

PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC

APPROVED 2027 BUDGET

JANUARY 1, 2027 TO DECEMBER 31, 2027

Description	2027 Approved Budget 100% SIRS/ 50% Non-SIRS
Income	
Maintenance Fees	2,980,578
Contra Revenue - Bad Debt	(5,000)
Screening Fee Income	4,000
2026 Surplus	280,000
Gate Card/Clicker Income	3,000
Late Fees	6,000
Interest Income	0
Bank Interest Income	0
Parking Income	50,000
Misc. Income	7,500
Total Revenues	3,326,078
Labor	
Office Personnel	219,747
Concierge / Front Desk	228,667
Maintenance Personnel	169,426
Janitorial Personnel	153,298
Bonus	2,000
Total Management & Labor	773,138
Administrative Expenses	
Contingency	15,000
Postage / Mailings / Coupons	4,000
Office Supplies	5,000
Audit / Tax Preparation/Taxes	15,000
Legal Fees	6,000
Licenses, Permits & Fees	21,000
Reserve Study	3,000
Medical Insurance	43,000
Cell Phone Reimbursement	1,200
General & Administrative Expense	113,200
Insurance	
Package Damage & BM	388,074

PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC

APPROVED 2027 BUDGET

JANUARY 1, 2027 TO DECEMBER 31, 2027

Description	2027 Approved Budget 100% SIRS/ 50% Non-SIRS
Umbrella Insurance	4,257
General Liability	41,154
Directors & Officers Insurance	5,212
Crime	1,020
Worker's Compensation	492
Cyber Liability	1,656
Legal Bold Policy	2,083
Insurance - Finance Charges, Doc Stamps	17,000
Total Insurance	460,948
Contract Services	
Lawn Maintenance (Mystic Gardens)	11,700
Elevator Maint. (Otis)	15,230
Generator Maint. (KW)	1,300
HVAC Maint. (Raircon Air Systems)	13,000
Trash Com. Maint. & Equip Maintenance	2,400
Pest Control (Marlin/Trminix)	3,650
Security - Contract (KENT)	232,855
Valet Service (US Parking)	97,335
Cable, Tele., TV Service (HOTWIRE)	245,900
Trash Collection (Waste Management)	40,150
Life Safety Equipment Maintenance	14,000
Pool / Spa Maint. (R&E)	13,800
Key Tracking System (HandyTrac)	720
Management Service Contract	36,574
Livvie package	5,027
Roof Maintenance Contract	3,150
Total Contract Services	736,791
Supplies & Repairs	
Uniforms	400
Landscape Extras	8,000
General Repairs & Maintenance	12,000

PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC
APPROVED 2027 BUDGET
JANUARY 1, 2027 TO DECEMBER 31, 2027

Description	2027 Approved Budget 100% SIRS/ 50% Non-SIRS
Carpet Cleaning	6,800
Janitorial Supplies	9,500
R&M Painting - Painting Supplies	1,400
R&M HVAC	0
LED Project	1,500
Repairs and Supplies Pool/Fountain	2,700
Window Cleaning	2,500
Fitness Center Repairs and Supplies	0
R&M Plumbing Line Cleaning	10,000
R&M Electrical	1,200
R&M Life Safety (Century Fire)	15,000
Access System Repairs	5,000
Entry Devises (Fob)	1,900
Social Events	400
Total Supplies & Repairs	78,300
Utilities	
Electricity	72,000
Water & Sewer	226,000
Natural Gas & Diesel Fuel	11,000
Total Utilities	309,000
Reserves (Based on 2024 Study)	
SIRS COMPONENTS	
Roof	124,030
Painting & Waterproofing	285,248
Mechancial & Electrical	64,124
Misc. Building Component	91,438
NON SIRS COMPONENT	
Driveway	826
Elevator	137,155
Mechanical / Electrical	46,073
Misc. Building Components	29,943
Misc. Site improvements	16,160
Furnishings, Finishes & Equipment	59,704
Total Reserves	854,701

PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC
APPROVED 2027 BUDGET
JANUARY 1, 2027 TO DECEMBER 31, 2027

Description	2027 Approved Budget 100% SIRS/ 50% Non-SIRS
-------------	---

Total Expenses	3,326,078
Net Income (Loss)	0

Maintenance Component	2027 2,980,578
Monthly Average per 198 unit	1,254
Average Increase -(Savings) per month	(166)

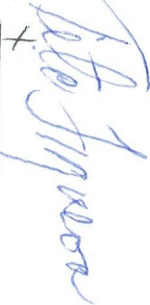
x Tito Figueroa
Tito Figueroa, President
10/28/26

x Enrico Ciocca
Enrico Ciocca, Treasurer
10/28/26

Puerta de Palmas Condominium Association, Inc.
Approved Budget
January 1, 2027 to December 31, 2027

