

MYSTIC POINTE TOWER 500

Approved Budget for the Period January 1, 2026 through December 31, 2026

Description	2025 APPROVED w/Reserves	2026 APPROVED w/Reserves
Revenue		
Maintenance Fees	7,625,173	7,723,055
Contra Revenue - Bad Debt	(25,000)	(60,000)
Screening Fees	3,000	2,500
Late Fees	1,000	5,000
Investment Income (Operating Funds)	0	18,000
Interest Income (Operating Checking Account)	3,000	260
Vending Machine Income	600	800
Cable Incentives	25,821	22,594
Storage Income	22,284	22,284
Miscellaneous Income	4,000	3,500
Total Revenue	7,659,878	7,737,992
Insurance		
Multiperil Insurance	2,578,546	1,803,405
Master Pool Insurance	0	7,469
Total Insurance	2,578,546	1,810,874
General & Administrative Services		
Printing & Postage - Office	3,000	12,000
IT Expenses	5,000	10,000
Office Expenses	12,500	15,000
Castle Administrative Expenses	3,000	0
Castle Administrative Expenses - Reimbursables	5,000	5,000
Office Equipment Leases (Copier)	6,000	3,800
Website Expense (Building Link)	13,700	14,000
Miscellaneous (Including Election Monitor)	5,000	7,000
Annual Audit Fees	6,500	7,000
Reserve Study Fees	15,200	0
Legal Fees	25,000	40,000
Fees for Rec Room (Former unit 109)	22,716	30,000
License & Permit Fees	4,500	5,000
Bonus Payments	20,000	17,000
Uniforms	4,000	4,000
Holiday Decoration Installation and Removal	0	5,000
Total General & Administrative Services	151,116	174,800

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Castle Management Services		
General Salary Services (Administrative) -- Castle	317,734	349,409
General Salary Services (Maintenance) -- Castle	339,984	364,196
General Salary Services (Housekeeping) -- Castle	281,683	305,364
General Salary Services (Front Desk/Receiving) -- Castle	240,480	284,359
Management Services Contract for Accounting and Admin	77,947	80,286
Total Castle Management Services	1,257,828	1,383,613
Contract Services		
Valet Service Contract	235,000	242,948
Trash Removal Contract	22,240	23,797
Elevator Maintenance Contract	42,004	42,612
Elevator Consultant	7,200	13,000
AC Maintenance Contract	20,000	18,000
Roof Maintenance Contract	0	2,300
Pest Control Contract	7,000	5,000
Cooling Tower Water Treatment Contract	5,550	6,000
Preventive Maintenance Contract - Generator	1,341	1,341
Spa (Gym & Health Club) Contract	117,660	117,660
Pool Maintenance Contract	22,000	24,600
TV & Unit Internet Contract	490,692	470,343
Chute/Trash Odor Control & Annual Chute Cleaning	3,500	5,000
Echelon (Fitness Machine Subscription)	0	1,400
Dryer Vent Cleaning	31,330	0
Total Contract Services	1,005,517	974,001
Utilities		
Electricity	275,000	275,000
Water & Sewer	276,000	276,000
Telephone & Office Internet	12,000	12,000
Gas/Fuel	1,000	1,000
Total Utilities	564,000	564,000

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Description	2025 APPROVED w/Reserves	2026 APPROVED w/Reserves
Building Maintenance		
Lobby Floral Display	5,000	5,000
General Repairs & Maintenance	30,000	35,000
Marble Floor Care -First Floor	13,200	10,000
Marble Floor Care - Elevator Landings, Hallways, Foyers	0	20,000
Floor Care - Carpet Cleaning	17,400	28,000
Floor Mats	5,500	7,046
Elevator & Lobby Wood Care	6,156	7,000
Maintenance Supplies	45,000	40,000
Repairs & Maintenance - Doors	5,000	10,000
Window Services (Exterior Washing)	9,000	0
Cooling Tower Annual Cleaning	3,300	0
Electrical Repairs	3,000	5,000
Generator Repairs	1,000	2,000
Roof Repairs	7,500	7,500
Elevator Repairs & Maintenance	3,000	6,700
Repairs & Maintenance - Plumbing	12,000	50,000
Repairs & Maintenance - AC Repairs	40,000	30,000
Janitorial Supplies	22,000	22,000
Carpet Supply Storage Fees	0	4,200
Special Projects	10,000	100,000
Total Building Maintenance	238,056	389,446
Fire Systems		
Fire Systems - Repairs & Maintenance	10,000	15,000
Fire Alarm Monitoring, Inspection & Certification	9,400	14,340
Fire Department Alarms	2,500	2,500
Total Fire Systems	21,900	31,840
Spa & Pool Area Repairs & Maintenance		
Repairs & Maintenance - Pool Area (Including Jacuzzi)	25,000	25,000
Repairs & Maintenance - Spa (Gym & Aerobics Room)	5,000	3,600
Total Spa & Pool Area Maintenance	30,000	28,600
Entertainment		
Social Events	5,000	10,000
Total Entertainment	5,000	10,000
Reserves		
Pooled General Reserves	451,979	768,788
SIRS Reserves	1,355,937	1,602,030
Total Reserves	1,807,916	2,370,818
Total Expenses	7,659,879	7,737,992

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