

The Palace 2026 Budget Overview

The Board of Directors of The Palace Condominium Association and KW Property Management & Consulting would like to thank all residents for their continued partnership and commitment to our community.

We are excited to move forward together into a successful and rewarding 2026. Enclosed in this package, you will find the proposed 2026 Budget for The Palace Condominium, along with the Meeting Agenda.

The 2026 monthly assessments for each unit are included in this notice. The Board of Directors and management team continue to work diligently year after year to maintain expenses under control while focusing on enhancing our community, preserving property values, and ensuring a healthy financial position.

As a result of these ongoing efforts, the enclosed proposed budget reflects a **total decrease of 6.97% for the 2026 fiscal year**. This includes fully funding the reserves as per the Reserve Study schedule. A significant effort has been made during this budget cycle to optimize expenses and implement cost-saving measures across various budget line items.

Summary:

1. The overall monthly fee will decrease by 6.97%. Savings from our reserve contributions, operating expenses and insurance costs offset the maintenance assessments.
2. Reserves will be considered fully funded according to the recent Reserve Report¹ which is available on our website.

A General Overview of our Budget

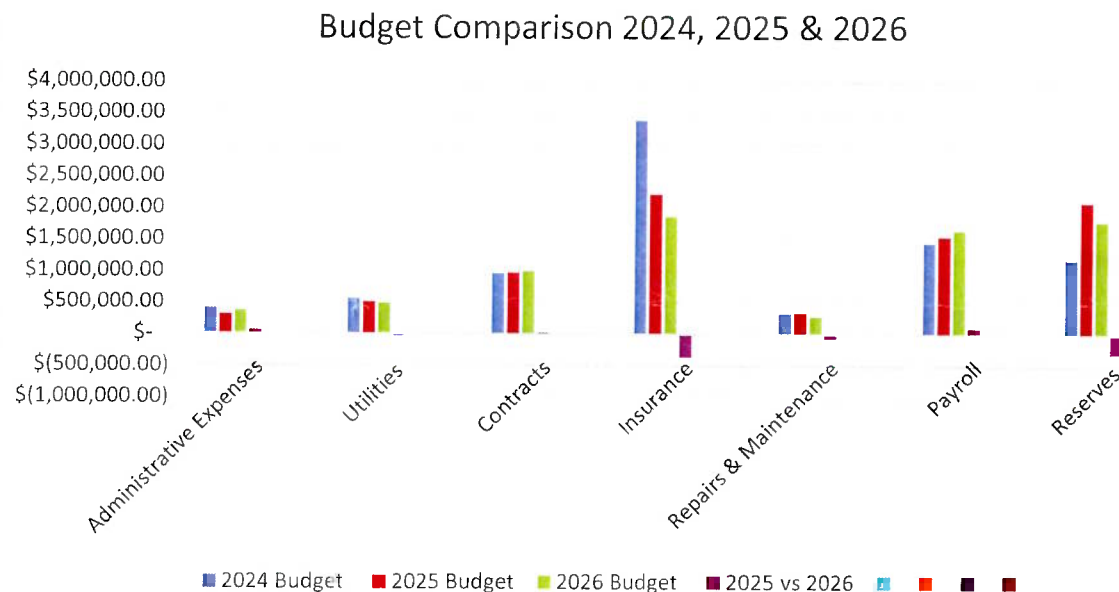
The amount we pay monthly to maintain our homes is determined by the association's annual budget. This budget has three major components:

1. **Operating Expenses** include the following categories: administrative expenses, utilities, contracts, ongoing maintenance and repairs, and payroll expenses.
2. **Insurance Expenses** include eleven different types of insurance on our building, the most significant of which is our Property Insurance. By diligently working with our broker, we were able to find significant savings on our policies resulting in a decrease of -16%.
3. **Reserve Funding** provides the money to keep our property structurally sound and in good repair. Historically the reserves have been only partially funded, leading to special assessments when larger projects

arise. Florida legislation is in place to require reserves to be fully funded for all budgets approved in 2025 and thereafter. Due to the 40-year certification finalization, we were able to reduce the contributions to the reserves for 2026 resulting in a decrease in our budget by -14%.

