

Delkus Tower Condominium Association, Inc

January 1, 2026 to December 31, 2026

Ordinary Income/Expense

Income

	Annual Budget 2026	Monthly Budget 2026	Budget 2025	Income/ Expenses 2024	Actual Jan-Oct. 2025
40-year Second Special Asmt	0.00	0.00	0.00	29,517.33	1,942.61
40-year Third Special Asmt	0.00	0.00	0.00	30,439.65	(1,942.53)
Owners Assessments	264,780.00	22,065.00	264,780.00	256,982.10	222,707.84
Reserve Statutory	29,052.00	2,421.00	0.00	0.00	0.00
Reserve - Other	2,628.00	219.00	0.00	0.00	0.00
Interest Income	12.00	1.00	0.00	47.45	28.84
Interest Collections (to reduce Reserves)	(360.00)	(30.00)	0.00	4,116.44	0.00
Keys	120.00	10.00	0.00	275.00	300.00
Late Fess	0.00	0.00	0.00	0.00	0.00
Application Fees (to reduce Reserves)	(300.00)	(25.00)	0.00	675.00	575.00
Legal Reimburse (to reduce Reserves)	(600.00)	(50.00)	0.00	0.00	0.00
Lightning Claim Income	0.00	0.00	0.00	7,075.99	0.00
Other Income	0.00	0.00	0.00	0.00	0.00
Parking Income (to reduce Reserves)	(600.00)	(50.00)	0.00	1,214.00	500.00
Laundry Income	2,400.00	200.00	0.00	0.00	0.00
Laundry Income (to reduce Reserves)	(3,000.00)	(250.00)	0.00	4,944.00	1,300.00
Total Income	294,132.00	24,511.00	264,780.00	335,286.96	225,411.68

Expense

	Annual Budget 2026	Monthly Budget 2026	Budget 2025	Income/ Expenses 2024	Actual Jan-Oct. 2025
40-year Recertification	See Spec Asmt	0.00	0.00	70,881.02	39,345.81
Administrative Services - CPA Audit	5,100.00	425.00	5,000.00	10.00	0.00
Air Conditioning Repairs	600.00	50.00	800.00	400.00	0.00
Background Reports	120.00	10.00	0.00	327.00	94.00
Bank fees - Coupons/Fees	180.00	15.00	100.00	48.00	210.59
Building Supplies	900.00	75.00	100.00	781.67	677.98
Bulk Trash	0.00	0.00	0.00	0.00	300.00
Cameras CCTV	0.00	0.00	0.00	0.00	11,246.38
Doors and Locks	3,000.00	250.00	1,000.00	664.00	1,946.64
Electrical Repairs	1,800.00	150.00	0.00	0.00	500.00
Electricity - Common areas	7,800.00	650.00	7,200.00	6,985.73	5,740.92
Elevator Maintenance & Monitoring	2,640.00	220.00	2,500.00	1,787.64	2,818.70
Elevator Repairs	900.00	75.00	0.00	455.00	886.36
Fees to Division DBPR	132.00	11.00	150.00	128.00	128.00
Fire Alarm Monitoring	600.00	50.00	0.00	0.00	0.00
Fire Alarm & Repairs	1,200.00	100.00	0.00	3,520.00	750.00
Fire Equipment	1,200.00	100.00	0.00	762.38	426.22
Gate Repairs	480.00	40.00	4,000.00	3,790.20	300.00
Insurance - Expense	110,400.00	9,200.00	110,000.00	99,590.30	80,355.30
Intercom	300.00	25.00	0.00	0.00	275.00
Internet Service/Telephone	3,744.00	312.00	4,000.00	3,459.42	3,128.10
Janitorial Maintenance & Labor	9,600.00	800.00	1,200.00	10,480.00	8,000.00
Keys Expense	180.00	15.00	0.00	0.00	227.65
Landscaping & Groundskeeping	1,440.00	120.00	1,000.00	400.00	870.49
Landscaping Refurbishing	4,440.00	370.00	0.00	0.00	0.00
Legal Fees	3,000.00	250.00	7,500.00	4,317.51	2,183.64
Licenses & Fees	720.00	60.00	1,800.00	1,556.18	6,985.67
Light Bulbs & Repairs	600.00	50.00	0.00	58.85	0.00
Light Fixtures	0.00	0.00	0.00	0.00	924.66
Lightning Damage	0.00	0.00	0.00	10,587.00	0.00
Miscellaneous - Other	900.00	75.00	0.00	0.00	2.00
Misc. - Pending City National	0.00	0.00	500.00	40,055.80	0.00
Office Expense	960.00	80.00	250.00	15.07	204.68
Paint Catwalks	0.00	0.00	0.00	0.00	33,319.26
Pest Control & Lawn Spraying	300.00	25.00	0.00	0.00	0.00
Pest Control - Termites	0.00	0.00	0.00	0.00	0.00
Plumbing	1,800.00	150.00	1,500.00	360.00	160.00
Pool Maintenance	4,080.00	340.00	4,000.00	3,933.00	3,400.00

