PALM COVE CONDOMINIUM ASSOCIATION
2026 PROPOSED BUDGET
BASED ON 96 UNITS
JANUARY 1, 2026 TO DECEMBER 31, 2026

1367	INCOME	MONTHLY	ANNUALLY
'4020-0000	ASSESSMENT INCOME	$45,446.00	$545,352.00
'4030-0000	RESERVE ASSESSMENTS	$11,059.00	$132,708.00
'4070-0000	SCREENING INCOME	$96.00	$1,152.00
	TOTAL INCOME	**$56,601.00**	**$679,212.00**
	EXPENSES		
'5001-0000	MANAGEMENT FEES	1,920.00	23,040.00
'5010-0000	LEGAL AND PROFESSIONAL	425.00	5,100.00
'5020-0000	ACCOUNTING FEES	225.00	2,700.00
'5025-0000	SCREENING FEES	96.00	1,152.00
'5030-0000	INSURANCE / FLOOD - EXPENSE	22,464.00	269,568.00
'5040-0000	LICENSES, FEES, DADE COUNTY,PERMITS	150.00	1,800.00
'5041-0000	CORPORATE ANNUAL REPORT	6.00	72.00
'5045-0000	CONDOMINIUM FILING FEE	32.00	384.00
'5050-0000	ELECTRICITY	1,000.00	12,000.00
'5070-0000	WATER AND SEWER	6,624.00	79,488.00
'5090-0000	TRASH COLLECTION	2,592.00	31,104.00
'6010-0000	GROUND MAINTENANCE	1,800.00	21,600.00
'6011-0000	JANITORIAL MAINTENANCE	3,726.00	44,712.00
'6012-0000	PLUMBING MAINTENANCE	250.00	3,000.00
'6015-0000	REPAIRS-MATERIALS & SUPPLIES	1,667.00	20,004.00
'6016-0000	ELECTRICAL REPAIRS	250.00	3,000.00
'6020-0000	POOL SERVICE	350.00	4,200.00
'6021-0000	POOL REPAIRS & SUPPLIES	250.00	3,000.00
'6040-0000	TREE TRIMMING	585.00	7,020.00
'6045-0000	LANDSCAPE REPLACEMENT	50.00	600.00
'6058-0000	ROOF EXPENSES	100.00	1,200.00
'6062-0000	ALARM SYSTEM & FIRE EQUIPMENT	378.00	4,536.00
'7000-0000	PRINTING AND POSTAGE & WEBSITE	350.00	4,200.00
'7090-0000	CONTINGENCY	252.00	3,024.00
'8000-0000	RESERVE TRANSFER	11,059.00	132,708.00
	TOTAL EXPENSES	**$56,601.00**	**$679,212.00**

Susan Boisvert — 10/16/2025

APPROVED BY — **DATE**

10/18/2025

APPROVED BY — **DATE**

2026 PALM COVE RESERVE CALCULATIONS

	A	B	C	D	E	F	G	H
CODE	**ITEM**	**REPLACEMENT COST**	**FUNDS COLLECTED AS OF 12/25**	**FUNDABLE RESERVES (B - C)**	**LIFE EXPECTANCY**	**REMAIN LIFE (YRS. /MOS)**	**COLLECTED AMOUNT (D / F)**	**MONTHLY AMOUNT (G / 12)**
3030	ROOF REPLACEMENT (10795)	$168,058.00	$77,122.00	$90,936.00	20	9	$10,104.00	$842.00
	ROOF REPLACEMENT (10755-65-85)	$390,108.00	$0.00	$390,108.00	20	19	$20,532.00	$1,711.00
3031	PAVING & SEALCOATING	$50,023.00	$31,879.00	$18,144.00	7	6	$3,024.00	$252.00
3032	BUILDING PAINTING	$81,006.00	$34,410.00	$46,596.00	7	1	$46,596.00	$3,883.00
3033	POOL	$12,240.00	$0.00	$12,240.00	6	5	$2,448.00	$204.00
3044	LIGHTING IMPROVEMENTS	$17,880.00	$9,000.00	$8,880.00	10	4	$2,220.00	$185.00
3045	PROPERTY COMPONENTS	$53,100.00	$0.00	$53,100.00	10	5	$10,620.00	$885.00
3046	10 YEAR CERTIFICATION - 2036	$20,808.00	$16,536.00	$4,272.00	10	1	$4,272.00	$356.00
	TOTAL		$168,947.00			Straight Line Reserves- NOT FUNDED	$99,816.00	$8,318.00
	POOLED STRUCTURAL RESERVES						$104,100.00	$8,675.00
	POOLED NON-STRUCTURAL RESERVES						$28,608.00	$2,384.00
	TOTAL POOLED RESERVES						**$132,708.00**	**$11,059.00**

* RESERVES ARE BASED ON PAST PROPOSALS FUTURE REPLACEMENTS MAY RESULT IN A SPECIAL ASSESSMENT

MAINTENANCE FEES

TYPE	% OF OWNERSHIP	# OF UNITS	PER UNIT MONTHLY POOL RESERVE FEE	PER UNIT MONTHLY MAINTENANCE FEE	PER UNIT MONTHLY TOTAL FEE	PER UNIT ANNUAL FEE
UNIT A (2/2)	95.4314%	90	$117.26	$481.89	**$599.15**	$7,189.80
UNIT B (1/1)	4.5686%	6	$84.21	$346.04	**$430.25**	$5,162.97
TOTAL		96				
ASSESSMENTS + RSV	$56,505.00					

Suzann Bousiuet 10/16/25

10/18/25

____X____ FULL RESERVES ________ PARTIAL RESERVES ________ WAIVE RESERVES