2027 Approved Budget
(Partial Reserves)
Annual

Units)	Qty	Sq. Ft.		% of Ownership By Unit	Monthly Fee	Annual Fee	Monthly Fee
		Total Sq	ft/Type		By unit	By unit	Total by Type
101	1	1,156.13		0.536473%	1,332.50	15,990.01	1,332.50
102	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
103	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
104	1	1,256.55		0.583071%	1,448.24	17,378.88	1,448.24
105	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
106	1	1,143.76		0.530733%	1,318.24	15,818.92	1,318.24
107	1	1,143.76		0.530733%	1,318.24	15,818.92	1,318.24
108	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
109	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
110	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
111	1	1,215.00		0.563790%	1,400.35	16,804.22	1,400.35
112	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
113	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
114	1	1,169.43		0.542645%	1,347.83	16,173.95	1,347.83
115	1	1,130.84		0.524738%	1,303.35	15,640.23	1,303.35
116	1	1,234.71		0.572836%	1,423.07	17,076.82	1,423.07
117	1	1,256.55		0.583071%	1,448.24	17,378.88	1,448.24
118	1	1,198.09		0.555944%	1,380.86	16,570.34	1,380.86
119	1	1,195.94		0.554946%	1,378.38	16,540.60	1,378.38
120	1	1,195.94		0.554946%	1,378.38	16,540.60	1,378.38
121	1	1,256.55		0.583071%	1,448.24	17,378.88	1,448.24
201-701	6	6,960.12		0.538278%	1,336.98	16,043.81	8,021.90
202-702	6	6,481.38		0.501254%	1,245.02	14,940.26	7,470.13
203-603	5	5,454.70		0.506223%	1,257.37	15,088.39	6,286.83
204-604	5	6,755.50		0.626944%	1,557.21	18,686.56	7,786.07
205-605	5	5,447.55		0.505560%	1,255.72	15,068.61	6,278.59
801-PH01	9	9,651.51		0.497616%	1,235.99	14,831.83	11,123.87
802-PH02	9	9,759.87		0.503203%	1,249.86	14,998.35	11,248.76
803-PH03	9	10,138.59		0.522729%	1,298.36	15,580.34	11,685.26
804-PH04	9	11,966.31		0.616963%	1,532.42	18,389.07	13,791.80
805-PH05	9	9,177.75		0.473190%	1,173.32	14,103.78	10,577.84
806-PH06	9	7,175.70		0.369867%	918.93	11,027.16	8,270.37
807-PH07	9	9,087.48		0.468535%	1,163.76	13,965.06	10,473.80
808-PH08	9	10,457.73		0.539183%	1,339.23	16,070.78	12,053.08
809-PH09	9	11,724.66		0.604504%	1,501.48	18,017.71	13,513.29
810-PH10	9	10,372.77		0.534803%	1,328.35	15,940.22	11,955.16
811-PH11	9	9,889.47		0.509885%	1,266.46	15,197.51	11,398.13
812-PH12	9	6,564.51		0.338455%	840.66	10,087.92	7,565.94
813-PH13	9	6,554.52		0.337940%	839.38	10,072.57	7,554.43
814-PH14	9	11,018.88		0.568115%	1,411.09	16,933.12	12,699.84
915-PH15	8	9,012.08		0.522729%	1,298.36	15,580.34	10,386.90
916-PH16	8	8,675.44		0.503203%	1,249.86	14,998.35	9,998.90
917-PH17	8	8,579.12		0.497616%	1,235.99	14,831.83	9,887.89
198		215,505.61					248,381.53


Tito Figueroa, President


Enrico CioCCA

10/28/26

PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC
2027 BUDGET
JANUARY 1, 2027 TO DECEMBER 31, 2027

Description	Current Replacement Cost	Useful Life	Remaining Life	Balance 12/31/26	Unfunded Balance	Annual Contribution (Full Reserves) (SIRS)	Annual Contribution (50% Reserves) (NON-SIRS)
ROOF - SIRS	\$1,314,200	20-25	5 -19	\$255,000	\$909,036	\$124,030 (SIRS)	
PAINTING & WATERPROOFING - SIRS	\$2,619,855	8-20	8-20	\$1,003,872	\$2,543,851	\$285,248	
MECHANICAL & ELECTRICAL - SIRS	\$835,000	15-40	1-21	\$343,608	\$587,163	\$64,124	
MISC. BUILDING COMPONENTS -SIRS	\$1,679,250	10-40	1-20	\$353,843	\$1,425,013	\$91,438	
PAVING	\$56,000	40	20	\$22,974	\$33,914	\$1,651	\$826
ELEVATOR	\$1,874,000	25	5	\$502,452	\$1,509,962	\$274,310	\$137,155
MECHANICAL & ELECTRICAL	\$1,025,740	8-40	1-20	\$246,300	\$694,617	\$92,146	\$46,073
MISC. BUILDING COMPONENTS	\$424,700	10-30	5-26	\$120,157	\$334,770	\$59,886	\$29,943
MISC. SITE IMPROVEMENT	\$274,750	10-25	3-8	\$162,702	\$127,725	\$32,320	\$16,160
FURNITURE, FIXTURES & EQUIPMENT	\$989,750	8-25	1-7	\$541,600	\$523,257	\$119,409	\$59,704

Interest							
TOTAL	\$11,093,245			\$3,552,508	\$8,689,307	\$1,144,562	\$289,861

X *Tito Figueroa*
Tito Figueroa, Resident
10/28/26

X *Enrico Lopez*
Enrico Lopez
10/28/26