

Delkus Towers Condominium Association, Inc.
6725 Harding Avenue – Office, Miami Beach, Florida 331641
Telephone: 305-519-4253
delkus6725@gmail.com – c.kremen2020@gmail.com

December 1, 2025

**RE: Delkus Towers Condominium Association, Inc. (“Association”)
Notice of Annual and 2026 Budget Meeting – December 16, 2025**

Dear Unit Owner:

Please be advised that Delkus Towers Condominium Association, Inc. was scheduled to hold elections, in conjunction with the Annual Meeting scheduled for December 16, 2025. For five positions, five candidates submitted their intent to serve on the Board, as such because the number of candidates is equal to the positions available, there will not be any need to hold elections and the candidates will become directors at the Annual Meeting. The Board Members for 2025-2026 will be Peter Manis, Joe Perroni, Celia Santos, Michael Tagen, and José Talavera.

A copy of the proposed budget is enclosed indicating what the budget and maintenance assessments would be for 2026. It is important that to return the limited proxy to establish a quorum at the Annual Meeting and to vote for waiving those reserve categories which the law allows. Please note the changes as noted below.

Statutory Reserves – These are reserves not included in required structural components and can be waived. This year it includes the pool refinishing. A majority of all Unit Owners can waive these reserves.

SIRS Statutory Reserves – These are the structural components listed in the Association’s Structural Integrity Reserve Study (SIRS) Reports of which the Reserve schedules are attached. The Report indicated that per Option 4 the Annual Contribution is \$33,914. However, the Association has used \$4,860.00 from other income to reduce the amount apportioned to each unit. Please note that the reserve contribution will remain at the full \$33,914 required by law. This is only for this year and may change in the years that follow. Please refer to the SIRS report sent to the unit owners. If you did not receive it or need an additional copy, please send us a request by email or telephone. Florida Statutes do not allow SIRS reserves to be waived or reduce contributions.

SIRS Reserve Tables –

Table 1.4 Components List indicates the assets, their current cost, usable life, and remaining life when they would need to be replaced.

Table 4-4 Project Expenditure Schedule Option 4 shows the replacement cost of each asset allowing for 2% inflation and replacement cost at the end of its life. It also shows the annual contribution adjusted accordingly.

Limited Proxy - Please provide the Limited Proxy to attain a quorum. Also, please include the Voting Certificate for the Association’s records.

The Association would like to issue the following reminders:

- Please make sure your keys to the unit are in the office so that the Association may access your unit in case of emergency.
- All rentals and sales must be screened before moving in and copies of the appropriate documents provided for our files. Please call or email the office for documents.
- All visitors must register with the office. You can send the letter with the information by email or leave it in the office mail slot. Please note the City of Miami Beach and the Association prohibits rentals for less than 6 months.
- Read and follow trash disposal guidelines. Use the Recycling bin in front of the parking garage.

The Association would like to wish all members Happy Holidays and a Happy New Year.

If you have any questions, please feel free to call us at (305) 519-4253 or email us as above.

Thank You.

Carina Kremen, CAM
For the Board of Directors
Delkus Towers Condominium Association, Inc.

Enclosures

Delkus Towers Condominium Association, Inc.

IMPORTANT - PLEASE READ

ENCLOSED IN THIS PACKAGE ARE THE FOLLOWING IMPORTANT DOCUMENTS:

1. NOTICE AND AGENDA OF BUDGET MEETING

DATE: Tuesday, December 16, 2025, TIME: 7:00 P.M.

LOCATION: 6725 Harding Avenue – Recreation Room, Miami Beach, Florida

Zoom Meeting Instructions will be sent via email shortly.

AGENDA

- I. Call Meeting to Order
- II. Establish a Quorum
- III. Approve Previous Meeting Minutes
- IV. Old Business
- V. New Business
 - A. Introduce Directors
 - B. Appoint Officers
 - C. Review of Association's financial position
 - D. Review Reserves
 - 1. Discuss work done.
 - 2. Discuss pending items.
 - E. Vote to fund or waive reserves for 2026 Budget.
 - F. Approve the Budget for 2026.
 - G. Discuss Rules and Regulations
 - H. Question and Answers from the Unit Owners.
- VI. Adjournment

If you have any questions, please call the Association at 305-519-4253

Thank you for your cooperation.

