PROMENADE AT KENDALE LAKES CONDOMINIUN ASSOCIATION INC
SCHEDULE OF DEFERRED MAINTENANCE CAPITAL EXPENDITURE RESERVES

COMPONENT	ESTIMATED LIFE (YEARS)	ORIGINAL ESTIMATED COST	ESTIMATED USEFUL LIFE (YEARS)	BALANCE ON HAND 12/31/2025	BALANCE REMAINING TO FUND	RESERVE ASSESSMENT YEAR 2026
ROOF	20	1,886,000	18	187,203	1,698,797	94,378
PAINTING	12	320,000	8	168,447	151,553	18,944
PARKING LOT (RESURFACING)	9	90,000	7	21,210	68,790	9,827
CARPETS	12	150,000	10	57,543	92,457	9,246
ELEVATORS (13 ELEVATORS)	30	700,000	18	24,300	675,700	37,539
BENCHMARK CERTIFICATION	10	155,000	2	106,438	48,562	24,281
POOL LARGE	15	22,500	8	8,820	13,680	1,710
POOL SMALL	15	10,000	13	4,840	5,160	397
POOL FURNITURE	5	20,000	0	20,000	0	0
AIR CONDITIONER	10	15,000	3	11,171	3,829	1,276
CLUB OFFICE FURNITURE/EQUIP	5	3,589	1	1,494	2,095	2,095
COMMON AREA LIGHTS AND SIGNS	10	15,300	8	13,696	1,604	201
GUTTERS	20	4,832	19	4,832	0	0
TENNIS COURT RESURFACING	8	13,000	5	7,430	5,570	1,114
RESERVE INTREGITY STUDY	25	1,566,422	24	55,157	1,511,265	62,969
Total Income		**4,971,643**		**692,581**	**4,279,062**	**263,977**

			2026 BUDGET			
PERCENTAGE OF OWNERSHIP	# OF UNIT	UNIT TYPE	2026 BUDGET MONTHLY FEES FULLY RESERVE	2026 BUDGET MONTHLY TV & INTERNET FEES $75.00	2026 BUDGET MONTHLY FEES FULLY RESERVE WITH TV & INTERNET $75.00	2026 BUDGET YEARLY FULLY RESERVE WITH TV & INTERNET $75.00
0.1322	264	1 bedroom	$ 258.90	$ 75.00	$ 333.90	$ 1,057,804.96
0.1778	240	2 bedroom	$ 348.21	$ 75.00	$ 423.21	$ 1,218,836.21
0.1915	16	2 bedroom	$ 375.04	$ 75.00	$ 450.04	$ 86,407.17
0.2051	16	2 bedroom	$ 401.67	$ 75.00	$ 476.67	$ 91,521.00
0.2234	72	3 bedroom	$ 437.42	$ 75.00	$ 512.42	$ 442,733.32
Total	**608**					**$ 2,897,302.66**

PROMENADE AT KENDALE LAKES CONDOMINIUM ASSOCIATION
APPROVED BUDGET FOR JANUARY TO DECEMBER 2026

ATTENTION: **ALL UNIT OWNERS WITH ACH WILL NOT RECEIVE A COUPON BOOK**

Income	**Jan-Dec 2026**	**Monthly**
Common Assessments	$ 2,633,327	$ 219,444
Reserve Assessments	263,977	$ 21,998
Late Fee Income	6,500	$ 542
Returned Check Fees	200	$ 17
Estoppel	12,000	$ 1,000
Screening Fees Income	19,000	$ 1,583
Car Decals Income	8,000	$ 667
Gate/Key Cards	18,000	$ 1,500
ClubHouse Income	3,000	$ 250
Violation Fees	3,000	$ 250
Interest Income	5,400	$ 450
Deferred Compensation	15,200	$ 1,267
Miscellaneous Income	650	$ 54
Total Income	**$ 2,988,254**	**$ 249,021**
Expenses		
Accounting - Audit	$ 10,000	$ 833
Accounting - Monthly	40,200	$ 3,350
Accounting - Tax Return	750	$ 63
Annual Condo Fees	2,432	$ 203
Bank Charges	1,200	$ 100
Hotwire Television & Internet	547,200	$ 45,600
Contingency Repairs	10,000	$ 833
Contract Labor	72,000	$ 6,000
Copier/Maint/Supply	5,375	$ 448
Electricity	59,000	$ 4,917
Elevator Contract	15,600	$ 1,300
Employee Insurance W/C	3,000	$ 250
Insurance	580,000	$ 48,333
Janitoral Contract	180,000	$ 15,000
Landscaping Extras	8,000	$ 667
Landscaping Tree Trimming	24,000	$ 2,000
Landscaping Lawn Maintenance	44,000	$ 3,667
Legal Fees	3,500	$ 292
License, Taxes, Permit	11,000	$ 917
Miscellaneous Expenses	10,000	$ 833
Office Salaries	56,000	$ 4,667
Office Software & Website	16,000	$ 1,333
Office Supplies	6,000	$ 500
Payment Coupons + SA	2,400	$ 200
Payroll Services	4,000	$ 333
Payroll Taxes	11,000	$ 917
Pest Control	12,850	$ 1,071
Pool/Spa Service Contract	21,600	$ 1,800
Postage	3,410	$ 284
R&M Carpets	13,000	$ 1,083
R&M Door Locks	3,000	$ 250
R&M Electrical	6,000	$ 500
R&M Elevator	18,000	$ 1,500
R&M Entry System	26,000	$ 2,167
R&M Fire Equipment	15,000	$ 1,250
R&M General	17,500	$ 1,458
R&M Golf Cart	7,000	$ 583
R&M Plumbing	15,000	$ 1,250
R&M Pool	6,000	$ 500
R&M Salaries	82,000	$ 6,833
Reserve for Bad Debts	3,500	$ 292
Reserve Assessments	263,977	$ 21,998
Screening	2,000	$ 167
Security Services	149,000	$ 12,417
Telephone - Office and Elevators	10,000	$ 833
Trash Removal	80,760	$ 6,730
Water & Sewer	510,000	$ 42,500
Total Expense	**$ 2,988,254**	**$ 249,021**
Net Income	-	-