ASSOCIATION NAME:	Arlen House East
ENTITY#:	523

KW PROPERTY MANAGEMENT & CONSULTING

	2025 Approved Budget Monthly	2025 Approved Budget Annual	2026 Proposed Budget Monthly	2026 Proposed Budget Annual
Assessment Income				
411000 - Assessment	$ 708,392	$ 8,500,707	$ 596,251	$ 7,155,013
415000 - Reserve Assessment	$ 20,322	$ 243,862	$ 21,573	$ 258,880
415030 - Reserve Assessment Structural	$ 72,956	$ 875,475	$ 59,719	$ 716,629
Total Assessment Income	**$ 801,670**	**$ 9,620,044**	**$ 677,544**	**$ 8,130,522**
Other Income				
420080 - Application/Screening	$ 1,283	$ 15,400	$ 1,333	$ 16,000
420540 - Finance Charges	$ 208	$ 2,500	$ 1,000	$ 12,000
420720 - Interest Income	$ 42	$ 500	$ 542	$ 6,500
420780 - Late Fee Income	$ 1,083	$ 13,000	$ 1,125	$ 13,500
420820 - Laundry Income	$ 6,667	$ 80,000	$ 6,667	$ 80,000
421000 - Non Sufficient Fee Income	$ 67	$ 800	$ 208	$ 2,500
421680 - Violation / Fine Income	$ 292	$ 3,500	$ 292	$ 3,500
420240 - Cable Assessment Income	$ -	$ -	$ 43,030	$ 516,356
420580 - FOB Income	$ 583	$ 7,000	$ 583	$ 7,000
420100 - Architectural Review Fees	$ 583	$ 7,000	$ 583	$ 7,000
420620 - Gate Opener/Transponder	$ 392	$ 4,700	$ 458	$ 5,500
420120 - ATM Income	$ 250	$ 3,000	$ 250	$ 3,000
421660 - Vending Machines	$ 117	$ 1,400	$ 117	$ 1,400
421700 - Work Order Income	$ -	$ -	$ 6,250	$ 75,000
421620 - Valet Income	$ 2,000	$ 24,000	$ 1,333	$ 16,000
421120 - Parking Income	$ 9,000	$ 108,000	$ 18,000	$ 216,000
421200 - Prior Year Surplus	$ -	$ -	$ 39,461	$ 473,527
420900 - Locksmith	$ 183	$ 2,200	$ 183	$ 2,200
421140 - Parking Stamps	$ 467	$ 5,600	$ 467	$ 5,600
421340 - Party Room Rental	$ 425	$ 5,100	$ -	$ -
421480 - Shared Expenses Income	$ 617	$ 7,400	$ 617	$ 7,400
Total Other Income	**$ 24,258**	**$ 291,100**	**$ 122,499**	**$ 1,469,983**
Administrative Expenses				
500080 - Accounting/Audit/Tax Fees	$ 1,500	$ 18,000	$ 1,500	$ 18,000
500240 - Annual Budget Processing	$ -	$ -	$ 325	$ 3,900
500280 - Application/Screening Fees	$ 317	$ 3,800	$ 250	$ 3,000
500360 - Bad Debt Expense	$ 2,333	$ 28,000	$ 750	$ 9,000
500400 - Bank Charges	$ 125	$ 1,500	$ 292	$ 3,500
501000 - Corporate Annual Report	$ 5	$ 65	$ 5	$ 65
501560 - Fees Payable to Division	$ 208	$ 2,500	$ 208	$ 2,500
502120 - Legal Expense	$ 8,333	$ 100,000	$ 8,333	$ 100,000
502440 - Licenses & Permits	$ 1,000	$ 12,000	$ 1,167	$ 14,000
503040 - Loan Cost Amort	$ 75	$ 900	$ -	$ -
504000 - Office Supplies	$ 833	$ 10,000	$ 833	$ 10,000
504400 - Postage & Delivery	$ 250	$ 3,000	$ 600	$ 7,200
504440 - Printing & Copying	$ 1,333	$ 16,000	$ 917	$ 11,000
504640 - Professional Fees Other	$ 750	$ 9,000	$ 500	$ 6,000
503890 - Office Equipment	$ 208	$ 2,500	$ 208	$ 2,500
500800 - Computer Equipment Maintenance	$ 167	$ 2,000	$ 333	$ 4,000
503320 - Maint. Assessment-Owned Proper	$ 8,417	$ 101,005	$ 6,106	$ 73,271
503200 - Principal 8M Popular #7	$ 30,980	$ 371,760	$ 28,063	$ 336,761
503120 - Interest 5.38 M Popular Loan # 1	$ 11,247	$ 134,965	$ 8,104	$ 97,251
505640 - Taxes income taxes	$ 150	$ 1,800	$ 150	$ 1,800
500079 - Access Control	$ 233	$ 2,800	$ 183	$ 2,200
503080 - Interest 8M Popular Loan #7	$ 3,742	$ 44,907	$ 618	$ 7,419
501640 - Fines & Penalties	$ 458	$ 5,500	$ 458	$ 5,500
503240 - Principal 5.38 M Popular # 1	$ 30,804	$ 369,645	$ 33,947	$ 407,358
705200 - Management Services	$ 4,900	$ 58,800	$ 5,145	$ 61,740
Total Administrative Expenses	**$ 108,371**	**$ 1,300,447**	**$ 98,997**	**$ 1,187,966**
Utilities				
600000 - Electricity	$ 19,755	$ 237,060	$ 20,545	$ 246,542
601000 - Natural Gas	$ 6,341	$ 76,094	$ 6,658	$ 79,899
602000 - Telephone	$ 955	$ 11,455	$ 983	$ 11,800
604040 - Water & Sewer	$ 45,833	$ 550,000	$ 47,896	$ 574,750

