

The Alexander Towers Condominium Association Inc., 2026 Operating Budget			
January 1, 2026, through December 31, 2026 - with SIRS RESERVES FUNDING			
Account	2025 BUDGET	2026 BUDGET	DIFFERENCE 25 vs 26 budget
INCOME			
04050 Maintenance Assessment Income	\$ 3,614,623.00	\$ 3,913,661.17	\$ 299,038.17
04060 Late Fee Income	\$ 7,500.00	\$ 9,000.00	\$ 1,500.00
04063 Condo Docs/FOB	\$ 4,000.00	\$ 3,500.00	\$ (500.00)
04064 Interest Income	\$ 1,000.00	\$ 1,000.00	\$ -
04065 Laundry Income	\$ 17,000.00	\$ 29,000.00	\$ 12,000.00
04067 Legal Fees	\$ 1,000.00	\$ 1,500.00	\$ 500.00
04068 Screening fees	\$ 1,000.00	\$ 1,200.00	\$ 200.00
04070 Miscellaneous Income	\$ 5,000.00	\$ 7,000.00	\$ 2,000.00
04071 Workers Compensation Ins Refund	\$ -	\$ -	
04073 Vending machine	\$ 800.00	\$ 900.00	\$ 100.00
04074 Violation Fees	\$ 4,000.00	\$ 4,000.00	\$ -
04080 Pool/Towels/Cushions/Umbrellas	\$ 12,000.00	\$ 13,000.00	\$ 1,000.00
04085 Valet Income	\$ 24,000.00	\$ 40,000.00	\$ 16,000.00
04095 Cable Income - Comcast	\$ 7,400.00	\$ 7,400.00	\$ -
Sub Total Income	\$ 3,699,323.00	\$ 4,031,161.17	\$ 331,838.17
			\$ -
TOTAL INCOME	\$ 3,699,323.00	\$ 4,031,161.17	\$ 331,838.17
EXPENSE			
Account			
Administrative			
07002 Accounting & Audit	\$ 31,000.00	\$ 32,000.00	\$ 1,000.00
07003 Legal Fees Gen. matters	\$ 32,000.00	\$ 15,000.00	\$ (17,000.00)
07005 Licenses, Fees & Taxes	\$ 9,000.00	\$ 10,000.00	\$ 1,000.00
07008 Office Supplies/Expens	\$ 7,000.00	\$ 5,000.00	\$ (2,000.00)
07009 Screening Expenses	\$ 1,000.00	\$ 1,000.00	\$ -
07011 Postage	\$ 3,500.00	\$ 1,500.00	\$ (2,000.00)
07013 Real Estate Taxes	\$ 70,000.00	\$ 104,773.00	\$ 34,773.00
Bad Debit Expense	\$ 1,000.00		\$ (1,000.00)
07017 Uniforms	\$ 2,500.00	\$ 3,000.00	\$ 500.00
07018 Valet Parking Expenses	\$ 800.00	\$ 700.00	\$ (100.00)
07022 Funding Special Assessment	\$ -	\$ 300,000.00	\$ 300,000.00
07036 Postage & Mailings	\$ -	\$ -	
07037 Bank Fees/LOC	\$ 200.00	\$ 360.00	\$ 160.00
07038 Permits	\$ 1,000.00	\$ 1,500.00	\$ 500.00
Sub Total Administrative	\$ 159,000.00	\$ 474,833.00	\$ 315,833.00
Insurance			

