

KENLAND POINTE CONDOMINIUM III INC

9280 SW 123rd Ct - Miami, Fla 33186

Budget Period: January 1st, 2026 - December 31st, 2026

Payment Schedules

By Unit Type

Approved
12/04/2025

Unit Type	Units	#	Ownership Shares	Maintenance Fees+ Full SIRS+ Full Regular RSV
A	T104, T2024, T304, T404	4	0.86150%	\$409
B	S102, S105,S106,S109, S202, S205, S206, S209, S302, S305, S306, S309, S402, S405, S406, S409, T102, T103, T107, T202, T203, T207, T302, T303, T307, T402, T403, T407	28	1.10840%	\$526
C	T105, T106, T109, T110, T205, T206, T209, T210, T305, T306, T309, T310, T405, T406, T409, T410	16	1.19460%	\$567
D	T101, T108, T201, T208, T301, T308, T401, T408	8	1.32090%	\$627
E	S108, S208, S308, S408	4	1.37840%	\$654
F	S103, S203, S303, S403	4	1.42430%	\$676
G	S101, S104, S107, S110, S201, S204, S207, S210, S301, S304, S307, S310, S401, S404, S407, S410	16	1.53920%	\$731

KENLAND POINTE CONDOMINIUM III INC

9280 SW 123rd Ct - Miami, Fla 33186

Budget Period: January 1st, 2026 - December 31st, 2026

Payment Schedules By Unit Type

Unit Type	Units	#	Ownership Shares	Adopted Previous Year Budget Maint+ Full RSV	Maintenance Fees Only	Maintenance Fees+ Full SIRS+ Full Regular RSV
A	T104, T2024, T304, T404	4	0.86150%	\$399	\$303	\$409
B	S102, S105,S106,S109, S202, S205, S206, S209, S302, S305, S306, S309, S402, S405, S406, S409, T102, T103, T107, T202, T203, T207, T302, T303, T307, T402, T403, T407	28	1.10840%	\$513	\$389	\$526
C	T105, T106, T109, T110, T205, T206, T209, T210, T305, T306, T309, T310, T405, T406, T409, T410	16	1.19460%	\$553	\$420	\$567
D	T101, T108, T201, T208, T301, T308, T401, T408	8	1.32090%	\$611	\$464	\$627
E	S108, S208, S308, S408	4	1.37840%	\$638	\$484	\$654
F	S103, S203, S303, S403	4	1.42430%	\$659	\$500	\$676
G	S101, S104, S107, S110, S201, S204, S207, S210, S301, S304, S307, S310, S401, S404, S407, S410	16	1.53920%	\$713	\$541	\$731
7		80				
Annual Income					\$421,634	\$569,621

Disclosures:

Deferred maintenance impacts the health of the community.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEM.

