Terrace Park of Five Towns No. 20, Inc.

Run Date: 10/13/2026
Run Time: 11:14 AM

BALANCE SHEET

As of: 09/30/2026

Assets

Account #	Account Name	Total
Operating Assets		
110000	Operating Checking - Cogent *9883	$5,874.18
129599	Due to/Due from SPA	($3,299.97)
129999	Due to / Due (from) Reserve	($11,689.44)
	OPERATING ASSETS TOTAL:	($9,115.23)
Accounts Receivable		
130000	Maintenance Fees Receivable	$43.92
	ACCOUNTS RECEIVABLE TOTAL:	$43.92
Reserve Assets		
140500	Reserve Checking - Cogent *0865	$38.87
142000	Reserve CD - Cogent Bank *0797 Matures 3/10/27	$140,069.80
143000	Reserve CD - Cogent Bank *0771 Matures 12/10/26	$101,482.19
149000	Due to / Due (from) Operating	$11,689.44
	RESERVE ASSETS TOTAL:	$253,280.30
Special Assessment Assets		
191000	Special Assessment Receivables	$0.03
199990	Due (to)/Due from Reserve	$1,890.00
199999	Due (to)/Due from Operating	$1,409.97
	SPECIAL ASSESSMENT ASSETS TOTAL:	$3,300.00
	TOTAL ASSETS:	$247,508.99

Liabilities

Account #	Account Name	Total
Operating Liabilities		
230000	Prepaid Assessments	$6,103.49
	OPERATING LIABILITIES TOTAL:	$6,103.49
Special Assessment Liabilities		
240000	Special Assessment Income	$3,300.00
	SPECIAL ASSESSMENT LIABILITIES TOTAL:	$3,300.00
Reserves		

Account #	Account Name	Total
265000	Insurance Reserve	$18,841.70
266000	Reserve Funding	$230,046.67
295000	Interest Reserve	$4,391.93
	RESERVES TOTAL:	$253,280.30
	TOTAL LIABILITIES:	$262,683.79

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	($19,194.77)
	EQUITY TOTAL:	($19,194.77)
	Current Year Net Income/(Loss)	$4,019.97
	TOTAL EQUITY:	($15,174.80)
	TOTAL LIABILITIES AND EQUITY:	$247,508.99

Terrace Park of Five Towns No. 20, Inc.

Run Date: 10/13/2026
Run Time: 11:14 AM

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	21,565.41	21,565.45	(0.04)	194,088.68	194,089.05	(0.37)	258,785.44
421000 Interest Income - Oper	0.00	0.00	0.00	0.22	0.00	0.22	0.00
425000 Reserve Interest Income	1,208.50	0.00	1,208.50	4,391.93	0.00	4,391.93	0.00
440000 NSF Fee	0.00	0.00	0.00	(15.00)	0.00	(15.00)	0.00
450000 Laundry Income	0.00	0.00	0.00	1,841.88	0.00	1,841.88	0.00
455000 Parking Fee Income	50.00	0.00	50.00	640.00	0.00	640.00	0.00
Income Total	**22,823.91**	**21,565.45**	**1,258.46**	**200,947.71**	**194,089.05**	**6,858.66**	**258,785.44**
Total Income	**22,823.91**	**21,565.45**	**1,258.46**	**200,947.71**	**194,089.05**	**6,858.66**	**258,785.44**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
510000 Office Expenses / Administrative	0.00	104.17	104.17	425.89	937.53	511.64	1,250.00
512000 Printing and Copies	0.00	62.50	62.50	156.00	562.50	406.50	750.00
513000 Postage	0.00	10.00	10.00	188.11	90.00	(98.11)	120.00
520000 Accounting/Audit	0.00	22.92	22.92	400.00	206.28	(193.72)	275.00
526000 Licenses, Permits & Fees	0.00	41.67	41.67	0.00	375.03	375.03	500.00
530000 Property Management Contract	599.96	599.96	0.00	5,399.64	5,399.64	0.00	7,199.52
541000 Corp Annual Report / Division Fee...	0.00	10.00	10.00	0.00	90.00	90.00	120.00
557000 Bank Fees	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
570000 FTLLC Maint/Serv	9,563.66	9,563.66	0.00	86,112.94	86,072.94	(40.00)	114,763.92
Administrative Expenses Total	**10,163.62**	**10,414.88**	**251.26**	**92,718.58**	**93,733.92**	**1,015.34**	**124,978.44**
Maintenance Expenses							
610000 Building Maintenance	0.00	329.17	329.17	3,580.37	2,962.53	(617.84)	3,950.00
630100 Landscape Maintenance	0.00	125.00	125.00	203.26	1,125.00	921.74	1,500.00
636100 Elevator Repair & Maint	0.00	216.67	216.67	575.94	1,950.03	1,374.09	2,600.00
636200 Elevator Telephone	139.46	57.92	(81.54)	1,211.67	521.28	(690.39)	695.00
638000 Pest Control	0.00	75.00	75.00	525.00	675.00	150.00	900.00
639000 Fire Alarm Monitoring	0.00	58.33	58.33	682.07	524.97	(157.10)	700.00
639200 Fire Prevention & Protection	0.00	62.50	62.50	295.95	562.50	266.55	750.00
Maintenance Expenses Total	**139.46**	**924.59**	**785.13**	**7,074.26**	**8,321.31**	**1,247.05**	**11,095.00**
Utilities							
731000 Cable	1,633.17	1,716.00	82.83	16,463.45	15,444.00	(1,019.45)	20,592.00
790000 Utility Pass Thru (Bldg - Elect/W...	0.00	541.67	541.67	4,564.55	4,875.03	310.48	6,500.00
Utilities Total	**1,633.17**	**2,257.67**	**624.50**	**21,028.00**	**20,319.03**	**(708.97)**	**27,092.00**
Reserve Transfers							
910000 Reserve Funding	3,820.83	3,820.83	0.00	34,387.47	34,387.47	0.00	45,850.00
911000 Reserve Interest Transfer	1,208.50	0.00	(1,208.50)	4,382.88	0.00	(4,382.88)	0.00
990000 Insurance Transfer	4,147.50	4,147.50	0.00	37,336.55	37,327.50	(9.05)	49,770.00
Reserve Transfers Total	**9,176.83**	**7,968.33**	**(1,208.50)**	**76,106.90**	**71,714.97**	**(4,391.93)**	**95,620.00**
Total Expense	**21,113.08**	**21,565.47**	**452.39**	**196,927.74**	**194,089.23**	**(2,838.51)**	**258,785.44**

Net Income	**1,710.83**	**(0.02)**	**1,710.85**	**4,019.97**	**(0.18)**	**4,020.15**	**0.00**