

TERRACE PARK OF FIVE TOWNS, NO. 20, INC. - EXETER BUILDING**32 UNITS****JANUARY 1, 2025 - DECEMBER 31, 2025****APPROVED BUDGET - FULLY FUNDED**

		2024 ANNUAL BUDGET	2024 ANNUAL ACTUAL PROJECTED	2025 PROPOSED FULLY FUNDED ANNUAL BUDGET	MONTHLY TOTAL AMOUNT
ACCT	INCOME				
401000	Assessment Income	128,845.45	128,845.45	244,427.80	20,368.98
421000	Interest Income - Operating	0.00	2.57	0.00	0.00
425000	Interest Income - Reserves	1,200.00	2,572.70	0.00	0.00
	Other	1,639.00	3,816.13	0.00	0.00
	TOTAL INCOME	131,684.45	135,236.84	244,427.80	20,368.98
OPERATING EXPENSES					
ADMINISTRATIVE					
510000	Office Supplies / Expense	204.00	700.00	300.00	25.00
541000	Corp Annual Fees & Division Fees	192.00	190.00	240.00	20.00
512000	Printing / Copies	0.00	0.00	0.00	0.00
513000	Postage	84.00	200.00	120.00	10.00
526000	Permits & Licenses	75.00	75.00	75.00	6.25
599000	FTLLC Maint/Serv	0.00	0.00	108,984.00	9,082.00
	TOTAL ADMINISTRATIVE	555.00	1,165.00	109,719.00	9,143.25
PROFESSIONAL SERVICES					
560000	Audit / Tax Return Preparation	0.00	300.00	360.00	30.00
525000	Legal / Professional Fees	0.00	0.00	0.00	0.00
530000	Management Fees	6,760.00	6,760.00	6,792.00	566.00
	TOTAL PROFESSIONAL SERVICES	6,760.00	7,060.00	7,152.00	596.00
REPAIRS & MAINTENANCE					
630100	Landscaping / Grounds Supplies	300.00	300.00	300.00	25.00
636100	Elevator Repairs	1,068.00	5,250.00	2,600.00	216.67
639200	Fire Extinguishers	700.00	625.00	734.00	61.17
639000	Fire Alarm Monitoring	1,027.00	902.97	1,079.00	89.92
610000	Building Maintenance	6,000.00	7,000.00	4,720.00	393.33
638000	Pest Control	840.00	800.00	882.00	73.50
	TOTAL REPAIRS & MAINT	9,935.00	14,877.97	10,315.00	859.58
INSURANCE					
690000	Property Insurance	39,205.00	39,205.00	0.00	0.00
	TOTAL UTILITIES	39,205.00	39,205.00	0.00	0.00
UTILITIES					
731000	Cable	24,132.00	22,913.82	18,852.00	1,571.00
731100	Elevator Telephone	1,476.00	1,490.87	1,549.80	129.15
732000	Pass Through	1,250.00	3,320.06	3,600.00	300.00
	TOTAL UTILITIES	26,858.00	27,724.75	24,001.80	2,000.15
RESERVE TRANSFER					
910000	Reserve Funding	48,371.45	48,370.92	45,840.00	3,820.00
911000	Reserve Interest Transfer	0.00	2,572.70	0.00	0.00
990000	Insurance Transfer	0.00	0.00	47,400.00	3,950.00
	TOTAL RESERVE TRANSFER	48,371.45	48,371.45	93,240.00	7,770.00
TOTAL EXPENSES		0.00	140,976.33	244,427.80	20,368.98

TERRACE PARK OF FIVE TOWNS, NO. 20, INC. - EXETER BUILDING
32 UNITS
JANUARY 1, 2025 - DECEMBER 31, 2025
ASSESSMENT SUMMARY
2025 MONTHLY ASSESSMENT BY UNIT TYPE

UNIT TYPE	PERCENT OWNERSHIP	# OF UNITS	FTLLC FEE	FTLLC FEE MONTHLY	CABLE FEE	CABLE FEE MONTHLY	OPERATING EXPENSE	OPERATING EXPENSE MONTHLY	TOTAL OPERATING (INCL CABLE FEE)	TOTAL OPERATING MONTHLY	UNIT TYPE TOTAL	2025 FULLY FUNDED MONTHLY ASSESSMENT (INCL FTLLC FEE)	2024 MONTHLY ASSESSMENT FULLY FUNDED
A	2.80490	5	\$15,284.46	\$254.74	\$2,945.63	\$49.09	\$16,317.76	\$271.96	\$19,300.88	\$321.68	\$34,585.34	\$576.42	309.41
B	2.89850	6	\$18,953.41	\$263.24	\$3,534.75	\$49.09	\$20,234.74	\$281.04	\$23,814.49	\$330.76	\$42,767.90	\$594.00	317.05
C	3.22590	15	\$52,735.72	\$292.98	\$8,836.88	\$49.09	\$56,300.89	\$312.78	\$65,250.27	\$362.50	\$117,985.99	\$655.48	343.77
D	3.36600	6	\$22,010.41	\$305.70	\$3,534.75	\$49.09	\$23,498.41	\$326.37	\$27,078.16	\$376.09	\$49,088.57	\$681.79	355.21
TOTALS		32	\$108,984.00		\$18,852.00		\$116,351.80		\$135,443.80		\$244,427.80		

Board of Directors

Management