

RADIUS CONDOMINIUM ASSOCIATION, INC.
Approved Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	287,342	3,448,109	297,371	3,568,448
40002-00	Reserve Income	50,774	609,291	25,741	308,889
40002-01	Reserve Income-SIRS	0	0	25,034	300,402
40004	Special Assess Fees	0	0	0	0
40010-00	Master Assessments	39,861	478,330	29,833	357,991
40011	Late Fee Income	167	2,000	167	2,000
40014	Legal Fee Income	17	200	17	200
40025	Returned Check Fees	08	100	08	100
40026	Tower-Shared Use	0	0	0	0
40030	Screening Fees	500	6,000	500	6,000
40033	Parking Income	833	10,000	833	10,000
40037	Parking Space Rental	0	0	0	0
40055	Vending Machine	0	0	0	0
40058	Security Service	25	300	25	300
40060	Gate/Key Cards	25	300	25	300
40066	Transmitter Income	42	500	42	500
40068	Key Fob Income	42	500	42	500
40070	Auto Decals	125	1,500	125	1,500
40078	Late Fee Interest	83	1,000	83	1,000
40079	Clubhouse Fee	17	200	17	200
40080	Interest Income	0	0	0	0
40081	Reserve Interest	0	0	0	0
40082	Spec Assess Interest	0	0	0	0
40090	Miscellaneous Income	83	1,000	83	1,000

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40115-01	Administrative Fee- - Reminder Letter	42	500	42	500
40115-02	Administrative Fee- - Demand Letter	292	3,500	292	3,500
40115-03	Administrative Fee- - ATP	08	100	08	100
41005	Storage Income	1,000	12,000	1,000	12,000
41040	Social Activities In	0	0	0	0
48095	Pet Fees	83	1,000	83	1,000
	**TOTAL REVENUE	381,369	4,576,430	381,369	4,576,430
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	542	6,500	542	6,500
50011	Master Assessments	39,861	478,330	29,833	357,991
50012-00	Bad Debts	167	2,000	167	2,000
50015	Bank Charges	83	1,000	83	1,000
50045-01	Legal Fees- - Assoc Matters	667	8,000	667	8,000
50048	Annual Condo Fees	104	1,244	104	1,244
50050-15	License,Taxes,Permit- - Elevators	125	1,500	125	1,500
50050-45	License,Taxes,Permit- - Pool/Spa	42	500	42	500
50053	Corporate Annual Rep	05	64	05	64
50054	Administrative Collection Fees	292	3,500	292	3,500
50063	Business Center	42	500	42	500
50075	Office Supplies	500	6,000	500	6,000
50081	Postage and Delivery	04	50	04	50
50100	Screening Fees	250	3,000	250	3,000
50110	Miscellaneous	125	1,500	125	1,500
	**TOTAL ADMINISTRATIVE	42,809	513,688	32,779	393,349
	**PROPERTY INSURANCE				

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52031	Property & Liability	60,644	727,723	60,644	727,723
52032	Umbrella Insurance	698	8,379	698	8,379
52033	Windstorm Insurance	3,183	38,201	3,168	38,021
52034	Flood Insurance	2,000	24,000	2,000	24,000
52035	Directors & Officers	849	10,193	849	10,193
52036	Fidelity Bond	67	799	67	799
52038	Boiler	156	1,868	158	1,893
52039	Insurance Deductible	417	5,000	417	5,000
52040	Ins Finance Charge	1,976	23,714	1,976	23,714
52044	Tank - Generator	44	528	74	886
52061-20	Insurance - Commercial- - General Liability	5,686	68,226	5,686	68,226
52062-00	Insurance - Other	231	2,774	231	2,774
52063	Workers Comp Ins.	47	565	47	565
	**TOTAL PROPERTY INSURANCE	75,998	911,970	76,014	912,173
	**UTILITIES				
54050-00	Electricity	13,500	162,000	11,412	136,948
54070-00	Water & Sewer	24,000	288,000	24,583	295,000
54080	Gas/Fuel Oil	667	8,000	833	10,000
54100-00	Telephone	542	6,500	500	6,000
	**TOTAL UTILITIES	38,709	464,500	37,329	447,948
	**CONTRACTS				
60004	Administrative Staff Service	17,388	208,658	19,061	228,736
60013	Cable Television	24,445	293,337	24,445	293,337
60026	Parking Garage	16,439	197,268	20,296	243,546
60035	Elevator Contract	2,400	28,800	2,400	28,800
60046-18	Equipment Contract- - Copier	210	2,520	250	3,000
60060	Floor Care	306	3,667	306	3,667

