

Crestview Towers Condominium Association, Inc

Budget 2026

APPROVED

2026 Budget Without SIRS

2025 Budget

Annual

Annual

Income

4005 Maintenance Fees	1,027,683	1,166,022
4007 Laundry Income	8,000	8,000
4010 Use & Access Fee Income		100
4015 Application Fees & Estoppel Letters	1,000	1,000
4032 Interest Earned		100
4117 Late Fees & Interest Income		30,000

Total Income

1,036,683

\$1,205,222

Expenses

5100 Administrative

5101 Budget & Election Mailing Package	2,700	3,000
5102 Bank Fees & Lockbox Charge	2,300	3,000
5103 Office & Software Expenses	4,500	1,500
5109 Screening Expenses	1,000	0
5119 Bad Debt	0	3,000

Total 5100 Administrative

10,500

10,500

5200 Taxes Permits & Licenses

5201 Annual Report	62	62
5202 DBPR Annual Fees	500	500
5210 Licences & Permits	2,000	2,000

Total 5200 Taxes Permits & Licenses

2,562

2,562

5300 Insurance

5305 Insurance Expense	300,000	550,000
5310 Insurance Interest Expense	15,000	15,000

Total 5300 Insurance

315,000

565,000

5400 Contract Services

5401 Elevator Services	10,712	8,000
5402 Janitorial Services	29,120	25,000
5403 Pest Control	3,000	3,500
5404 Landscaping & Ground Keeping	1,500	1,500
5405 Management Services	80,000	33,600
5406 Alarm Service & Fire Monitoring	960	2,800

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	2025 Budget	APPROVED 2026 Budget Without SIRS
	Annual	Annual
5407 Website Maintenance	500	600
5408 Pool Service	1,500	1,500
5410 Security Guard Services	196,560	196,560
5411 Inspections & Certifications	3,500	3,500
5412 Cooling Tower Maintenance	7,000	6,000
5415 Cameras	14,158	0
5417 Consulting Services		20,400
5419 Generator Maintenance	1,800	1,200
Total 5400 Contract Services	350,310	304,160
5500 Repairs & Maintenance		
5501 Electrical Repairs		8,000
5503 Cooling Tower Repairs		8,000
5504 Plumbing Repairs		10,000
5505 Camera Repairs		1,500
5507 Building Repairs	45,000	20,000
5508 Alarm Repairs		3,000
5509 Building Supplies		4,500
Total 5500 Repairs & Maintenance	45,000	55,000
5600 Professional Fees		
5601 Legal Fee	43,361	40,000
5602 Accounting Services	22,200	25,800
5603 Owner's Customer Service		15,000
5605 Audit Fees & Tax Return Fee	10,000	10,000
5609 Reserve Study	8,000	0
Total 5600 Professional Fees	83,561	90,800
5700 Utilities		
5701 Electricity	58,450	48,000
5702 Telephone & Internet Expense	12,000	7,200
5703 Gas	8,820	8,000
5704 Water & Sewer	102,480	72,000
5705 Disposal & Waste	48,000	42,000
Total 5700 Utilities	229,750	177,200

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Total Expenses
Net Operating Income

Net Income

2025 Budget	APPROVED
	2026 Budget Without SIRS
Annual	Annual
1,036,683	1,205,222
0	0
\$0.00	\$0.00

Summary

Income

Maintenance Income	\$1,027,683.00	\$1,166,022.00
Other Income	\$9,000.00	\$39,200.00
Total Income	\$1,036,683.00	\$1,205,222.00

Expenses

Operating Expenses	\$1,036,683.00	\$1,205,222.00
Reserve Contribution Expense	\$0.00	\$0.00
Total Expenses	\$1,036,683.00	\$1,205,222.00

Crestview Towers Condominium Association, Inc
Maintenance Fees

Maintenance Fees 2026 Without SIRS Reserves (Approved)

Allocation		
Type of Unit	Total Units	Percentage Share per Unit
Type A	88	0.5735%
Type B	16	0.7135%
Type C	26	0.7325%
Type C Deluxe	26	0.7335%
Total	156	

Year 2026	
Annual Maintenance Per Unit	New Monthly Maintenance Per Unit
\$6,687.12	\$557.26
\$8,319.60	\$693.30
\$8,541.12	\$711.76
\$8,552.76	\$712.73

Year 2025	
Annual Maintenance Per Unit	Monthly Maintenance Per Unit
\$5,893.80	\$491.15
\$7,332.48	\$611.04
\$7,527.72	\$627.31
\$7,538.04	\$628.17

Monthly Increase	
Amount	Percent
\$66.11	13.5%
\$82.26	13.5%
\$84.45	13.5%
\$84.56	13.5%