07101 Boiler/Machinery Insurance	\$ 3,871.00	\$ 3,966.63	\$ 95.63
07102 General Liability Insurance	\$ 67,593.00	\$ 120,750.54	\$ 53,157.54
07103 Windstorm Insurance	\$ 885,408.00	\$ 777,061.28	\$ (108,346.72)
07104 Flood Insurance	\$ 58,659.00	\$ 61,835.75	\$ 3,176.75
07105 D&O Insurance	\$ 13,486.00	\$ 16,190.38	\$ 2,704.38
07106 Glass Insurance	\$ 11,962.00	\$ 11,576.00	\$ (386.00)
07107 Crime Insurance	\$ 1,401.00	\$ 1,395.55	\$ (5.45)
07108 Umbrella Insurance	\$ 50,277.00	\$ 75,638.53	\$ 25,361.53
07109 Garage Keepers Liab. Ins.	\$ -	\$ -	
07110 Insurance Finance Charge	\$ 44,399.00	\$ 35,000.00	\$ (9,399.00)
07111 Workers Compensation	\$ 14,251.00	\$ 19,985.18	\$ 5,734.18
Legal Defense	\$ 4,379.00	\$ 4,530.18	\$ 151.18
Sub Total Insurance	\$ 1,155,686.00	\$ 1,127,930.02	\$ (27,755.98)
Contract Services			
07201 Lease - Trash Compactor	\$ 2,850.00	\$ 9,033.00	\$ 6,183.00
07205 Pest Control	\$ 14,000.00	\$ 14,000.00	\$ -
07206 Pool/Spa Contract	\$ 20,000.00	\$ 20,000.00	\$ -
07208 Lawn & Landscape Service	\$ 27,000.00	\$ 30,000.00	\$ 3,000.00
07209 Guard Services	\$ 5,000.00	\$ 6,000.00	\$ 1,000.00
07210 Waste Removal	\$ 34,000.00	\$ 40,000.00	\$ 6,000.00
07211 Cable T.V.	\$ 205,342.00	\$ 233,000.00	\$ 27,658.00
07212 Elevator Contract	\$ 16,500.00	\$ 16,800.00	\$ 300.00
07213 Generator	\$ 1,800.00	\$ 1,200.00	\$ (600.00)
07215 Water Treatment	\$ 4,000.00	\$ 4,000.00	\$ -
07217 R & M Cooling Tower	\$ 3,000.00	\$ 3,000.00	\$ -
07218 Copier Lease agreement	\$ 3,500.00	\$ 3,500.00	\$ -
07219 Web Site Domain	\$ 1,300.00	\$ 780.00	\$ (520.00)
07220 Floor Mats Cleaning	\$ 5,000.00	\$ 5,000.00	\$ -
07229 IT svcs & Postage Meter Lease	\$ 4,000.00	\$ 3,000.00	\$ (1,000.00)
07230 Trash Chute Contract	\$ 1,800.00	\$ 2,500.00	\$ 700.00
07231 Fire Systems	\$ 3,800.00	\$ 3,800.00	\$ -
07233 Valet Contract	\$ 207,896.00	\$ 235,383.20	\$ 27,487.20
Sub Total Contract Services	\$ 560,788.00	\$ 630,996.20	\$ 70,208.20
Repairs & Maintenance			
07302 Elevator	\$ 5,000.00	\$ 5,000.00	\$ -
07303 Building Maintenance	\$ 45,000.00	\$ 45,000.00	\$ -
07304 Fire Systems	\$ 10,000.00	\$ 10,000.00	\$ -
07307 Pool/Spa Supplies/Repairs	\$ 18,000.00	\$ 20,000.00	\$ 2,000.00
07308 Generator	\$ 5,000.00		\$ (5,000.00)
07309 Supplies/Projects/Misc.	\$ 40,000.00	\$ 35,000.00	\$ (5,000.00)
07316 Heating/Vent.& AC Repairs	\$ 45,000.00	\$ 30,000.00	\$ (15,000.00)
07317 Plumbing Repairs	\$ 45,000.00	\$ 30,000.00	\$ (15,000.00)
07330 R & M Misc./Projects	\$ 12,000.00	\$ 15,000.00	\$ 3,000.00
07331 R & M Electronic Hardware	\$ 6,000.00	\$ 2,000.00	\$ (4,000.00)

07332 R & M Dryer Vents	\$ 6,500.00	\$ 6,500.00	\$ -
07333 R & M Landscaping & Irrigation	\$ 10,000.00	\$ 10,000.00	\$ -
07334 Roof	\$ 4,000.00	\$ -	\$ (4,000.00)
07335 R & M Security Cameras	\$ 10,000.00	\$ 10,000.00	\$ -
07336 R & M Doors/Control Access	\$ 10,000.00	\$ 10,000.00	\$ -
07337 R & M Carpet Cleaning	\$ 7,200.00	\$ 2,500.00	\$ (4,700.00)
07351 Window Cleaning	\$ 13,000.00	\$ 16,000.00	\$ 3,000.00
R&M Parking	\$ -	\$ 25,000.00	
Sub Total Repairs & Maintenance	\$ 291,700.00	\$ 272,000.00	\$ (19,700.00)
Utilities			
07401 Electricity	\$ 150,000.00	\$ 124,258.79	\$ (25,741.21)
07402 Water & Sewer	\$ 333,000.00	\$ 299,772.02	\$ (33,227.98)
07403 Gas/Oil	\$ 23,000.00	\$ 25,189.14	\$ 2,189.14
07404 Telephones	\$ 3,600.00	\$ 3,600.00	\$ -
Sub Total Utilities	\$ 509,600.00	\$ 452,819.95	\$ (56,780.05)
Payroll			
07504 Payroll-Administrative	\$ 150,800.00	\$ 193,710.00	\$ 42,910.00
07508 Payroll-Maintenance/Engineer	\$ 124,800.00	\$ 128,544.00	\$ 3,744.00
07514 Payroll-Front Desk	\$ 156,000.00	\$ 160,680.00	\$ 4,680.00
07515 Payroll-Janitorial	\$ 106,080.00	\$ 109,262.00	\$ 3,182.00
07516 Payroll-Pool	\$ 50,960.00	\$ 52,489.00	\$ 1,529.00
07520 Payroll-Bonus	\$ 15,600.00	\$ 16,068.00	\$ 468.00
07526 Payroll-Taxes	\$ 46,480.00	\$ 40,000.00	\$ (6,480.00)
Sub Total Payroll	\$ 650,720.00	\$ 700,753.00	\$ 50,033.00
Reserves			
07560 Reserve SIRS	\$ 371,829.00	\$ 371,829.00	\$ -
Non-SIRS Reserves			
Sub Total Reserve	\$ 371,829.00	\$ 371,829.00	\$ -
TOTAL EXPENSE	\$ 3,699,323.00	\$ 4,031,161.17	\$ 331,838.17
NET INCOME	\$ -	\$ -	\$ -

APPROVED on 12/18/2025

Treasurer, Elizabeth Ferradas

President, Steven Guzski