

KENTWOOD PARK CONDO ASSOC

112 UNITS

JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$271,977	\$271,977	\$22,665
	Water Reimbursement	\$47,737	\$55,646	\$4,637
	TOTAL REVENUE	\$319,714	\$327,623	\$27,302
	OPERATING EXPENSES			
5010	Administrative Expenses	\$3,100	\$5,000	\$417
	Website	\$0	\$750	\$63
5015	Bank Fees - Coupons	\$952	\$952	\$79
5200	Termite Contracts	\$2,500	\$2,500	\$208
5300	Insurance	\$79,994	\$90,000	\$7,500
5400	Grounds/Landscaping Contract	\$21,600	\$33,000	\$2,750
5410	Tree Trimming	\$0	\$0	\$0
5500	Lift Station Contract	\$1,020	\$1,020	\$85
5600	Fees & Licenses	\$150	\$150	\$13
5610	Corp Filing - DBPR / Division Fees	\$90	\$538	\$45
5800	Management Fee Exp 10/26 - 60 day notice	\$20,760	\$20,760	\$1,730
5900	Legal Fees	\$5,000	\$5,000	\$417
5910	CPA Accounting Fees	\$1,750	\$1,750	\$146
5920	Taxes	\$2,860	\$0	\$0
5950	Bad Debt	\$5,000	\$0	\$0
6110	Grounds/Landscaping/M&R	\$2,000	\$0	\$0
6120	Pool M&R	\$500	\$1,000	\$83
6130	Janitorial/Handyman M&R	\$7,800	\$8,000	\$667
6150	Building Maintenance	\$5,000	\$0	\$0
6160	Plumbing M&R	\$5,000	\$4,000	\$333
6170	Lift Station M&R	\$500	\$1,020	\$85
6180	Ponds - Annual Waterways Contract	\$1,800	\$900	\$75
6190	Security/Safety M&R	\$500	\$0	\$0
6200	Pool Contract	\$6,600	\$6,600	\$550
7000	Electricity	\$11,000	\$13,000	\$1,083
7002	Water & Sewer	\$110,210	\$111,029	\$9,252
	TOTAL OPERATING EXPENSES	\$295,686	\$306,969	\$25,581
	RESERVES			
	Reserves - Painting	\$0	\$0	\$0
	Reserves - Paving/Reseal	\$5,358	\$5,358	\$447
	Reserves-Roof	\$16,939	\$13,348	\$1,112
	Reserves-Pool	\$1,308	\$1,308	\$109
	Reserves-Clubhouse	\$423	\$640	\$53
9100	Reserves - Deferred- Maintenance	\$0	\$0	\$0
	TOTAL RESERVES	\$24,028	\$20,654	\$1,721
	TOTAL EXPENSES	\$319,714	\$327,623	\$27,302
			\$0	

0.00%

13%

**RESERVE ANALYSIS
KENTWOOD PARK CONDO ASSOC
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Painting/Powerwashing	\$15,000	\$84,328	10	1	\$0	\$0	\$0
Reserves - Paving/Reseal	\$125,000	\$12,484	25	21	\$112,516	\$5,358	\$5,358
Reserves - Roof	\$280,134	\$0	15	15	\$280,134	\$18,676	\$18,676
Reserves - Pool	\$30,000	\$11,682	20	14	\$18,318	\$1,308	\$1,308
Reserves - Clubhouse	\$10,270	\$10,270	25	23	\$0	\$0	\$0
Reserves- Deferred Maintenance	\$0	\$6,141					\$0
TOTALS	\$475,134	\$391,691			\$89,584	\$20,654	\$20,654

UNIT TYPE	%	NO OF UNITS	%	2025 MONTHLY FEE	2024 MONTHLY FEE	
STUDIO	0.4699165%	12	0.4699165%	\$106.51	\$106.51	(\$0.00)
UNIT TYPE A	0.9553857%	46	0.9553857%	\$216.54	\$216.54	(\$0.00)
UNIT TYPE B	0.9331674%	38	0.9331674%	\$211.50	\$211.50	\$0.00
UNIT TYPE C	0.9331674%	16	0.9331674%	\$211.50	\$211.50	\$0.00
		112				