

			2025		
	2023	2024	YTD +	2025	2026
DESCRIPTION	ACTUAL	ACTUAL	Estimate	Budget	Budget
1) Operating Income	2,100,498	2,184,518	2,326,517	2,326,512	2,454,470
2) Utility Income	337,543	344,296	344,296	344,292	344,292
3) Garage Income	169,200	169,200	169,200	169,200	169,200
4) Cable TV/WiFi Income	161,865	176,292	165,201	166,300	171,428
5) Pool Membership	2,200	2,938	3,450	3,300	3,450
6) Garage Rental Income	300	140	240	240	300
7) Preferred Parking Income	11,505	8,645	8,060	10,140	8,060
8) Vending Machines	8,998	9,897	10,979	9,500	10,000
9) Restaurant Lease	57,315	60,805	63,629	62,630	64,509
10) Interest & Late Fees (Owners)	3,034	4,779	3,553	2,660	2,660
11) Antenna Income	46,259	46,259	46,259	49,950	49,033
12) Maintenance Income	34,693	37,083	42,003	46,000	41,000
13) Sq. Maint. Charge-backs	9,497	8,863	10,804	10,000	11,000
14) Beauty Parlor Income	27,120	27,120	27,120	27,120	27,120
15) Miscellaneous Income w/o Door Fee	1,344	23,792	2,924	2,500	2,500
16) Party Room Income	0	0	0	100	0
17) Disc. obtained from Vendors & Sup	16	16	15	20	0
18) Interest Income / Operating	53	4,483	2,797	2,200	2,500
19) Capital Replacement Fund Income with Interest *		553,986	640,461	692,921	737,374
20) *Funds from Owners Equity				0	0
TOTAL INCOME	2,971,440	3,663,112	3,867,508	3,925,585	4,098,896
* Funds from Owners Equity (Balance Sheet)					
21) Mgm't. & Office Salaries	308,932	342,488	364,368	343,900	379,000
22) Office Expense	17,301	16,428	17,049	16,000	16,000
23) Computer/Web Site	15,728	17,780	14,455	18,000	18,000
24) Bank Charges Expense	2,382	2,139	1,991	2,500	2,100
25A) AP Fees (SparcPay)			1,346		2,640
25B) Payroll Service	5,915	6,985	9,499	6,500	8,000
26) Advertising & Printing	1,265	831	750	1,500	1,500
27) Legal & Professional	(1,642)	277	3,294	2,900	2,900
28) Auditing	8,800	8,800	9,200	9,200	9,200
29) Telephone	8,159	7,412	6,807	8,000	8,000
30) Dues & Subscriptions	3,622	2,354	4,184	3,500	3,500
31) Donations	114	(14)	100	100	100
28) Misc. Adm. Exp.	433	2,573	2,280	1,000	1,000
33) Social Activities	6,765	11,350	15,000	15,000	15,000
34) Employee Welfare Ins.	186,640	232,033	217,009	191,000	230,000
35) Uncollectible Accounts	12,500	0	0	2,500	0
36) Beauty Parlor Expense	14,506	10,581	11,353	17,200	12,000
37) Assoc. Units w/ all F.C. & E.S.	18,190	23,634	28,524	23,500	30,000

**Tower Budget
2026**

1st Draft
5.5% Increase Operating
12.5% Increase Capial
4% Increase Cable/WiF
Committee Approved 10/15/2025I
Board Approved 10/20/2025

	2023	2024	2025		
DESCRIPTION	ACTUAL	ACTUAL	YTD + Estimate	2025 Budget	2026 Budget
TOTAL ADMINISTRATIVE EXPENSES	609,610	685,651	707,209	662,300	738,940
38) Grounds Expense	76,810	57,143	49,890	70,000	70,000
39) Grounds Payroll	54,288	55,184	59,812	60,000	62,200
TOTAL GROUNDS	131,098	112,327	109,702	130,000	132,200
40) Fitness Center Expenses	4,155	2,032	4,756	3,000	4,000
41) Exercise Studio Expenses	0	0	0	300	300
42) Pool Service Contract	46,118	46,234	49,018	48,000	50,500
43) Pool Expenses	14,701	19,253	12,852	13,000	13,000
TOTAL RECREATIONAL	64,974	67,519	66,626	64,300	67,800
44) Utilities Common/Lighting	9,438	12,074	11,938	11,600	12,425
45) Water & Sewer	119,734	143,758	142,802	139,000	147,850
46) Utilities-Units/HVAC	181,935	231,124	220,249	210,000	229,425
TOTAL UTILITIES EXPENSE	311,107	386,956	374,989	360,600	389,700
47) Laundry & Uniforms	4,673	9,580	4,884	6,000	6,000
48) Water Treatment	12,677	17,748	15,214	15,400	15,400
49) Gasoline	2,871	2,670	3,031	3,000	3,200
50) Garbage & Trash	19,909	19,521	20,835	20,400	20,900
51) Window Cleaning	1,811	1,601	2,800	2,800	2,800
52) Exterminating Expense	7,061	7,586	10,668	8,000	8,000
53) Fire Protection	21,372	17,479	21,286	20,000	21,500
54) Misc. Operating Exp.	0	247	675	900	900
55) Doorman Service-1st Choice	43,874	45,783	47,814	47,840	49,700
56) Doorman Payroll	138,805	144,235	161,653	150,225	168,000
57) Signs	0	4,414	764	1,000	1,000
58) Patrol Service	26,228	30,412	30,300	31,000	31,520
59) Cable TV/WiFi Expense	149,172	156,561	157,246	168,000	163,500
TOTAL G.S. EXPENSES	428,453	457,837	477,170	474,565	492,420
60) Employer Payroll Taxes	87,597	95,627	103,314	98,000	107,000
61) Workmen's Comp. Ins.	12,878	12,076	15,377	15,000	15,500
62) Boiler Insurance	5,316	5,819	6,483	6,100	7,700
63) Fire & Liability Ins.	205,967	225,227	237,581	243,300	246,100
64) Auto/Garage Ins.	8,930	7,318	9,967	8,440	10,450
65) Directors & Officers Ins.	2,299	2,243	2,476	2,300	2,370
66) Cyber Insurance	1,591	1,893	2,612	2,400	3,227

