

UPTOWN LOFTS CONDOMINIUM ASSOCIATION - 2026 Budget

	2025	2026 Budget	
	Yearly Budget	Monthly	Total
Income			
5005 Assessment Maintenance	\$751,352.00	\$ 57,535.00	\$ 690,420.00
5010 Reserve	\$110,000.00	\$ 28,145.83	\$ 337,750.00
INCOME Total	\$861,352.00	\$85,680.83	\$1,028,170.00
5011 Deficit Funding Income	\$75,000.00	\$ -	-
5018 Interest Income	\$1,917.00	\$ -	-
5020 Late Fee	\$2,781.00	\$ -	-
5029 Parking Income	\$28,587.00	\$ 1,500.00	\$ 18,000.00
5031 Other Income	\$600.00	\$ -	-
5032 Transponder Income	\$220.00	\$ 20.00	\$ 240.00
5065 Key & Card Income	\$20.00	\$ 50.00	\$ 600.00
5090 NSF Fee	\$300.00	\$ -	-
5097 Violation Fee	\$300.00	\$ -	-
INCOME Total	\$109,725.00	\$1,570.00	\$18,840.00
Total	\$971,077.00	\$87,250.83	\$1,047,010.00
Expense	Yearly Budget		
6010 Office Expenses	\$700.00	\$ 70.00	\$ 840.00
6011 Holiday Party Expense	\$1,000.00	\$ 85.00	\$ 1,020.00
6012 Uniform Purchases	\$1,000.00	\$ 85.00	\$ 1,020.00
6020 Legal Fees	\$5,000.00	\$ 500.00	\$ 6,000.00
6030 Printing & Postage	\$1,500.00	\$ 125.00	\$ 1,500.00
6035 Audit & Taxes	\$6,500.00	\$ 500.00	\$ 6,000.00
6045 Bank Charges	\$996.00	\$ 50.00	\$ 600.00
6069 Recapitalization of Operating Funds	\$75,000.00	\$ -	-
6070 Miscellaneous Admin Expenses	\$2,640.00	\$ 220.00	\$ 2,640.00
ADMINISTRATIVE EXPENSES Total	\$94,336.00	\$1,635.00	\$19,620.00
6501 Condo Fee - Sunbiz& DBPR	\$200.00	\$ 45.00	\$ 540.00
6505 Licenses and Permits	\$1,322.00	\$ 100.00	\$ 1,200.00
LINCENSES & PERMITS Total	\$1,522.00	\$145.00	\$1,740.00
7005 Insurance - Pro, GL, D&O	\$281,650.00	\$ 21,050.00	\$ 252,600.00
7040 Insurance - Flood	\$9,908.00	\$ 890.00	\$ 10,680.00
INSUARANCE Total	\$291,558.00	\$21,940.00	\$263,280.00
7505 Payroll Assistant Manager	\$42,000.00	\$ -	-
7506 Payroll Front Desk	\$51,258.00	\$ 5,270.00	\$ 63,240.00
7510 Payroll Maintenance	\$53,047.00	\$ 4,600.00	\$ 55,200.00
7520 Payroll Janitorial	\$51,257.00	\$ 4,400.00	\$ 52,800.00
7537 Holliday Bonus	\$2,000.00	\$ 160.00	\$ 1,920.00
PERSONNEL EXPENSES Total	\$199,562.00	\$14,430.00	\$173,160.00
7605 Management Fee	\$21,899.00	\$ 2,300.00	\$ 27,600.00
7610 Lawn & Landscape	\$7,200.00	\$ 180.00	\$ 2,160.00
7611 Tree Trimming and Improvements	\$2,000.00	\$ 167.00	\$ 2,004.00
7620 Pool Maintenance	\$2,640.00	\$ 140.00	\$ 1,680.00
7625 Fire & Safety Services	\$670.00	\$ 50.00	\$ 600.00
7630 Pest Control	\$2,300.00	\$ 200.00	\$ 2,400.00
