

MYSTIC POINTE CONDO NO.1
APPROVED BUDGET
JANUARY 1, 2026 -
DECEMBER 31, 2026

	2025		2026	
	APPROVED BUDGET		PROPOSED BUDGET	
	MONTHLY	ANNUAL	MONTHLY	ANNUAL
REVENUE				
4020 Maintenance Income	263,590.08	3,163,081.00	284,707.54	3,416,490.50
4030 Reserve Income	38,682.91	464,195.00	38,682.91	464,195.00
4029 SIRS Income	16,666.66	200,000.00	41,924.00	503,088.00
4024 Late Fee Income	250.00	3,000.00	250.00	3,000.00
4025 Interest Income	25.00	300.00	25.00	300.00
4070 Screening Fees	500.00	6,000.00	500.00	6,000.00
4060 Gate Key	83.33	1,000.00	83.33	1,000.00
4031 Miscellaneous Income	833.33	10,000.00	833.33	10,000.00
4090 Estoppel/Questionaire	375.00	4,500.00	375.00	4,500.00
4040 Parking Income	2,000.00	24,000.00	2,000.00	24,000.00
**TOTAL REVENUE	323,006.31	3,876,076.00	369,381.11	4,432,573.50
EXPENSES				
**ADMINISTRATIVE				
5018 Bank Service Charges	75.00	900.00	75.00	900.00
5008 License & Permits	208.33	2,500.00	208.33	2,500.00
5015 Bad Debts	833.33	10,000.00	833.33	10,000.00
5006 Screening Expense	233.33	2,800.00	233.33	2,800.00
5005 Printing & Reproduction	751.35	9,016.31	751.35	9,016.31
5004 Office Supplies	375.00	4,500.00	375.00	4,500.00
5002 Dues & Subscriptions	509.00	6,108.00	509.00	6,108.00
5009 Postage	133.33	1,600.00	133.33	1,600.00
5001 Filing Fees	150.00	1,800.00	150.00	1,800.00
**TOTAL ADMINISTRATIVE	3,268.67	39,224.31	3,268.67	39,224.31
**INSURANCE				
5109 Property	46,015.05	552,180.60	53,067.12	636,805.48
5111 Umbrella Insurance	953.08	11,437.02	1,096.04	13,152.57
5106 Flood Insurance	4,724.58	56,695.00	5,166.00	62,000.00
5102 Directors & Officers	587.94	7,055.30	676.13	8,113.59
5105 Fidelity Bond	209.26	2,511.12	240.64	2,887.78
5104 Glass Insurance	2,359.50	28,314.05	2,713.42	32,561.15
5112 Ins Finance Charge	1,111.93	13,343.18	1,278.72	15,344.65
5107 Liability Insurance	3,971.18	47,654.25	4,566.86	54,802.38
**TOTAL INSURANCE	59,932.52	719,190.52	68,804.93	825,667.60
**UTILITIES				
5822 Electricity	18,500.00	222,000.00	18,500.00	222,000.00
5829 Water & Sewer	14,166.66	170,000.00	15,000.00	180,000.00
5821 Trash	3,658.33	43,900.00	3,658.33	43,900.00
5823 Telephone	700.00	8,400.00	700.00	8,400.00
**TOTAL UTILITIES	37,024.99	444,300.00	37,858.33	454,300.00

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	MONTHLY	ANNUAL	MONTHLY	ANNUAL
5515 Equipment Rep & Replace	666.66	8,000.00	666.66	8,000.00
5521 Floor Maintenance Carpet	583.33	7,000.00	583.33	7,000.00
5526 HVAC Repairs	1,666.66	20,000.00	1,666.66	20,000.00
5520 Plumbing	833.33	10,000.00	833.33	10,000.00
5555 Pool Furniture Repairs	466.49	5,597.97	466.49	5,597.97
5556 Pool Spa Maintenance	416.66	5,000.00	500.00	6,000.00
5514 Dry Wall Repairs / Floods	1,250.00	15,000.00	1,250.00	15,000.00
5523 Special Projects	2,095.83	25,150.00		
**TOTAL REPAIRS/MAINTENANCE	19,535.16	234,422.97	17,522.67	210,272.97
**PAYROLL EXPENSE				
5315 Pool	4,319.04	51,828.48	4,732.49	56,789.92
5314 Front Desk	13,635.77	163,629.28	15,146.10	181,753.28
5310 Management	6,750.00	81,000.00	7,375.00	88,500.00
5301 Administrative	3,120.00	37,440.00	3,293.33	39,520.00
5302 Painter	2,773.33	33,280.00	2,946.66	35,360.00
5303 Receiving	5,228.26	62,739.20	4,414.89	52,978.72
5304 Engineering	7,843.00	94,116.00	7,843.00	94,116.00
5307 Housekeeping	6,886.96	82,643.52	7,596.32	91,155.84
5306 Payroll Processing Expense	191.66	2,300.00	233.33	2,800.00
5308 Payroll Expense other	250.00	3,000.00	250.00	3,000.00
5311 Medical Insurance	9,166.66	110,000.00	9,166.66	110,000.00
5110 Workers Comp	1,366.66	16,400.00	1,366.66	16,400.00
5316 Social Security	3,500.00	42,000.00	3,666.66	44,000.00
5305 Fed Taxes	66.67	800.00	66.67	800.00
5317 Florida Unemp	500.00	6,000.00	500.00	6,000.00
5309 Holiday Fund	2,858.33	34,300.00	2,958.33	34,300.00
**TOTAL PAYROLL	68,456.34	821,476.48	71,556.10	857,473.76
**PROFESSIONAL FEES				
5401 Accounting	650.00	7,800.00	650.00	7,800.00
5402 Legal	833.33	10,000.00	833.33	10,000.00
**TOTAL PROFESSIONAL FEES	1,483.33	17,800.00	1,483.33	17,800.00
**TOTAL RESERVE TRANSFERS	38,682.91	464,195.00	38,682.91	464,195.00
**TOTAL SIRS TRANSFERS	16,666.66	200,000.00	41,924.00	503,088.00
Total Expenses	323,006.31	3,876,076.00	369,381.11	4,432,573.50