

Mystic Pointe Tower 500
APPROVED Budget for the Period
January 1, 2025 through December 31, 2025

Karen Madson
11/19/2024

Description	2024 APPROVED w/Reserves	2025 APPROVED w/Reserves
Revenue		
Maintenance Fees	6,687,668	7,625,173
Screening Fees	3,000	3,000
Late Fees	1,000	1,000
Investment Interest Income	3,000	3,000
Vending Machine Income	600	600
Cable Incentives	16,067	25,821
Storage Income	12,218	22,284
Miscellaneous Income	4,000	4,000
Total Revenue	6,727,553	7,684,879
Multiperil Insurance		
Multiperil Insurance	2,385,008	2,578,546
Total Multiperil Insurance	2,385,008	2,578,546
General & Administrative Services		
Printing & Postage - Office	3,000	3,000
IT Expenses	5,000	5,000
Office Expenses	10,000	12,500
Castle Administrative Expenses	5,000	3,000
Water Service	6,000	0
Office Equipment Leases (Copier)	6,500	6,000
Website Expense (Building Link)	13,361	13,700
Miscellaneous	5,000	5,000
Annual Audit Fees	6,500	6,500
Reserve Study Fees	11,000	15,200
Legal Fees	25,000	25,000
Reserve for Unpaid Fees	25,000	25,000
Fees for Rec Room (Former unit 109)	16,764	22,716
License & Permit Fees	4,500	4,500
Bonus Payments	20,000	20,000
Uniforms	3,000	4,000
Total General & Administrative Services	165,625	176,116
Castle Management Services		
General Salary Services (Administrative) -- Castle	285,813	317,734
General Salary Services (Maintenance) -- Castle	314,368	339,984
General Salary Services (Housekeeping) -- Castle	283,609	281,683
General Salary Services (Front Desk/Receiving) -- Castle	274,762	240,480
Management Services Contract for Accounting and Admin	75,677	77,947
Total Castle Management Services	1,234,229	1,257,828

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Karen Madison
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Description	2024 APPROVED w/Reserves	2025 APPROVED w/Reserves
Contract Services		
Valet Service Contract	235,000	235,000
Trash Removal Contract	26,400	22,240
Elevator Maintenance Contract	38,964	42,004
Elevator Consultant	0	7,200
AC Maintenance Contract	11,700	20,000
Pest Control Contract	4,700	7,000
Cooling Tower Water Treatment Contract	5,400	5,550
Preventive Maintenance Contract - Generator	1,341	1,341
Spa (Gym & Health Club) Contract	120,308	117,660
Pool Maintenance Contract	24,600	22,000
Cable TV & Unit Internet Contract	490,692	490,692
Dryer Vent Cleaning	0	31,330
Total Contract Services	959,105	1,002,017
Utilities		
Electricity	255,000	275,000
Water & Sewer	300,000	276,000
Telephone & Office Internet	10,500	12,000
Gas/Fuel	1,000	1,000
Total Utilities	566,500	564,000
Building Maintenance		
Lobby Floral Display	10,000	5,000
General Repairs & Maintenance	20,000	30,000
Floor Care - Marble	32,465	13,200
Floor Care - Carpet Cleaning	0	17,400
Floor Mats	7,220	5,500
Elevator & Lobby Wood Care	0	6,156
Maintenance Supplies	23,000	45,000
Repairs & Maintenance - Doors	4,000	5,000
Window Services (Exterior Washing)	12,540	9,000
Cooling Tower Annual Cleaning	3,300	3,300
Electrical Repairs	1,000	3,000
Generator Repairs	1,000	1,000
Roof Maintenance	3,500	7,500
Elevator Repairs & Maintenance	10,000	3,000
Repairs & Maintenance - Plumbing	10,000	12,000
Repairs & Maintenance - AC Repairs	6,000	40,000
Janitorial Supplies	22,000	22,000
Odor Control & Annual Chute Cleaning	2,200	3,500

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Description	2024 APPROVED w/Reserves	2025 APPROVED w/Reserves
Special Projects	10,000	10,000
Total Building Maintenance	178,225	241,556
Fire Systems		
Fire Systems - Repairs & Maintenance	10,000	10,000
Fire Alarm Monitoring, Inspection & Certification	6,000	9,400
Fire Department Alarms	0	2,500
Total Fire Systems	16,000	21,900
Spa & Pool Area Maintenance		
Repairs & Maintenance - Pool Area (Including Jacuzzi)	5,000	25,000
Repairs & Maintenance - Spa (Gym and Aerobics Room)	2,000	5,000
Total Spa & Pool Area Maintenance	7,000	30,000
Entertainment		
Social Events	3,000	5,000
Total Entertainment	3,000	5,000
Reserves		
Pooled General Reserves	1,212,860	451,979
SIRS Reserves	0	1,355,937
Total Reserves	1,212,860	1,807,916
Total Expenses	6,727,552	7,684,879
Net Income/(Loss)	1	0

Karen Madsen
11/19/2024

Mystic Pointe Tower 500
APPROVED Reserve Schedule for the Period
January 1, 2025 through December 31, 2025

Description	2024 Actual Contribution	2025 Approved Contribution
Non-SIRS Reserves		\$451,979
SIRS Reserves		\$1,355,937
Total Reserves	\$1,212,860	\$1,807,916
Pooled Reserves	\$1,212,860	\$1,807,916

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Description	Unit Type	Number of Units	Percentage of Ownership	Maintenance Fees in 2024 Approved Budget	Maintenance Fees in 2025 APPROVED Budget (Reserves Included)	Reserve Schedule Portion 2024
Total Maintenance Fees w/ full reserves		483		\$6,687,668	\$7,625,173	\$1,807,916
Monthly Maintenance Fees w/ full reserves						
Lines: 03, 13	A	65	0.170000%	\$947.42	\$1,080.23	\$256.12
Lines: 04, 07, 08, 11, 12	B	160	0.197000%	\$1,097.89	\$1,251.80	\$296.80
Lines: 02, 14	C	66	0.204000%	\$1,136.90	\$1,296.28	\$307.35
Lines: 05, 06	D	64	0.207000%	\$1,153.62	\$1,315.34	\$311.87
Lines: 09, 10	E	62	0.224000%	\$1,248.36	\$1,423.37	\$337.48
Lines: 01, 15	F	66	0.255000%	\$1,421.13	\$1,620.35	\$384.18

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