7640 Elevator Maintenance	\$17,000.00	\$ 1,400.00	\$ 16,800.00
7650 Generator Maintenance	\$2,000.00	\$ 50.00	\$ 600.00
7655 Software & Security Equip System	\$1,740.00	\$ 72.00	\$ 864.00
CONTRACT SERVICES Total	\$57,449.00	\$4,559.00	\$54,708.00
8005 Electricity	\$51,000.00	\$ 3,100.00	\$ 37,200.00
8010 Water & Sewer	\$60,000.00	\$ 2,700.00	\$ 32,400.00
8015 Telephone & Internet	\$3,650.00	\$ 100.00	\$ 1,200.00
8025 Waste Service	\$28,000.00	\$ 3,600.00	\$ 43,200.00
UTILITIES EXPENSES Total	\$142,650.00	\$9,500.00	\$114,000.00
8505 Electrical Repair	\$1,500.00	\$ 250.00	\$ 3,000.00
8510 Plumbing Repair	\$2,000.00	\$ 300.00	\$ 3,600.00
8520 Pool Repair & Supplies	\$1,500.00	\$ 100.00	\$ 1,200.00
8525 Fire Sprinkler - Alarm & Extinguishers Repairs	\$8,000.00	\$ 650.00	\$ 7,800.00
8540 Elevator Repair & Inspections	\$4,000.00	\$ 1,200.00	\$ 14,400.00
8550 Generator Repair & Inspections	\$2,000.00	\$ 200.00	\$ 2,400.00
8560 A/C Repairs & Supplies	\$8,000.00	\$ 200.00	\$ 2,400.00
8580 Roof Repair & Maintenance	\$2,000.00	\$ 250.00	\$ 3,000.00
8582 Trash Chute Repair	\$2,000.00	\$ 150.00	\$ 1,800.00
8587 Gates Repairs	\$2,000.00	\$ 200.00	\$ 2,400.00
8590 Maintenance & Cleaning Supplies	\$14,000.00	\$ 500.00	\$ 6,000.00
8592 Painting Project	\$1,500.00	\$ 150.00	\$ 1,800.00
8593 Window Cleaning	\$1,500.00	\$ 150.00	\$ 1,800.00
8595 General Repair & Maintenance	\$0.00	\$ 596.00	\$ 7,152.00
8596 Contingency	\$24,000.00	\$ 2,000.00	\$ 24,000.00
REPAIRS & MAINTENANCE Total	\$74,000.00	\$6,896.00	\$82,752.00
9010 Reserve Transfer	\$110,000.00	\$ 28,145.83	\$ 337,750.00
TRANSFERS Total	\$110,000.00	\$28,145.83	\$337,750.00
Total	\$971,077.00	\$87,250.83	\$1,047,010.00
Net Income	\$0.00	\$0.00	\$0.00

RESERVE CALCULATIONS FOR UPTOWN
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RESERVE ITEM	2026 ANNUAL AMOUNT REQUIRED	2026-MONTHLY FUNDING REQUIRED
Reserve Study - SIRS	\$231,750.00	\$19,312.50
Reserve Study - NON-SIRS	106,000.00	\$8,833.33
TOTALS	337,750.00	28,145.83

Unit Type	Unit #	Sq Ft	Total Monthly Per Unit 2026	Total Monthly Per Unit 2025
77	77			
A1	502	775	\$ 899.57	\$ 821.12
A1	602	775	\$ 899.57	\$ 821.12
A1	606	775	\$ 899.57	\$ 821.12
A1	608	775	\$ 899.57	\$ 821.12
A1	702	775	\$ 899.57	\$ 821.12
A1	706	775	\$ 899.57	\$ 821.12
A1	708	775	\$ 899.57	\$ 821.12
A1	802	775	\$ 899.57	\$ 821.12
A1	806	775	\$ 899.57	\$ 821.12
A1	808	775	\$ 899.57	\$ 821.12