Historically, the first category, our operating expenses, have remained relatively stable. As you can see in the chart below, the significant savings are driven by the decrease in insurance and in reserve contributions.

	Administrative Expenses	Utilities	Contracts	Insurance	Repairs & Maintenance	Payroll	Reserves
2024 Budget	\$ 404,328.00	\$565,893.00	\$ 969,464.00	\$3,382,758.00	\$ 328,500.00	\$1,454,246.00	\$1,185,500.00
2025 Budget	\$ 307,569.00	\$512,505.00	\$ 981,270.00	\$2,223,580.00	\$ 340,500.00	\$1,556,043.00	\$2,094,656.00
2026 Budget	\$ 368,156.00	\$487,949.00	\$1,003,891.00	\$1,867,324.00	\$ 282,500.00	\$1,654,469.00	\$1,794,004.00
2025 vs 2026	\$ 60,587.00	\$ (24,556.00)	\$ 22,621.00	\$ (356,256.00)	\$ (58,000.00)	\$ 98,426.00	\$ (300,652.00)



In closing, we extend our heartfelt thanks to the Finance Committee and Board of Directors for their diligent participation and hard work in completing the proposed budget for 2026. Their commitment and dedication to our community have been truly inspiring.

Thank you,
 Katrina Leitner, LCAM
 District Manager
 KW Property Management & Consulting, LLC



**NOTICE OF THE BOARD OF DIRECTORS BUDGET ADOPTION MEETING OF
THE PALACE CONDOMINIUM ASSOCIATION, INC. (THE "ASSOCIATION")**

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws that a Special Meeting of the Board of Directors of the Association (the "**Budget Adoption Meeting**") will be held on **Monday, December 1st, 2025, at 6:00 p.m.** in the Meeting Room in the lobby level located at The Palace Condominium, 1541 Brickell Avenue Miami, Florida 33131.

At the Budget Adoption Meeting, assessments will be considered, and the Association's 2026 Estimated Operating Budget will be adopted. No other business will be conducted at the Budget Adoption Meeting. Attached to this notice, please find a copy of the Association's 2026 Estimated Operating Budget.

PLEASE NOTE THAT FOR THE CONVENIENCE OF THE MEMBERSHIP, THE BUDGET ADOPTION MEETING MAY BE OBSERVED ON ZOOM VIDEOCONFERENCE USING THE FOLLOWING ACCESS INFORMATION:

Zoom Meeting

<https://us02web.zoom.us/j/86270066803?pwd=D38GfkTFXRnONballpBbHFBiBmMZG2.1>

Meeting ID: 862 7006 6803
Passcode: 320752

AGENDA FOR BUDGET ADOPTION MEETING

1. Call to order.
2. Proof of notice of Special Board Meeting.
3. Establishment of a Quorum.
4. Discussion Regarding, and Adoption of, Association's 2026 Estimated Operating Budget.
5. Adjournment.

**THE PALACE CONDOMINIUM
ASSOCIATION, INC.**

By: Karelia Larrieu

Title: Property Manager

Posted: November 12th, 2025



Association Name:

The Palace Condominium

KW PROPERTY MANAGEMENT & CONSULTING

Budget Worksheet for period Beginning January 1, 2026 to December 31, 2026

	2025 Approved Budget Monthly	2025 Approved Budget Annual	2026 Proposed Budget Monthly	2026 Proposed Budget Annual
Assessment Income				
411000 - Assessment	487,381	5,848,567	466,297	5,595,562
415000 - Reserve Assessment - Structural	127,774	1,533,288	85,273	1,023,273
415001 - Reserve Assessment - Non-Structural	46,781	561,368	64,228	770,731
Total Assessment Income	\$ 661,935	\$ 7,943,223	\$ 615,797	\$ 7,389,566

