Peloro Condominium Association, Inc.

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KW PROPERTY MANAGEMENT & CONSULTING

	2025 Approved Budget Monthly	2025 Approved Budget Annual	2026 Approved Budget Monthly	2026 Approved Budget Annual
Assessment Income				
411000 - Assessment	$ 178,815	$ 2,145,781	$ 177,465	$ 2,129,581
1	$ -	$ -	$ -	$ -
415027 - Reserve Assessment Non-Structural	$ 9,142	$ 109,700	$ 9,458	$ 113,500
415030 - Reserve Assessment Structural	$ 29,592	$ 355,100	$ 30,625	$ 367,500
Total Assessment Income	**$ 217,548**	**$ 2,610,581**	**$ 217,548**	**$ 2,610,581**
Other Income				
420080 - Application/Screening	$ -	$ -	$ -	$ -
420540 - Finance Charges	$ 333	$ 4,000	$ 250	$ 3,000
420720 - Interest Income	$ 25	$ 300	$ 167	$ 2,000
420780 - Late Fee Income	$ -	$ -	$ -	$ -
421000 - Non Sufficient Fee Income	$ -	$ -	$ -	$ -
421020 - Other Income	$ -	$ -	$ -	$ -
421680 - Violation / Fine Income	$ -	$ -	$ -	$ -
420580 - FOB Income	$ 17	$ 200	$ -	$ -
420700 - Insurance Proceeds	$ -	$ -	$ -	$ -
420260 - Cable Agreement Income	$ -	$ -	$ -	$ -
421700 - Work Order Income	$ -	$ -	$ -	$ -
420500 - Electric Vehicle Charge	$ 67	$ 800	$ 67	$ 800
421160 - Pet Fees	$ -	$ -	$ -	$ -
Total Other Income	**$ 442**	**$ 5,300**	**$ 483**	**$ 5,800**
Administrative Expenses				
500080 - Accounting/Audit/Tax Fees	$ 667	$ 8,000	$ 583	$ 7,000
500360 - Bad Debt Expense	$ 2,500	$ 30,000	$ 2,500	$ 30,000
500400 - Bank Charges	$ 63	$ 750	$ 58	$ 700
501000 - Corporate Annual Report	$ 5	$ 62	$ 5	$ 62
501560 - Fees Payable to Division	$ 38	$ 456	$ 38	$ 456
502120 - Legal Expense	$ 1,250	$ 15,000	$ 1,250	$ 15,000
502440 - Licenses & Permits	$ 375	$ 4,500	$ 375	$ 4,500
504000 - Office Supplies	$ 100	$ 1,200	$ 92	$ 1,100
504400 - Postage & Delivery	$ 458	$ 5,500	$ 458	$ 5,500
504600 - Professional Fees	$ -	$ -	$ -	$ -
599999 - Pending Credit Card Transactions	$ -	$ -	$ -	$ -
502200 - Legal Fees Collections	$ -	$ -	$ -	$ -
503720 - Miscellaneous	$ 52	$ 627	$ 62	$ 741
502000 - Interest Expense	$ 667	$ 8,000	$ -	$ -
504280 - Pet DNA Testing	$ 83	$ 1,000	$ 100	$ 1,200
Total Administrative Expenses	**$ 6,258**	**$ 75,095**	**$ 5,538**	**$ 66,459**
Utilities				
600000 - Electricity	$ 6,250	$ 75,000	$ 6,083	$ 73,000
602000 - Telephone	$ 155	$ 1,860	$ 155	$ 1,860
604040 - Water & Sewer	$ 12,667	$ 152,000	$ 14,167	$ 170,000
Total Utilities	**$ 19,072**	**$ 228,860**	**$ 20,405**	**$ 244,860**
Contracts				
701080 - Cable TV	$ 10,539	$ 126,464	$ 10,889	$ 130,663
704120 - Landscaping/Grounds Contract	$ 1,850	$ 22,197	$ 1,950	$ 23,399
705160 - Management Overhead Fee	$ 82	$ 989	$ 84	$ 1,014
705200 - Management Services	$ 2,299	$ 27,588	$ 2,368	$ 28,416
705240 - Management Web Hosting	$ 106	$ 1,273	$ 109	$ 1,310
705920 - Pool Contract	$ 1,050	$ 12,597	$ 1,103	$ 13,230
700320 - Air Cond/HVAC System	$ 465	$ 5,584	$ 482	$ 5,786
701640 - Elevator Contract	$ 1,622	$ 19,461	$ 1,669	$ 20,027
702680 - Fitness Center/Gym	$ 95	$ 1,140	$ 95	$ 1,140
703600 - Information Technology Contract	$ 300	$ 3,600	$ 325	$ 3,900
707960 - Valet Parking Service	$ 15,751	$ 189,017	$ 15,639	$ 187,668
704920 - Lobby Flowers, Plants & Decor	$ 67	$ 800	$ 50	$ 600
705080 - Lobby Scent Service	$ 236	$ 2,832	$ 236	$ 2,832

