

Mirasol Ocean Towers Condominium, Inc.**Proposed Budget****January 1, 2026 to December 31, 2026**

<u>Account Number</u>		<u>2025</u>	<u>2026</u>
<u>Revenues</u>			
4020-0000	Maintenance Assessments	\$ 3,601,200	\$ 3,022,164
4022-0000	Interest On Reserve Accounts	36,000	-
4024-0000	Late Fees	2,400	2,400
4025-0000	Interest Income	8,400	8,400
4030-0001	Reserve Assessments - SIRS	464,930	423,450
4030-0002	Reserve Assessments - Non-SIRS	-	255,618
4031-0000	Miscellaneous and Vending Machines	6,000	1,500
4037-0000	Rental Income - #406	27,000	36,000
4040-0000	Laundry Income	30,000	30,000
4041-0000	Elevator Income	5,400	5,400
4043-0000	Cabana Maintenance Additional	1,028	798
4044-0000	Storage/Parking Income	21,600	21,600
4047-0000	Guest Parking Income	4,800	1,918
4048-0000	Commercial Maintenance Additional	10,841	-
4060-0000	Keys, Fobs, Decals	4,800	4,800
4070-0000	Screening Fees	2,000	2,000
4073-0000	Recreational Rental Income	240	3,000
	Total Revenues	4,226,639	3,819,048
<u>Expenses</u>			
<u>Payroll</u>			
5002-0000	Administrative	167,801	245,600
5005-0000	Maintenance	372,149	200,740
5006-0000	Concierge	245,885	271,660
9008-0000	Payroll Taxes	-	66,770
9009-0000	Workers Compensation	-	8,790
9010-0000	Employee Benefits & Health Insurance	32,640	46,200
	Total Payroll	818,475	839,760
<u>Insurance</u>			
5030-0000	Insurance	1,287,000	542,200
5030-0001	Flood Insurance	-	89,000
	Total Insurance	1,287,000	631,200

Mirasol Ocean Towers Condominium, Inc.**Proposed Budget****January 1, 2026 to December 31, 2026**

		2025	2026
	<u>Administrative Expenses</u>		
5010-0000	Legal and Professional Fees	36,000	70,080
5020-0000	Accounting and Audit Fees	6,000	24,000
5040-0000	Licenses, Fees, Permits	6,000	6,000
5041-0000	Corporate Annual Report	1,200	1,200
6081-0000	Computer Expense	6,500	6,500
7000-0000	Printing And Postage	6,005	5,000
7020-0000	Office Supplies Expense	6,000	6,000
7110-0000	Collections/Administrative Expenses	600	600
8020-0000	Bad Debts	5,000	10,000
8080-0000	Miscellaneous Expenses	27,000	1,200
8083-0000	Social Activities/Events	4,800	6,000
	Total Administrative Expenses	105,105	126,580
	<u>Contracted Services</u>		
5001-0000	Management Fees	38,736	-
6000-0000	Pest Control	7,200	6,720
6004-0000	Elevator Maintenance	72,000	18,600
6005-0000	Air Conditioner Maintenance	27,000	25,080
6010-0000	Landscape Maintenance	6,000	7,800
6020-0000	Pool Maintenance	12,000	21,600
6048-0000	Interior Landscape Maintenance	4,008	2,000
6062-0000	Fire Alarm Monitoring / BDA	21,000	8,820
6063-0000	Access Control	15,000	15,000
6085-0000	Equipment Lease	4,800	4,800
7057-0000	Janitorial Service	-	155,400
7058-0000	It Service	-	6,000
7079-0000	Cooling Tower Water Treatment	4,620	3,960
7080-0000	HVAC Preventive Service and Agreement	-	20,210
7081-0000	Boiler Contract	7,200	3,600
7082-0001	Avid Software	-	3,600
7082-0002	Vertilinc & EcamPro Software	-	4,800
7082-0003	Paychex Software	-	3,600
8009-0000	Fitness Equipment Maintenance	1,200	1,200
6098-0000	Generator Contract -Rental	-	84,000
6099-0000	Generator Service Agreement (September - December)	1,200	240
	Total Contracted Services	221,964	397,030