A1	902	775	\$ 899.57	\$ 821.12
A1	906	775	\$ 899.57	\$ 821.12
A1	908	775	\$ 899.57	\$ 821.12
A1	1002	775	\$ 899.57	\$ 821.12
A1	1006	775	\$ 899.57	\$ 821.12
A1	1008	775	\$ 899.57	\$ 821.12
A1	ph102	775	\$ 899.57	\$ 821.12
A1	ph106	775	\$ 899.57	\$ 821.12
A1	ph108	775	\$ 899.57	\$ 821.12
A1	ph202	775	\$ 899.57	\$ 821.12
A1	ph206	775	\$ 899.57	\$ 821.12
A1	ph208	775	\$ 899.57	\$ 821.12
A2	607	865	\$ 1,004.04	\$ 916.48
A2	707	865	\$ 1,004.04	\$ 916.48
A2	807	865	\$ 1,004.04	\$ 916.48
A2	907	865	\$ 1,004.04	\$ 916.48
A2	1007	865	\$ 1,004.04	\$ 916.48
A2	ph107	865	\$ 1,004.04	\$ 916.48
A2	ph207	865	\$ 1,004.04	\$ 916.48
A3	ph201	985	\$ 1,143.33	\$ 1,043.62
A3	ph205	985	\$ 1,143.33	\$ 1,043.62
B1	503	1065	\$ 1,236.19	\$ 1,128.38
B1	603	1065	\$ 1,236.19	\$ 1,128.38
B1	703	1065	\$ 1,236.19	\$ 1,128.38
B1	803	1065	\$ 1,236.19	\$ 1,128.38
B1	903	1065	\$ 1,236.19	\$ 1,128.38
B1	1003	1065	\$ 1,236.19	\$ 1,128.38
B1	ph103	1065	\$ 1,236.19	\$ 1,128.38
B1	ph203	1065	\$ 1,236.19	\$ 1,128.38
B2	504	1265	\$ 1,468.34	\$ 1,340.28
B2	604	1265	\$ 1,468.34	\$ 1,340.28
B2	704	1265	\$ 1,468.34	\$ 1,340.28
B2	804	1265	\$ 1,468.34	\$ 1,340.28
B2	904	1265	\$ 1,468.34	\$ 1,340.28
B2	1004	1265	\$ 1,468.34	\$ 1,340.28
B3	509	1270	\$ 1,474.14	\$ 1,345.58
B3	609	1270	\$ 1,474.14	\$ 1,345.58
B3	709	1270	\$ 1,474.14	\$ 1,345.58
B3	809	1270	\$ 1,474.14	\$ 1,345.58
B3	909	1270	\$ 1,474.14	\$ 1,345.58
B3	1009	1270	\$ 1,474.14	\$ 1,345.58
B4	501	1280	\$ 1,485.75	\$ 1,356.18
B4	601	1280	\$ 1,485.75	\$ 1,356.18
B4	605	1280	\$ 1,485.75	\$ 1,356.18
B4	701	1280	\$ 1,485.75	\$ 1,356.18
B4	705	1280	\$ 1,485.75	\$ 1,356.18
B4	801	1280	\$ 1,485.75	\$ 1,356.18
B4	805	1280	\$ 1,485.75	\$ 1,356.18
B4	901	1280	\$ 1,485.75	\$ 1,356.18
B4	905	1280	\$ 1,485.75	\$ 1,356.18
B4	1001	1280	\$ 1,485.75	\$ 1,356.18
B4	1005	1280	\$ 1,485.75	\$ 1,356.18
B4	ph101	1280	\$ 1,485.75	\$ 1,356.18
B4	ph105	1280	\$ 1,485.75	\$ 1,356.18
PH1	ph104	1965	\$ 2,280.86	\$ 2,081.94
PH2	ph109	1975	\$ 2,292.46	\$ 2,092.54
Comm1	C-1	657	\$ 670.00	\$ 588.22
Comm2	C-2	758	\$ 773.00	\$ 678.65
Comm3	C-3	503	\$ 512.95	\$ 450.35
Comm4	C-4	699	\$ 712.83	\$ 625.83
Comm5	C-5	414	\$ 422.19	\$ 370.66
Comm6	C-6	378	\$ 385.48	\$ 338.43
Comm7	C-7	482	\$ 491.54	\$ 431.54
Comm8	C-8	392	\$ 399.76	\$ 350.96
Comm9	C-9	413	\$ 421.17	\$ 369.77
Comm10	C-10	244	\$ 248.83	\$ 218.46
Comm11	C-11	103	\$ 105.04	\$ 92.22
			\$ 85,680.83	\$ 78,029.35
			\$ 1,028,170.01	\$ 936,352.20