

PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC
Approved 2025 BUDGET
JANUARY 1, 2026 TO DECEMBER 31, 2026

GL Code	Description	2026 Approved Budget 100% SIRS/ 55% Non-SIRS
Income		
400100	Maintenance Fees	3,375,218
540150	Contra Revenue - Bad Debt	(5,000)
400195	Screening Fee Income	8,000
400305	Gate Card/Clicker Income	3,500
400400	Late Fees	4,000
401110	Interest Income	0
401120	Bank Interest Income	0
420137	Parking Income	62,000
420900	Misc. Income	15,000
	Total Revenues	3,462,718
Labor		
555100	Office Personnel	201,571
555131	Concierge / Front Desk	214,445
555200	Maintenance Personnel	154,532
555300	Janitorial Personnel	146,281
	Total Management & Labor	716,828
Administrative Expenses		
520105	Contingency	15,000
520115	Postage / Mailings / Coupons	3,200
520119	Office Supplies	3,000
530100	Audit / Tax Preparation/Taxes	20,000
530110	Legal Fees	7,500
540110	Licenses, Permits & Fees	21,000
540142	Reserve Study	0
510160	Medical Insurance	31,000
705070	Cell Phone Reimbursement	1,200
555105	Bonus	2,000
	General & Administrative Expense	103,900
Insurance		
510100	Package Damage & Liability	578,879
510115	Umbrella Insurance	3,663
510130	Directors & Officers Insurance	3,227
510135	Crime	1,098
510150	Worker's Compensation	547
510165	General Liability Insurance	42,556
510100	Cyber Liability	1,686
510198	Legal Bold Policy	2,132
510199	Insurance - Finance Charges, Doc Stamps	26,000
	Total Insurance	659,787
Contract Services		
700100	Lawn Maintenance (Mystic Gardens)	10,500
702030	Elevator Maint. (Otis)	14,760

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702050	Generator Maint. (KW)	3,127
702075	HVAC Maint. (Raircon Air Systems)	11,000
702097	Trash Com. Maint. & Equip Maintenance	1,925
702178	Pest Control (Marlin/Tminix)	3,590
704100	Security - Contract (KENT)	227,000
704600	Valet Service (US Parking)	94,500
705050	Cable, Tele., TV Service (HOTWIRE)	238,934
705060	Trash Collection (Waste Management)	38,800
711380	Life Safety Equipment Maintenance	14,000
712500	Pool / Spa Maint. (R&E)	13,800
712586	Key Tracking System (HandyTrac)	720
600000	Management Service Contract	33,573
704125	Livvie package	4,700
702020	Roof Maintenance Contract	3,150
	Total Contract Services	714,079
	Supplies & Repairs	
555405	Uniforms	400
700110	Landscape Extras	8,000
702000	General Repairs & Maintenance	12,000
702006	Carpet Cleaning	6,800
702014	Janitorial Supplies	9,250
702025	R&M Painting - Painting Supplies	1,500
702048	R&M HVAC	3,500
702080	LED Project	1,100
712511	Repairs and Supplies Pool/Fountain	2,700
702145	Window Cleaning	2,500
713401	Fitness Center Repairs and Supplies	0
702072	R&M Plumbing Line Cleaning	9,600
702091	R&M Electrical	1,200
702201	R&M Life Safety (Century Fire)	7,500
704233	Access System Repairs	6,500
702111	Entry Devises (Fob)	1,750
713019	Social Events	500
	Total Supplies & Repairs	74,800
	Utilities	
705010	Electricity	80,000
705030	Water & Sewer	220,000
705080	Natural Gas & Diesel Fuel	9,000
	Total Utilities	309,000
	Reserves (Based on 2024 Study)	
	SIRS COMPONENTS	
900121	Roof	92,257
900122	Painting & Waterproofing	255,835
900123	Mechancial & Electrical	95,768
900124	Misc. Building Component	99,605

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NON SIRS COMPONENT		
900303	Driveway	888
900401	Elevator	138,413
900620	Mechanical / Electrical	80,547
901100	Misc. Building Components	30,226
901720	Misc. Site improvements	15,676
900710	Furnishings, Finishes & Equipment	75,107
	Total Reserves	884,324
	Total Expenses	3,462,718
	Net Income (Loss)	0

	2026
Maintenance Component	3,375,218
Monthly Average per 198 unit	1,421
Average Increase -(Savings) per month	1

+ Tito Figueroa
Tito Figueroa, President
10/14/25

Puerta de Palmas Condominium Association, Inc.
Approved Budget
January 1, 2026 to December 31, 2026

