

**PALMS OF BEACH PARK CONDOMINIUM ASSOCIATION**  
**35 UNITS**  
**JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET**

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 APPROVED ANNUAL	2025 APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$165,763	\$181,831	\$15,153
	<b>TOTAL REVENUE</b>	<b>\$165,763</b>	<b>\$181,831</b>	<b>\$15,153</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative	\$2,800	\$3,200	\$267
5015	Bank Charges/Coupons	\$500	\$500	\$42
5020	Storage Charge - Stevens & Stevens	\$400	\$400	\$33
5200	Exterminating/Termite	\$2,000	\$1,750	\$146
5300	Insurance - General	\$54,100	\$59,510	\$4,959
5400	Lawn Service Contract	\$18,000	\$18,000	\$1,500
5410	Lawn Sprinklers	\$500	\$500	\$42
5420	Misc Lawn Supplies	\$0	\$0	\$0
5610	State Bureau Condo	\$140	\$140	\$12
5615	Lic/Permit Fees/Corporate Report	\$80	\$80	\$7
5800	Management Fee Exp. 12/27-60 day not	\$9,900	\$10,392	\$866
5900	Professional - Legal Fees	\$1,000	\$1,750	\$146
5910	Professional - Tax / Audit	\$360	\$360	\$30
5950	Allowance for Bad Debt	\$0	\$0	\$0
6100	Repair/Maintenance - Building	\$10,000	\$10,000	\$833
6400	Salaries -Cleaning/Maint Contract	\$12,000	\$9,600	\$800
7000	Electric	\$2,300	\$2,200	\$183
7001	Water/Sewer	\$14,500	\$17,029	\$1,419
7005	Trash	\$9,800	\$9,900	\$825
7007	Telephone	\$1,400	\$2,030	\$169
8000	Operating Contingency	\$0		\$0
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$139,780</b>	<b>\$147,341</b>	<b>\$12,278</b>
	<b>RESERVES</b>			
9010	Reserves- Painting	\$9,000	\$9,375	\$781
9020	Reserves- Paving	\$0	\$0	\$0
9030	Reserves- Roofs	\$0	\$8,132	\$678
9100	Reserves Deferred Maintenance	\$16,983	\$16,983	\$1,415
	<b>TOTAL RESERVES</b>	<b>\$25,983</b>	<b>\$34,490</b>	<b>\$2,874</b>
	<b>TOTAL EXPENSES</b>	<b>\$165,763</b>	<b>\$181,831</b>	<b>\$15,153</b>

\$0

# of Units	% Ownership	2025 Monthly	2024 Monthly
14	2.539055	<b>\$384.73</b>	<b>\$350.73</b>
4	2.539055	<b>\$384.73</b>	<b>\$350.73</b>
1	3.269310	<b>\$495.38</b>	<b>\$451.61</b>
2	3.729174	<b>\$565.06</b>	<b>\$515.13</b>
8	2.779458	<b>\$421.16</b>	<b>\$383.94</b>
4	3.658812	<b>\$554.40</b>	<b>\$505.41</b>
2	3.349221	<b>\$507.49</b>	<b>\$462.65</b>



**2025 NEW MONTHLY MAINTENANCE FEE**

**PALMS OF BEACH PARK CONDO  
RESERVE ANALYSIS  
JANUARY 1, 2025 - DECEMBER 31, 2025**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves 1/1/2025</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully Funded Annual Reserves</b>	<b>2025 Actual Budgeted Amount</b>
Reserves-Painting	\$45,000	\$7,500	7	4	\$37,500	\$9,375	\$9,375
Reserves-Paving	\$52,000	\$52,000	15	0	\$0	\$0	\$0
Reserves-Roofs	\$140,000	\$26,158	15	14	\$113,842	\$8,132	\$8,132
Reserves-Deferred Maintenance		\$44,952				\$16,983	\$16,983

**TOTALS                      \$237,000                      \$130,610    \$151,342                      \$34,490                      \$34,490**

<b>NO UNITS</b>	<b>% Ownership</b>	<b>2025 FULLY FUNDED AMOUNT</b>	<b>2024MONT HLY FEES</b>	<b>Increase Amount</b>
14	2.539055%	<b>\$384.73</b>	\$350.73	\$34.00
4	2.539055%	<b>\$384.73</b>	\$350.73	\$34.00
1	3.269310%	<b>\$495.38</b>	\$451.61	\$43.77
2	3.729174%	<b>\$565.06</b>	\$515.13	\$49.93
8	2.779458%	<b>\$421.16</b>	\$383.94	\$37.22
4	3.658812%	<b>\$554.40</b>	\$505.41	\$48.99
2	3.349221%	<b>\$507.49</b>	\$462.65	\$44.84

**THESE ARE YOUR NEW FEES**