Mirasol Ocean Towers Condominium, Inc.
Proposed Budget
January 1, 2026 to December 31, 2026

		<u>2025</u>	<u>2026</u>
	<u>Repairs, Maintenance and Supplies</u>		
6007-0000	Plumbing	58,845	58,850
6008-0000	Emergency Repair Costs	-	150,000
6009-0000	General Repairs & Maintenance	24,000	36,000
6015-0000	Materials and Supplies	30,000	18,000
6017-0000	Electrical	10,000	6,500
6021-0000	Pool	12,000	6,000
6029-0000	Elevators	21,600	8,500
6048-0000	Landscaping	-	3,000
6075-0000	Window Services	17,040	17,040
6091-0000	Boiler	1,200	1,200
6092-0000	Generator	9,600	2,500
6093-0000	Equipment	24,000	24,000
6094-0000	Air Conditioners	24,000	18,000
6095-0000	Lighting	2,400	3,000
6098-0000	Fire System	6,000	4,800
8007-0000	SIRS Projects	300,000	-
8008-0000	Fitness Equipment	12,000	6,000
8090-0000	50 Year Recertification	12,000	-
	Total Repairs, Maintenance and Supplies	<u>564,685</u>	<u>363,390</u>
	<u>Utilities</u>		
5050-0000	Electricity	180,000	183,600
5060-0000	Telephone	6,000	6,000
5070-0000	Water and Sewer	264,000	269,280
5080-0000	Gas	18,000	18,000
5090-0000	Trash Collection	80,000	80,000
6033-0000	Cable and Internet	216,480	225,140
	Total Utilities	<u>764,480</u>	<u>782,020</u>
	<u>Reserves</u>		
8000-0000	Structural Reserves (SIRS)	464,930	423,450
8001-0000	Non-Structural Reserves (BIRS)	-	255,618
	Total Reserves	<u>464,930</u>	<u>679,068</u>
	Total Expenses	<u>4,226,639</u>	<u>3,819,048</u>
	Net Surplus (Deficit)	<u>\$ -</u>	<u>\$ -</u>

APPROVED BY

APPROVED BY

Mirasol Ocean Towers
Proposed Reserve W/Budget Amendment Summary
January 1, 2026- December 31, 2026

12/23/2025

Description	Service Date Year	Replace Date Year	Replacement Cost	Funded Balance Beginning of Period	Unfunded Balance	Full Annual Contribution
SIRS study	2025	2055	\$ 423,450	\$ -	\$ -	\$ 423,450
SIRS Total			\$ 423,450	\$ -	\$ -	\$ 423,450
Reserves (BIRS)	2025	2055	\$ 255,618	\$ 1,046,048	\$ -	\$ 255,618
Reserve (BIRS) TOTAL			\$ 255,618	\$ 1,046,048	\$ -	\$ 255,618
TOTAL RESERVES and SIRS			\$ 679,068	\$ 1,046,048	\$ -	\$ 679,068

Notes

Full Reserves

TYPE	2026	2025
	QUARTERLY Fee with Full Reserves	PER UNIT
		QUARTERLY
		TOTAL FEE
A	\$ 4,530.22	\$ 4,976.84
B	\$ 3,331.67	\$ 3,660.13
C	\$ 3,144.49	\$ 3,454.50
C-605	\$ 3,173.71	\$ 3,486.61
Commercial	\$ 3,607.49	\$ 6,673.37
Cabana's	\$ 29.95	\$ 35.20

Full Reserves

Each Qtr Saving	Total Saving
\$ 446.63	\$ 1,786.51
\$ 328.46	\$ 1,313.86
\$ 310.01	\$ 1,240.04
\$ 312.89	\$ 1,251.56
\$ 3,065.88	\$ 12,263.51
\$ 5.24	\$ 20.98