BY ORDER OF THE BOARD OF DIRECTORS
Delkus Towers Condominium Assn., Inc.

Dated: December 1, 2025

LIMITED PROXY
Delkus Towers Condominium Association, Inc.

The undersigned, owner(s) or designated voter of Unit No. _____ in Delkus Towers Condominium appoints

(PRINT NAME OF PROXY-HOLDER)

or Peter Manis, Director/President, (if left blank), as my proxy-holder to attend the Annual/Budget meeting of Delkus Towers Condominium Association, Inc., to be held Tuesday, December 16, 2025 at 7:00 P.M., at 6725 Harding Avenue, Recreation Room, Miami Beach, Florida. The proxy-holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy-holder's authority is limited, as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers, or both.)

I _____ authorize general proxy powers. If yes, I instruct my proxy to use his or
(DO / DO NOT)
her best judgement on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK PROVIDED BELOW):
I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY-HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS:

The undersigned unit owner is in favor of funding/waiving statutory reserves in accordance with Chapter 718, Florida Statutes for the Calendar Year 2026.

_____ **FUND RESERVES**

_____ **WAIVE RESERVES**

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

DATE: _____

This section is only to be used by the person designated as a proxy-holder in the above section.

SUBSTITUTION OF PROXY-HOLDER

The undersigned, appointed as proxyholder above, designates _____ to substitute for me
in voting the proxy set forth above. (Print name)

Signature of proxyholder Date: _____

THIS PROXY IS REVOCABLE BY THE UNIT AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. THIS PROXY IS NOT VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

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

Delkus Tower Condominium Association, Inc

January 1, 2026 to December 31, 2026

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 -----

January 1, 2026 to December 31, 2026

	With Statutory SIRS Reserves	Waiving Reserves	Expense % Share	# of Of Units	Without 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 Required This Year to fully fund	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 Required This Year to fully fund	Required This Year to fully fund
SIRS Reserve Expense	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	30.00
Application Fees (to reduce Reserves)	300.00	25.00
Legal Reimburse (to reduce Reserves)	600.00	50.00
Parking Income (to reduce Reserves)	600.00	50.00
Laundry Income (to reduce Reserves)	3,000.00	250.00
	4,860.00	405.00

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 parching	\$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	Pumbling 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

#	Component description	Year Current Cost	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045
Building Structure																						
101	Post Tension Cables	\$63,113																				
102	Edge repair & PT Sandblasting	\$40,028					\$13,810											\$86,640				
103	Stucco & Concrete prep via grinding	\$96,720					\$33,371											\$35,990				
104	Balcony	\$25,048																\$86,965				
105	Columns, beams & slabs	\$50,373																\$34,386				
Building Others																		\$69,151				
201	Painting Exterior	\$55,000					\$60,724															
202	Painting Interior, Lobby renovation	\$20,000					\$22,082								\$71,148						\$80,125	
203	Exteriors Windows and Doors(commun areas)	\$10,000					\$11,041								\$25,872						\$29,136	
Roofing																						
301	Roof Replacement	\$160,000																				
Mechanical/Electrical/Plumbing																						\$233,090
401	Elevators	\$10,000	\$10,000						\$11,487										\$13,728			
402	HVAC System	\$10,000							\$11,487													
403	Fire	\$10,000																	\$14,002			
404	Electric system	\$12,500											\$12,434									
405	Pumblng and Piping repair	\$10,000					\$11,041											\$17,160				
Engineering Reports																	\$15,580					
501	Recertification reports & permits	\$15,000						\$16,892														
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	\$342,351	\$0
Annual Accumulated Funding			\$33,914	\$57,828	\$91,741	\$125,655	\$7,500	\$54,665	\$95,749	\$159,807	\$223,864	\$287,922	\$339,546	\$403,604	\$370,641	\$434,698	\$483,176	\$182,622	\$232,678	\$296,735	\$18,442	\$82,500

\$33,914	Annual Contribution until 2030
\$1,060	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