



Association Name:

Lofts Downtown II Condominium Assoc.

KW PROPERTY MANAGEMENT & CONSULTING

Budget Worksheet for the period Beginning January 1, 2026 to December 31, 2026

		2025	2025	2026	2026
		Approved Budget	Approved Budget	Projected Budget	Projected Annual
		Monthly	Annual	Monthly	Total
Jenark GL	Assessment Income				
41100	411000 - Assessment	338,217	4,058,606	316,120	3,793,436
#N/A	415010 - Reserve Assessment General	21,218	254,616	54,896	658,753
#N/A	415020 - Reserve Assessment Residential	22,986	275,834	37,151	445,813
	Total Assessment Income	\$ 382,421	\$ 4,589,056	\$ 408,167	\$ 4,898,002
	Other Income				
#N/A	420080 - Application/Screening	-	-	-	-
#N/A	420160 - Bad Debt Recovery	-	-	-	-
#N/A	420540 - Finance Charges	83	1,000	83	1,000
42322	420720 - Interest Income	250	3,000	250	3,000
42440	420780 - Late Fee Income	583	7,000	750	9,000
42520	421000 - Non Sufficient Fee Income	63	750	63	750
#N/A	421020 - Other Income	-	-	-	-
42845	421680 - Violation / Fine Income	1,167	14,000	1,167	14,000
#N/A	420580 - FOB Income	-	-	-	-
#N/A	420940 - Move In/Out	-	-	-	-
42004	420100 - Architectural Review Fees	-	-	-	-
#N/A	420600 - Gate Key Income	-	-	-	-
#N/A	420620 - Gate Opener/Transponder	83	1,000	-	-
#N/A	420700 - Insurance Proceeds	-	-	-	-
#N/A	420840 - Legal Fee Income	-	-	-	-
#N/A	421460 - Settlement Income	-	-	-	-
42881	421700 - Work Order Income	1,167	14,000	250	3,000
42400	420760 - Door Access Fee	417	5,000	417	5,000
#N/A	421160 - Pet Fees	-	-	-	-
41240	421440 - SEC Forfeiture Income	167	2,000	83	1,000
	Total Other Income	\$ 3,979	\$ 47,750	\$ 3,063	\$ 36,750
	Administrative Expenses				
51010	500080 - Accounting/Audit/Tax Fees	750	9,000	750	9,000
#N/A	500280 - Application/Screening Fees	-	-	-	-
51040	500360 - Bad Debt Expense	500	6,000	417	5,000
51050	500400 - Bank Charges	167	2,000	125	1,500
#N/A	501000 - Corporate Annual Report	10	120	6	70
51110	501560 - Fees Payable to Division	165	1,984	165	1,984
51150	502120 - Legal Expense	3,750	45,000	4,167	50,000
51170	504000 - Office Supplies	1,000	12,000	833	10,000
51200	504400 - Postage & Delivery	667	8,000	667	8,000
51210	504640 - Professional Fees Other	1,250	15,000	833	10,000
51240	505600 - Taxes	417	5,000	417	5,000
#N/A	501940 - Information Technology	-	-	-	-
#N/A	502680 - Licenses & Permits Elevator	-	-	-	-
51250	506040 - Uniforms	167	2,000	83	1,000
#N/A	502200 - Legal Fees Collections	-	-	-	-
#N/A	500800 - Computer Expense & Repair	833	10,000	125	1,500
#N/A	503320 - Maintenance Fee Expense - Unit 309 Mgmt Office	-	-	750	9,000
#N/A	501440 - Engineering Fees	-	-	-	-
70067	500810 - Computer Processing	705	8,459	667	8,000
#N/A	502370 - Legal Settlement	-	-	-	-
#N/A	505640 - Taxes Income Taxes	833	10,000	833	10,000
51159	502840 - Licenses & Permits Life Safety	1,198	14,375	417	5,000
#N/A	504620 - Professional Fees 558	-	-	-	-
	Total Administrative Expenses	\$ 12,412	\$ 148,938	\$ 11,255	\$ 135,054