2026 Approved Budget
(Partial Reserves)
Annual

Units)	Qty	Sq. Ft.	% of Ownership	\$3,375,218		
		By Unit	By Unit	Monthly Fee By unit	Annual Fee By unit	Monthly Fee Total by Type
101	1	1,156.13	0.536473%	1,508.93	18,107.14	1,508.93
102	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
103	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
104	1	1,256.55	0.583071%	1,639.99	19,679.90	1,639.99
105	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
106	1	1,143.76	0.530733%	1,492.78	17,913.40	1,492.78
107	1	1,143.76	0.530733%	1,492.78	17,913.40	1,492.78
108	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
109	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
110	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
111	1	1,215.00	0.563790%	1,585.76	19,029.15	1,585.76
112	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
113	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
114	1	1,169.43	0.542645%	1,526.29	18,315.44	1,526.29
115	1	1,130.84	0.524738%	1,475.92	17,711.05	1,475.92
116	1	1,234.71	0.572936%	1,611.49	19,337.85	1,611.49
117	1	1,256.55	0.583071%	1,639.99	19,679.90	1,639.99
118	1	1,198.09	0.555944%	1,563.69	18,764.31	1,563.69
119	1	1,195.94	0.554946%	1,560.89	18,730.64	1,560.89
120	1	1,195.94	0.554946%	1,560.89	18,730.64	1,560.89
121	1	1,256.55	0.583071%	1,639.99	19,679.90	1,639.99
201-701	6	1,160.02	0.538278%	1,514.01	18,168.07	9,084.03
202-702	6	1,080.23	0.501254%	1,409.87	16,918.41	8,459.20
203-603	5	1,090.94	0.506223%	1,423.85	17,086.14	7,119.23
204-604	5	1,351.10	0.628944%	1,763.39	21,160.73	8,816.97
205-605	5	1,089.51	0.505660%	1,421.98	17,063.75	7,109.89
801-PH01	9	1,072.39	0.497616%	1,399.63	16,795.62	12,596.71
802-PH02	9	1,084.43	0.503203%	1,415.35	17,643.24	12,738.14
803-PH03	9	1,126.51	0.522729%	1,470.27	17,643.24	13,232.43
804-PH04	9	1,329.59	0.616693%	1,735.32	20,823.85	15,617.88
805-PH05	9	1,019.75	0.473190%	1,330.93	15,971.18	11,978.38
806-PH06	9	797.30	0.369967%	1,040.60	12,487.20	9,365.40
807-PH07	9	1,009.72	0.468535%	1,317.84	15,814.09	11,860.57
808-PH08	9	1,161.97	0.539183%	1,516.55	18,198.61	13,648.95
809-PH09	9	1,302.74	0.604504%	1,700.28	20,403.33	15,302.49
810-PH10	9	1,152.53	0.534803%	1,504.23	18,050.76	13,538.07
811-PH11	9	1,098.83	0.509885%	1,434.14	17,209.72	12,907.29
812-PH12	9	729.39	0.338455%	951.97	11,423.60	8,567.70
813-PH13	9	728.28	0.337940%	950.52	11,406.22	8,554.66
814-PH14	9	1,224.32	0.568115%	1,597.93	19,175.12	14,361.34
915-PH15	8	1,126.51	0.522729%	1,470.27	17,643.24	11,762.16
916-PH16	8	1,084.43	0.503203%	1,415.35	16,984.19	11,322.79
917-PH17	8	1,072.39	0.497616%	1,399.63	16,795.62	11,197.08
198				1,399.63	16,795.62	281,268.14

File Figueroa
File Figueroa
 10/14/25

PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC
2026 BUDGET
JANUARY 1, 2026 TO DECEMBER 31, 2026

Description	Current Replacement Cost	Useful Life	Remaining Life	Balance 12/31/25	Unfunded Balance	Annual Contribution (Full Reserves) (SIRS)	Annual Contribution (55% Reserves) (NON-SIRS)
ROOF - SIRS	\$1,314,200	20-25	6-19	\$405,164	\$909,036	\$92,257	
PAINTING & WATERPROOFING - SIRS	\$3,816,535	8-20	8-20	\$748,037	\$3,068,498	\$255,835	
MECHANICAL & ELECTRICAL - SIRS	\$835,000	15-40	1-21	\$247,837	\$587,163	\$95,768	
MISC. BUILDING COMPONENTS -SIRS	\$1,679,250	10-40	1-21	\$254,237	\$1,425,013	\$99,605	
PAVING	\$56,000	40	21	\$22,086	\$33,914		\$888
ELEVATOR	\$1,874,000	25	6	\$364,038	\$1,509,962		\$138,413
MECHANICAL & ELECTRICAL	\$993,650	8-40	1-21	\$308,873	\$694,617		\$80,547
MISC. BUILDING COMPONENTS	\$424,700	10-30	6-27	\$89,930	\$334,770		\$30,226
MISC. SITE IMPROVEMENT	\$274,750	10-25	4-8	\$147,025	\$127,725		\$15,676
FURNITURE, FIXTURES & EQUIPMENT	\$989,750	8-25	1-8	\$466,493	\$523,257		\$75,107

Interest

TOTAL	\$12,257,835			\$3,053,720	\$9,213,954	\$543,466	\$340,858
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Tito Figueroa
Tito Figueroa, President
10/14/25