Other Income				
420080 - Application/Screening	83	1,000	250	3,000
421320 - Rental Income	388	4,650	388	4,650
420540 - Finance Charges	833	10,000	833	10,000
420720 - Interest Income	1,667	20,000	833	10,000
420780 - Late Fee Income	125	1,500	417	5,000
421000 - Non Sufficient Fee Income	-	-	23	275
421680 - Violation / Fine Income	-	-	42	500
420180 - Bar Code Income	113	1,360	254	3,050
420260 - Cable Agreement Income	-	-	635	7,620
420760 - Key Income	-	-	42	500
420500 - Electric Vehicle Charge	63	758	-	-
420000 - A/C Filter Income	1,250	15,000	1,250	15,000
421520 - Storage Income	1,553	18,632	1,553	18,632
420460 - Elevator Fee Income	-	-	42	500
Total Other Income	\$ 6,075	\$ 72,900	\$ 6,561	\$ 78,727

Administrative Expenses				
500080 - Accounting/Audit/Tax Fees	954	11,450	1,000	12,000
500280 - Application/Screening Fees	250	3,000	250	3,000
500360 - Bad Debt Expense	4,167	50,000	2,500	30,000
500400 - Bank Charges	117	1,405	117	1,405
501560 - Fees Payable to Division	123	1,478	123	1,478
502120 - Legal Expense	5,833	70,000	11,667	140,000
502440 - Licenses & Permits	333	4,000	431	5,171
504000 - Office Supplies	1,250	15,000	1,250	15,000
504440 - Printing & Copying	417	5,000	417	5,000
504640 - Professional Fees Other	1,667	20,000	3,333	40,000
506040 - Uniforms	250	3,000	250	3,000
500800 - Computer Expense & Repair	250	3,000	300	3,600
503320 - Maintenance Fee Cabanas	6,250	75,000	5,708	68,502
501880 - Holiday Lighting & Decorations	1,250	15,000	1,250	15,000
505720 - Taxes Real Estate	2,520	30,236	2,083	25,000
Total Administrative Expenses	\$ 25,631	\$ 307,569	\$ 30,680	\$ 368,156

Utilities

600000 - Electricity	24,435	293,218	25,250	303,000
601000 - Natural Gas	3,750	45,000	167	2,000
602000 - Telephone	438	5,250	455	5,460



Association Name:

The Palace Condominium

KW PROPERTY MANAGEMENT & CONSULTING

Budget Worksheet for period Beginning January 1, 2026 to December 31, 2026

	2025 Approved Budget Monthly	2025 Approved Budget Annual
604040 - Water & Sewer	14,086	169,037
Total Utilities	\$ 42,709	\$ 512,505

	2026 Proposed Budget Monthly	2026 Proposed Budget Annual
	14,791	177,489
	\$ 40,662	\$ 487,949

Contracts

701840 - Compactor Lease	666	7,988
701080 - Cable TV	22,433	269,193
701960 - Equipment Lease Copier	254	3,050
704120 - Landscaping/Grounds Contract	4,356	52,272
705160 - Management Overhead Fee	142	1,701
705200 - Management Services	2,412	28,941
705560 - Pest Control	944	11,327
705920 - Pool Contract	370	4,445
700320 - Air Cond/HVAC System	-	-
701640 - Elevator Contract	4,915	58,985
702680 - Fitness Center/Gym	171	2,052
703360 - Generator	226	2,708
703600 - Information Technology Contract	567	6,798
703640 - Interior Plants & Flowers	365	4,384
705400 - Odor Control Contract	381	4,575
706360 - Roof	338	4,060
707960 - Valet Parking Service	14,800	177,603
708160 - Water Treatment	459	5,508
708280 - Window Services	2,417	29,000
702360 - Fire Alarm Monitoring	49	583
702520 - Fire Safety Equipment	1,123	13,479
707760 - Trash/Recycling Collection	2,810	33,721
703880 - Janitorial Services	18,399	220,793
700360 - Air Cond/HVAC System	1,301	15,606
700560 - BDA Maintenance	292	3,500
702200 - Equipment Lease Recycling	647	7,761
Total Contracts	\$ 80,836	\$ 970,033