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KW PROPERTY MANAGEMENT & CONSULTING

Budget Worksheet for the period Beginning January 1, 2026 to December 31, 2026

2025	2025
Approved Budget Monthly	Approved Budget Annual

2026	2026
Projected Budget Monthly	Projected Annual Total

<u>Utilities</u>		
60011	600000 - Electricity	17,500 210,000
60019	601000 - Natural Gas	833 10,000
60030	602000 - Telephone	233 2,800
60050	604040 - Water & Sewer	32,500 390,000
Total Utilities		\$ 51,067 \$ 612,800

19,500	234,000
966	11,591
115	1,384
32,161	385,932
\$ 52,742	\$ 632,907



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Budget Worksheet for the period Beginning January 1, 2026 to December 31, 2026

		2025	2025	2026	2026
		Approved Budget	Approved Budget	Projected Budget	Projected Annual
		Monthly	Annual	Monthly	Total
Contracts					
#N/A	701840 - Equipment Lease	-	-	-	-
70030	701080 - Cable TV	32,320	387,843	33,295	399,539
70098.1	701960 - Equipment Lease Copier	498	5,980	120	1,440
70210	704120 - Landscaping/Grounds Contract	669	8,033	657	7,886
70239.1	705160 - Management Overhead Fee	400	4,800	400	4,800
70239	705200 - Management Services	3,817	45,801	3,817	45,801
70290	705440 - Parking	840	10,080	840	10,080
70300	705560 - Pest Control	670	8,034	670	8,034
70330	705920 - Pool Contract	1,528	18,330	1,480	17,760
70370	707000 - Security Services	10,668	128,016	9,180	110,160
70180	700320 - Air Cond/HVAC System	1,890	22,680	1,850	22,200
70090	701640 - Elevator Contract	3,998	47,971	4,102	49,219
70175	702680 - Fitness Center/Gym	66	786	70	835
70160	703360 - Generator	152	1,822	154	1,852
#N/A	704760 - Life Safety Equipment	1,059	12,705	1,059	12,705
70275	705400 - Odor Control Contract	394	4,725	386	4,635
#N/A	707440 - Trash Chute Cleaning	193	2,310	192	2,300
70420	708160 - Water Treatment	542	6,499	377	4,529
70093	701770 - Entry Gate Maintenance	869	10,433	618	7,416
#N/A	703920 - Keytrak System	-	-	-	-
70402	707760 - Trash/Recycling Collection	5,000	60,000	4,057	48,682
#N/A	706640 - Security Equipment	-	-	-	-
70000	703320 - General Maintenance / Service Contract	847	10,164	-	-
70140	703120 - Front Desk Contract	-	-	-	-
Total Contracts		\$ 66,418	\$ 797,012	\$ 63,323	\$ 759,871
Insurance					
72000	720000 - Insurance	78,570	942,842	76,307	915,684
Total Insurance		\$ 78,570	\$ 942,842	\$ 76,307	\$ 915,684
R&M					
80178	800240 - Air Cond/HVAC Repairs	833	10,000	417	5,000
#N/A	802680 - Electrical Supplies & Repair	833	10,000	250	3,000
#N/A	806000 - Landscaping	1,250	15,000	417	5,000
#N/A	801880 - Contingency	833	10,000	417	5,000
80285	807880 - Painting & Supplies	667	8,000	917	11,000
80331	808640 - Pool Repairs & Supplies	833	10,000	833	10,000
80090	802760 - Elevator R&M	2,083	25,000	1,667	20,000
80160	804760 - Generator	833	10,000	583	7,000
80180	805520 - Hurricane Expenses	417	5,000	208	2,500
80232	806960 - Life Safety Equipment	1,000	12,000	1,250	15,000
#N/A	807040 - Lighting	417	5,000	208	2,500
#N/A	804480 - Gate Repair Expenses	708	8,500	208	2,500
#N/A	809000 - Roads & Pavements	-	-	-	-
#N/A	810080 - Street Lighting	-	-	-	-
80393	803040 - Equipment/Tools	1,000	12,000	917	11,000
#N/A	803720 - Fitness Center/Gym Supplies	1,250	15,000	1,000	12,000
80040	801520 - Cleaning	1,000	12,000	750	9,000
80052	801800 - Common Area Maintenance	2,083	25,000	1,250	15,000