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60062	Front Desk Service	18,754	225,050	18,951	227,408
60066	Health Benefits	8,220	98,640	7,632	91,584
60072	Health Club Contract	134	1,604	155	1,862
60074	Hvac System	1,033	12,396	1,074	12,892
60075	Janitorial Service	13,817	165,800	13,841	166,090
60090	Lawn Maintenance	750	9,000	750	9,000
61000	Management Services	3,805	45,665	4,572	54,864
61001	Maintenance Service	12,894	154,733	13,001	156,016
61008	Odor Control	326	3,912	386	4,632
61010	Pest Control	813	9,750	875	10,500
61020	Pool/Spa Contract	667	8,000	909	10,911
61036	Roof Contract	417	5,000	417	5,000
61045-00	Security Services	15,525	186,300	17,218	206,621
61055	Trash Removal	4,273	51,272	4,273	51,272
61060	Uniforms Contract	353	4,236	353	4,236
61065	Valet Service	15,048	180,573	15,048	180,573
61075	Window Services	1,917	23,000	2,500	30,000
	**TOTAL CONTRACTS	159,934	1,919,181	168,712	2,024,547
	**REPAIRS/MAINTENANCE				
70030	R&M-Clubhouse	83	1,000	83	1,000
70038	R&M-Driveway	08	100	08	100
70045	R&M-Electrical	208	2,500	208	2,500
70048-05	R&M Equipment- - Building	4,625	55,500	7,410	88,922
70048-22	R&M Equipment- - HVAC Parts/Repairs	1,250	15,000	1,250	15,000
70048-25	R&M Equipment- - Health Club	83	1,000	83	1,000
70048-32	R&M Equipment- - Life Safety	0	0	0	0
70048-34	R&M Equipment- - Locks	08	100	42	500
70048-35	R&M Equipment- - Miscellaneous	42	500	42	500

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70048-48	R&M Equipment- - Radio/Pager	08	100	08	100
70048-62	R&M Equipment- - Trash Compactor	125	1,500	125	1,500
70050	R&M-Entry System	250	3,000	125	1,500
70090	R&M-Plumbing	417	5,000	417	5,000
70095	R&M-Pool/Spa/Fountai	250	3,000	250	3,000
70102	R&M-Equipment-Closed Circuit TV	42	500	42	500
70104	R&M Equipment-Elevator Brass	500	6,000	500	6,000
70135	Landscaping Extras	667	8,000	667	8,000
70141	Access Cards	83	1,000	0	0
70175	Custodial Supplies	1,458	17,500	1,458	17,500
70180	Paint Supplies	125	1,500	125	1,500
70289-00	Contingency	83	1,000	83	1,000
	**TOTAL REPAIRS/MAINTENANCE	10,315	123,800	12,927	155,122
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
73001	Spec Assess-Interest	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	25,740	308,883	25,741	308,889
80001	Reserve Interest	0	0	0	0
80004-00	SIRS Reserve transfer	25,034	300,408	25,034	300,402
	**TOTAL RESERVE TRANSFERS	50,774	609,291	50,774	609,291
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	2,833	34,000	2,833	34,000

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	**TOTAL PRIOR YEAR ACTIVITY	2,833	34,000	2,833	34,000
	**TOTAL EXPENSES	381,372	4,576,430	381,368	4,576,430
	Operating Net Income or Loss	-03	0	01	0