ASSOCIATION NAME:	Arlen House East
ENTITY#:	523

KW PROPERTY MANAGEMENT & CONSULTING

	2025 Approved Budget Monthly	2025 Approved Budget Annual	2026 Proposed Budget Monthly	2026 Proposed Budget Annual
Total Utilities	**$ 72,884**	**$ 874,609**	**$ 76,083**	**$ 912,991**
Contracts				
701080 - Cable TV	$ 41,565	$ 498,782	$ 43,030	$ 516,356
701960 - Equipment Lease Copier	$ 462	$ 5,542	$ 276	$ 3,314
704120 - Landscaping/Grounds Contract	$ 5,302	$ 63,620	$ 4,601	$ 55,215
705560 - Pest Control	$ 1,284	$ 15,408	$ 1,284	$ 15,408
705920 - Pool Contract	$ 1,906	$ 22,866	$ 1,938	$ 23,256
707000 - Security Services	$ 60,831	$ 729,970	$ 72,294	$ 867,522
700320 - Air Cond/HVAC System	$ 675	$ 8,100	$ 711	$ 8,528
701640 - Elevator Contract	$ 2,254	$ 27,048	$ 2,392	$ 28,704
702680 - Fitness Center/Gym	$ 102	$ 1,219	$ 108	$ 1,300
703360 - Generator	$ 164	$ 1,962	$ 234	$ 2,808
703600 - Information Technology Contract	$ 295	$ 3,540	$ 299	$ 3,584
704760 - Life Safety Equipment	$ 66	$ 792	$ -	$ -
707960 - Valet Parking Service	$ 12,092	$ 145,107	$ 16,118	$ 193,411
708160 - Water Treatment	$ 440	$ 5,280	$ 453	$ 5,438
707760 - Trash/Recycling Collection	$ 4,720	$ 56,637	$ 5,380	$ 64,554
705080 - Lobby Scent Service	$ -	$ -	$ 240	$ 2,883
703880 - Janitorial Services	$ 29,347	$ 352,166	$ 29,329	$ 351,947
700360 - Air Cond/HVAC System	$ 8,950	$ 107,400	$ -	$ -
704800 - Lift Station	$ 255	$ 3,060	$ 337	$ 4,050
707480 - Trash Collection Roll Off	$ 2,520	$ 30,243	$ 2,512	$ 30,146
704040 - Landscaping Fertilization	$ 338	$ 4,060	$ 1,023	$ 12,270
803280 - Fire Alarm Testing & Inspections	$ 1,099	$ 13,189	$ 1,116	$ 13,387
Total Contracts	**$ 174,666**	**$ 2,095,991**	**$ 183,673**	**$ 2,204,080**
Insurance				
720000 - Insurance	$ 246,851	$ 2,962,213	$ 185,746	$ 2,228,946