	892	10,698
	23,322	279,868
	334	4,008
	4,574	54,886
	148	1,777
	2,520	30,238
	996	11,952
	125	1,500
	413	4,950
	4,772	57,265
	192	2,304
	232	2,780
	80	960
	353	4,236
	365	4,380
	333	4,000
	16,492	197,900
	517	6,201
	3,750	45,000
	38	458
	1,438	17,262
	3,513	42,160
	16,959	203,502
	1,301	15,606
	-	-
	-	-
	\$ 83,658	\$ 1,003,891

Insurance

720000 - Insurance	185,299	2,223,582
Total Insurance	\$ 185,299	\$ 2,223,582

	155,610	1,867,324
	\$ 155,610	\$ 1,867,324

R&M

800240 - Air Cond/HVAC Repairs	4,000	48,000
802680 - Electrical Supplies & Repair	2,500	30,000
803520 - Fire Safety Equipment	3,750	45,000
806000 - Landscaping	1,667	20,000
806720 - Landscaping Tree Trimming	625	7,500
807880 - Painting & Supplies	1,250	15,000
808240 - Plumbing R&M	1,667	20,000
802760 - Elevator R&M	417	5,000

	4,583	55,000
	2,500	30,000
	2,500	30,000
	1,667	20,000
	167	2,000
	1,250	15,000
	1,667	20,000
	417	5,000



Association Name:

The Palace Condominium

KW PROPERTY MANAGEMENT & CONSULTING

Budget Worksheet for period Beginning January 1, 2026 to December 31, 2026

	2025 Approved Budget Monthly	2025 Approved Budget Annual	2026 Proposed Budget Monthly	2026 Proposed Budget Annual
804680 - General R&M	4,167	50,000	2,500	30,000
804760 - Generator	417	5,000	417	5,000
807040 - Lighting	1,250	15,000	1,000	12,000
804480 - Gate Repair Expenses	167	2,000	417	5,000
807400 - Maintenance Supplies	2,917	35,000	2,500	30,000
808000 - Parking Garage	833	10,000	-	-
808480 - Pool Furniture & Equipment	583	7,000	125	1,500
800080 - Access System Repairs	333	4,000	833	10,000
808600 - Pool Cathodic System	936	11,235	-	-
805280 - Fitness Center/Gym Repairs	417	5,000	417	5,000
810680 - Well Repairs	583	7,000	583	7,000
Total R&M	\$ 28,478	\$ 341,735	\$ 23,542	\$ 282,500
Other Expenses				
834000 - Capital Improvements	833	10,000	833	10,000
Total Other Expenses	\$ 833	\$ 10,000	\$ 833	\$ 10,000
Payroll & Benefits				
890000 - Payroll & Benefits	96,769	1,161,226	101,780	1,221,362
890520 - Payroll Burden Rate	32,901	394,817	36,092	433,107
Total Payroll & Benefits	\$ 129,670	\$ 1,556,043	\$ 137,872	\$ 1,654,469
Reserve Expenses				
900000 - Reserve Contributions - Structural	127,774	1,533,288	85,273	1,023,273
900002 - Reserve Contributions - Non-Structural	46,781	561,368	64,228	770,731
Total Reserve Expenses	\$ 174,555	\$ 2,094,656	\$ 149,500	\$ 1,794,004
Total Expenses	\$ 668,010	\$ 8,016,123	\$ 622,358	\$ 7,468,293
Net Income/(Loss)	\$ -	\$ -	\$ -	\$ -

Disclaimer: The Budget and figures are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

APPROVED BY: _____

DATE: _____

APPROVED BY: _____

DATE: _____



The Palace Condominium

ASSOCIATION NAME:

Reserve Budget Worksheet for period Beginning January 1, 2026 to December 31, 2026