**Tower Budget
2026**

1st Draft
5.5% Increase Operating
12.5% Increase Capital
4% Increase Cable/WIF
Committee Approved 10/15/2025
Board Approved 10/20/2025

	2023	2024	2025	2025	2026
DESCRIPTION	ACTUAL	ACTUAL	YTD + Estimate	Budget	Budget
TOTAL TAXES & INS.	324,578	350,203	377,810	375,540	392,347
67) Engineering Payroll	299,490	309,790	316,769	313,500	329,000
68) Janitorial Expense	120,384	120,374	121,423	121,000	122,000
69) Janitorial Supplies	9,065	16,918	14,710	17,000	17,000
70) Custodial Payroll	106,678	119,221	126,429	118,600	131,500
71) Restaurant Expense	2,518	2,301	6,279	4,000	5,000
72) HVAC Expense	130,947	69,008	80,448	72,000	72,000
73) Plumbing & Electrical	50,498	82,408	64,685	72,000	72,000
74) Drive & Parking Lot	0	483	3,497	1,000	2,000
75) Building Interior	17,812	38,351	24,913	30,000	30,000
76) Building Exterior	18,711	22,574	13,052	13,000	13,000
77) Elevator Maintenance	69,683	43,345	43,489	50,000	45,000
78) Decorating Expense	6,159	7,004	6,140	6,000	6,000
79) Misc. Maint. & Repair	200	121	960	1,250	1,250
80) Appliance Repairs	714	3,009	804	1,000	1,000
81) Appliance Parts	365	639	835	1,000	1,000
82) Appliances - New	0	801	1,521	2,000	2,000
83) Maint.-Shop Supplies	4,375	4,170	4,014	4,500	4,500
84) Maint.-Tools	4,247	2,938	2,987	2,750	3,000
85) Vehicle Expense	660	1,759	2,602	2,000	2,800
86) Generator Repair	980	1,022	0	1,000	1,000
87) Flood Inventory	(80,883)	0	0	0	0
TOTAL MAINTENANCE EXPENSES	762,603	846,236	835,557	833,600	861,050
88) Garage Expense	27,985	16,347	7,907	10,000	10,000
89) Garage Payroll-Valet	154,294	173,836	178,254	170,560	185,000
90) Valet Service/Contracted	42,894	42,820	45,895	45,240	47,500
91) Garage Damage	249	7,160	7,302	9,500	9,500
TOTAL GARAGE EXPENSES	225,422	240,163	239,358	235,300	252,000
93) Depreciation	33,199	29,004	21,784	21,699	18,595
Gain/Loss					
TOTAL DEPRECIATION	33,199	29,004	21,784	21,699	19,000
94) Capital Replacement Fund Expenses *		1,571,181	209,343	692,921	280,080
95) From Owners Equity *					
TOTAL CAPITAL REPLACEMENT FUND EXPENSES *		1,571,181	209,343	692,921	280,080

**Tower Budget
2026**

1st Draft
5.5% Increase Operating
12.5% Increase Capital
4% Increase Cable/WIF
Committee Approved 10/15/2025
Board Approved 10/20/2025

	2023	2024	2025 YTD +	2025	2026
DESCRIPTION	ACTUAL	ACTUAL	Estimate	Budget	Budget
TOTAL EXPENSES	2,891,044	4,747,077	3,419,548	3,850,825	3,625,537
INCOME	2,971,440	3,663,112	3,867,508	3,925,585	4,098,896
TOTAL INCOME	2,971,440	3,663,112	3,867,508	3,925,585	4,098,896

EXPENSES:					

GENERAL & ADMIN.	609,610	685,651	707,209	662,300	738,940
GROUNDS	131,098	112,327	109,702	130,000	132,200
RECREATIONAL AREAS	64,974	67,519	66,626	64,300	67,800
UTILITIES EXPENSE	311,107	386,956	374,989	360,600	389,700
GENERAL SERVICES	428,453	457,837	477,170	474,565	492,420
TAXES & INSURANCE	324,578	350,203	377,810	375,540	392,347
MAINTENANCE	762,603	846,236	835,557	833,600	861,050
GARAGE EXPENSES	225,422	240,163	239,358	235,300	252,000
DEPRECIATION EXPENSE	33,199	29,004	21,784	21,699	19,000
CAPITAL REPLACEMENT FUND EXPENSES *		1,571,181	209,343	692,921	280,080
TOTAL EXPENSES WITH CAPITAL	2,891,044	4,747,077	3,419,548	3,850,825	3,625,537
OVER/UNDER BUDGET WITH CAPITAL	80,396	(1,083,965)	447,960	74,759	473,359
TOTAL INCOME WITHOUT CAPITAL		3,109,126	3,227,047	3,232,664	3,361,522
TOTAL EXPENSES WITHOUT CAPITAL		3,175,896	3,210,205	3,157,904	3,345,457
OVER/UNDER BUDGET WITHOUT CAPITAL		(66,770)	16,842	74,759	16,065