Association Name:

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KW PROPERTY MANAGEMENT & CONSULTING

Budget Worksheet for the period Beginning January 1, 2026 to December 31, 2026

		2025 Approved Budget Monthly	2025 Approved Budget Annual	2026 Projected Budget Monthly	2026 Projected Annual Total
80357	802840 - Emergency Water Remediation	5,417	65,000	2,917	35,000
80095	802880 - Entry System R&M	1,667	20,000	1,000	12,000
80323	808280 - Plumbing Supplies	1,667	20,000	833	10,000
#N/A	805880 - Keys & Locks	417	5,000	417	5,000
#N/A	800400 - Assoc. Owned Unit Expense	83	1,000	-	-
#N/A	810720 - Window Cleaning	1,250	15,000	-	-
#N/A	804120 - Fuel Generator	-	-	-	-
#N/A	804240 - Gas Allowance	200	2,400	83	1,000
	Total R&M	\$ 26,742	\$ 320,900	\$ 16,542	\$ 198,500
	Other Expenses				
83001	830060 - Special Projects	2,500	30,000	2,333	28,000
	Total Other Expenses	\$ 2,500	\$ 30,000	\$ 2,333	\$ 28,000
	Payroll & Benefits				
89000	890000 - Payroll & Benefits	104,489	1,253,864	96,681	1,160,169
#N/A	890160 - Payroll Bonuses	-	-	-	-
	Total Payroll & Benefits	\$ 104,489	\$ 1,253,864	\$ 96,681	\$ 1,160,169
	Reserve Expenses				
#N/A	900000 - Reserve Contributions General	21,218	254,616	54,896	658,753
#N/A	900005 - Reserve Expense Residential	22,986	275,834	37,151	445,813
#N/A	900010 - Reserve Expense General	-	-	-	-
	Total Reserve Expenses	\$ 44,204	\$ 530,450	\$ 92,047	\$ 1,104,566
	Total Expenses	\$ 386,401	\$ 4,636,806	\$ 411,229	\$ 4,934,752
	Net Income/(Loss)	\$ -	\$ -	\$ -	\$ -

Summary of Assessments

	2025	2026
Assessment	4,058,606	3,793,436
Reserve Assessments	530,450	1,104,566
Total Assessments	4,589,056	4,898,002

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:

Kyle Merville
President

DATE

1/14/26

APPROVED BY:

Jorge Sanchez

DATE

1/14/2026



Association Name: Lofts Downtown II Condominium Assoc.

Yearly Maintenance - General:
Yearly Reserve - General:

3,249,315
658,753

Yearly Maintenance - Residential :
Yearly Reserve - Residential:

KW PROPERTY MANAGEMENT & CONSULTING
532,681
445,813

Maintenance and Reserve Income Per Unit for the period Beginning January 1, 2026 to December 31, 2026