KENLAND POINTE CONDOMINIUM III INC

9280 SW 123rd Ct - Miami, Fla 33186

Budget Period: January 1st, 2026 - December 31st, 2026

Income & Expenses

	ADOPTED FY-2025	PROPOSED FY-2026
Income		
Maintenance Income	\$ 410,188	\$ 421,634
Reserves - Full	\$ 145,321	\$ 147,987
Total Operating Income	\$ 555,509	\$ 569,621
Expense		
ADMINISTRATIVE		
Annual Inspections (Elevator, Fire, Backflow, Sprinklers, Extinguishers, Emerg. Lights)	\$ 2,602	\$ 3,173
Permits & Licenses	\$ 1,123	\$ 924
Printing & Postage	\$ 1,000	\$ 1,200
Master Assessment (POA)	\$ 35,040	\$ 39,384
CONTRACT SERVICES		
Elevator Maintenance Contract	\$ 3,840	\$ 3,994
Elevator Phone/Video Lines	\$ 1,669	\$ 2,097
Janitorial & Cleaning	\$ 35,160	\$ 37,740
Landscaping	\$ 11,400	\$ 11,400
Pest Control	\$ 1,800	\$ 1,800
REPAIRS & MAINTENANCE		
Fire Alarm System Repairs	\$ 2,000	\$ 2,000
Landscaping Improvements	\$ 1,800	\$ 1,800
Pest Specialty Removals		\$ 550
Repairs & Improvements - General	\$ 25,000	\$ 10,000
INSURANCE		
Insurance - Financed	\$ 120,139	\$ 136,259
PROFESSIONAL FEES		
Legal	\$ 3,000	\$ 3,000
Accounting (Tax Prep, CPA Audited Financials)	\$ 2,400	\$ 3,900
Management fees	\$ 14,553	\$ 15,281
Special Assessment Administrative Fees	\$ 1,200	\$ 1,200
UTILITIES		
Cable	\$ 48,965	\$ 45,123
Waste/Trash Collection	\$ 30,091	\$ 32,159
Electricity	\$ 5,160	\$ 4,845
Water & Sewer	\$ 62,245	\$ 63,806
Total Operating Expense	\$ 410,188	\$ 421,634
Non-Operating Expenses		
Full Reserves Non-Operating Exp Acct	\$ 145,321	\$ 147,987
Total Operating and Non-Operating Expenses	\$ 555,509	\$ 569,621

* Proposed Insurance expense is based on the agent's estimate and is subject to change upon renewal

KENLAND POINTE CONDOMINIUM III INC

9280 SW 123rd Ct - Miami, Fla 33186

Budget Period: January 1st, 2026 - December 31st, 2026

Reserves Analysis (Summarized)

Projects	Replacement Cost	Reserve Fund Balance*	Full Reserves	
			Annual	Monthly
Regular RSV Threshold/Pooled Model Parking / Elevator	\$301,584	\$45,302	\$20,018	\$1,668
SIRS - Threshold/Pooled Model Roof/Painting/Fire System/ Structural	\$1,930,792	\$216,408	\$127,969	\$10,664
Restricted RSV Debt-Service Funds Popular Bank #5864		-\$56,732		
Due from OP to RSV		-\$7,140		
Total SIRS+Regular Reserves	\$2,232,376	\$197,838	\$147,987	\$12,332

Disclosures & Comments:

(1) A reserve study, including a SIRS analysis, was performed in 2024

(2) Of the total reserve funds, \$56,732.00 are currently included within the Debt Service Funds held by Popular Bank. This amount is restricted for loan-related obligations and not available for general reserve expenditures.

(3) \$7,140.00 was transferred 01/15/2025 from Reserve to Operating to cover the SFES down payment. Funds will be reimbursed.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEM.

RS23-028
M.A. Threshold (Pooled) Funding Model Projection

Beginning Balance: \$0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	292,800	19,435	222		19,657	39,550	50%
2026	301,584	20,018	646		40,321	61,105	66%
2027	310,632	20,618	1,091		62,030	83,918	74%
2028	319,950	21,237	1,558		84,825	108,044	79%
2029	329,549	21,874	1,094	45,020	62,773	85,781	73%
2030	339,435	22,530	1,589		86,892	111,279	78%
2031	349,619	23,206	2,108		112,206	138,230	81%
2032	360,107	23,902	2,653		138,761	166,698	83%
2033	370,910	24,619	3,224		166,604	196,749	85%
2034	382,038	25,358	2,716	52,191	142,487	173,085	82%
2035	393,499	26,119	3,320		171,926	204,853	84%
2036	405,304	26,902	3,953		202,782	238,372	85%
2037	417,463	27,709	4,617		235,108	273,718	86%
2038	429,987	28,540	5,312		268,960	310,970	86%
2039	442,886	29,397	4,757	60,504	242,609	286,023	85%
2040	456,173	30,279	5,491		278,379	325,413	86%
2041	469,858	31,187	6,260		315,825	366,908	86%
2042	483,954	32,123	7,064		355,012	410,601	86%
2043	498,472	33,086	7,906		396,004	456,585	87%
2044	513,427	34,079	2,362	303,006	129,439	183,499	71%
2045	528,829	35,101	3,146		167,687	224,721	75%
2046	544,694	36,154	3,969		207,810	268,250	77%
2047	561,035	37,239	4,833		249,882	314,189	80%
2048	577,866	38,356	5,737		293,975	362,642	81%
2049	595,202	39,507	4,961	81,312	257,131	327,457	79%
2050	613,058	40,692	5,918		303,741	378,685	80%
2051	631,450	41,913	6,920		352,574	432,693	81%
2052	650,393	43,170	7,970		403,714	489,600	82%
2053	669,905	44,465	9,069		457,248	549,532	83%
2054	690,002	45,799	2,225	377,050	128,221	212,607	60%

