PUERTA DEL SOL OF KENDALL CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET FOR JANUARY 1, 2026 to DECEMBER 31, 2026
WITH POOL RESERVES FUNDING

	2025		2026 PROPOSED BUDGET		2026 2025
	MONTHLY	ANNUAL	MONTHLY	ANNUAL	VARIANCE
REVENUE					
Owner Assessments	60,339	724,070	61,214	734,570	10,500
Reserve Income	15,667	188,000	14,792	177,500	(10,500)
Screening Fees	200	2,400	500	6,000	3,600
Late Fee Income	200	2,400	292	3,500	1,100
House Charges	8	100	8	100	-
Laundry Income	833	10,000	708	8,500	(1,500)
Fines Income	200	2,400	100	1,200	(1,200)
Vehicle Decals	50	600	50	600	-
Miscellaneous	-	-	83	1,000	1,000
Interest Income	2	25	1	15	(10)
TOTAL REVENUE	77,500	929,995	77,749	932,985	2,990
EXPENSES					
ADMINISTRATIVE					
Accounting Fees - CPA	208	2,500	333	4,000	1,500
Bank Charges	21	250	8	100	(150)
Miscellaneous	-	-	17	200	200
Office Supplies	83	1,000	83	1,000	-
Legal Fees	833	10,000	1,042	12,500	2,500
Licenses, Taxes, Pemits	417	5,000	417	5,000	-
Postage	100	1,200	42	500	(700)
Printing	83	1,000	83	1,000	-
Web Host	4	50	4	50	-
Car Decals	21	250	21	250	-
Insurance	13,500	161,995	13,750	165,000	3,005
Screening Fees	38	450	-	-	(450)
MGMT Allocation	292	3,500	292	3,500	-
TOTAL ADMINISTRATIVE EXPENSES	15,600	187,195	16,092	193,100	5,905
CONTRACTS	-				
Fire Alarm Service & Monitoring	667	8,000	667	8,000	-
Fire Equipment Service	583	7,000	208	2,500	(4,500)
Janitorial & Maintenance	4,583	55,000	4,875	58,500	3,500
Landscaping & Tree Trimming	1,833	22,000	1,833	22,000	-
Management Services	2,000	24,000	2,000	24,000	-
Pool/Spa Service Contract	900	11,000	917	11,000	-
Trash Removal	4,200	50,400	4,200	50,400	-
Security Services	5,000	60,000	5,167	62,000	2,000
Surveillance Camera					-
Contract Labor	83	1,000	83	1,000	-
Pest Control	333	4,000	333	4,000	-
Bookkeeping Service	1,650	19,800	1,650	19,800	-
TOTAL CONTRACTS	21,850	262,200	21,933	263,200	1,000
REPAIRS & MAINTENANCE					
R&M Air Conditioner	83	1,000	83	1,000	-
R&M Landscaping Extras	417	5,000	417	5,000	-
R&M Electrical	1,000	12,000	1,000	12,000	-
R&M Building	875	10,500	875	10,500	-
R&M Rain Gutters	167	2,000	208	2,500	500
R&M Fence	83	1,000	42	500	(500)
R&M Security	63	750	63	750	-
R&M Plumbing	1,000	12,000	1,250	15,000	3,000
R&M Roof	625	7,500	1,417	17,000	9,500
Building Supplies	313	3,750	500	6,000	2,250
Painting Expenses	50	600	63	750	150
TOTAL REPAIRS & MAINTENANCE	4,675	56,100	5,917	71,000	14,900
UTILITIES					
Electricity	2,842	34,100	2,515	30,185	(3,915)
Water & Sewer	16,667	200,000	16,250	195,000	(5,000)
Telephone & Internet	200	2,400	250	3,000	600
TOTAL UTILITIES	19,708	236,500	19,015	228,185	(8,315)
RESERVE CONTRIBUTIONS					-
RESERVE					
Reserve Transfer	15,667	188,003	14,792	177,500	(10,503)
TOTAL OPERATING EXPENSES	77,500	929,998	62,957	932,985	13,490
TOTAL EXPENSES INC. RESERVES	77,500	929,998	77,749	932,985	2,987

2026 PROPOSED MAINTENANCE FEE SCHEDULE									
UNITS TYPE	# OF UNITS		% OF OWNERSHIP	2026 Maintenance Full Reserves	2026 Annual Maintenance Full Reserves	2026 Monthly Maintenance Full Reserves		2025 Annual Maintenance	Increase
B-C-F-G	62	0.652	0.4044	368,808.27	5,948.52	495.71		495.71	0%
A-E	70	0.469	0.3283	299,432.58	4,277.61	356.47		356.47	0%
D-I	22	0.637	0.1402	127,877.69	5,812.62	484.39		484.38	0%
H	22	0.578	0.1271	115,918.62	5,269.03	439.09		439.09	0%
Total Units	176		1.00	912,037.17					

NOTE: The amounts reflected above are with FULL Reserves (revised table). Only the unit owners can vote to amend or waive Full Reserves

ANNUAL MAINTENANCE	734,570
ANNUAL RESERVE	177,500
TOTAL WITH RESERVES	912,070