

Prepared YR 10/05/25
(init.) (date) (time)

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

FOR THE PERIOD OF JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

Units 38

No. 1

Approved WD 11/12/25 7:00pm
(init.) (date) (time)

2026 OPERATING BUDGET

	Monthly	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual	Per Unit
Revenues:														
45001 - Owner Maintenance	8,301	8,300	8,295	8,345	8,346	8,345	8,705	8,770	8,769	8,769	8,782	8,771	102,498	2,697
45009 - Late Fee Income	25	25	25	25	25	25	25	25	25	25	-	-	250	7
45004 - Fines/Violations	50	50	50	-	-	-	-	-	-	-	-	-	150	4
45005 - Gate Clickers	65	65	65	65	65	65	65	-	-	-	-	-	455	12
45006 - Interest Income - Operating Acct	1	1	1	1	1	1	1	1	1	1	1	-	11	0
Total Revenue	8,442	8,441	8,436	8,436	8,437	8,436	8,796	8,796	8,795	8,795	8,783	8,771	103,364	2,720

Expenses:														
Administrative & Office:														
55000 - Property Management Fees	800	800	800	800	800	800	800	800	800	800	800	800	9,600	253
55001 - Accounting	30	30	30	30	30	30	30	30	30	30	30	20	350	9
55005 - Gate Clickers	65	65	65	65	65	65	65	65	65	65	65	65	780	21
55006 - Condo/HOA Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600	16
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
55018 - Office Reimbursements	50	50	45	45	45	45	45	45	45	45	45	45	550	14
55028 - Yearly Coupon Books	25	25	25	25	25	25	25	25	25	25	25	25	300	8
55033 - Annual Subscriptions - Management	10	10	10	10	10	10	10	10	10	10	-	-	100	3
55034 - Annual MDC Comm. Reg.	6	6	6	6	6	6	6	6	6	6	6	4	70	2
55035 - Annual Fee to MDC Fire Inspection	42	42	42	42	42	42	42	42	41	41	41	41	500	13
Total Administrative & Office	1,101	1,101	1,096	1,096	1,097	1,096	1,096	1,096	1,095	1,095	1,085	1,073	13,127	345

Insurance:														
Insurance Policies	2,640	2,640	2,640	2,640	2,640	2,640	3,000	3,000	3,000	3,000	3,000	3,000	33,840	891
Total Insurance	2,640	2,640	2,640	2,640	2,640	2,640	3,000	3,000	3,000	3,000	3,000	3,000	33,840	891

Contracted Services:														
65010 - Lawn Maintenance	450	450	450	450	450	450	450	450	450	450	450	450	5,400	142
65005 - Fire Safety Equipment Inspection	28	27	27	27	27	27	27	27	27	27	27	27	325	9
65021 - Tree Trimming	217	217	217	217	217	217	217	217	217	217	215	215	2,600	68
65030 - Pressure Cleaning	125	125	125	125	125	125	125	125	125	125	125	125	1,500	39
Total Contracted Services	820	819	819	819	819	819	819	819	819	819	817	817	9,825	259

Repairs and Maintenance														
67203 - R&M Camera	50	50	50	50	50	50	50	50	50	50	50	50	600	16
67205 - R&M Electric	50	50	50	50	50	50	50	50	50	50	50	50	600	16
67240 - R&M 30 Year Certification	200	200	200	200	200	200	200	200	200	200	200	200	2,400	63
Total Repairs and Maintenance	300	300	300	300	300	300	300	300	300	300	300	300	3,600	95

Utilities:														
68002 - Electric (FPL)	105	105	105	105	105	105	105	105	105	105	105	105	1,260	33
68005 - Phone Line (Tele-entry)	85	85	85	85	85	85	85	85	85	85	85	85	1,020	27
68006 - Waste	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	13,272	349
68008 - Internet (Cameras)	70	70	70	70	70	70	70	70	70	70	70	70	840	22
Total Utilities	1,366	1,366	1,366	1,366	1,366	1,366	1,366	1,366	1,366	1,366	1,366	1,366	16,392	431

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

Prepared YR 10/05/25
(init.) (date) (time)

FOR THE PERIOD OF JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

Units **38** No. **1**

Approved WD 11/12/25 7:00pm
(init.) (date) (time)

2026 OPERATING BUDGET

	Monthly	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual	Per Unit
Website Services:														
69001 - Website Hosting and Domain	85	85	85	85	85	85	85	85	85	85	85	85	1,020	27
69002 - Website Monthly Maintenance	125	125	125	125	125	125	125	125	125	125	125	125	1,500	39
69003 - Website Email	5	5	5	5	5	5	5	5	5	5	5	5	60	2
Total Website Services:	215	215	215	215	215	215	215	215	215	215	215	215	2,580	68
Total Exp/ess Reserves	6,442	6,441	6,436	6,436	6,437	6,436	6,796	6,796	6,795	6,795	6,783	6,771	79,364	2,089
Reserves:														
Roof RSV	500	500	500	500	500	500	500	500	500	500	500	500	6,000	158
Paving RSV	700	700	700	700	700	700	700	700	700	700	700	700	8,400	221
Gate/Fence RSV	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	8,442	8,441	8,436	8,436	8,437	8,436	8,796	8,796	8,795	8,795	8,783	8,771	103,364	2,720
Full Waiver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Effective Expense	8,442	8,441	8,436	8,436	8,437	8,436	8,796	8,796	8,795	8,795	8,783	8,771	103,364	2,720
Net Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-

RESERVE ACCOUNT ANALYSIS							
RESERVE ANALYSIS	TOTAL LIFE	REPLACEMENT COST	REMAINING LIFE IN YEARS	PER MONTH	TOTAL RESERVE TO DATE	2026 RESERVE	TOTAL RESERVE END OF 2026
Interest					\$ 458.23		
Building Painting	15	\$ 50,000.00	12	\$ 325.00	\$ 13,545.70	\$ 3,900.00	\$ 17,445.70
Pavement Resurfacing	15	\$ 80,000.00	-2	\$ 300.00	\$ 5,331.68	\$ 3,600.00	\$ 8,931.68
Roof Replacement	25	\$ 150,000.00	18	\$ 500.00	\$ 61,054.62	\$ 6,000.00	\$ 67,054.62
Gate/Fence	POOLED	\$ -	0		\$ 11,298.89	\$ -	\$ 11,298.89
Hurricane	POOLED	\$ -	0	\$ -	\$ 23,701.76	\$ -	\$ 23,701.76
General	POOLED	\$ -	0	\$ 875.00	\$ 24,639.40	\$ 10,500.00	\$ 35,139.40
TOTAL RESERVE		\$ 291,915.20		\$ 2,000.00	\$ 140,031.28	\$ 24,000.00	\$ 163,573.05