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Pool Repairs	600.00	50.00	0.00	0.00	11,106.36
Postage & Delivery	240.00	20.00	200.00	54.87	14.60
Property Management Fee	6,300.00	525.00	6,300.00	6,300.00	6,300.00
Repairs & Maintenance	11,436.00	953.00	3,600.00	2,700.00	192.77
Reserves	2,628.00	219.00	0.00	0.00	0.00
Reserves - Statutory per SIRS	33,912.00	2,826.00	4,500.00	1,850.00	1,850.00
Reserves-Statutory per SIRS -Reduction	(4,860.00)	(405.00)	0.00	0.00	0.00
Roof Repairs/Maintenance	480.00	40.00	0.00	0.00	4,000.00
Transfer to City National Bk Res.	0.00	0.00	0.00	(34,268.72)	0.00
Tree Trimming	0.00	0.00	0.00	0.00	0.00
Laundry Expense	3,000.00	250.00	2,500.00	2,105.67	1,970.25
Waste Collection	28,080.00	2,380.00	28,000.00	25,497.15	24,478.59
Water & Sewer	43,200.00	3,600.00	42,000.00	36,519.46	36,292.71
Total Expense	294,132.00	24,551.00	239,700.00	306,112.20	291,613.33
Net Ordinary Income			25,080.00	29,174.76	(66,201.65)

INCOME AND EXPENSES

Total Income	298,992.00
(Reserve Reduction)	(4,860.00)
Annual Maintenance with Reserves	294,132.00
Monthly Maintenance with Reserves	24,551.00
Annual Maintenance without Reserves	291,504.00
Monthly Maintenance without Reserves	24,292.00

----- Monthly Assessment -----See attached Schedule

January 1, 2026 to December 31, 2026

	With Statutory SIRS Reserves	Waiving Reserves	Expense % Share	# of Of Units	Reserve Per Unit Type
UNITS Maintenance					
201, 301, 401, 501, 601	697.05	689.70	2.83920%	5	3,448.49
202, 302, 402, 502, 602	728.99	721.30	2.96930%	5	3,606.51
203, 303, 403, 503	750.72	742.80	3.05780%	4	2,971.20
204, 304, 404, 504	811.88	803.31	3.30690%	4	3,213.25
205, 305, 405, 505	760.25	752.23	3.09660%	4	3,008.90
206, 306, 406, 506	820.03	811.38	3.34010%	4	3,245.51
207, 307, 407, 507	775.86	767.68	3.16020%	4	3,070.70
603	859.31	850.24	3.50010%	1	850.24
607	886.54	877.18	3.61100%	1	877.18
Total		0.00		32	24,292.00
			Annual	12	291,504.00

Reserve Schedule - 2026

Estimated Useful Life (years)	Estimated Remaining Useful Life	Estimated Replacement Cost	Estimated Balance 10/31/2025	Amount This Year	Required This Year to fully fund
10	7 year	8,750.00	0.00	875.00	2625.00
Totals		8,750.00	0.00	875.00	2625.00
Monthly Reserve Contribution				2480.55	218.75

Annual SIRS Reserve Schedule - 2026

Refer to SIRS Study Tables 1.4 Components List and Table 4-4 Expenditure Schedule/ Option 4

Estimated Useful Life (years)	Estimated Remaining Useful Life	Estimated Replacement Cost 2026-2045	Estimated Balance 10/31/2025	Amount This Year	Required This Year to fully fund
SIRS Reserve Expense '26	See Component List		0.00	33,914.00	33,914.00
Reduction SIRS Reserve Expense	See Component List		0.00	(4,860.00)	(4,860.00)
Totals		0.00	0.00	29,054.00	29,054.00
				2,421.17	2,421.17

Monthly Reserve Contribution - 2026 Reduction Schedule

Interest Collections (to reduce Reserves)	360.00
Application Fees (to reduce Reserves)	300.00
Legal Reimburse (to reduce Reserves)	600.00
Parking Income (to reduce Reserves)	600.00
Laundry Income (to reduce Reserves)	3,000.00
	4,860.00
	405.00

Unit Number	Maintenance 2026 Rounded nearest \$\$\$	Unit Number Maintenance 2026 Rounded nearest \$\$\$	Unit Number ntenance 2026 Rounded nearest \$\$\$
201	\$690.00	401	\$690.00
202	\$721.00	402	\$721.00
203	\$743.00	403	\$743.00
204	\$803.00	404	\$803.00
205	\$752.00	405	\$752.00
206	\$811.00	406	\$811.00
207	\$768.00	407	\$768.00
301	\$690.00	501	\$690.00
302	\$721.00	502	\$721.00
303	\$743.00	503	\$743.00
304	\$803.00	504	\$803.00
305	\$752.00	505	\$752.00
306	\$811.00	506	\$811.00
307	\$768.00	507	\$768.00

