

**INTRACOSTAL TOWER CONDOMINIUM  
2025 OPERATING BUDGET**

<b>ADMINISTRATIVE</b>	<b>2025 BUDGET</b>
Management	\$24,000
Audit Fees	\$5,000
Legal fees	\$10,000
Bank Charges	\$200
Insurance	\$559,162
Taxes & Licenses	\$6,000
Office Supplies	\$3,000
Federal Income Tax	\$3,000
Pool Service Contract	\$7,200
Pool Repairs	\$1,000
Landscaping	\$500
Payroll	\$60,000
Electricity	\$40,000
Water/Sewer	\$50,000
Telephone	\$4,000
Elevator Maintenance	\$20,000
General Maintenance	\$50,000
Fire Alarm Monitoring	\$10,000
Fire Alarms	\$5,000
Fire Inspection	\$2,400
Fire Sprinkler Repairs	\$500
A/C Maintenance	\$5,000
Windows & Doors	\$2,500
Gas Grill Repairs	\$1,000
Pipe Maintenance	\$5,000
Electrical Repairs	\$5,000
Security	\$500
Trash Removal	\$8,500
Pest Control	\$4,500
Reserves	\$501
<b>TOTAL</b>	<b>\$893,463</b>
<b>LESS DOCK RENTAL INCOME</b>	<b>(\$36,000)</b>
<b>LESS LAUNDRY INCOME</b>	<b>(\$3,000)</b>
<b>LESS PARKING INCOME</b>	<b>(\$7,000)</b>
<b>MAINTENANCE FEE INCOME</b>	<b>\$847,463</b>

<b>MONTHLY MAINTENANCE</b>	
<b>1 BEDROOM</b>	<b>\$614.41</b>
<b>2 BEDROOM</b>	<b>\$755.65</b>
<b>1501/1502</b>	<b>\$1,511.31</b>

<b>RESERVE SUMMARY</b>	<b>ESTIMATED REPLACEMENT COST</b>	<b>ESTIMATED REMAINING LIFE</b>	<b>ENDING BALANCE 12/31/2024</b>	<b>BALANCE TO FULLY FUND</b>	<b>2025 FUNDING</b>
EXTERIOR PAINTING*	\$110,000	0	\$110,000	\$0	\$0
PAVING	\$10,000	6	\$6,993	\$3,007	\$501
ROOF*	\$416,951	0	\$416,951	\$0	\$0
TOTAL	\$536,951		\$533,944	\$3,007	\$501

**\*Painting & Roofing to be completed in 2025 and will be funded with a special assessment**