

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

ACCT	REVENUE	2025	2026	2026	
		APPROVED ANNUAL	2025 PROJ EXP	PROPOSED ANNUAL	
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 (2.11.2025) 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
Deferred Maintenance		\$52,272				\$8,000	\$8,000
TOTALS		\$240,000			\$164,565		
						\$127,707	\$24,651
							\$24,651

TOTALS

\$164,565

\$127,707

\$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

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