

ROYAL PALM PLACE AT THE HAMMOCKS

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

2026 BUDGET

	MONTHLY 2026	YEARLY 2026
MAINTENANCE ASSESSMENT	\$138,610.79	1,663,329.48
RESERVE ASSESSMENT	35,000.00	420,000.00
RENTAL INCOME	250.00	3,000.00
RENTAL UNIT 201	2,250.00	27,000.00
SCREENING FEES	800.00	9,600.00
INTERESET INCOME	500.00	6,000.00
VIOLATION FEES	2,500.00	30,000.00
GATE CARD INCOME	800.00	9,600.00
LATE FEE INCOME	1,000.00	12,000.00
TOTAL ASSESSMENTS	181,710.79	2,180,529.48
<u>ADMINISTRATIVE EXPENSES</u>		
EMPLOYEE SALARY	10,053.33	120,640.00
JANITORIAL & HANDYMAN SALARY	5,200.00	62,400.00
LEGAL & PROFESSIONAL	2,000.00	24,000.00
ACCOUNTING FEES/PROFESSIONAL	2,000.00	24,000.00
PROPERTY TAXES & ASSESTMENT UNIT 201	573.00	6,876.00
MAINTENANCE UNIT 201	400.00	4,800.00
LICENSES, FEES & PERMITS	750.00	9,000.00
POSTAGE & PRINTING	100.00	1,200.00
COUPONS	156.00	1,872.00
CONTINGENCIES	500.00	6,000.00
COMMUNITY ACTIVITIES	50.00	600.00
LOAN PAYABLE NOTE	37,308.34	447,700.08
<u>INSURANCE EXPENSES</u>		
INSURANCE	41,666.67	500,000.00
<u>SERVICE EXPENSE</u>		
LAWN SERVICE	2,500.00	30,000.00
INTERNET & TELEPHONE	40.00	480.00
LANDSCAPE REPLACEMENT	250.00	3,000.00
POOL SERVICE	1,220.00	14,640.00
POOL REPAIRS & SUPPLIES	250.00	3,000.00
POOL PERMIT	12.50	150.00
PETS CONTROL	325.00	3,900.00
GYM MAINTENANCE	150.00	1,800.00
<u>SECURITY & GATE EXPENSES</u>		
GATE REPAIRS	500.00	6,000.00
SECURITY SERVICES	4,970.95	59,651.34
<u>MAINTENANCE AND REPAIRS</u>		
OFFICE SUPPLIES	50.00	600.00
BUILDING & ROOF REPAIRS	1,000.00	12,000.00
FIRE EQUIPMENT/INSPECTION & LIC	300.00	3,600.00
FIRE ALARM MONITORING	700.00	8,400.00
ELECTRICAL REPAIRS	500.00	6,000.00
PLUMBING MAINTENANCE	685.00	8,220.00
MAINTENANCE SUPPLIES	500.00	6,000.00
GOLF CART EXPENSES	250.00	3,000.00
GYM REPAIRS	250.00	3,000.00
<u>UTILITIES EXPENSE</u>		
ELECTRICITY	2,500.00	30,000.00
WATER & SEWER	22,000.00	264,000.00
TRASH COLLECTION	7,000.00	84,000.00
<u>RESERVE</u>		
RESERVE TRANSFER	35,000.00	420,000.00
TOTAL EXPENSES	\$181,710.79	\$2,180,529.42

2026 MAINTENANCE FEE CALCULATION

TYPE OF UNIT	% OF OWNERSHIP	UNITS	PER UNIT MONTHLY MAINT. FEE	PER UNIT MONTHLY RESERVE FEE	PER UNIT MONTHLY LOAN PAYMENT	2026 PER UNIT MONTHLY TOTAL FEE	2025 PER UNIT MONTHLY TOTAL FEE
Unit Type A & Ar Building 2, 4, 5	0.002830	24	286.69	99.05	105.58	491.32	491.32
Unit Type B & Br 3,6,8,9,10,11,14,20	0.002806	156	284.25	98.21	104.69	487.15	487.15
Unit Type C & Cr Building 2, 4, 5	0.002031	36	205.75	71.09	75.77	352.60	352.60
Unit Type D & Dr, 7,12,18,19,21	0.003107	60	314.75	108.75	115.92	539.41	539.41
Unit Type E & Er Building 1,13,15,16,17	0.002326	100	235.63	81.41	86.78	403.82	403.82
Extra 1	0.002072	1	209.90	72.52	77.30	359.72	359.72
		377					


 Daney Abreu Hoyos
 Board President
 12/17/2025