



KW PROPERTY MANAGEMENT & CONSULTING

Association Name:

Peloro Condominium

Budget Worksheet for period Beginning January 1, 2025 to December 31, 2025

		2024 Approved Budget Monthly	2024 Approved Budget Annual	2025 Approved Budget Monthly	2025 Approved Budget Annual
	INCOME				
41100	Assessment	180,159	2,161,908	178,815	2,145,781
41110	Reserves Assessment	8,333	100,000	38,733	464,800
	TOTAL MAINTENANCE	188,492	2,261,908	217,548	2,610,581
	OTHER INCOME				
42200	Finance Charges	83	1,000	333	4,000
42204	FOB Income	17	200	17	200
42322	Interest Income	4	50	25	300
42447	EV Charging Income	121	1,450	67	800
	TOTAL OTHER INCOME	225	2,700	442	5,300
	TOTAL REVENUES	188,717	2,264,608	217,990	2,615,881
	ADMINISTRATIVE EXPENSES				
51010	Audit / Tax Fees	583	7,000	667	8,000
51040	Bad Debt Expense	2,500	30,000	2,500	30,000
51050	Bank Charges	63	750	63	750
51077	Corporate Filing Fees	5	62	5	62
51110	Fees Payable to Division	38	456	38	456
51130	Interest Expense	917	11,000	667	8,000
51150	Legal Fees	1,250	15,000	1,250	15,000
51160	Licenses/Permits	333	4,000	375	4,500
51168	Miscellaneous	83	1,000	52	627
51170	Office Supplies	83	1,000	100	1,200
51195	Pet DNA Testing	-	-	83	1,000
51200	Postage & Delivery	292	3,500	458	5,500
51209	Professional Fees	833	10,000	-	-
51250	Uniforms	21	250	-	-
	TOTAL ADMINISTRATIVE	7,002	84,018	6,258	75,095
	UTILITIES				
60011	Electricity	6,583	79,000	6,250	75,000
60030	Telephone	292	3,500	155	1,860
60050	Water & Sewer	11,000	132,000	12,667	152,000
	TOTAL UTILITIES	17,875	214,500	19,072	228,860
	CONTRACTS				
70010	Air Conditioning	475	5,696	465	5,584
70030	Cable TV	10,356	124,273	10,539	126,464
70090	Elevator Contract	1,554	18,643	1,622	19,461
70101.1	Extermination	369	4,428	369	4,428
70110	Fitness Center	95	1,140	95	1,140
70112	Fire Sprinkler	181	2,175	181	2,175
70113	Fire Alarm System	46	548	-	-
70115	Fire Alarm Maintenance Agreement	542	6,504	629	7,548
70182	Janitorial Services	6,458	77,496	7,220	86,645
70183.1	Contract - Lobby Flowers & Decor	67	800	67	800
70184.2	IT Maintenance Contract	300	3,600	300	3,600



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70210	Grounds Maintenance Contract	1,760	21,120	1,850	22,197
70239	Management Services	2,232	26,779	2,299	27,588
70239.1	Overhead Fee KWPM	80	955	82	989
70239.2	Web Hosting & Internet	103	1,236	106	1,273
70249	Lobby Scent Service	236	2,832	236	2,832
70251	Music Common Areas	13	160	-	-
70297	Pleton Bike Subscriptions	50	600	50	600
70330	Pool Contract	953	11,430	1,050	12,597
70406	Trash Collection	4,730	56,760	4,312	51,744
70410	Valet Service	14,535	174,414	15,751	189,017
	TOTAL CONTRACTS	45,132	541,589	47,223	566,681
	INSURANCE				
72000	Insurance	55,216	662,594	48,893	586,719
	TOTAL INSURANCE	55,216	662,594	48,893	586,719
	REPAIRS & MAINTENANCE				
80010	Air Conditioning	583	7,000	583	7,000
80025	Building Repairs	1,167	14,000	1,417	17,000
80060	Contingency	250	3,000	417	5,000
80080	Electrical Supplies & Repair	250	3,000	208	2,500
80090	Elevators Repair & Maintenance	458	5,500	375	4,500
80100.1	Fire Extinguisher Equipment	108	1,300	108	1,300
80101	Fire Safety Equipment	250	3,000	667	8,000
80110	Fitness Center	208	2,500	100	1,200
80149	Garages	417	5,000	417	5,000
80210	Landscaping	1,000	12,000	1,167	14,000
80319	Plumbing Repairs	250	3,000	417	5,000
80330	Pool Repairs	417	5,000	417	5,000
	TOTAL REPAIRS & MAINT	5,358	64,300	6,292	75,500
	PAYROLL/RELATED EXPENSES				
89000	Payroll & Benefits	49,801	597,607	51,519	618,226
	TOTAL PAYROLL & RELATED EXPENSES	49,801	597,607	51,519	618,226
	RESERVES				
94050	Reserve Contribution	8,333	100,000	38,733	464,800
	TOTAL RESERVES	8,333	100,000	38,733	464,800
	TOTAL EXPENSES	188,717	2,264,608	217,990	2,615,881
	NET OPERATING INCOME (LOSS)	-	-	-	-

Summary of Assessments

	2024	2025
Assessment	2,161,908	2,145,781
Reserves Assessment	100,000	464,800



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Total		2,261,908		2,610,581

Disclaimer: The Budget and figures are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

APPROVED BY:

[Signature]

DATE:

11/20/24

APPROVED BY:

J. Carlos Rojas

DATE:

11/20/2024