

Twin Towers Proposed Budget for 2026 DRAFT (change 11)			
	Category	2026 Proposed budget	
Income:			
Association Dues			
(96) ONE BR UNITS @ 652		\$751,104	
(71) TWO BR UNITS @ 789		\$672,228	
(24) OCEANFRONT UNITS @873		\$251,424	
LAUNDRY ROOM INCOME		\$15,000	
REPLACEMENT KEY FEES		\$1,750	
ESTOPPEL FEES		\$1,250	
LATE FEES		\$0	
BANK INTEREST	4155	\$2,000	
RENTAL INCOME	4070	\$21,600	
TOTAL INCOME:		\$1,716,356	
EXPENSES:			
ADMINISTRATIVE			
Accounting	5112	\$20,000	Shari/ QB Online
Bank Service Charge	5177	\$0	
Division Fees	5131	\$800	Condo Annual Fee
Health Insurance	5161	\$11,000	Tammy & Joe
Legal Fees	5111	\$5,000	
Licenses/Dues/Taxes	5131	\$850	Elevator License/ property tax
Management	6010	\$63,600	Manager
Office Supplies/Expenses	5175	\$3,500	copier contract
Payroll Taxes	5190	\$11,429	based on payroll of: \$154,495.
Postage	5176	\$3,500	
Clerical Payroll	6565	\$43,725	Tammy
Maintenance Payroll	6570	\$47,170	Joe
Workers Comp Insurance	5162	\$2,700	based on payroll of: \$154,495.
Transfer to Reserves	6999	\$342,590	
A. SIRS		\$207,500	Based on Sirs
B. Reserves		\$135,090	
TOTAL ADMIN. EXPENSE		\$555,864	

MAINTENANCE			
Property Maintence/Repairs	5124	\$165,200	Combined all properrty maintenance
Apartment Expense	5170	\$3,000	110N
Elevator Contract	5142	\$12,850	
Elevator Maintenance	5140	\$12,850	
Fire Alarm Maintenance	5145	\$26,000	Cintas very old system
General/Genertal Supplies	5155	\$6,000	Janitorial
Landscaping Maintenance	5165	\$37,500	U.S. Lawns
Irrigation Repairs	5180	\$8,500	U.S. Lawns
Maintenance Contract Geneator	5250	\$4,500	Generator Service Only
Pest Control	5166	\$21,300	Retro Pest
Pool Contract	5169	\$13,200	Vero
Pool Maintenance/Repairs	5172	\$6,500	Vero/ Sutton
Security Provisions	5205	\$3,500	Cameras
Washer & Dryer Expense	5225	\$9,000	
TOTAL MAINTENANCE EXPENSE		\$329,900	

UTILITIES			
Internet / cable/	5126	\$155,000	Spectrum
Electric	20500	\$26,000	FPL
Gas	5150	\$10,000	City Ghas
Telephone	7000	\$7,187	Spectrum
Trash	5220	\$3,500	Waste Management
Water/Sewer	5230	\$90,000	City of Cocoa
TOTAL UTILITY EXPENSE		\$291,687	
INSURANCE			
Flood Insurance	5164	\$57,905	Wright
Property / General Ins.	5163	\$481,000	With Finance Charge
TOTAL INSURANCE EXPENSE		\$538,905	Various
		2026 Total	
INCOME		\$1,716,356	
EXPENSES		\$1,716,356	
Net Profit (Loss)		\$0	