Description	Estimated Replacement Cost	Estimated Total Useful Life	Estimated Remaining Useful Life	Projected Fund Balance as of 12/31/25	2026 Monthly Contribution	2026 Annual Contribution	2026 Partial Reserve Contribution (if applicable)
Structural Components (SIRS)	18,395,139						
Roof	731,136	20	16				
Fireproofing And fire protection systems	1,521,927	9 - 40	2 - 21				
Waterproofing and Exterior Painting	8,894,588	10 - 20	0 - 19				
Plumbing	1,648,845	8 - 45	2 - 14				
Windows	2,015,735	15 - 40	1 - 29				
Load-bearing walls or primary structural members	2,481,029	10	3 - 9				
Electrical Systems	347,879	9 - 36	4 - 29				
Items affecting above greater than 10K	754,000	10 - 20	0 - 13				
Pooled Reserves - Structural				3,326,906	85,273	1,023,273	
Non SIRS Components	13,851,492						
Paving	135,501	5 - 30	0 - 23				
Elevators	3,634,500	18 - 24	5 - 23				
Mechanical	2,389,804	8 - 24	0 - 21				
Miscellaneous Building Components	3,467,460	8 - 40	2 - 29				
Miscellaneous Site Improvements	3,045,735	5 - 75	1 - 29				
Furniture, Fixtures, & Equipment	579,894	8 - 20	1 - 13				
Interior Painting	598,598	10 - 20	3 - 13				
Pooled Reserves - Non-Structural				626,341	64,228	770,731	
Grand Total	\$ 32,246,631			\$ 3,953,247	\$ 149,500	\$ 1,794,004	



ASSOCIATION NAME: The Palace Condominium

KW PROPERTY MANAGEMENT & CONSULTING

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2026 to December 31, 2026

Yearly Maintenance: 5,595,562
Yearly Reserve Allocation: 1,794,004

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenance per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
302	1	0.0500%	0.05%	233.15	74.75	307.90
303	1	0.0440%	0.04%	205.17	65.78	270.95
304	1	0.0440%	0.04%	205.17	65.78	270.95
305	1	0.0410%	0.04%	191.18	61.30	252.48
306	1	0.0410%	0.04%	191.18	61.30	252.48
307	1	0.0440%	0.04%	205.17	65.78	270.95
308	1	0.0440%	0.04%	205.17	65.78	270.95
309	1	0.0440%	0.04%	205.17	65.78	270.95
310	1	0.0440%	0.04%	205.17	65.78	270.95
311	1	0.0440%	0.04%	205.17	65.78	270.95
312	1	0.0440%	0.04%	205.17	65.78	270.95
313	1	0.0410%	0.04%	191.18	61.30	252.48
314	1	0.0410%	0.04%	191.18	61.30	252.48
315	1	0.0440%	0.04%	205.17	65.78	270.95
316	1	0.0310%	0.03%	144.55	46.35	190.90
320	1	0.0180%	0.02%	83.93	26.91	110.84
321	1	0.0180%	0.02%	83.93	26.91	110.84
322	1	0.0190%	0.02%	88.60	28.41	117.00
323	1	0.0190%	0.02%	88.60	28.41	117.00
324	1	0.0190%	0.02%	88.60	28.41	117.00
325	1	0.0190%	0.02%	88.60	28.41	117.00
326	1	0.0190%	0.02%	88.60	28.41	117.00
327	1	0.0190%	0.02%	88.60	28.41	117.00
328	1	0.0190%	0.02%	88.60	28.41	117.00
329	1	0.0190%	0.02%	88.60	28.41	117.00
330	1	0.0180%	0.02%	83.93	26.91	110.84
331	1	0.0180%	0.02%	83.93	26.91	110.84
332	1	0.0190%	0.02%	88.60	28.41	117.00
333	1	0.0190%	0.02%	88.60	28.41	117.00
334	1	0.0190%	0.02%	88.60	28.41	117.00
335	1	0.0190%	0.02%	88.60	28.41	117.00
336	1	0.0190%	0.02%	88.60	28.41	117.00
337	1	0.0190%	0.02%	88.60	28.41	117.00
338	1	0.0190%	0.02%	88.60	28.41	117.00
339	1	0.0190%	0.02%	88.60	28.41	117.00
340	1	0.0180%	0.02%	83.93	26.91	110.84
341	1	0.0180%	0.02%	83.93	26.91	110.84
342	1	0.0190%	0.02%	88.60	28.41	117.00
343	1	0.0190%	0.02%	88.60	28.41	117.00



