

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION, INC.
2026 APPROVED BUDGET

January 1, 2026 - December 31, 2026
Based on 200 Units

G/L		2025		2026	
		APPROVED BUDGET		APPROVED BUDGET	
	INCOME	MONTHLY	ANNUAL	MONTHLY	ANNUAL
5220	Assessment Income	\$117,110.35	\$1,405,324.25	\$117,110.35	\$1,405,324.25
5230	Reserve Income	\$15,346.38	\$184,156.52	\$15,346.38	\$184,156.52
5050	Laundry Income	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00
	TOTAL INCOME	\$133,056.73	\$1,596,680.77	\$133,056.73	\$1,596,680.77
	EXPENSES				
	ADMINISTRATIVE EXPENSES				
6020	Accounting	\$395.83	\$4,750.00	\$395.83	\$4,750.00
6030	Bad Debt	\$833.33	\$10,000.00	\$833.33	\$10,000.00
6075	Payment Coupons	\$83.33	\$1,000.00	\$83.33	\$1,000.00
6050	Legal Expenses	\$1,250.00	\$15,000.00	\$1,250.00	\$15,000.00
6080	Licenses & Permits	\$83.33	\$1,000.00	\$83.33	\$1,000.00
6065	DBPR - Condo Fees	\$66.67	\$800.00	\$66.67	\$800.00
6060	Florida Corporate Report	\$5.10	\$61.25	\$5.10	\$61.25
6090	Miscellaneous	\$41.67	\$500.00	\$41.67	\$500.00
6070	Postage, Printing & Copies	\$500.00	\$6,000.00	\$500.00	\$6,000.00
6092	Website Monitoring	\$200.00	\$2,400.00	\$200.00	\$2,400.00
	TOTAL ADMIN. EXPENSES	\$3,459.27	\$41,511.25	\$3,459.27	\$41,511.25
	INSURANCE				
6110	Insurance	\$62,500.00	\$750,000.00	\$62,500.00	\$750,000.00
	TOTAL INSURANCE	\$62,500.00	\$750,000.00	\$62,500.00	\$750,000.00
	UTILITIES				
6140	Electricity	\$1,802.50	\$21,630.00	\$1,802.50	\$21,630.00
6145	Gas	\$2,660.83	\$31,930.00	\$2,660.83	\$31,930.00
6160	Telephone	\$609.42	\$7,313.00	\$609.42	\$7,313.00
6150	Water & Sewer	\$20,000.00	\$240,000.00	\$20,000.00	\$240,000.00
	TOTAL UTILITIES	\$25,072.75	\$300,873.00	\$25,072.75	\$300,873.00
	PAYROLL				
6225	Employees	\$4,666.67	\$56,000.00	\$4,666.67	\$56,000.00
6230	Payroll Taxes	\$291.67	\$3,500.00	\$291.67	\$3,500.00
6095	Payroll Processing Fee	\$141.67	\$1,700.00	\$141.67	\$1,700.00
6097	Payroll Workman's Comp.	\$916.67	\$11,000.00	\$916.67	\$11,000.00
	TOTAL PAYROLL	\$6,016.67	\$72,200.00	\$6,016.67	\$72,200.00
	CONTRACTS				
6235	Fire Alarm Monitoring	\$228.33	\$2,740.00	\$228.33	\$2,740.00
6210	Lawn Service	\$3,000.00	\$36,000.00	\$3,000.00	\$36,000.00
6220	Management Fee	\$2,800.00	\$33,600.00	\$2,800.00	\$33,600.00
6215	Pool Maintenance	\$800.00	\$9,600.00	\$800.00	\$9,600.00
6240	Waste Removal	\$6,666.67	\$80,000.00	\$6,666.67	\$80,000.00
	TOTAL CONTRACTS	\$13,495.00	\$161,940.00	\$13,495.00	\$161,940.00
	REPAIRS & MAINTENANCE				
6270	R&M - Building Repairs	\$1,416.67	\$17,000.00	\$1,416.67	\$17,000.00
6265	R&M - Building Supplies	\$416.67	\$5,000.00	\$416.67	\$5,000.00
6285	R&M - Debris Removal	\$250.00	\$3,000.00	\$250.00	\$3,000.00
6275	R&M - Electrical Repairs	\$500.00	\$6,000.00	\$500.00	\$6,000.00
6290	R&M - Fire Alarm / Fire Extinguishers	\$1,083.33	\$13,000.00	\$1,083.33	\$13,000.00
6260	R&M - Gate Repair	\$416.67	\$5,000.00	\$416.67	\$5,000.00
6280	R&M - Landscaping Extras	\$0.00	\$0.00	\$0.00	\$0.00
6255	R&M - Plumbing Repairs	\$2,916.67	\$35,000.00	\$2,916.67	\$35,000.00

6300	50 Year Recertification	\$0.00	\$0.00	\$0.00	\$0.00
6315	R&M - Roof	\$0.00	\$0.00	\$0.00	\$0.00
6295	R&M - Swimming Pool Area Repairs	\$83.33	\$1,000.00	\$83.33	\$1,000.00
6302	R&M - Tree Trimming Maintenance	\$83.33	\$1,000.00	\$83.33	\$1,000.00
	TOTAL REPAIRS & MAINTENANCE	\$7,166.67	\$86,000.00	\$7,166.67	\$86,000.00
	RESERVE TRANSFER				
6410	Reserve Transfers	\$15,346.38	\$184,156.52	\$15,346.38	\$184,156.52
	TOTAL RESERVE TRANSFER	\$15,346.38	\$184,156.52	\$15,346.38	\$184,156.52
	TOTAL EXPENSES	\$133,056.73	\$1,596,680.77	\$133,056.73	\$1,596,680.77