Boca Tower Condominium Association

2026 Budget Worksheet

For the Fiscal year Beginning January 1, 2026 through December 31, 2026

GL Acct	Description	Annual Budget 2025	Proposed 2026
INCOME			
4001	Maintenance Income	3,281,925	2,836,000
4012	Comcast Door Fee Income	6,575	6,500
4019	Laundry / Token Income	5,000	5,000
4025	Bank Interest Income	500	500
4026	Rentals - Apartments	50,000	55,000
4027	Rentals - Other	23,000	20,000
4099	Miscellaneous Income	5,000	5,000
	Total · INCOME	3,372,000	**2,928,000**
EXPENSES			
ADMINISTRATION			
5001	Accounting/Audit Fees	41,000	35,000
5004	Legal Fees	40,000	35,000
5005	Bad Debt	6,000	6,000
5008	Office Expense	16,000	35,000
5009	Postage/Printing	4,000	4,500
5099	Miscellaneous	8,000	8,000
	Total · ADMINISTRATION	115,000	**123,500**
INSURANCE			
5110	Insurance	1,321,000	700,000
	Total · INSURANCE	1,321,000	**700,000**
EMPLOYEE EXPENSES			
5201	Salary	698,000	740,000
5208	Uniforms	15,000	25,000
5210	Employee Insurance	98,000	125,000
5220	Payroll Taxes	52,000	60,000
5225	Payroll Processing	-	6,000
	Total · EMPLOYEE EXPENSES	863,000	**956,000**
UTILITIES			
5301	Electricity	201,000	180,000
5302	Water & Sewer	223,000	210,000
5303	Telephone	7,000	5,000

5305	Gas / Fuel	17,000	25,000
	Total · UTILITIES	448,000	**420,000**
CONTRACT SERVICES			
5402	HVAC	15,000	20,000
5403	Elevator	16,000	28,000
5405	Cable	337,000	345,000
5407	Generator	1,500	3,500
5408	Alarm Services	1,000	1,500
5409	Fire Extinguish	5,000	5,000
5411	Lawn/Landscape Maintenance	24,000	25,000
5413	Tree Trimming	7,500	15,000
5414	Pest Control	2,000	9,000
5419	Beach Service	3,500	4,000
5420	Exterminating	6,000	-
5421	Pumps	4,000	4,000
5422	Shutter Maintenance	20,000	20,000
	Total · CONTRACT SERVICES	442,500	**480,000**
REPAIRS & MAINTENANCE			
5501	General Repairs & Maintenance	50,000	60,000
5503	Elevator	14,000	30,000
5504	Plumbing	25,000	40,000
5506	Painting	4,000	4,000
5509	Pool / Spa	7,000	14,000
5516	General Supplies	25,000	30,000
5517	Janitorial Supplies	17,000	25,000
5519	TV, Fire & Security	15,000	15,000
5520	Grounds	10,000	15,000
5521	Marina	1,000	1,000
5522	Recreation & Facilities	14,000	14,000
5523	Lift Station	500	500
	Total · REPAIRS & MAINTENANCE	182,500	**248,500**
RESERVES			
5901	NON-SIRS	-	687,000
	SIRS		441,000
	Total Reserve Transfer	-	**$ 1,128,000**
	Total Expense	**$ 3,372,000**	**$ 2,928,000**
	Net Gain/(Loss)	$ -	$ 4,056,000

Boca Tower Condominium Association
Annual Operating Budget January 1, 2026 thru December 31, 2026
Unit Owner Payment Schedule

ANNUAL OPERATING BUDGET:	**$2,836,000**
RESERVES BUDGET	**1,128,000**
Minus Cable TV	**345,000**
TOTAL 2026 MAINTENANCE INCOME	**$3,619,000**

Unit Type	ICE	# of Units	Total % by Type	Total By Type	2026 Annual Maintenance W/O Cable TV	2026 Annual Per Unit Cable TV	Total	2026 Quarterly Maintenance
A	0.2598%	28	7.2744%	263,260.54	$9,402.16	$1,259.12	$10,661.28	$ 2,665.32
B	0.3624%	104	37.6896%	1,363,986.62	$13,115.26	$1,259.12	$14,374.38	$ 3,593.59
C	0.3751%	105	39.3855%	1,425,361.25	$13,574.87	$1,259.12	$14,833.99	$ 3,708.50
D	0.5348%	4	2.1392%	77,417.65	$19,354.41	$1,259.12	$20,613.53	$ 5,153.38
E	0.4084%	12	4.9008%	177,359.95	$14,780.00	$1,259.12	$16,039.12	$ 4,009.78
F	0.4589%	12	5.5068%	199,291.09	$16,607.59	$1,259.12	$17,866.71	$ 4,466.68
G	0.5935%	4	2.3740%	85,915.06	$21,478.77	$1,259.12	$22,737.89	$ 5,684.47
H	0.2552%	1	0.2552%	9,235.69	$9,235.69	$1,259.12	$10,494.81	$ 2,623.70
I	0.2284%	1	0.2284%	8,265.80	$8,265.80	$1,259.12	$9,524.92	$ 2,381.23
J	0.2461%	1	0.2461%	8,906.36	$8,906.36	$1,259.12	$10,165.48	$ 2,541.37
	1.0000	**272**	**100.00%**	**3,619,000.00**				

Footnotes: [a] Cable TV is allocated equally to all owners, not by percentage of ownership.

2025 CABLE TV ASSESSMENT:	$ 345,000	
PER UNIT ANNUAL CABLE:	$ 1,259.12	Based upon 274 units
PER UNIT MONTHLY CABLE:	$ 104.93	