

OPERATING BUDGET

ASSOCIATION NAME: The Palms 2100 Master Association

ENTITY#: 778

		2025		2026	
		Approved Budget	Approved Budget	Proposed Budget	Proposed Budget
		Monthly	Annual	Monthly	Annual
Vantaca GL	Assessment Income				
411000	411000 - Assessment	\$ 280,969	\$ 3,371,630	\$ 313,390	\$ 3,760,680
415027	415027 - Reserve Assessment Non-Structural	\$ 15,417	\$ 185,000	\$ 13,750	\$ 165,000
415030	415030 - Reserve Assessment Structural	\$ 23,750	\$ 285,000	\$ 19,583	\$ 235,000
	Total Assessment Income	\$ 320,136	\$ 3,841,630	\$ 346,723	\$ 4,160,680
	Other Income				
420720	420720 - Interest Income	\$ 417	\$ 5,000	\$ 333	\$ 4,000
420620	420620 - Gate Opener/Transponder	\$ 83	\$ 1,000	\$ 83	\$ 1,000
420500	420500 - Electric Vehicle Charge	\$ 500	\$ 6,000	\$ 250	\$ 3,000
421120	421120 - Parking Income	\$ 1,400	\$ 16,800	\$ 1,400	\$ 16,800
	Total Other Income	\$ 2,400	\$ 28,800	\$ 2,067	\$ 24,800
	Administrative Expenses				
500080	500080 - Accounting/Audit/Tax Fees	\$ 542	\$ 6,500	\$ 542	\$ 6,500
500400	500400 - Bank Charges	\$ 5	\$ 64	\$ -	\$ -
501000	501000 - Corporate Annual Report	\$ 5	\$ 62	\$ 29	\$ 350
502120	502120 - Legal Expense	\$ 5,000	\$ 60,000	\$ 4,167	\$ 50,000
502440	502440 - Licenses & Permits	\$ 358	\$ 4,300	\$ 417	\$ 5,000
504000	504000 - Office Supplies	\$ 1,292	\$ 15,500	\$ 1,000	\$ 12,000
504400	504400 - Postage & Delivery	\$ 425	\$ 5,100	\$ 425	\$ 5,100
501160	501160 - Drinking Water	\$ -	\$ -	\$ 257	\$ 3,081
504600	504600 - Professional Fees	\$ -	\$ -	\$ 3,125	\$ 37,500
506040	506040 - Uniforms	\$ 300	\$ 3,600	\$ 200	\$ 2,400
500800	500800 - Computer Expense & Repair	\$ 292	\$ 3,500	\$ 292	\$ 3,500
501880	501880 - Holiday Lighting & Decorations	\$ 1,292	\$ 15,500	\$ 1,250	\$ 15,000
505080	505080 - Social Events	\$ 1,792	\$ 21,500	\$ 2,083	\$ 25,000
	Total Administrative Expenses	\$ 11,302	\$ 135,626	\$ 13,786	\$ 165,431
	Utilities				
600000	600000 - Electricity	\$ 9,080	\$ 108,959	\$ 8,333	\$ 100,000
601000	601000 - Natural Gas	\$ 2,868	\$ 34,415	\$ 3,500	\$ 42,000
602000	602000 - Telephone	\$ 2,127	\$ 25,526	\$ 2,500	\$ 30,000
604040	604040 - Water & Sewer	\$ 7,103	\$ 85,230	\$ 11,667	\$ 140,000
	Total Utilities	\$ 21,178	\$ 254,130	\$ 26,000	\$ 312,000
	Contracts				
701080	701080 - Cable TV	\$ 400	\$ 4,800	\$ 845	\$ 10,140
701960	701960 - Equipment Lease Copier	\$ 417	\$ 5,000	\$ 423	\$ 5,080
704120	704120 - Landscaping/Grounds Contract	\$ 8,290	\$ 99,485	\$ 9,583	\$ 115,000
705200	705200 - Management Services	\$ 1,160	\$ 13,917	\$ 1,231	\$ 14,768
705560	705560 - Pest Control	\$ 984	\$ 11,804	\$ 833	\$ 10,000
705920	705920 - Pool Contract	\$ 1,995	\$ 23,940	\$ 2,400	\$ 28,800
707000	707000 - Security Services	\$ 28,280	\$ 339,356	\$ 27,708	\$ 332,500
700320	700320 - Air Cond/HVAC System	\$ 570	\$ 6,845	\$ 667	\$ 8,000
701640	701640 - Elevator Contract	\$ 381	\$ 4,573	\$ 458	\$ 5,500
703360	703360 - Generator	\$ 353	\$ 4,240	\$ 417	\$ 5,000
703640	703640 - Interior Plants & Flowers	\$ 1,203	\$ 14,432	\$ 1,250	\$ 15,000
704760	704760 - Life Safety Equipment	\$ 321	\$ 3,850	\$ 321	\$ 3,850
705400	705400 - Odor Control Contract	\$ 563	\$ 6,754	\$ 650	\$ 7,800
707960	707960 - Valet Parking Service	\$ 31,574	\$ 378,885	\$ 31,667	\$ 380,000
708160	708160 - Water Treatment	\$ 23	\$ 274	\$ 23	\$ 276
708280	708280 - Window Cleaning	\$ -	\$ -	\$ 292	\$ 3,500
701770	701770 - Entry Gate Maintenance	\$ -	\$ -	\$ 625	\$ 7,500
702720	702720 - Fitness Equipment Maintenance	\$ -	\$ -	\$ 133	\$ 1,600
700560	700560 - BDA Maintenance	\$ 550	\$ 6,600	\$ 550	\$ 6,600
706880	706880 - Security	\$ 1,797	\$ 21,558	\$ 2,842	\$ 34,100
708010	708010 - Valet System	\$ 736	\$ 8,837	\$ 742	\$ 8,900
701215	701215 - Cellular Maintenance Contract	\$ 500	\$ 6,000	\$ -	\$ -
	Total Contracts	\$ 80,096	\$ 961,150	\$ 83,660	\$ 1,003,914



