

# Terrace Park of Five Towns No. 26, Inc.

Run Date: 03/16/2026

Run Time: 01:43 PM

## BALANCE SHEET As of: 02/28/2026 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *6182	\$3.91
105000	Operating Checking - Cogent *0931	\$9,715.75
	OPERATING ASSETS TOTAL:	\$9,719.66
 <b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$711.33
	ACCOUNTS RECEIVABLE TOTAL:	\$711.33
 <b>Reserve Assets</b>		
140000	Reserve Checking - Truist *6190	\$176,378.85
140500	Reserve Checking - Cogent *0949	\$2,787.16
141000	Reserve Acct - OZK CD *5336 - matures 8/15/26	\$62,114.04
142000	Reserve Acct - OZK *6317 - matures 7/16/26	\$61,806.51
	RESERVE ASSETS TOTAL:	\$303,086.56
	TOTAL ASSETS:	\$313,517.55

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
230000	Prepaid Assessments	\$17,861.15
	OPERATING LIABILITIES TOTAL:	\$17,861.15
 <b>Reserves</b>		
250000	Paving Reserve	\$8,756.61
251000	Painting Reserve	\$24,456.79
252000	Roof Reserve	\$189,092.74
255000	Sealcoating/Striping Reserve	\$7,965.91
256000	Water Heater Reserve	\$11,124.77
268000	Walkway Sealing Reserve	\$9,015.77
281000	Legal Reserve	\$1,323.13
284000	Cable Reserve	\$4,537.27
291000	Other Capital Exp / Deferred Maint Reserve	\$38,619.06
295000	Interest Reserve	\$8,194.51
	RESERVES TOTAL:	\$303,086.56
	TOTAL LIABILITIES:	\$320,947.71

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Equity</b>		
399999	Fund Balance	\$37,709.00
	EQUITY TOTAL:	<u>\$37,709.00</u>
	Current Year Net Income/(Loss)	(\$45,139.16)
	TOTAL EQUITY:	<u>(\$7,430.16)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$313,517.55</u></u>

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## INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	18,263.06	18,263.42	(0.36)	36,526.12	36,526.84	(0.72)	219,161.00
421000 Interest Income - Oper	0.00	0.00	0.00	0.41	0.00	0.41	0.00
425000 Reserve Interest Income	191.08	0.00	191.08	626.78	0.00	626.78	0.00
<b>Income Total</b>	<b>18,454.14</b>	<b>18,263.42</b>	<b>190.72</b>	<b>37,153.31</b>	<b>36,526.84</b>	<b>626.47</b>	<b>219,161.00</b>
<b>Total Income</b>	<b>18,454.14</b>	<b>18,263.42</b>	<b>190.72</b>	<b>37,153.31</b>	<b>36,526.84</b>	<b>626.47</b>	<b>219,161.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
515000 General Administrative	120.00	83.33	(36.67)	273.40	166.66	(106.74)	1,000.00
520000 Accounting/Audit	0.00	29.17	29.17	0.00	58.34	58.34	350.00
526000 Licenses, Permits & Fees	0.00	6.25	6.25	0.00	12.50	12.50	75.00
530000 Property Management Contract	350.00	350.00	0.00	700.00	700.00	0.00	4,200.00
541000 FL State Annual Filing Fees	0.00	10.42	10.42	0.00	20.84	20.84	125.00
557000 Bank Fees	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
<b>Administrative Expenses Total</b>	<b>470.00</b>	<b>479.17</b>	<b>9.17</b>	<b>1,009.40</b>	<b>958.34</b>	<b>(51.06)</b>	<b>5,750.00</b>
<b>Insurance Expenses</b>							
590000 Property Insurance	0.00	3,916.67	3,916.67	41,800.74	7,833.34	(33,967.40)	47,000.00
595000 Flood Insurance	(5,857.01)	1,166.67	7,023.68	15,742.99	2,333.34	(13,409.65)	14,000.00
<b>Insurance Expenses Total</b>	<b>(5,857.01)</b>	<b>5,083.34</b>	<b>10,940.35</b>	<b>57,543.73</b>	<b>10,166.68</b>	<b>(47,377.05)</b>	<b>61,000.00</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	0.00	1,416.67	1,416.67	0.00	2,833.34	2,833.34	17,000.00
630100 Landscape Maintenance	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
638000 Pest Control	2,200.00	200.00	(2,000.00)	2,200.00	400.00	(1,800.00)	2,400.00
639200 Fire Prevention & Protection	0.00	18.75	18.75	0.00	37.50	37.50	225.00
690000 Master Association Fees	6,842.68	6,916.67	73.99	13,685.36	13,833.34	147.98	83,000.00
<b>Maintenance Expenses Total</b>	<b>9,042.68</b>	<b>8,718.76</b>	<b>(323.92)</b>	<b>15,885.36</b>	<b>17,437.52</b>	<b>1,552.16</b>	<b>104,625.00</b>
<b>Utilities</b>							
731000 Cable	1,348.43	1,375.00	26.57	2,696.86	2,750.00	53.14	16,500.00
790000 Utility Pass Thru	0.00	341.67	341.67	0.00	683.34	683.34	4,100.00
<b>Utilities Total</b>	<b>1,348.43</b>	<b>1,716.67</b>	<b>368.24</b>	<b>2,696.86</b>	<b>3,433.34</b>	<b>736.48</b>	<b>20,600.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	2,265.17	2,265.17	0.00	4,530.34	4,530.34	0.00	27,182.00
911000 Reserve Interest Transfer	191.08	0.00	(191.08)	626.78	0.00	(626.78)	0.00
<b>Reserve Transfers Total</b>	<b>2,456.25</b>	<b>2,265.17</b>	<b>(191.08)</b>	<b>5,157.12</b>	<b>4,530.34</b>	<b>(626.78)</b>	<b>27,182.00</b>
<b>Total Expense</b>	<b>7,460.35</b>	<b>18,263.11</b>	<b>10,802.76</b>	<b>82,292.47</b>	<b>36,526.22</b>	<b>(45,766.25)</b>	<b>219,157.00</b>
<b>Net Income</b>	<b>10,993.79</b>	<b>0.31</b>	<b>10,993.48</b>	<b>(45,139.16)</b>	<b>0.62</b>	<b>(45,139.78)</b>	<b>4.00</b>