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KW PROPERTY MANAGEMENT & CONSULTING

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703880 - Janitorial Services	$ 7,220	$ 86,645	$ 7,318	$ 87,818
702280 - Exterminating	$ 369	$ 4,428	$ 369	$ 4,428
702400 - Fire Equipment & Alarm	$ 629	$ 7,548	$ 639	$ 7,663
702560 - Fire Sprinkler	$ 181	$ 2,175	$ 181	$ 2,175
700560 - BDA Maintenance	$ -	$ -	$ 49	$ 588
705520 - Peleton Bike Subscriptions	$ 50	$ 600	$ 50	$ 600
707600 - Trash Removal	$ 4,312	$ 51,744	$ 4,578	$ 54,938
Total Contracts	**$ 47,224**	**$ 566,682**	**$ 48,183**	**$ 578,193**
Insurance				
720000 - Insurance	$ 48,893	$ 586,718	$ 45,525	$ 546,302
Total Insurance	**$ 48,893**	**$ 586,718**	**$ 45,525**	**$ 546,302**
R&M				
800240 - Air Cond/HVAC Repairs	$ 583	$ 7,000	$ 583	$ 7,000
803640 - Fitness Center	$ 100	$ 1,200	$ 17	$ 200
802680 - Electrical Supplies & Repair	$ 208	$ 2,500	$ 83	$ 1,000
803520 - Fire Safety Equipment	$ 667	$ 8,000	$ 667	$ 8,000
806000 - Landscaping	$ 1,167	$ 14,000	$ 583	$ 7,000
801880 - Contingency	$ 417	$ 5,000	$ 417	$ 5,000
808240 - Plumbing R&M	$ 417	$ 5,000	$ 292	$ 3,500
808640 - Pool Repairs & Supplies	$ 417	$ 5,000	$ 458	$ 5,500
802760 - Elevator R&M	$ 375	$ 4,500	$ 417	$ 5,000
803400 - Fire Extinguishers	$ 108	$ 1,300	$ 109	$ 1,303
801120 - Building Repairs & Maint	$ 1,417	$ 17,000	$ 1,021	$ 12,250
808000 - Parking Garage	$ 417	$ 5,000	$ 208	$ 2,500
808480 - Pool Furniture	$ -	$ -	$ 192	$ 2,300
801240 - Camera Repairs	$ -	$ -	$ 92	$ 1,100
807840 - Painting	$ -	$ -	$ 333	$ 4,000
809610 - Insurance Expense	$ -	$ -	$ -	$ -
Total R&M	**$ 6,292**	**$ 75,500**	**$ 5,471**	**$ 65,653**
Other Expenses				
Total Other Expenses	$ -	$ -	$ -	$ -
Payroll & Benefits				
890000 - Payroll & Benefits	$ 51,519	$ 618,226	$ 52,826	$ 633,915
Total Payroll & Benefits	**$ 51,519**	**$ 618,226**	**$ 52,826**	**$ 633,915**
Reserve Expenses				
1	$ -	$ -	$ -	$ -
900001 - Reserve Contribution Structural	$ 29,592	$ 355,100	$ 30,625	$ 367,500
900002 - Reserve Contribution Non-Structural	$ 9,142	$ 109,700	$ 9,458	$ 113,500
Total Reserve Expenses	**$ 38,733**	**$ 464,800**	**$ 40,083**	**$ 481,000**
Total Expenses	**$ 217,990**	**$ 2,615,881**	**$ 218,032**	**$ 2,616,381**
Net Income/(Loss)	$ -	$ -	$ -	$ -

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: 12/9/25

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