

INTRACOASTAL TOWER CONDO ASSOC
APPROVED OPERATING BUDGET
January 1, 2026 through December 31, 2026

ADMINISTRATIVE	2026 BUDGET
Management	\$30,000
Audit Fees	\$4,500
Legal fees	\$10,000
Insurance	\$675,000
Taxes & Licenses	\$6,000
Office Supplies	\$3,000
Federal Income Tax	\$3,000
Valley Bank Loan	\$350,000
Pool Service Contract	\$7,200
Pool Repairs	\$1,000
Landscaping	\$500
Payroll & Janitorial	\$85,000
Electricity	\$37,000
Water/Sewer	\$47,000
Telephone	\$1,500
Elevator Maintenance	\$20,000
General Maintenance/Projects	\$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	\$93,550
TOTAL	\$1,474,150
LESS DOCK RENTAL INCOME	(\$36,000)
LESS LAUNDRY INCOME	(\$3,000)
LESS PARKING INCOME	(\$7,000)
MAINTENANCE FEE INCOME	\$1,428,150
MONTHLY MAINTENANCE	
1 BEDROOM	\$1,035.41
2 BEDROOM	\$1,273.43
1501/1502	\$2,546.87

2026
\$1,428,150
(\$675,000) INSURANCE
(\$350,000) LOAN FOR IMPROVEMEN
(\$93,550) RESERVES

\$309,600

RESERVE SUMMARY	ESTIMATED REPLACEMENT COST	ESTIMATED REMAINING LIFE	ENDING BALANCE 12/3/2025	BALANCE TO FULLY FUND
EXTERIOR PAINTING	\$125,000	10	\$0	\$125,000
STRUCTURE	\$235,000	10	\$0	\$235,000
ROOF	\$400,000	20	\$0	\$400,000
FIRE ALARMS	\$300,000	25	\$0	\$300,000
FIRE SPRINKLERS	\$40,000	40	\$0	\$40,000
PLUMBING	\$30,000	2	\$0	\$30,000
ELECTRICAL SYSTEMS	\$17,500	10	\$0	\$17,500
COMMON WINDOWS & DOORS	\$48,000	40	\$0	\$48,000
UTILITY DOORS	\$66,000	10	\$0	\$66,000
TOTAL	\$1,261,500			\$1,261,500

ITS

2026 FUNDING REQUIREMENT
\$12,500
\$23,500
\$20,000
\$12,000
\$1,000
\$15,000
\$1,750
\$1,200
\$6,600
\$93,550

