

PALMS OF BEACH PARK CONDOMINIUM ASSOCIATION
35 UNITS
JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

| ACCT | REVENUE | 2025 APPROVED ANNUAL | 2025 PROJ EXP | 2026 PROPOSED ANNUAL | 2026 MONTHLY AMOUNT |
|------|--------------------------------------|----------------------------|------------------|----------------------------|---------------------------|
| 4010 | Unit Maintenance Fees | \$181,831 | \$181,831 | \$198,370 | \$16,531 |
| | TOTAL REVENUE | \$181,831 | \$181,831 | \$198,370 | \$16,531 |
| | OPERATING EXPENSES | | | | |
| 5010 | Administrative | \$3,200 | \$3,105 | \$3,200 | \$267 |
| 5015 | Bank Charges/Coupons | \$500 | \$500 | \$500 | \$42 |
| | Website Fees | | \$1,350 | \$1,350 | \$113 |
| 5020 | Storage Charge - Stevens & Stevens | \$400 | \$420 | \$420 | \$35 |
| 5200 | Exterminating/Termite | \$1,750 | \$1,775 | \$1,780 | \$148 |
| 5300 | Insurance - General | \$59,510 | \$59,500 | \$61,400 | \$5,117 |
| 5400 | Lawn Service Contract | \$18,000 | \$18,000 | \$18,900 | \$1,575 |
| 5410 | Lawn Sprinklers | \$500 | \$800 | \$1,000 | \$83 |
| 5420 | Misc Lawn / Tree Trimming | \$0 | \$3,640 | \$2,000 | \$167 |
| 5610 | State Bureau Condo | \$140 | \$140 | \$140 | \$12 |
| 5615 | Lic/Permit Fees/Corporate Report | \$80 | \$90 | \$90 | \$8 |
| 5800 | Management Fee Exp. 12/27-60 day not | \$10,392 | \$10,392 | \$10,392 | \$866 |
| 5900 | Professional - Legal Fees | \$1,750 | \$0 | \$1,750 | \$146 |
| 5910 | Professional - Tax / Audit | \$360 | \$425 | \$425 | \$35 |
| 5920 | EFTPS TAX Return Payments | | \$411 | \$500 | \$42 |
| 6100 | Repair/Maintenance - Building | \$10,000 | \$12,120 | \$15,000 | \$1,250 |
| | Cleaning Fee | | | \$5,400 | \$450 |
| 6400 | Maintenance Contract | \$9,600 | \$9,600 | \$9,600 | \$800 |
| 7001 | Water/Sewer | \$17,029 | \$23,500 | \$22,500 | \$1,875 |
| 7005 | Trash | \$9,900 | \$10,392 | \$10,632 | \$886 |
| 7007 | Telephone | \$2,030 | \$1,975 | \$2,040 | \$170 |
| 8000 | Operating Contingency | | | \$2,500 | \$208 |
| | TOTAL OPERATING EXPENSES | \$147,341 | \$160,235 | \$173,719 | \$14,477 |
| | RESERVES | | | | |
| 9010 | Reserves- Painting | \$9,375 | \$9,375 | \$8,875 | \$740 |
| 9020 | Reserves- Paving | \$0 | \$0 | \$0 | \$0 |
| 9030 | Reserves- Roofs | \$8,132 | \$8,132 | \$7,776 | \$648 |
| 9100 | Reserves Deferred Maintenance | \$16,983 | \$16,983 | \$8,000 | \$667 |
| | TOTAL RESERVES | \$34,490 | \$34,490 | \$24,651 | \$2,054 |
| | TOTAL EXPENSES | \$181,831 | \$194,725 | \$198,370 | \$16,531 |

Approved 12.11.2025. Jason P.

| # of Units | % Ownership | | | 2026 Monthly | 2025 Monthly |
|---------------|-------------|--|--|--------------|--------------|
| 14 | 2.539055 | | | \$419.73 | \$384.73 |
| 4 | 2.539055 | | | \$419.73 | \$384.73 |
| 1 | 3.269310 | | | \$540.44 | \$495.38 |
| 2 | 3.729174 | | | \$616.46 | \$565.06 |
| 8 | 2.779458 | | | \$459.47 | \$421.16 |
| 4 | 3.658812 | | | \$604.83 | \$554.40 |
| 2 | 3.349221 | | | \$553.65 | \$507.49 |

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2026 NEW MONTHLY MAINTENANCE FEE

**PALMS OF BEACH PARK CONDO
RESERVE ANALYSIS
JANUARY 1, 2026 - DECEMBER 31, 2026**

| RESERVES | Current Replacement cost | Current Reserves 1/1/2026 | Expected Life Yrs. | Remaining Life Yrs | Unreserved Amounts | 2026 Fully Funded Annual Reserves | 2026 Actual Budgeted Amount |
|--------------------------------------|---------------------------------|----------------------------------|---------------------------|---------------------------|---------------------------|--|------------------------------------|
| Reserves- Painting | \$45,000 | \$18,375 | 7 | 3 | \$26,625 | \$8,875 | \$8,875 |
| Reserves- Paving | \$55,000 | \$55,000 | 15 | 0 | \$0 | \$0 | \$0 |
| Reserves- Roofs | \$140,000 | \$38,918 | 15 | 13 | \$101,082 | \$7,776 | \$7,776 |
| Reserves- Deferred Maintenance | | \$52,272 | | | | \$8,000 | \$8,000 |

TOTALS **\$240,000** **\$164,565** **\$127,707** **\$24,651** **\$24,651**

| NO UNITS | % Ownership | 2026 FULLY FUNDED AMOUNT | 2025MONT HLY FEES | Increase Amount |
|-----------------|--------------------|---------------------------------|--------------------------|------------------------|
| 14 | 2.539055% | \$419.73 | \$384.73 | \$35.00 |
| 4 | 2.539055% | \$419.73 | \$384.73 | \$35.00 |
| 1 | 3.269310% | \$540.44 | \$495.38 | \$45.06 |
| 2 | 3.729174% | \$616.46 | \$565.06 | \$51.40 |
| 8 | 2.779458% | \$459.47 | \$421.16 | \$38.31 |
| 4 | 3.658812% | \$604.83 | \$554.40 | \$50.43 |
| 2 | 3.349221% | \$553.65 | \$507.49 | \$46.16 |

THESE ARE YOUR NEW FEES ↑