WV BOARD OF MANAGEMENT & CONSULTING

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2026 to December 31, 2026

Yearly Maintenance: 5,595,562
 Yearly Reserve Allocation: 1,794,004

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
344	1	0.0190%	0.02%	88.60	28.41	117.00
345	1	0.0190%	0.02%	88.60	28.41	117.00
346	1	0.0190%	0.02%	88.60	28.41	117.00
347	1	0.0190%	0.02%	88.60	28.41	117.00
348	1	0.0190%	0.02%	88.60	28.41	117.00
349	1	0.0190%	0.02%	88.60	28.41	117.00
350	1	0.0180%	0.02%	83.93	26.91	110.84
351	1	0.0180%	0.02%	83.93	26.91	110.84
355	1	0.0410%	0.04%	191.18	61.30	252.48
356	1	0.0440%	0.04%	205.17	65.78	270.95
357	1	0.0440%	0.04%	205.17	65.78	270.95
358	1	0.0500%	0.05%	233.15	74.75	307.90
401	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
402	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
403	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
404	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
405	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
406	1	0.2600%	0.26%	1,212.37	388.70	1,601.07
407	1	0.3100%	0.31%	1,445.52	463.45	1,908.97
408	1	0.2300%	0.23%	1,072.48	343.85	1,416.33
409	1	0.2500%	0.25%	1,165.74	373.75	1,539.49
501	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
502	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
503	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
504	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
505	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
506	1	0.2600%	0.26%	1,212.37	388.70	1,601.07
507	1	0.3100%	0.31%	1,445.52	463.45	1,908.97
508	1	0.2300%	0.23%	1,072.48	343.85	1,416.33
509	1	0.4400%	0.44%	2,051.71	657.80	2,709.51
601	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
602	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
603	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
604	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
605	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
606	1	0.3400%	0.34%	1,585.41	508.30	2,093.71
607	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
608	1	0.4400%	0.44%	2,051.71	657.80	2,709.51
701	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
702	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
703	1	0.3800%	0.38%	1,771.93	568.10	2,340.03



WV DDBSDTV MANAGEMENT & CONSULTING

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2026 to December 31, 2026

Yearly Maintenance: 5,595,562
Yearly Reserve Allocation: 1,794,004

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenance per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
704	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
705	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
706	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
707	1	0.2600%	0.26%	1,212.37	388.70	1,601.07
708	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
709	1	0.4400%	0.44%	2,051.71	657.80	2,709.51
801	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
802	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
803	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
804	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
805	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
806	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
807	1	0.2600%	0.26%	1,212.37	388.70	1,601.07
808	1	0.3100%	0.31%	1,445.52	463.45	1,908.97
809	1	0.4400%	0.44%	2,051.71	657.80	2,709.51
901	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
902	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
903	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
904	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
905	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
906	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
907	1	0.2600%	0.26%	1,212.37	388.70	1,601.07
908	1	0.2100%	0.21%	979.22	313.95	1,293.17
909	1	0.4600%	0.46%	2,144.97	687.70	2,832.67
1001	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1002	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1003	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1004	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1005	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1006	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1007	1	0.2600%	0.26%	1,212.37	388.70	1,601.07
1008	1	0.2300%	0.23%	1,072.48	343.85	1,416.33
1009	1	0.3400%	0.34%	1,585.41	508.30	2,093.71
1101	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1102	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1103	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1104	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1105	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1106	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1107	1	0.3400%	0.34%	1,585.41	508.30	2,093.71
1108	1	0.4400%	0.44%	2,051.71	657.80	2,709.51



