

Prepared _____
(init.) (date) (time)

Units No.

Approved CY. 12/4
(init.) (date) (time)

W.D. 12/5/24
DEC Annual Per Unit

DEC	Annual	Per Unit
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OC 12/6/21

Administrative & Office:

55001 - Accounting	38	38	38	38	38	38	37	37	37	37	37	37	450	12
55007 - Annual Corporate Filing	11	11	11	11	11	10	10	10	10	10	10	10	125	3
55008 - Annual Fee to DBPR	12	12	12	12	13	13	13	13	13	13	13	13	152	4
55034 - Annual Fee to MDC	6	6	6	6	6	6	6	6	6	6	6	6	72	2
55028 - Yearly Coupon Books	16	16	16	16	16	16	16	16	16	16	15	15	190	5
95000 - Annual Insurance Policies (4	4,334	4,334	4,334	4,334	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	52,000	1,368
55006 - Condo/HOA Supplies (Click	50	50	50	50	50	50	50	50	50	50	50	50	600	16
55033 - Annual Subscriptions	15	15	15	15	15	15	15	15	15	15	15	15	180	5
55018 - Office Reimbursements	41	41	41	41	42	42	42	42	42	42	42	42	500	13
Total Administrative & Office	4,523	4,523	4,523	4,523	4,524	4,523	4,522	4,522	4,522	4,522	4,521	4,521	54,269	1,428

68002 - Electric (FPL)

[illegible]

55000 - Property Management Fees

[illegible]

65010 - Lawn Maintenance

65005 - Fire Safety Inspection	28	27	27	27	27	27	27	27	27	27	27	27	325	9
65020 - Trash Removal	25	25	25	25	25	25	25	25	25	25	25	25	300	6
65021 - Tree Trimming	417	417	417	417	417	417	417	417	416	416	416	416	5,000	132
Total Contracted Services	920	919	919	919	919	919	919	919	918	918	918	918	11,025	290

67228 - R&M Fence(Welding)

[illegible]

Roof RSV

[illegible]

Operating Budget For: **KENDALL PALMS CONDOMINIUM ASSOCIATION**

FOR THE PERIOD OF JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

Units **38**

No. **1**

Prepared _____
(init.) (date) (time)

Approved **CY 12/5** **OC 12/5/24**
(init.) (date) (time)

2025 ESTIMATED OPERATING BUDGET

	Monthly	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual	Per Unit
Painting RSV	325	325	325	325	325	325	325	325	325	325	325	325	3,900	103
General RSV	475	475	475	475	475	475	475	475	475	475	475	475	5,700	150
Total Reserves	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	632
Sub-Total With Reserves	9,541	9,540	9,540	9,540	9,542	9,541	9,540	9,540	9,539	9,539	9,538	9,538	114,478	3,013
Full Waiver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Effective Expense	9,541	9,540	9,540	9,540	9,542	9,541	9,540	9,540	9,539	9,539	9,538	9,538	114,478	3,013
Net Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-

RESERVE ACCOUNT ANALYSIS

RESERVE ANALYSIS	TOTAL LIFE	REPLACEMENT COST	REMAINING LIFE IN YEARS	PER MONTH	TOTAL RESERVE TO DATE	2025 RESERVE	TOTAL RESERVE END OF 2025
Building Painting	15	\$ 50,000.00	13	\$ 325.00	\$ 10,620.70	\$ 3,900.00	\$ 14,520.70
Pavement Resurfacing	15	\$ 80,000.00	-1	\$ 100.00	\$ 4,431.68	\$ 1,200.00	\$ 5,631.68
Roof Replacement	25	\$ 150,000.00	19	\$ 500.00	\$ 56,529.62	\$ 6,000.00	\$ 62,529.62
Gate/Fence	POOLED	\$ -	0	\$ 600.00	\$ 5,241.70	\$ 7,200.00	\$ 12,441.70
Hurricane	POOLED	\$ -	0	\$ -	\$ 23,701.76	\$ -	\$ 23,701.76
General	POOLED	\$ -	0	\$ 475.00	\$ 10,696.11	\$ 5,700.00	\$ 16,396.11
TOTAL RESERVE		\$ 291,915.20		\$ 2,000.00	\$ 111,221.57	\$ 24,000.00	\$ 135,221.57

