

KENLAND WALK CONDOMINIUM III
PROPOSED BUDGET
JANUARY 1, 2026 THRU DECEMBER 31, 2026

PAGE 1 OF 2

	2025			2026		CHANGE FROM 2025
	ANNUAL BUDGET	RESULTS	OVER/ (UNDER) BUDGT	ANNUAL	MONTHLY	
REVENUES						
MAINTENANCE ASSESSMENT	\$ 308,556	\$ 308,556	\$ -	\$ 354,185	\$ 29,515	\$45,629
INTEREST - OPERATING	62	3	(59)	0	0	(62)
LATE CHARGES	500	(300)	(800)	0	0	(500)
MISCELLANEOUS INCOME	218	260	42	250	21	32
TOTAL	\$ 309,336	\$ 363,367	(817)	\$ 354,435	\$ 29,536	\$ 45,099
ADMINISTRATIVE						
AUDIT/REVIEW SERVICES	2,500	355	(2,145)	12,000	1,000	9,500
BAD DEBT	0	0	0	1,000	83	1,000
BANK CHARGES	180	2,903	2,723	1,000	83	820
LEGAL & PROFESSIONAL FEES	1,000	3,360	2,360	7,000	583	6,000
LICENSES / PERMITS / TAXES	1,561	3,648	2,087	1,561	130	0
MISCELLANEOUS	200	1,319	1,119	0	0	(200)
FEES TO DIVISION	256	0	(256)	256	21	0
PROCESSING FEES	125	191	66	0	0	(125)
POSTAGE AND PRINTING	400	821	421	2,000	167	1,600
POA FEES	18,910	17,336	(1,574)	19,856	1,655	946
TOTAL	25,132	29,933	4,801	44,673	3,723	19,541
PROPERTY EXPENSES						
CABLE SERVICES	40,194	39,559	(635)	0	0	(40,194)
ELEVATOR MAINTENANCE	2,107	1,022	(1,085)	2,107	176	0
FINANCIAL MANAGEMENT	0	0	0	7,800	650	7,800
FIRE ALARM MONITORING	1,540	2,272	732	2,441	203	901
JANITORIAL SERVICES	37,440	34,320	(3,120)	27,444	2,287	(9,996)
LAWN MAINTENANCE	10,080	11,760	1,680	12,080	1,007	2,000
MANAGEMENT FEE	10,578	9,696	(882)	17,163	1,430	6,585
PARKING ENFORCEMENT	4,500	1,939	(2,561)	4,500	375	0
PEST CONTROL	2,820	3,275	455	3,360	280	540
SPRINKLER MAINTENANCE	1,200	2,200	1,000	0	0	(1,200)
WASTE REMOVAL	15,543	17,630	2,087	18,159	1,513	2,616
UTILITIES-ELECTRIC	3,700	4,075	375	4,000	333	300
UTILITIES-TELEPHONE (ELEVATOR)	660	660	0	660	55	0
UTILITIES-WATER & SEWER	31,000	60,245	29,245	55,000	4,583	24,000
INSURANCE	93,372	104,858	11,486	99,945	8,329	6,573
R&M - ELECTRICAL	500	2,400	1,900	2,000	167	1,500
R&M - PLUMBING	500	2,320	1,820	2,000	167	1,500
R&M - GENERAL	5,228	1,272	(3,956)	5,000	417	(228)
R&M - ROOF	1,500	850	(650)	3,000	250	1,500
R&M - SUPPLIES	1,000	586	(414)	1,000	83	0
R&M - LANDSCAPE REPLACEMENT	500	0	(500)	500	42	0
R&M - TREE TRIMMING	2,000	0	(2,000)	2,000	167	0
R&M - FIRE SYSTEM	500	0	(500)	2,000	167	1,500
R&M - ELEVATOR	0	2,007	2,007	2,000	167	2,000
TOTAL	266,462	302,946	36,484	274,159	22,847	7,697
TOTAL OPERATING EXPENSES	291,594	332,879	41,285	318,832	26,569	27,238
CAPITAL RESERVES-see schedule	17,742	17,742	0	35,603	2,967	17,861
TOTAL BUDGET	\$ 309,336	\$ 350,621	\$ 41,285	\$ 354,435	\$ 29,536	\$ 45,099

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PAGE 2 OF 2

MONTHLY ASSESSMENT BREAKDOWN

% OF OWNERSHIP	# OF UNITS	2025 ANNUAL ASSESS	2025 MONTHLY ASSESS	2026 ANNUAL ASSESS	2026 MONTHLY ASSESS	INCREASE (DECREASE) ASSESS \$	INCREASE (DECREASE) ASSESS %
0.01535	4	\$4,736.04	\$394.67	\$5,436.74	\$453.06	\$58.39	14.8%
0.01373	16	\$4,236.00	\$353.00	\$4,862.96	\$405.25	\$52.25	14.8%
0.01006	4	\$3,104.04	\$258.67	\$3,563.10	\$296.93	\$38.26	14.8%
0.01403	16	\$4,329.00	\$360.75	\$4,969.22	\$414.10	\$53.35	14.8%
0.01810	4	\$5,585.04	\$465.42	\$6,410.75	\$534.23	\$68.81	14.8%
0.01950	16	\$6,017.04	\$501.42	\$6,906.61	\$575.55	\$74.13	14.8%
0.01745	4	\$5,384.04	\$448.67	\$6,180.53	\$515.04	\$66.37	14.8%
	<u>64</u>						

Reserve Components	Total Estimated Life	Remaining Life	Estimated Cost	Balance funded as of 12/31/25	Balance to Fund	2026 Annual Funding
*Balcony Decks - Resurface	10	1	\$ 494,000	-	\$ 494,000	\$ -
*Building Exterior - Restoration	15	1	450,000	-	450,000	-
*Building Exterior - Seal / Paint	10	5	30,000	-	30,000	-
*Common Windows & Doors	40	3	90,000	-	90,000	-
*Parking Deck - Repair/Re-coat	10	2	70,000	-	70,000	-
*Roof Replacement	25	0	410,000	-	410,000	-
*Electrical System	40	3	330,000	-	330,000	-
Elevator	25	15	100,000	-	100,000	6,667
Fire Alarm System	20	17	80,000	-	80,000	4,706
Plumbing System	50	13	315,000	-	315,000	24,231
			<u>\$2,369,000</u>	<u>-</u>	<u>\$2,369,000</u>	<u>35,603</u>

* Components with remaining lives of 5 years or less will be funded through a special assessment.

Estimated life, remaining life and estimated costs pursuant to reserve study dated November 6, 2025. Except elevator which is a management estimate.

KENLAND WALK CONDOMINIUM III
SPECIAL ASSESSMENT
3/5/2026

Description	Amount
2025 Operating Deficits	\$ 35,000
Prior years unpaid invoices (estimate)	14,500
Administrative Fees (Accounting, postage, etc.)	500
Total special assessment	<u>\$ 50,000</u>

% OF OWNERSHIP	# OF UNITS	Assessment Per Unit	Two Monthly Installments
0.01535	4	\$ 767.50	\$ 383.75
0.01373	16	\$ 686.50	\$ 343.25
0.01006	4	\$ 503.00	\$ 251.50
0.01403	16	\$ 701.50	\$ 350.75
0.01810	4	\$ 905.00	\$ 452.50
0.01950	16	\$ 975.00	\$ 487.50
0.01745	4	\$ 872.50	\$ 436.25
	<u>64</u>		