RS23-028

Miami, FL

M.A. Compent Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Parking Area							
Parking Area Overlay 9280 & 12455	2054	30	0	29	120,000	0	4,000
Parking Seal Coat 9280 & 12455	2029	5	0	4	40,000	0	8,000
Parking Area - Total					\$160,000		\$12,000
Elevator							
Elevators 9280 & 12455	2044	20	0	19	132,800	0	6,640
Elevator - Total					\$132,800		\$6,640
					Total Asset Summary		\$18,640
					Contingency at 3.00%		\$559
					Summary Total		\$19,199

Percent Fully Funded	0%
Current Average Liability per Unit (Total Units: 80)	-\$240

RS23-028
M.A. Threshold (Pooled) Funding Model Projection

Beginning Balance: \$0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	1,874,555	124,241	1,422		125,664	308,538	41%
2026	1,930,792	127,969	4,130		257,762	443,177	58%
2027	1,988,715	131,808	6,974		396,544	585,617	68%
2028	2,048,377	135,762	9,962		542,268	736,204	74%
2029	2,109,828	139,835	13,099		695,202	895,299	78%
2030	2,173,123	144,030	16,389		855,621	1,063,277	80%
2031	2,238,317	148,351	15,504	204,503	814,973	1,023,571	80%
2032	2,305,466	152,801	19,029		986,804	1,203,992	82%
2033	2,374,630	157,385	22,725		1,166,915	1,394,317	84%
2034	2,445,869	162,107	26,598		1,355,620	1,594,977	85%
2035	2,519,245	166,970	30,655		1,553,245	1,806,423	86%
2036	2,594,823	171,979	25,901	424,551	1,326,574	1,578,713	84%
2037	2,672,667	177,139	30,156		1,533,868	1,799,633	85%
2038	2,752,847	182,453	29,279	251,513	1,494,087	1,765,558	85%
2039	2,835,433	187,926	33,831		1,715,845	2,002,653	86%
2040	2,920,496	193,564	38,598		1,948,006	2,252,385	86%
2041	3,008,110	199,371	43,587		2,190,964	2,515,299	87%
2042	3,098,354	205,352	48,807		2,445,123	2,791,961	88%
2043	3,191,304	211,513	54,266		2,710,902	3,082,958	88%
2044	3,287,044	217,858	8,049	2,448,915	487,894	790,849	62%
2045	3,385,655	224,394	6,355	309,329	409,314	706,266	58%
2046	3,487,224	231,126	11,325		651,764	953,909	68%
2047	3,591,841	238,059	16,545		906,369	1,215,775	75%
2048	3,699,596	245,201	22,025		1,173,595	1,492,495	79%
2049	3,810,584	252,557	27,775		1,453,928	1,784,724	81%
2050	3,924,902	260,134	33,806		1,747,868	2,093,142	84%
2051	4,042,649	267,938	26,103	661,437	1,380,472	1,716,741	80%
2052	4,163,928	275,976	24,364	380,436	1,300,376	1,635,039	80%
2053	4,288,846	284,255	30,827		1,615,458	1,962,601	82%
2054	4,417,512	292,783	37,605		1,945,846	2,308,346	84%

