

KENTWOOD PARK CONDO ASSOC

112 UNITS

JANUARY 1, 2026- DECEMBER 31, 2026 APPROVED BUDGET 11.18.25

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 APPROVED ANNUAL	2026 MONTHLY AMOUNT	
4010	Unit Maintenance Fees	\$271,977	\$271,977	\$22,665	0.00%
4600	Water Reimbursement	\$55,646	\$64,225	\$5,352	
4700	Cable Reimbursement 2025	\$21,542	\$0	\$0	
	TOTAL REVENUE	\$327,623	\$336,202	\$28,017	
	OPERATING EXPENSES				
5010	Administrative Expenses	\$5,000	\$5,400	\$450	
5011	Website	\$750	\$750	\$63	
5012	Boxes (7)	\$0	\$315	\$26	
5015	Bank Fees - Coupons	\$952	\$952	\$79	
5200	Termite Contracts	\$2,500	\$0	\$0	
5300	Insurance	\$90,000	\$82,332	\$6,861	-9%
5400	Grounds/Landscaping Contract	\$33,000	\$30,000	\$2,500	
5500	Lift Station Contract	\$1,020	\$1,020	\$85	
5600	Fees & Licenses	\$150	\$1,800	\$150	
5610	Corp Filling - DBPR / Division Fees	\$538	\$90	\$8	
5800	Management Fee Exp 10/26 - 60 day notice	\$20,760	\$22,020	\$1,835	
5900	Legal Fees	\$5,000	\$2,000	\$167	
5910	CPA Accounting Fees	\$1,750	\$4,750	\$396	
6120	Pool M&R	\$1,000	\$1,800	\$150	
6130	Repair/Maintenance General	\$8,000	\$8,000	\$667	
6160	Plumbing M&R	\$4,000	\$4,000	\$333	
6170	Lift Station M&R	\$1,020	\$1,000	\$83	
6180	Ponds - Annual Waterways Contract	\$900	\$900	\$75	
6200	Pool Contract	\$6,600	\$7,200	\$600	
7000	Electricity	\$13,000	\$13,000	\$1,083	
7002	Water & Sewer	\$111,029	\$120,750	\$10,063	
	TOTAL OPERATING EXPENSES	\$306,969	\$308,079	\$25,673	
	RESERVES				
	Reserves - Painting	\$0	\$0	\$0	
	Reserves - Paving/Reseal	\$5,358	\$5,616	\$468	
	Reserves-Roof	\$13,348	\$20,779	\$1,732	
	Reserves-Pool	\$1,308	\$1,527	\$127	
	Reserves-Clubhouse	\$640	\$201	\$17	
9100	Reserves - Deferred- Maintenance	\$0	\$0	\$0	
	TOTAL RESERVES	\$20,654	\$28,123	\$2,344	
	TOTAL EXPENSES	\$327,623	\$336,202	\$28,017	
			\$0		

Approved 11-18-25