

IMAGES OF KENDALL CONDOMINIUM ASSOCIATION, INC.

Based in 128 units

10/24/2025 10:41

PROPOSAL BUDGET 2026

	YEAR	MONTHLY
Assessment fee	\$ 390,144.00	\$ 32,512.00
Total income	\$ 390,144.00	\$ 32,512.00

ADMINISTRATIVE EXPENSES		
Bank Service Charges	\$ 72.00	\$ 6.00
Legal Fees	\$ 10,000.00	\$ 833.33
Coupon book	\$ 880.00	\$ 73.33
Licenses and Permissions	\$ 6,000.00	\$ 500.00
Loan and interest	\$ 19,922.00	\$ 1,660.17
Management Fees	\$ 23,712.00	\$ 1,976.00
Printing/reproduct/postage	\$ 5,880.00	\$ 490.00
Tax	\$ 670.00	\$ 55.83
Total ADMINISTRATIVE EXPENSES	\$ 67,136.00	\$ 5,594.67

INSURANCE		
Property	\$ 118,799.28	\$ 9,899.94
General Liability, D&O, crime	\$ 10,391.10	\$ 865.93
D & C Liability	\$ 2,656.00	\$ 221.33
Crime	\$ 485.00	\$ 40.42
Equipment breakdown	\$ 1,024.00	\$ 85.33
Total INSURANCE	\$ 133,355.38	\$ 11,112.95

REPAIRS & MAINTENANCE		
Gate repairs	\$ 4,200.00	\$ 350.00
Pest control	\$ 600.00	\$ 50.00
Electrical repairs	\$ 6,000.00	\$ 500.00
Fence Repair	\$ 6,000.00	\$ 500.00
Landscaping	\$ 3,600.00	\$ 300.00
Janitorial Service	\$ 24,000.00	\$ 2,000.00
Plumbing	\$ 4,000.00	\$ 333.33
Pool Repairs	\$ 1,650.00	\$ 137.50
Pool service	\$ 3,600.00	\$ 300.00
Roof Repair	\$ 4,800.00	\$ 400.00
Building Repair and Tents	\$ 16,440.34	\$ 1,370.03
Supplies	\$ 500.00	\$ 41.67
Cameras	\$ 2,000.00	\$ 166.67
Tree Trimming	\$ 1,000.00	\$ 83.33
security	\$ 9,600.00	\$ 800.00
Parking Repair and Paving	\$ 400.00	\$ 33.33
Total REPAIRS & MAINTENANCE	\$ 88,390.34	\$ 7,365.86

UTILITIES		
Electricity	\$ 8,800.00	\$ 733.33
Waste service	\$ 25,693.68	\$ 2,141.14
Internet Serv (AT&T)	\$ 5,844.96	\$ 487.08
Water/Sewer	\$ 923.64	\$ 76.97
Total UTILITIES	\$ 41,262.28	\$ 3,438.52

TOTAL EXPENSES WITHOUT RESERVES	\$ 330,144.00	\$ 27,512.00
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Reserve	\$ 36,000.00	\$ 3,000.00
Saving Account	\$ 24,000.00	\$ 2,000.00

TOTAL EXPENSES	\$ 390,144.00	\$ 32,512.00
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Units: 128

PAYMENT SHEDULE 2026

PER UNIT

	Monthly	Yearly
Only Expenses	\$ 215	\$ 2,579
Expenses + Reserve	\$ 238	\$ 2,861
Expenses + Reserve + Savings	\$ 254	\$ 3,048

Monthly	Yearly
\$ 27,512.00	\$ 330,144.00
\$ 30,512.00	\$ 366,144.00
\$ 32,512.00	\$ 390,144.00