1.4 Components List

#	Component description	Current Cost	Unit	Updated or replaced	UL (Years)	RUL (Years)
Building Structure						
101	Post Tension Cables	\$63,113		2021	20	17
101-1	PT Lock-off and splice repair	\$59,400	27 unit @ \$2200 each			
101-2	PT cable	\$3,713	82.50 @ \$45 each			
102	Edge repair & PT Sandblasting	\$40,028		2021		
102-1	PT Sandblasting and patch repair	\$34,628	365 SF @ \$95 per unit (assuming 25% of repairs in 20 years)		20	17
102-2	Edge repair	\$5,400	\$50 per LF (assuming 25% of repairs in 15 years)		15	12
103	Stucco & Concrete prep via grinding	\$96,720		2021		
103-1	Stucco	\$84,150	4950 SF @ \$17 per SF		15	12
103-2	Concrete prep via grinding to remove surface contaminants	\$9,266	890 LF @ \$10.50 per LF			
103-3	Windows Sealing	\$3,304	234 LF @ \$14 per LF		10	7
104	Balcony	\$25,048		2021	10	7
104-1	Flash patching	\$8,960	640 LF @ \$14 per LF			
104-2	Waterproofing (Balconies)	\$2,898	276 SF @ \$10.50 per SF			
104-3	Tile removal	\$3,429	762 SF @ \$4.50 per SF			
104-4	Balcony scupper repair	\$780	6.5 unit @ \$120 each			
104-5	Flash patching for leveling	\$8,981	641.5 SF @ \$14.0 per SF			
105	Columns, beams & slabs	\$50,373		2021	10	7
105-1	Column repair	\$31,057	119.50 SF @ \$260 per SF			
105-2	Beam repair	\$1,716	6.60 unit @ \$260 each			
105-3	Slab repair (3")	\$9,800	122.50SF @ \$80 per SF			
105-4	Slab Repair Full Depth	\$7,800	30 SF @ \$260 per SF			
Building Others						
201	Painting Exterior	\$55,000		2024	10	7
202	Painting Interior, Lobby renovation	\$20,000		2010	8	0
203	Exteriors Windows and Doors (commune areas)	\$10,000	1 Front door, one office	1981	30	0
Roofing						
301	Roof Replacement	\$160,000	8889 SF assumed \$18 per SF	2019	25	21
Mechanical/Electrical/Plumbing						
401	Elevators	\$10,000	Interior reform	2007	25	21
402	HVAC System	\$10,000	One unit	2022	10	7
403	Fire	\$10,000				
403-1	Fire Sprinkler System	\$5,000		2021	15	12
403-2	Fire Alarm System	\$5,000		2021	15	12
404	Electric system	\$12,500				
404-1	Electric, Primary electricals equipment	\$5,000		2000	60	35
404-2	Electrical Unit distribution Equipment	\$5,000		2000	60	35
404-3	Electrical Subpanels and disconnects	\$2,500		2000	50	25
405	Pumblng and Piping repair	\$10,000		2010	45	31
Engineering Reports						
501	Recertification reports & permits	\$15,000			10	7

Table 4-4 Project Expenditure Schedule Option 4

#	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Component description	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Building Structure																					
101 Post Tension Cables	\$63,113																\$86,640				
102 Edge repair & PT Sandblasting	\$40,028					\$13,810											\$25,690				
103 Scurco & Concrete prep via grinding	\$96,720					\$53,371											\$36,585				
104 Balcony	\$25,048																\$34,385				
105 Columns, beams & slabs	\$50,373																\$89,151				
Building Others																					
201 Painting Exterior	\$55,000					\$80,724															
202 Painting Interior, Lobby renovation	\$20,000					\$22,882								\$71,148						\$80,125	
203 Exteriors Windows and Doors(common areas)	\$10,000					\$11,041								\$25,872						\$29,138	
Roofing																					
301 Roof Replacement	\$150,000																				
Mechanical/Electrical/Plumbing																					
401 Elevators	\$10,000	\$10,000						\$11,487													
402 HVAC System	\$10,000							\$11,487									\$13,728				
403 Fire	\$10,000																	\$14,002			
404 Electric system	\$12,500											\$12,434									
405 Plumbing and Piping repair	\$10,000					\$11,041											\$17,180				
Engineering Reports																					
501 Recertification reports & permits	\$15,000						\$16,892										\$20,592				
Annual Spending		\$10,000	\$0	\$0	\$0	\$152,069	\$16,892	\$22,974	\$0	\$0	\$0	\$12,434	\$0	\$97,020	\$0	\$15,580	\$364,612	\$14,002	\$0	\$242,351	\$0
Annual Accumulated Funding		\$33,914	\$57,828	\$91,741	\$125,655	\$7,500	\$54,655	\$95,749	\$159,807	\$223,864	\$287,922	\$339,546	\$403,604	\$370,641	\$434,696	\$483,176	\$182,622	\$232,678	\$296,735	\$18,442	\$82,500

\$33,914	Annual Contribution until 2030
\$1,050	Annual Contribution per year per apartment until 2030
\$88	Average Contribution per month per apartment
2.00%	Is the assumed Inflation Rate for estimating Future Replacement Cost.
\$64,058	Annual Contribution from 2030 until 2045
\$2,002	Annual Contribution per year per apartment from 2030 until 2045
\$167	Annual Contribution per month per apartment from 2030 until 2045