

TERRACE PARK OF FIVE TOWNS NO 27 INC, QUINCY BUILDING

56 UNITS

JANUARY 1, 2026 - DECEMBER 31, 2026

APPROVED BUDGET

ACCT	INCOME	2025 ANNUAL	2025 ANNUAL	2026 APPROVED FULLY	2026 FULLY FUNDED
		BUDGET	ACTUAL PROJECTED	FUNDED ANNUAL BUDGET	MONTHLY AMOUNT
401000	Maintenance Fee Income	502,423	502,423	512,810	42,734
		0	0	0	0
	TOTAL INCOME	502,423	502,423	512,810	42,734
OPERATING EXPENSES					
ADMINISTRATIVE					
510000	Office Expenses	1,575	1,500	1,575	131
520000	Accounting	320	325	400	33
525000	Legal / Professional	2,000	1,000	2,000	167
526000	Licenses, Permits & fees	200	215	225	19
530000	Management Contract	9,348	9,348	9,348	779
556000	Coupon Expenses	450	400	450	38
557000	Bank Fees	0	0	0	0
560000	Income Tax	0	0	0	0
561000	DBPR Fees	224	299	300	25
590000	Insurance	117,600	88,933	106,720	8,893
591000	Flood Insurance	8,684	8,823	10,146	846
		0	0	0	0
	TOTAL ADMINISTRATIVE	140,401	110,843	131,164	10,930
RESERVE TRANSFER					
	Reserve Transfer	66,938	66,938	75,007	6,251
	TOTAL RESERVE TRANSFER	66,938	66,938	75,007	6,251
MAINTENANCE & REPAIR					
610000	Building Maintenance	15,600	15,000	16,500	1,375
630000	Landscaping Contract	5,000	2,000	5,000	417
635000	Pond Maintenance	2,400	2,000	2,400	200
636000	Elevator Maintenance	4,000	16,080	6,000	500
637000	Elevator Phone	1,000	762	1,000	83
638000	Pest Control	550	417	600	50
639000	Fire Alarm System	2,500	1,781	2,500	208
690000	Five Towns - Amenities	220,579	212,229	224,963	18,747
		0	0	0	0
	TOTAL MAINT & REPAIRS	251,629	250,269	258,963	21,580
UTILITIES					
731000	Cable	32,641	34,910	36,655	3,055
790000	Utility pass Thru	10,815	9,584	11,021	918
		0	0	0	0
	TOTAL UTILITIES	43,456	44,493	47,676	3,973
TOTAL EXPENSES		502,424	472,543	512,810	42,734

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ASSESSMENT SUMMARY - FULLY

2026 MONTHLY ASSESSMENT BY UNIT TYPE

UNIT TYPE	PERCENT OWNERSHIP	# OF UNITS	MGMT FEE	CABLE FEE	BUREAU FEE	FTLLC SERVICE AGREEMENT	MONTHLY ALLOCATION TO FTLLC	OPERATING EXPENSE FULLY FUNDED	FULLY FUNDED MONTHLY ALLOCATION TO ASSOCIATION	UNIT TYPE TOTAL	2026 FULLY FUNDED MONTHLY ASSESSMENT					
A	1.640000	8	\$1,226.46	\$153.31	\$5,236.45	\$654.56	\$39.36	\$4.92	\$29,515.13	\$3,689.39	\$307.45	\$31,690.63	\$3,961.33	\$397.84	\$67,708.03	\$705.29
B	1.788000	32	\$5,348.55	\$167.14	\$20,945.81	\$654.56	\$171.65	\$5.36	\$128,714.75	\$4,022.34	\$335.19	\$138,202.07	\$4,318.81	\$428.82	\$293,382.83	\$764.02
C	1.854000	16	\$2,772.99	\$173.31	\$10,472.90	\$654.56	\$88.99	\$5.56	\$66,732.98	\$4,170.81	\$347.57	\$71,651.74	\$4,478.23	\$442.64	\$151,719.61	\$790.21
TOTALS		56	\$9,348.00		\$36,655.16		\$300.00		\$224,962.87			\$241,544.44		\$287,847.60	\$512,810.47	\$512,810.47

Board of Directors

Management