MONTHLY					
Unit Type	# units Per Type	Ownership % Per Unit General	Ownership % Per Unit Residential	Total ownership % Per Unit Type General	Total ownership % Per Unit Type Residential
VARIANCE SUMMARY					
Unit Type	# units per Type	2025 Monthly Fees	2026 Monthly Fees	YoY Change (\$)	YoY Change (%)
A1	4	577.81	615.33	37.52	6%
A1a	8	577.81	615.33	37.52	6%
A1b	22	577.81	615.33	37.52	6%
A2.1	23	602.04	641.13	39.09	6%
A2.2	1	588.99	627.24	38.25	6%
A2.3	1	577.81	615.33	37.52	6%
A3.1	34	606.70	646.10	39.40	6%
A3.1a	32	606.70	646.10	39.40	6%
A3.2	32	606.70	646.10	39.40	6%
A3.2a	23	606.70	646.10	39.40	6%
A3.2b	23	606.70	646.10	39.40	6%
A3.3	2	593.65	632.20	38.55	6%
A3.3a	1	593.65	632.20	38.55	6%
A3.4	14	616.95	657.01	40.06	6%
A3.4a	12	616.95	657.01	40.06	6%
A4.1	23	619.75	659.99	40.24	6%
A4.2	1	600.18	639.15	38.97	6%
A4.3	1	600.18	639.15	38.97	6%
A4.4	1	600.18	639.15	38.97	6%
A5	7	684.98	729.46	44.48	6%
A6.1	7	717.60	764.20	46.60	6%
A7	23	841.55	896.20	54.65	6%
A7.1	2	717.60	764.20	46.60	6%
A7.1a	1	838.75	893.22	54.47	6%
A8.1	7	885.35	942.84	57.49	6%
A8.2	7	885.35	942.84	57.49	6%
A9	1	595.52	634.19	38.67	6%
A9a	1	595.52	634.19	38.67	6%
A10	1	599.24	638.16	38.91	6%
A11	1	595.52	634.19	38.67	6%
B1.1	23	941.27	1,002.39	61.12	6%
B1.2	1	900.26	958.72	58.46	6%
B1.3	1	900.26	958.72	58.46	6%
B2.1	7	965.50	1,028.20	62.70	6%
B2.2	4	965.50	1,028.20	62.70	6%
B2.2a	3	965.50	1,028.20	62.70	6%
B2.3	21	965.50	1,028.20	62.70	6%
B2.4	5	965.50	1,028.20	62.70	6%
B2.4a	14	965.50	1,028.20	62.70	6%
B2.5	8	970.16	1,033.16	63.00	6%
B2.6	8	970.16	1,033.16	63.00	6%
B2.7	2	970.16	1,033.16	63.00	6%
B2.8	2	970.16	1,033.16	63.00	6%
B2.9	17	970.16	1,033.16	63.00	6%
B2.10	17	970.16	1,033.16	63.00	6%
B2.11	7	965.50	1,028.20	62.70	6%
B2.12	7	965.50	1,028.20	62.70	6%
B3.1	20	1,074.54	1,144.31	69.78	6%
B3.2	6	1,074.54	1,144.31	69.78	6%
B3.3	6	1,074.54	1,144.31	69.78	6%
B4	1	900.26	958.72	58.46	6%
CU1	1	3,007.62	3,167.64	160.03	5%
CU2	1	507.54	534.54	27.00	5%



ASSOCIATION NAME: Lofts Downtown II Condominium Assoc. Inc.

KV PROPERTY MANAGEMENT & CONSULTING

Reserve Budget Worksheet for the period Beginning January 1, 2026 to December 31, 2026

Description	Estimated Replacement Cost	Estimated Total Useful Life	Estimated Remaining Useful Life	Projected Fund Balance as of 12/31/25	2026 Monthly Contribution	2026 Annual Contribution	2026 Partial Reserve Contribution (if applicable)
Structural Components							
Roof	1,293,844	25-30	13-25				
Painting & Waterproofing	2,856,559	10-20	8-18				
Structure	1,600,000	10	7				
Plumbing	115,536	8-45	3-27				
Electrical	1,845,680	36-40	18-22				
Windows and Exterior Doors	100,000	20-48	18-30				
Other SIRS Components	1,650,108	10-36	8-18				
Fire Proofing and Fire Protection	1,666,465	9-36	6-36				
Other Components							
Elevators	3,216,500	14-24	6-7				
Misc. Building Components	1,326,317	8-40	1-20				
Misc. Site Improvements	335,405	3-30	2-24				
Furniture, Fixtures, & Equip.	166,756	7-24	1-10				
Mechanicals	3,408,654	8-30	4-29				
Pooled SIRS - General/Common				634,580	54,896	658,753	
Pooled Non-SIRS - Residential				1,716,291	37,151	445,813	
Grand Total	\$ 19,581,824			\$ 2,350,871	\$ 92,047	\$ 1,104,566	