720360 - Insurance Deductible	$ 6,250	$ 75,000	$ 4,583	$ 55,000
Total Insurance	**$ 253,101**	**$ 3,037,213**	**$ 190,329**	**$ 2,283,946**
R&M				
800240 - Air Cond/HVAC Repairs	$ 458	$ 5,500	$ 10,000	$ 120,000
802680 - Electrical Supplies & Repair	$ 1,000	$ 12,000	$ 542	$ 6,500
803520 - Fire Safety Equipment	$ 1,250	$ 15,000	$ 500	$ 6,000
805760 - Irrigation R&M	$ 292	$ 3,500	$ -	$ -
806000 - Landscaping	$ 5,417	$ 65,000	$ 4,167	$ 50,000
807880 - Painting & Supplies	$ 1,250	$ 15,000	$ 1,250	$ 15,000
808240 - Plumbing R&M	$ 2,083	$ 25,000	$ 6,250	$ 75,000
808640 - Pool Repairs & Supplies	$ 500	$ 6,000	$ 833	$ 10,000
800040 - Access Control R&M	$ 708	$ 8,500	$ 833	$ 10,000
801000 - Boiler Repairs & Maint.	$ 333	$ 4,000	$ 333	$ 4,000
802760 - Elevator R&M	$ 1,667	$ 20,000	$ 417	$ 5,000
804040 - Fountain Maintenance	$ -	$ -	$ 500	$ 6,000
804760 - Generator	$ 417	$ 5,000	$ 417	$ 5,000
806960 - Life Safety Equipment	$ 625	$ 7,500	$ 417	$ 5,000
801120 - Building Repairs & Maint	$ 2,083	$ 25,000	$ 2,917	$ 35,000
807400 - Maintenance Supplies	$ 3,333	$ 40,000	$ 3,333	$ 40,000
802240 - Pet Waste Station Supplies	$ 100	$ 1,200	$ 125	$ 1,500
803040 - Equipment/Tools	$ 500	$ 6,000	$ 667	$ 8,000
803720 - Fitness Center/Gym Supplies	$ 292	$ 3,500	$ 375	$ 4,500
807800 - Other Expenses	$ -	$ -	$ 583	$ 7,000
808280 - Plumbing Supplies	$ 3,333	$ 40,000	$ 833	$ 10,000
805880 - Keys & Locks	$ 417	$ 5,000	$ 292	$ 3,500
810280 - Trash Chute R&M	$ 542	$ 6,500	$ 333	$ 4,000
807240 - Lobby	$ 283	$ 3,400	$ 292	$ 3,500
810320 - Bulk Trash	$ -	$ -	$ 400	$ 4,800
803240 - Fire Alarm Repairs	$ 1,667	$ 20,000	$ 1,083	$ 13,000
808840 - Radio & Pagers	$ 117	$ 1,400	$ 117	$ 1,400
801920 - Cooling Tower	$ -	$ -	$ 5,833	$ 70,000
805280 - Health Club	$ 250	$ 3,000	$ 250	$ 3,000

