

HIGHLAND TOWERS BUDGET 2027

DRAFT

	2025	2026	2027	Increase/ Decrease
Income	Annual Budget + Actual	Annual Budget	Annual Budget	(Decrease)
4001 · Maintenance Income	\$ 710,240	\$ 710,240	\$ 710,240	\$ 0

Expense	2025	2026	2027	+/-
5000 · PROFESSIONAL EXPENSES				
5001 · Management Fees	\$ 32,048	\$ -	\$ 3,200	\$ 3,200
5002 · Accounting Fees	\$ 22,850	\$ 25,000	\$ 27,800	\$ 2,800
5003 · Professional Fees	\$ 250	\$ 1,250	\$ 500	\$ (750)
5004 · Legal Fees	\$ 5,000	\$ 7,500	\$ 10,000	\$ 2,500
5005 · License/Permits/Fees	\$ 1,000	\$ 1,200	\$ 1,200	\$ -
5007 · Office Supplies / Postage	\$ 2,750	\$ 4,000	\$ 4,000	\$ -
5008 · Board Events	\$ 2,500	\$ 4,000	\$ 4,000	\$ -
5008.1 House Committee	\$ 1,000	\$ 1,000	\$ 2,500	\$ 1,500
5009 · Bank Fees	\$ 1,284	\$ 100	\$ -	\$ (100)
5010 · Screening Expense	\$ 250			\$ -
5011 · Taxes-Other	\$ 100	\$ -		\$ -
Total 5000 · PROFESSIONAL EXPENSES	\$ 69,032	\$ 44,050	\$ 53,200	\$ 9,150

5100 · INSURANCE				
5101 · Insurance Expense	\$ 274,000	\$ 236,050	\$ 175,000	\$ (61,050)
· Flood, Crime, Glass	\$ -	\$ -	\$ 3,200	\$ 3,200
5102 · Insurance Workers Comp	\$ 1,000	\$ 1,500	\$ 2,600	\$ 1,100
Total 5100 · INSURANCE	275,000	237,550	180,800	\$ (56,750)

5200 · REPAIRS & MAINTENANCE				
5201 · Building Repairs *	\$ 1,600	\$ 8,000	\$ 12,000	\$ 4,000
5202 · Pest Control - Building	\$ 1,800	\$ 3,425	\$ 4,140	\$ 715
5203 · Elevator Service	\$ 18,500	\$ 22,000	\$ 23,760	\$ 1,760
5204 · Lawn Maintenance	\$ 15,000	\$ 15,600	\$ 15,600	\$ -
5205 · Landscaping Extras-Pest Control + fert	\$ 2,000	\$ 2,250	\$ 2,000	\$ (250)
5206 · Tree and Shrub Trimming	\$ 1,600	\$ 5,800	\$ 5,800	\$ -
5207 · Irrigation	\$ 1,000	\$ -		\$ -
5208 · Beach/Deck Repairs&Maint	\$ 3,672	\$ 4,200	\$ 4,248	\$ 48
5209 · Pool Maintenance	\$ 7,500	\$ 10,250	\$ 10,000	\$ (2,250)
5210 · Pool Repairs				\$ -
5211 · Janitorial / Maintenance	\$ 30,000	\$ 30,000	\$ 32,400	\$ 2,400
5211.1 Janitorial G2	\$ 1,170			\$ -
5213 · Fire Alarm & Equipment	\$ 4,500		\$ 9,715	\$ 9,715
5214 · Building Maint Supplies *	\$ 12,500	\$ 15,500	\$ 16,000	\$ 500
5215 · Electrical Repairs *	\$ 3,000		\$ 2,000	\$ 2,000
5216 · Plumbing Repairs	\$ 3,500		\$ 2,000	\$ 2,000

Total 5200 · REPAIRS & MAINTENANCE	107,342	117,025	137,663	20,638
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5300 · UTILITIES

5301 · Electricity - Building	\$ 11,000	\$ 9,500	\$ 11,000	\$ 1,500
5301.1 Electricity G2				\$ -
5301.2 Irrigation	\$ 500	\$ 500	\$ 500	\$ -
5302 · Water	\$ 26,369	\$ 25,750	\$ 27,040	\$ 1,290
5302.1 Water Irrigation	\$ 11,626	\$ 13,000	\$ 13,651	\$ 651
5303 · Telephone Expense	\$ 1,700	\$ 2,100	\$ 2,100	\$ -
5304 · Gas	\$ 6,000	\$ 7,500	\$ 9,645	\$ 2,145
5305 · Cable / Internet	\$ 57,480	\$ 59,775	\$ 61,531	\$ 1,756
5306 · Trash	\$ 12,858	\$ 12,500	\$ 14,512	\$ 2,012
5307 · Sewer	\$ 23,433	\$ 22,600	\$ 23,730	\$ 1,130
Total 5300 · UTILITIES	\$ 150,965	\$ 153,225	\$ 163,709	\$ 10,484

PAYROLL

5401 · Gross Wages	\$ 96,680	\$ 130,375	\$ 135,461	\$ 5,086
5402 · FICA Expense Employer	\$ 5,994	\$ 8,083	\$ 8,399	\$ 316
5403 · Medicare Expense Employer	\$ 1,402	\$ 1,890	\$ 1,964	\$ 74
5404 · Unemployment Fed/State	\$ 100	\$ 125	\$ 150	\$ 25
5305 · Administrative Costs	\$ 500	\$ 500	\$ 500	\$ -
5407 Employee Phone Reimbursement	\$ 1,200	\$ 600	\$ 600	\$ -
Bonus Pool Contingency	\$ -	\$ -	\$ 2,000	\$ 2,000
Total 5400 · PAYROLL EXPENSES	\$ 107,901	\$ 141,574	\$ 149,074	\$ 7,500
2026 Operating Contingency	\$ -	\$ 16,816	\$ 23,794	\$ 8,978
TOTAL OPERATING EXPENSE	\$ 710,240	\$ 710,240	\$ 710,240	\$ 0

	Annual Budget		Increase/ (Decrease)	
	2025	2026	2027	+/-
RESERVE EXPENSE				
General (non structural) Reserve Expense	\$ 140,000	\$ 144,200	\$ 145,000	\$ 800
Structural Integrity Reserve Expense	\$ 143,500	\$ 147,805	\$ 150,000	\$ 2,195