RADIUS CONDOMINIUM ASSOCIATION, INC.
Schedule Of Approved Maintenance
January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Approved Monthly Without Reserves	Approved Monthly Reserves	Approved Monthly SIRS Reserves	Approved Monthly Per Unit Maintenance	Approved Monthly Total All Units Maintenance
0000-A1		0.221699500	33	7.316083500	\$837.98	\$725.41	\$57.07	\$55.50	\$837.98	\$27653.34
0000-A2		0.223306100	13	2.902979300	\$844.04	\$730.66	\$57.48	\$55.90	\$844.04	\$10972.52
0000-A3		0.239371300	32	7.659881600	\$904.77	\$783.23	\$61.62	\$59.92	\$904.77	\$28952.64
0000-A4		0.255436500	10	2.554365000	\$965.50	\$835.80	\$65.75	\$63.94	\$965.49	\$9654.90
0000-A5		0.261862500	10	2.618625000	\$989.78	\$856.82	\$67.41	\$65.55	\$989.78	\$9897.80
0000-A6		0.277285100	10	2.772851000	\$1048.08	\$907.29	\$71.38	\$69.41	\$1048.08	\$10480.80
0000-A7		0.288852000	13	3.755076000	\$1091.79	\$945.13	\$74.35	\$72.31	\$1091.79	\$14193.27
0000-A8		0.301704200	10	3.017042000	\$1140.38	\$987.19	\$77.66	\$75.53	\$1140.38	\$11403.80
0000-A9		0.355361900	1	0.355361900	\$1343.19	\$1162.76	\$91.47	\$88.96	\$1343.19	\$1343.19
0000-B1		0.332870700	73	24.299561100	\$1258.17	\$1089.16	\$85.68	\$83.33	\$1258.17	\$91846.41
0000-B2		0.356004500	12	4.272054000	\$1345.62	\$1164.86	\$91.64	\$89.12	\$1345.62	\$16147.44
0000-B3		0.373997500	49	18.325877500	\$1413.62	\$1223.73	\$96.27	\$93.62	\$1413.62	\$69267.38
0000-B4		0.449503900	11	4.944542900	\$1699.02	\$1470.79	\$115.71	\$112.53	\$1699.03	\$18689.33
0000-C1		0.462034800	13	6.006452400	\$1746.38	\$1511.79	\$118.93	\$115.66	\$1746.38	\$22702.94
0000-C2		0.475529500	13	6.181883500	\$1797.40	\$1555.95	\$122.40	\$119.04	\$1797.39	\$23366.07
0000-L1		0.376568000	2	0.753136000	\$1423.34	\$1232.14	\$96.93	\$94.27	\$1423.34	\$2846.68
0000-L3		0.359217600	1	0.359217600	\$1357.76	\$1175.37	\$92.47	\$89.92	\$1357.76	\$1357.76
0000-L2		0.343152400	2	0.686304800	\$1297.04	\$1122.81	\$88.33	\$85.90	\$1297.04	\$2594.08
0000-L4		0.402593600	1	0.402593600	\$1521.71	\$1317.30	\$103.63	\$100.78	\$1521.71	\$1521.71
0000-L5		0.434402500	1	0.434402500	\$1641.94	\$1421.38	\$111.82	\$108.75	\$1641.95	\$1641.95
0000-L6		0.381708800	1	0.381708800	\$1442.77	\$1248.96	\$98.25	\$95.56	\$1442.77	\$1442.77
Total			311	100.000000000						\$377976.78

RADIUS CONDOMINIUM ASSOCIATION INC.
Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GL CODE	TYPE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE(YEARS)
30003-001	SIRS Reserves	Pooled	\$0	0	0
30000-09d	Reserves	Common Area Restoration	\$1,140,200	25	6
30000-204b	Reserves	Asphalt Paving/Parking	\$49,600	25	6
30000-001	Reserves	Pooled	\$0	0	0
30000-45p	Reserves	Pool/Spa	\$47,500	5	3
30000-35	Reserves	Mechanical	\$1,058,901	12	4
30000-15	Reserves	Elevator	\$1,152,000	5	3
30000-03	Reserves	Building Exterior	\$933,000	40	21
		Totals	\$4,381,201		

Accumulated Balance Thru July	432,172
Additional Reserve Funding Thru Year End	128,705
Total Reserves Thru Year End	560,877
Estimated Expenses Thru Year End	94,974
Balance To Be Funded	3,915,298
Annual Contribution	308,889
Monthly Contribution	25,741

RADIUS CONDOMINIUM ASSOCIATION INC.- SIRSPooledReserves
 SIRS Pooled Reserve Analysis Worksheet
 January 1, 2026 - December 31, 2026

GL CODE	TYPE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE(YEARS)
30003-22	SIRS Reserves	Generator	\$325,000	30	12
30003-244	SIRS Reserves	HVAC	\$435,000	25	6
30003-03	SIRS Reserves	Building Exterior	\$2,085,500	40	21
30003-80	SIRS Reserves	Roof	\$718,325	22	8
30003-42	SIRS Reserves	Plumbing	\$692,600	40	21
30003-50	SIRS Reserves	Painting	\$761,950	8	1
30003-40	SIRS Reserves	Fire System	\$257,500	25	6
30003-20	SIRS Reserves	Electrical	\$622,000	40	21
30003-001	SIRS Reserves	Pooled	\$0	0	0
		Totals	\$5,897,875		

Accumulated Balance Thru July	175,239
Additional Reserve Funding Thru Year End	125,170
Total Reserves Thru Year End	300,409
Estimated Expenses Thru Year End	0
Balance To Be Funded	5,597,466
Annual Contribution	300,402
Monthly Contribution	25,034