

MIZNER COURT CONDOMINIUM ASSOC INC - CONDO

Adopeted Budget WorkSheet - 2026

Description	AnnualApprovedBudget	Adopted 2026 AnnualBudget - <i><u>Partial Funded</u></i>
**REVENUE		
Owner Assessments	6,205,003	6,101,419
Reserve Income	452,605	339,130
Reserve Income-SIRS	0	873,217
Returned Check Fees	0	360
Screening Fees	2,500	500
Time & Material Inc	5,000	150
Key Fob Income	5,000	1,500
Interest Income	0	10,000
Miscellaneous Income	2,000	2,000
Administrative Fee	0	7,000
Administrative Fee- - Reminder Letter	0	1,950
Administrative Fee- - Demand Letter	0	1,950
Rental Income	59,940	44,955
House Charges	0	1,800
Cable Income	0	4,000
Pet Fees	0	500
**TOTAL REVENUE	6,732,048	7,390,431
EXPENSES		
**ADMINISTRATIVE		
Audit/Accounting Fees	7,500	7,500
Advertising	2,500	0
Master Assessments	395,328	430,000
Copy Machine Rental	6,732	6,700
Bank Charges	125	500
Computer/Camera Main	30,000	32,500
Legal Fees	35,000	45,000
Milestone Inspection	15,000	0
License,Taxes,Permit	5,000	5,150
Social Committee	22,000	25,000
Office Supplies	5,000	5,500
Coffee/Water Expense	8,500	8,700
Postage	3,580	2,500
Printing	2,050	1,000
Professional Fees- - Consulting Fees	5,000	5,000
Professional Fees- - Reserve Study	16,400	7,900
Rental Apartment Expenses	25,000	10,000
Loan-Interest Expense	17,000	4,340
Management Information	1,500	2,000
Loan Principal	264,000	205,433

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**TOTAL ADMINISTRATIVE	867,215	804,723
**PROPERTY INSURANCE		
General Liability	215,000	114,015
Property	1,500,000	1,175,580
Flood Insurance	58,800	63,730
Umbrella	14,400	14,000
First Light	4,311	4,000
Glass Insurance	24,000	24,500
Boiler	10,000	6,900
Ins Finance Charge	56,400	49,000
Insurance - Other	18,000	20,300
Workers Comp	600	540
**TOTAL PROPERTY INSURANCE	1,901,511	1,472,565
**UTILITIES		
Electricity	319,800	286,000
Water & Sewer	162,754	195,000
Telephone	20,500	26,500
**TOTAL UTILITIES	503,054	507,500
**CONTRACTS		
Air Conditioning	17,220	16,500
Cable Television	126,100	131,500
Elevator Maintenance	33,500	37,200
Fire Alarm Maint.	8,500	8,500
Fire Alarm Monitoring	1,600	1,000
Foliage Maintenance	35,400	35,400
EV Station	480	480
Floor Care	15,000	39,200
Generator	1,800	1,800
Irrigation Contract	1,466	1,500
Janitorial Service	173,000	175,000
Plants	85,000	100,000
Tree Trimming	40,000	58,000
Lawn Maint. Contract	131,169	146,600
Parcel & Grocery Delivery Services	161,538	170,000
Management Services	100,000	104,000
Odor Control	16,082	11,000
Pest Control	18,000	18,540
Critter Control	9,700	6,000
Fertilization/Weed Control	43,000	43,000
Pool/Spa Contract	30,192	30,192
Security Services	605,529	640,000

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Special Projects Svc.	0	75,000
Uniforms Contract	7,000	7,000
Interior Pest Control	10,250	9,807
Window Services	26,500	26,500
**TOTAL CONTRACTS	1,698,026	1,893,719
**SALARIES & BENEFITS		
Salaries-- General	0	734,214
Salaries- - Maintenance	373,200	0
Salaries- - Admin	258,980	0
Salaries- - Housekeeping	41,600	0
Medical Insurance	48,620	114,500
Temporary Help	35,000	50,000
Payroll Taxes/Burden	141,112	149,645
**TOTAL SALARIES & BENEFITS	898,512	1,048,359
**REPAIRS/MAINTENANCE		
R&M-Air Conditioning	80,000	82,400
R&M-Building	42,000	46,000
R&M-Elevator	6,000	6,000
R&M- Locks & Keys	10,000	10,000
R&M-Electrical	10,000	15,000
R&M Equip	8,000	8,000
R&M Equip- - Fire Extinguisher	6,000	10,000
R&M Equip- - Fire Sprinkler	25,000	25,750
R&M Equip- - Health Club	4,500	4,635
R&M Equip- - Rental	3,000	3,090
R&M-General	10,000	0
R&M-Generator	3,000	10,000
Generator Fuel	1,000	1,030
R&M-Lighting	12,000	12,360
Decorations	40,000	41,200
R&M-Maint Equipment	0	10,300
R&M-Plumbing	21,625	22,275
Pool Rep/Supplies	11,000	11,330
R&M-Pool Furn/Equip	7,000	7,210
R&M-Roof	5,000	2,500
Security System R&M/Radios	9,000	9,270
R&M-Tennis Courts	12,000	12,360
R&M-Signage	0	10,000
Wallboard Replacement	30,000	35,000
Irrigation Equip. R & M	20,000	20,000
Bldg Concrete/Stucco	10,000	10,000
Janitorial Supplies	15,000	18,500

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Paint Supplies	10,000	10,000
Contingency	0	5,000
**TOTAL REPAIRS/MAINTENANCE	411,125	459,210
**RESERVE TRANSFERS		
Reserve Transfers	0	0
Reserve Transfers- - Pooled	452,605	339,130
Reserve Interest	0	0
SIRS Reserve Transfer	0	873,217
**TOTAL RESERVE TRANSFERS	452,605	1,212,347
**PRIOR YEAR ACTIVITY		
Prior Year Expense	0	-7,992
**TOTAL PRIOR YEAR ACTIVITY		-7,992
**TOTAL EXPENSES	6,732,048	7,390,431
Operating Net Income or Loss		