

TIFFANY OF KENDALL CONDOMINIUM INC.

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

2026 APPROVED BUDGET

	MONTHLY 2026	YEARLY 2026
INCOME		
MAINTENANCE ASSESSMENT	18,342.83	220,113.96
RESERVE ASSESSMENT	1,168.25	14,018.98
TOTAL ASSESSMENTS	\$19,511.08	\$234,132.94
EXPENSES		
CONTRACTS		
EXTERMINATING/FERTILIZER	168.00	2,016.00
LAWN MAINTENANCE	900.00	10,800.00
MANAGEMENT FEES	1,273.08	15,276.96
FIRE ALARM MAINTENANCE	37.50	450.00
CONTRACT TOTALS	2,378.58	28,542.96
ADMINISTRATIVE		
ACCOUNTING	120.83	1,450.00
BANK CHARGES	10.00	120.00
BUREAU OF CONDO FEES	20.67	248.00
CORP ANNUAL REPORT	5.83	70.00
COUPON/STATEMENT	11.67	140.00
INSURANCE	13490.92	161,891.00
LEGAL FEES	150.00	1,800.00
MD COMMUNITY REGISTRATION	6.17	74.00
WEBPAGE/PORTAL	82.00	984.00
PRINTING & POSTAGE/OFFICE	83.33	1,000.00
DBPR REGISTRATION	20.83	250.00
ADMINISTRATIVE TOTAL	14002.25	168,027.00
REPAIRS & MAINTENANCE		
ELECTRICAL REPAIRS	58.33	700.00
ENTRY SYSTEM	266.67	3,200.00
GENERA BUILDING REPAIRS	375.00	4,500.00
LANDSCAPING REPLACEMENT	0.00	0.00
ROOF REPAIRS	0.00	0.00
TREE TRIMMING	187.00	2,244.00
REPAIRS & MAINTENANCE TOTAL	887.00	10,644.00
UTILITIES		
ELECTRICITY	300.00	3,600.00
TELEPHONE	275.00	3,300.00
UTILITIES TOTAL	575.00	6,900.00
CAMERAS	416.67	5,000.00
CONTINGENCY	83.33	1,000.00
TOTAL CONTINGENCY	500.00	6,000.00
RESERVES		
RESERVE TRANSER	1,168.25	14,018.98
TOTAL EXPENSE	\$19,511.08	\$234,132.94

2026 RESERVE CALCULATIONS

DESCRIPTION	ESTIMATED REPLACEMENT COST	FUNDS COLLECTED AS OF 12/31/25	FUNDABLE RESERVE	REMAINING LIFE/YRS	MONTHLY AMOUNT	ANNUALLY AMOUNT
GENERAL	29962.48	-4176.14	34138.62	6	474.15	5,689.77
EXPERIOR PAINTING	30415.99	30415.99	0.00	0	0.00	0.00
ROOF REPLACEMENT	210000.00	13436.24	196563.76	25	655.21	7,862.55
SEALCOATING	15000.00	10333.36	4666.64	10	38.89	466.66
	285,378.47	50,009.45	235,369.02		1,168.25	14,018.98

2026 MAINTENANCE CALCULATIONS

NUMBER OF UNITS	MAINTENANCE ASSESSMENT	RESERVE ASSESSMENT	2026 MONTHLY TOTAL ASSESSMENT	2025 MONTHLY TOTAL ASSESSMENT	DIFFERENCE
41	447.39	28.49	475.88	399.00	76.88

BOARD OF DIRECTORS: _____

DATE: _____

BOARD OF DIRECTORS: _____

DATE: _____