

		TERRACE PAREK OF FIVE TOWNS # 26			ESTIMATED BUDGET	
		FOR THE FISCAL YEAR JAN.1ST,2026 TO DEC.31,2026				
ACCOUNTS	2024 BUDGET	2025 BUDGET	AUGUST 2025 EXPENSES	BUDGET LEFTOVER	2026 BUDGET	
Maint. Assess.	\$193,357.16	208,968.00	\$121,898.00		\$219,161.00	
<b>Total Operating Income</b>	<b>\$193,357.16</b>	<b>\$208,968.00</b>	<b>\$121,898.00</b>	<b>\$87,070.00</b>	<b>\$219,157.00</b>	
<b>**2024 FTTLC fees \$79,000.00</b>	\$79,000.00	\$79,000.00	\$52,668.00	\$28,332.00	\$81,000.00	
<b>Administrative( OPERATING EXPENSES)</b>						
General Administrative	1,000.00	\$1,000.00	\$456.12	\$543.88	\$1,000.00	
7000 - Audit & Tax Serv.	300.00	\$350.00	\$0.00	\$350.00	\$350.00	
7020- Legal Services (\$2223.13)	0.00	\$2,223.13	\$165.00	\$2,058.13	\$0.00	
9000 - Fed Income				\$0.00		
Permits/licences	75.00	\$75.00	\$70.00	\$5.00	\$75.00	
Property Management	4,200.00	\$4,200.00	\$2,800.00	\$1,400.00	\$4,200.00	
FL State Annual Filing Fees	125.00	\$125.00	\$0.00	\$0.00	\$125.00	
Bank Fee			\$0.00			
<b>Total Adm. Expenses</b>	<b>5,700.00</b>	<b>\$5,750.00</b>	<b>\$3,491.12</b>	<b>\$4,482.01</b>	<b>\$5,750.00</b>	
<b>Contracted Services</b>						
Building Repair & Gutters Maintenance.	4,500.00	\$9,500.00	\$13,947.48	-\$4,447.48	\$17,000.00	
Landscaping Repair & Maint.	1,000.00	\$1,750.00	\$514.27	\$1,235.73	\$2,000.00	
Pest Control	486.00	\$550.00	\$0.00	\$550.00	\$2,400.00	
Fire Ext. Inspection	185.00	\$225.00	\$0.00	\$225.00	\$225.00	
<b>FIVE TOWN LLC (VESTA DUES)</b>	79,000.00	\$81,000.00	\$52,668.00	\$28,332.00	\$83,000.00	
<b>General Deferred Maintenance</b>		\$2,000.00	\$0.00	\$2,000.00	\$0.00	
<b>Total Contracted Serv.</b>	<b>85,171.00</b>	<b>\$95,025.00</b>	<b>\$67,129.75</b>	<b>\$18,041.25</b>	<b>\$104,625.00</b>	
<b>Utilities</b>						
6045 - Cable Services(\$3340.00))	18,080.00	\$15,530.00	\$10,271.52	\$5,258.48	\$16,500.00	
8150 - Pass Through Utilities ??????	4,400.00	\$3,600.00	\$3,732.67	(\$132.67)	\$4,100.00	
<b>Total Utilities</b>	<b>22,480.00</b>	<b>\$19,130.00</b>	<b>\$14,004.19</b>	<b>\$5,125.81</b>	<b>\$20,600.00</b>	
<b>INSURANCE</b>						
Property Insurance	\$45,476.76	57,000.00	\$39,771.94	17,228.06	\$47,000.00	
9101 - Res. - Flood Ins. Escr. Cont.	\$4,278.40	6,000.00	\$13,676.00	(7,676.00)	\$14,000.00	
<b>TOTAL INSURANCE</b>	<b>\$49,755.16</b>	<b>63,000.00</b>	<b>\$53,447.94</b>	<b>9,552.06</b>	<b>\$61,000.00</b>	
<b>RESERVE TRANSFER</b>						
Reserve Transfer	33,409.00	26,063.00	\$19,540.76	13,868.24	\$27,182.00	
<b>TOTAL TRANSFER</b>	<b>33,409.00</b>	<b>26,063.00</b>	<b>\$19,540.76</b>	<b>13,868.24</b>	<b>\$27,182.00</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>196,515.16</b>		<b>\$157,613.76</b>			
<b>NET INCOME</b>		<b>208,968.00</b>	<b>(\$24,244.87)</b>		\$219,157.00	
FLOOD INSURANCE	PAID IN 2024 \$39325.9	PD 2025 \$41086.46				
INSURANCE ESCROW	PAID IN 2024 \$3754	PD 2025 \$13676.00				
Insurance SHORTFALL could be offset by the Deferred Maintenance						

<b>MONTHLY DUES</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>					
Assoc Number of UNITS	26	26	26					
Maintenance Fees	\$193,357.16	208,968.00	\$219,157.00					
Annual Cable Fees	\$18,080.00	15,530.00	\$16,500.00					
Annual Management Fee	\$4,200.00	4,200.00	\$4,200.00					
NET Fees( LESS Cable & MGT Fee)	\$171,077.16	189,238.00	\$198,457.00					
<b>2025 Monthly Fee UNIT TYPE</b>	<b>% Amt</b>	<b>FEES</b>	<b>MGT FEES</b>	<b>CABLE**</b>	<b>TOTAL MONTHLY</b>	<b>TOTAL ANN.</b>	<b>2025 mon.fees</b>	
TYPE A - 4 UNITS (Astor 103,104,202,203)	0.03757	\$621.34	\$13.46	\$52.88	\$687.68	\$33,008.73	\$655.71	
TYPE B - 12 UNITS Astor 102,105,201,204 Belmont 102,103,202,203 Cambridge 102,103,202,203	0.03831	\$633.57	\$13.46	\$52.88	\$699.92	\$100,788.50	\$667.38	
TYPE C - 10 UNITS Astor 101, 106 Belmont 101,104, 201, 204 Cambridge 101, 104, 201, 204	0.03900	\$644.99	\$13.46	\$52.88	\$711.33	\$85,359.77	\$678.26	
<b>TOTAL MONTHLY FEES</b>		<b>\$1,899.90</b>	<b>\$40.38</b>	<b>\$158.65</b>	<b>\$2,098.93</b>			
<b>TOTAL ANNUAL FEES</b>						<b>\$219,157.00</b>		

