



Peppermill at Kendale
Lakes West Condo Assoc.
Budget January - December 2026

October 2025

Account Number	Account Name	Annual Budget 2025	Annual Budget 2026	Monthly Budget 2026
Income				
6000	INCOME			
6310	Assessment Income	979,232.04	984,305.60	82,025.47
6510	Reserve Income	249,999.96	315,000.00	26,250.00
	Total INCOME	1,229,232.00	1,299,305.60	108,275.47
	Total Operating Income	1,229,232.00	1,299,305.60	108,275.47
Expense				
7000	GENERAL & ADMINISTRATIVE			
7010	Management Fees	55,404.00	57,803.20	4,816.93
7020	Accounting Fees	6,160.00	0.00	0.00
7030	Audit Fees Expense	0.00	5,000.00	416.67
7031	Annual Report	738.75	1,081.75	90.15
7032	DBPR Fees	944.00	944.00	78.67
7133	Pool Permit Expense	0.00	250.00	20.83
7134	Elevator Permit Expense	0.00	300.00	25.00
7140	Professional Fees	2,000.00	2,000.00	166.67
7160	Legal Fees	6,000.00	6,000.00	500.00
7250	Bank Charges	200.00	200.00	16.67
7260	Postage & Mail Expense	3,500.00	3,500.00	291.67
7270	Licenses & Permits	3,000.00	2,450.00	204.17
7282	Insurance Package	327,493.95	332,464.97	27,705.41
7400	Printing & Reproduction Expense	2,500.00	2,500.00	208.33
7890	Miscellaneous G & A	3,800.00	3,800.00	316.67
7893	Website	1,200.00	1,200.00	100.00
	Total GENERAL & ADMINISTRATIVE	412,940.70	419,493.92	34,957.83
8900	UTILITIES			
8910	Electricity	23,999.18	25,981.79	2,165.15
8930	Water & Sewer	266,816.39	260,821.84	21,735.15
8990	Telephone	7,741.08	8,110.69	675.89
	Total UTILITIES	298,556.65	294,914.32	24,576.19
9000	MAINTENANCE & REPAIRS			
9010	Tree Maintenance	2,000.00	2,000.00	166.67
9040	Fire Extinguisher's Maintenance	1,500.00	1,500.00	125.00
9050	Elevator Repair	3,500.00	3,500.00	291.67
9090	Fire Alarm System	5,500.00	5,500.00	458.33
9110	General Maintenance & Repair	27,000.00	27,000.00	2,250.00
9180	Plumbing Repairs - Common	9,500.00	9,500.00	791.67
9190	Electrical Repairs	1,000.00	1,000.00	83.33
9250	Maintenance Supplies	4,000.00	4,000.00	333.33
9260	Alarm Inspection & Certificate	3,500.00	3,500.00	291.67
	Total MAINTENANCE & REPAIRS	57,500.00	57,500.00	4,791.67
9600	CONTRACT SERVICE			
9610	Lawn Maint. & Landscaping	50,400.00	50,400.00	4,200.00
9620	Pool Services	6,000.00	6,000.00	500.00
9630	Alarm Services	1,273.80	1,155.60	96.30
9660	Elevator Service	8,640.00	9,158.40	763.20
9662	Elevator Phone Monitoring	2,869.92	2,956.32	246.36
9690	Equipment Lease	1,095.96	1,141.32	95.11
9700	Trash Removal	60,755.01	59,985.72	4,998.81
9750	Extermination	16,800.00	16,800.00	1,400.00
9850	Janitorial Services	62,400.00	64,800.00	5,400.00
	Total CONTRACT SERVICE	210,234.69	212,397.36	17,699.78
9900	RESERVES			
9910	Reserves - Transfer	249,999.96	315,000.00	26,250.00
	Total RESERVES	249,999.96	315,000.00	26,250.00
	Total Operating Expense	1,229,232.00	1,299,305.60	108,275.47

Approved,
11-26-2025
Accepted
11/26/2025



Peppermill at Kendale Lakes West Condo Assoc.
Budget Reserves January - December 2026

Approved,

11-26-2025

[Handwritten signatures and dates: 11/26/2025]

PAYMENT SCHEDULE YEAR 2026

RESERVE ITEM	Replacement Cost Of Component as per Reserves Study 09/2024	Funds Collected As Of 12/2024 (Un-Audited)	Fundable Reserves	Estimated Useful Life (Yrs) Refer to Reserve Study	Remaining Useful Life (Yrs) Refer to Reserve Study	Required Annual Reserves 2026 after applied the current funds	Required Monthly Reserves 2026
Site & Grounds	\$522,500.00						
Structure	\$1,711,400.00						
Building Exteriors	\$1,029,600.00						
Building Common Interiors	\$480,000.00	\$260,957.76	\$5,706,572.24			\$315,000.00	\$26,250.00
Roof	\$1,376,100.00						
Exterior Amenities	\$77,350.00						
Mechanical/Electrical/Plumbing	\$770,580.00						
	\$5,967,530.00	\$260,957.76	\$5,706,572.24			\$315,000.00	\$26,250.00

** These reserve calculations were prepared based on the Structural Integrity Reserves Study performed by INSPECTION ENGINEERS INC. 6135 NW 167 STREET, E-28 HIALEAH, FL 33015 on 08/26/2024. (Copy of the Structural Integrity Reserves Study is available for any owner who request it)

MAINTENANCE FEE (with Fully Funded Reserves)

Models	Number of Units	Applicable Percent	2025 Monthly Fee With Reserves	Monthly Fee With Reserves 2026	Difference 2025 VS 2026	Percentage of Increase (excluding Insurance as per SD 154)	Full Percentage of Increase
A	16	0.30930	\$317.00	\$335.00	\$18.00	7%	6%
B	44	0.38940	\$399.00	\$422.00	\$23.00	7%	6%
C	112	0.42975	\$440.00	\$465.00	\$25.00	7%	6%
D	64	0.46540	\$477.00	\$504.00	\$27.00	7%	6%
Total Units	236						

SB-4-D (July 2023): As of December 31, 2024, condominium associations are prohibited from: (i) using reserves for a purpose other than as intended or reserved, (ii) waiving the reserves, or (iii) reducing the funding of reserves for certain structural components of the property

SB-4-D (July 2023) : Buildings with a certificate of occupancy issued on or before July 1, 1992 (30 years or older) must conduct an Milestone Structural Inspection before December 31, 2024. Building that is 3 stories or higher a Structural Integrity Reserve Study must be completed by December 31, 2024,