts Receivable		
130000	Maintenance Fees Receivable	\$677.70
	ACCOUNTS RECEIVABLE TOTAL:	\$677.70
Reserve Assets		
140000	Reserve Checking - Truist *6190	\$151,936.84
141000	Reserve Acct - OZK CD *5336 - matures 1/15/26	\$60,531.54
142000	Reserve Acct - OZK *6317 - matures 12/16/25	\$60,529.92
	RESERVE ASSETS TOTAL:	\$272,998.30
	TOTAL ASSETS:	\$316,905.95

Liabilities

Account #	Account Name	Total
Operating Liabilities		
227000	Deferred Cable	\$5,548.85
230000	Prepaid Assessments	\$8,265.27
	OPERATING LIABILITIES TOTAL:	\$13,814.12
Reserves		
250000	Paving Reserve	\$8,444.61
251000	Painting Reserve	\$22,790.55
252000	Roof Reserve	\$182,842.74
255000	Sealcoating/Striping Reserve	\$7,703.58
256000	Water Heater Reserve	\$10,840.09
264000	Flood Insurance Reserve	\$38.01
265000	Insurance Reserve	(\$23,716.28)
268000	Walkway Sealing Reserve	\$8,828.27
281000	Legal Reserve	\$2,223.13
291000	Other Capital Exp / Deferred Maint Reserve	\$34,535.71
295000	Interest Reserve	\$18,467.89
	RESERVES TOTAL:	\$272,998.30
	TOTAL LIABILITIES:	\$286,812.42

Equity

Account #	Account Name	Total
Equity		
350000	Prior Year Equity Adjustments	\$9.63
399999	Fund Balance	\$39,167.29
	EQUITY TOTAL:	<u>\$39,176.92</u>
	Current Year Net Income/(Loss)	(\$9,083.39)
	TOTAL EQUITY:	<u>\$30,093.53</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$316,905.95</u></u>

Terrace Park of Five Towns No. 26, Inc.

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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	
Income							
401000 Maintenance Fee Income	17,414.00	17,414.00	0.00	156,726.00	156,726.00	0.00	208,968.00
421000 Interest Income - Oper	0.36	0.00	0.36	2.33	0.00	2.33	0.00
425000 Reserve Interest Income	238.32	0.00	238.32	4,834.24	0.00	4,834.24	0.00
437000 Application Fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Income Total	17,652.68	17,414.00	238.68	161,612.57	156,726.00	4,886.57	208,968.00
Total Income	17,652.68	17,414.00	238.68	161,612.57	156,726.00	4,886.57	208,968.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative Expenses							
515000 General Administrative	14.00	83.33	69.33	470.12	749.97	279.85	1,000.00
520000 Accounting/Audit	0.00	29.17	29.17	0.00	262.53	262.53	350.00
526000 Licenses, Permits & Fees	0.00	6.25	6.25	70.00	56.25	(13.75)	75.00
530000 Property Management Contract	350.00	350.00	0.00	3,150.00	3,150.00	0.00	4,200.00
541000 FL State Annual Filing Fees	0.00	10.42	10.42	0.00	93.78	93.78	125.00
Administrative Expenses Total	364.00	479.17	115.17	3,690.12	4,312.53	622.41	5,750.00
Insurance Expenses							
590000 Property Insurance	0.00	4,750.00	4,750.00	39,771.94	42,750.00	2,978.06	57,000.00
595000 Flood Insurance	0.00	500.00	500.00	13,676.00	4,500.00	(9,176.00)	6,000.00
Insurance Expenses Total	0.00	5,250.00	5,250.00	53,447.94	47,250.00	(6,197.94)	63,000.00
Maintenance Expenses							
610000 Building Maintenance	175.00	791.67	616.67	14,122.48	7,125.03	(6,997.45)	9,500.00
630100 Landscape Maintenance	0.00	145.83	145.83	514.27	1,312.47	798.20	1,750.00
638000 Pest Control	0.00	45.83	45.83	0.00	412.47	412.47	550.00
639200 Fire Prevention & Protection	0.00	18.75	18.75	0.00	168.75	168.75	225.00
639900 General Deferred Maintenance	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
690000 Master Association Fees	6,583.50	6,750.00	166.50	59,251.50	60,750.00	1,498.50	81,000.00
Maintenance Expenses Total	6,758.50	7,918.75	1,160.25	73,888.25	71,268.75	(2,619.50)	95,025.00
Utilities							
731000 Cable	1,283.94	1,294.17	10.23	11,555.46	11,647.53	92.07	15,530.00
790000 Utility Pass Thru	0.00	300.00	300.00	3,732.67	2,700.00	(1,032.67)	3,600.00
Utilities Total	1,283.94	1,594.17	310.23	15,288.13	14,347.53	(940.60)	19,130.00
Reserve Transfers							
910000 Reserve Funding	2,171.92	2,171.92	0.00	19,547.28	19,547.28	0.00	26,063.00
911000 Reserve Interest Transfer	238.32	0.00	(238.32)	4,834.24	0.00	(4,834.24)	0.00
Reserve Transfers Total	2,410.24	2,171.92	(238.32)	24,381.52	19,547.28	(4,834.24)	26,063.00
Total Expense	10,816.68	17,414.01	6,597.33	170,695.96	156,726.09	(13,969.87)	208,968.00
Net Income	6,836.00	(0.01)	6,836.01	(9,083.39)	(0.09)	(9,083.30)	0.00