WIM BONDSDOTY MANAGEMENT & CONSULTING

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2026 to December 31, 2026

Yearly Maintenance: 5,595,562
Yearly Reserve Allocation: 1,794,004

MONTHLY						
Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
1201	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1202	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1203	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1204	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1205	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1206	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1207	1	0.2600%	0.26%	1,212.37	388.70	1,601.07
1208	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1401	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1402	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1403	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1404	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1405	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1406	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1407	1	0.2600%	0.26%	1,212.37	388.70	1,601.07
1408	1	0.3400%	0.34%	1,585.41	508.30	2,093.71
1501	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1502	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1503	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1504	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1505	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1506	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1507	1	0.5600%	0.56%	2,611.26	837.20	3,448.46
1601	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1602	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1603	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1604	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1605	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1606	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1607	1	0.4900%	0.49%	2,284.85	732.55	3,017.41
1701	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1702	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1703	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1704	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1705	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1706	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1707	1	0.3900%	0.39%	1,818.56	583.05	2,401.61
1801	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1802	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1803	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1804	1	0.3800%	0.38%	1,771.93	568.10	2,340.03



WATER BUDGET MANAGEMENT & CONSULTING

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2026 to December 31, 2026

Yearly Maintenance: 5,595,562
Yearly Reserve Allocation: 1,794,004

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
1805	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1806	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
1807	1	0.5600%	0.56%	2,611.26	837.20	3,448.46
1901	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1902	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1903	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1904	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
1905	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
1906	1	0.4300%	0.43%	2,005.08	642.85	2,647.93
2001	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2002	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2003	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2004	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2005	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2006	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2101	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2102	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2103	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2104	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2105	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2106	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2201	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2202	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2203	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2204	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2205	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2206	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2301	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2302	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2303	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2304	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2305	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2306	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2401	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2402	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2403	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2404	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2405	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2406	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2501	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2502	1	0.3800%	0.38%	1,771.93	568.10	2,340.03



WM DDDDETV MANAGEMENT & CONSULTING

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2026 to December 31, 2026

Yearly Maintenance: 5,595,562
Yearly Reserve Allocation: 1,794,004

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
2503	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2504	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2505	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2506	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2601	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2602	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2603	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2604	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2605	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2606	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2701	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2702	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2703	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2704	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2705	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2706	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2801	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2802	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2803	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2804	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2805	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2806	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2901	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2902	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2903	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2904	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
2905	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
2906	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3001	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3002	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3003	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3004	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3005	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3006	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3101	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3102	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3103	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3104	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3105	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3106	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3201	1	0.4000%	0.40%	1,865.19	598.00	2,463.19



NEW BUDGET MANAGEMENT & CONSULTING

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2026 to December 31, 2026

Yearly Maintenance: 5,595,562
Yearly Reserve Allocation: 1,794,004

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
3202	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3203	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3204	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3205	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3206	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3301	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3302	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3303	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3304	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3305	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3306	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3401	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3402	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3403	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3404	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3405	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3406	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3501	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3502	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3503	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3504	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3505	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3506	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3601	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3602	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3603	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3604	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3605	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3606	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3701	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3702	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3703	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3704	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3705	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3706	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3801	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3802	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3803	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3804	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3805	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3806	1	0.3800%	0.38%	1,771.93	568.10	2,340.03



VIA DORSETTY MANAGEMENT & CONSULTING

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2026 to December 31, 2026

Yearly Maintenance: 5,595,562
 Yearly Reserve Allocation: 1,794,004

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
3901	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3902	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3903	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3904	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
3905	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
3906	1	0.3800%	0.38%	1,771.93	568.10	2,340.03
4000	1	1.3600%	1.36%	6,341.64	2,033.20	8,374.84
T101	1	0.5200%	0.52%	2,424.74	777.40	3,202.15
T102	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T103	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T104	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T105	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T106	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T107	1	0.4200%	0.42%	1,958.45	627.90	2,586.35
T108	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T109	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T110	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T111	1	0.3700%	0.37%	1,725.30	553.15	2,278.45
T112	1	0.5200%	0.52%	2,424.74	777.40	3,202.15
T301	1	0.4000%	0.40%	1,865.19	598.00	2,463.19
Total	305		100.000%			