OFFICIAL RECORDING OF THE COUNCIL MEETING

		2025		2025		2026		2026	
		Approved Budget		Approved Budget		Proposed Budget		Proposed Budget	
		Monthly		Annual		Monthly		Annual	
Insurance									
720000	720000 - Insurance	\$	44,752	\$	537,018	\$	41,667	\$	500,000
	Total Insurance	\$	44,752	\$	537,018	\$	41,667	\$	500,000
R&M									
800240	800240 - Air Cond/HVAC Repairs	\$	417	\$	5,000	\$	833	\$	10,000
802680	802680 - Electrical Supplies & Repair	\$	333	\$	4,000	\$	833	\$	10,000
807880	807880 - Painting & Supplies	\$	375	\$	4,500	\$	833	\$	10,000
808240	808240 - Plumbing R&M	\$	1,250	\$	15,000	\$	1,250	\$	15,000
804040	804040 - Fountain Pool & Spa Maintenance	\$	708	\$	8,500	\$	750	\$	9,000
804680	804680 - General R&M	\$	12,500	\$	150,000	\$	12,500	\$	150,000
809800	809800 - Site Communication	\$	-	\$	-	\$	1,250	\$	15,000
802920	802920 - Equipment Repairs	\$	1,417	\$	17,000	\$	1,667	\$	20,000
803560	803560 - Fire Sprinkler Repairs	\$	583	\$	7,000	\$	833	\$	10,000
810760	810760 - Window/Balcony Services	\$	313	\$	3,750	\$	-	\$	-
806160	806160 - Landscaping Extras	\$	1,250	\$	15,000	\$	1,250	\$	15,000
803920	803920 - Floor Repairs	\$	633	\$	7,600	\$	-	\$	-
	Total R&M	\$	19,779	\$	237,350	\$	22,000	\$	264,000
Resident Amenities									
800640	800640 - Beach & Covers & Towels	\$	500	\$	6,000	\$	1,083	\$	13,000
808600	808600 - Res Amenities-Food,Snack,Drinks	\$	625	\$	7,500	\$	625	\$	7,500
808680	808680 - Pool Supplies	\$	125	\$	1,500	\$	400	\$	4,800
810240	810240 - Towels	\$	3,333	\$	40,000	\$	3,333	\$	40,000
	Total Resident Amenities	\$	4,583	\$	55,000	##	\$ 5,442	\$	65,300
Payroll & Benefits									
890000	890000 - Payroll & Benefits	\$	100,013	\$	1,200,156	\$	121,236	\$	1,454,835
890160	890160 - Payroll Bonuses	\$	1,667	\$	20,000	\$	1,667	\$	20,000
	Total Payroll & Benefits	\$	101,680	\$	1,220,156	\$	122,903	\$	1,474,835
Reserve Expenses									
900001	900001 - Reserve Contribution Structural	\$	23,750	\$	285,000	\$	19,583	\$	235,000
900002	900002 - Reserve Contribution Non-Structural	\$	15,417	\$	185,000	\$	13,750	\$	165,000
	Total Reserve Expenses	\$	39,167	\$	470,000	\$	33,333	\$	400,000
	Total Expenses	\$	322,536	\$	3,870,430	\$	348,790	\$	4,185,480
	Net Income/(Loss)	\$	-	\$	-	\$	-	\$	-

Summary of Assessment

	2025	2026
Assessment	\$ 3,371,630.00	\$ 3,760,679.88
Reserve	\$ 470,000.00	\$ 400,000.00
Total	\$ 3,841,630.00	\$ 4,160,679.88

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:  David Matesic (Nov 24, 2025 11:14:05 EST)

DATE: 24/11/2025

APPROVED BY:  Patricia Heessels (Nov 14, 2025 00:25:01 GMT+1)

DATE: 17/11/2025