ASSOCIATION NAME:	Arlen House East
ENTITY#:	523

KW PROPERTY MANAGEMENT & CONSULTING

	2025 Approved Budget Monthly	2025 Approved Budget Annual	2026 Proposed Budget Monthly	2026 Proposed Budget Annual
802640 - Duct Work	$ 283	$ 3,400	$ 283	$ 3,400
803480 - Fire Pump	$ 583	$ 7,000	$ 583	$ 7,000
810560 - Water Damages	$ 7,500	$ 90,000	$ 7,500	$ 90,000
801200 - Cabana & Pool Repairs	$ 667	$ 8,000	$ 1,250	$ 15,000
810480 - Water & Sewer Repairs	$ 2,000	$ 24,000	$ 2,000	$ 24,000
805440 - Housekeeping Supplies	$ 83	$ 1,000	$ 167	$ 2,000
807640 - Motor & Pump Repair	$ -	$ -	$ 6,250	$ 75,000
801400 - Catch Basin, Grease Trap, Sump	$ -	$ -	$ 417	$ 5,000
842410 - Restaurant Repairs & Maint	$ 2,000	$ 24,000	$ 2,000	$ 24,000
800300 - Air Cond/HVAC Supplies	$ 1,667	$ 20,000	$ 2,083	$ 25,000
Total R&M	**$ 43,700**	**$ 524,400**	**$ 66,425**	**$ 797,100**
Other Expenses				
830060 - Special Projects	$ 4,167	$ 50,000	$ 18,000	$ 216,000
Total Other Expenses	**$ 4,167**	**$ 50,000**	**$ 18,000**	**$ 216,000**
Payroll & Benefits				
890000 - Payroll & Benefits	$ 75,762	$ 909,147	$ 85,243	$ 1,022,913
Total Payroll & Benefits	**$ 75,762**	**$ 909,147**	**$ 85,243**	**$ 1,022,913**
Reserve Expenses				
900000 - Reserve Contributions	$ 20,322	$ 243,862	$ 21,573	$ 258,880
900025 - Reserve Contribution SIRS	$ 72,956	$ 875,475	$ 59,719	$ 716,629
Total Reserve Expenses	**$ 93,278**	**$ 1,119,337**	**$ 81,292**	**$ 975,509**
Total Expenses	**$ 825,929**	**$ 9,911,144**	**$ 800,042**	**$ 9,600,505**
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: 12/22/2025

APPROVED BY: _____ DATE: 12-22-2025

KW PROPERTY MANAGEMENT & CONSULTING

ASSOCIATION NAME:	Arlen House East
ENTITY#:	523

Yearly Maintenance: $6,638,658
Yearly Reserve Allocation: $975,509

Cable: $ 516,355.78

MONTHLY

Unit Type	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Cable per Unit	Reserves per Unit	Total Maintenance with Reserves per Unit
E (1 Bedroom)	160	0.1364%	21.82%	$ 754.6	$ 71.72	$ 110.88	$ 937.19
A,B (2 Bedrooms)	180	0.1819%	32.74%	$ 1,006.3	$ 71.72	$ 147.87	$ 1,225.90
C,D,F (convertible)	260	0.1705%	44.33%	$ 943.2	$ 71.72	$ 138.60	$ 1,153.56
Commercial Unit C (Cardio Rm. & Engir	1	0.2160%	0.22%	$ 1,195.0		$ 175.59	$ 1,370.55
Library	1	0.0227%	0.02%	$ 125.6		$ 18.45	$ 144.03
Condo Unit A (Party Room) and B (Mar	2	0.1137%	0.23%	$ 629.0		$ 92.43	$ 721.44
Laundry Rooms	1	0.6379%	0.64%	$ 3,529.0		$ 518.56	$ 4,047.56
Total	**605**		**100%**				

VARIANCE SUMMARY

Unit Type	# units per Type	2025 Monthly Fees	2026 Monthly Fees	YoY Change ($)	YoY Change (%)
E (1 Bedroom)	160	$ 1,106.02	$ 937.19	$ (168.83)	-15.3%
A,B (2 Bedrooms)	180	$ 1,451.86	$ 1,225.90	$ (225.96)	-15.6%
C,D,F (convertible)	260	$ 1,365.21	$ 1,153.56	$ (211.65)	-15.5%
Commercial Unit C (Cardio Rm. & Engir	1	$ 1,641.77	$ 1,370.55	$ (271.22)	-16.5%
Library	1	$ 172.54	$ 144.03	$ (28.50)	-16.5%
Condo Unit A (Party Room) and B (Mar	2	$ 864.21	$ 721.44	$ (142.77)	-16.5%
Laundry Rooms	1	$ 4,848.55	$ 4,047.56	$ (800.99)	-16.5%