RS23-028

Miami, FL

M.A. Compent Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Roofing							
Roofing-9280 & 12455 Concrete Roof Tile (SIRS)	2044	20	0	19	527,362	0	26,368
Roofing-9280 & 12455-Flat Roof w/ Tapered Insulation	2036	15	0	11	<u>306,705</u>	0	<u>81,788</u>
Roofing - Total					\$834,067		\$108,156
Painting							
9280 & 12455 Paint Exterior & Interior Walls (SIRS)	2031	7	0	6	<u>171,268</u>	0	<u>24,467</u>
Painting - Total					\$171,268		\$24,467
Fire System							
Fire Alarm System 12455 (SIRS)	2044	20	0	19	59,600	0	2,980
Fire Alarm System 9280 (SIRS)	2044	20	0	19	<u>57,200</u>	0	<u>2,860</u>
Fire System - Total					\$116,800		\$5,840
SIRS Strutural							
12455 SIRS Structural	2044	20	0	19	368,860	0	18,443
9280 SIRS Structural	2044	20	0	19	<u>383,560</u>	0	<u>19,178</u>
SIRS Strutural - Total					\$752,420		\$37,621
Total Asset Summary					<u>\$1,874,555</u>		<u>\$176,084</u>
Contingency at 3.00%							<u>\$5,283</u>
Summary Total							\$181,366

Percent Fully Funded	0%
Current Average Liability per Unit (Total Units: 80)	-\$2,267

KENLAND POINTE CONDOMINIUM III INC

Unit Type List

Unit #	Type	Ownership Shares
S101	G	1.5392%
S102	B	1.1084%
S103	F	1.4243%
S104	G	1.5392%
S105	B	1.1084%
S106	B	1.1084%
S107	G	1.5392%
S108	E	1.3784%
S109	B	1.1084%
S110	G	1.5392%
S201	G	1.5392%
S202	B	1.1084%
S203	F	1.4243%
S204	G	1.5392%
S205	B	1.1084%
S206	B	1.1084%
S207	G	1.5392%
S208	E	1.3784%
S209	B	1.1084%
S210	G	1.5392%
S301	G	1.5392%
S302	B	1.1084%
S303	F	1.4243%
S304	G	1.5392%
S305	B	1.1084%
S306	B	1.1084%
S307	G	1.5392%
S308	E	1.3784%
S309	B	1.1084%
S310	G	1.5392%
S401	G	1.5392%
S402	B	1.1084%
S403	F	1.4243%
S404	G	1.5392%
S405	B	1.1084%
S406	B	1.1084%
S407	G	1.5392%
S408	E	1.3784%
S409	B	1.1084%
S410	G	1.5392%

Unit #	Type	Ownership Shares
T101	D	1.3209%
T102	B	1.1084%
T103	B	1.1084%
T104	A	0.8615%
T105	C	1.1946%
T106	C	1.1946%
T107	B	1.1084%
T108	D	1.3209%
T109	C	1.1946%
T110	C	1.1946%
T201	D	1.3209%
T202	B	1.1084%
T203	B	1.1084%
T204	A	0.8615%
T205	C	1.1946%
T206	C	1.1946%
T207	B	1.1084%
T208	D	1.3209%
T209	C	1.1946%
T210	C	1.1946%
T301	D	1.3209%
T302	B	1.1084%
T303	B	1.1084%
T304	A	0.8615%
T305	C	1.1946%
T306	C	1.1946%
T307	B	1.1084%
T308	D	1.3209%
T309	C	1.1946%
T310	C	1.1946%
T401	D	1.3209%
T402	B	1.1084%
T403	B	1.1084%
T404	A	0.8615%
T405	C	1.1946%
T406	C	1.1946%
T407	B	1.1084%
T408	D	1.3209%
T409	C	1.1946%
T410	C	1.1946%