KENTWOOD PARK CONDO ASSOC

112 UNITS

JANUARY 1, 2024- DECEMBER 31, 2024 APPROVED BUDGET

Water Reimbursement	2024 ONTHLY	2024 Approved M	2023	ŕ	
Water Reimbursement	MOUNT			REVENUE	ACCT
TOTAL REVENUE \$326,977 \$319,714 \$	\$22,665	\$271,977	\$271,977	Unit Maintenance Fees	4010
OPERATING EXPENSES \$4,040	\$3,978	\$47,737	\$55,000	Water Reimbursement	
5010 Administrative Expenses \$4,040 \$3,100 \$015 Bank Fees - Coupons \$1,200 \$952 \$2500 Termite Contracts \$1,607 \$2,500 \$3300 Insurance \$75,000 \$79,994 \$400 Grounds/Landscaping Contract \$17,820 \$21,600 \$410 Tree Trimming \$500 \$0 \$0 \$5500 Lift Station Contract \$1,500 \$1,020 \$600 Fees & Licenses \$150 \$5500 \$150 \$5610 Corp Filling - DBPR \$61 \$90 Legal Fees \$14,000 \$5,000 \$990 Legal Fees \$14,000 \$5,000 \$90 Legal Fees \$14,000 \$5,000 \$10	\$26,643	\$319,714	\$326,977	TOTAL REVENUE	
5010 Administrative Expenses \$4,040 \$3,100 \$015 Bank Fees - Coupons \$1,200 \$952 \$2500 Termite Contracts \$1,607 \$2,500 \$3300 Insurance \$75,000 \$79,994 \$400 Grounds/Landscaping Contract \$17,820 \$21,600 \$410 Tree Trimming \$500 \$0 \$0 \$5500 Lift Station Contract \$1,500 \$1,020 \$600 Fees & Licenses \$150 \$5500 \$150 \$5610 Corp Filling - DBPR \$61 \$90 Legal Fees \$14,000 \$5,000 \$990 Legal Fees \$14,000 \$5,000 \$90 Legal Fees \$14,000 \$5,000 \$10					
Solid Bank Fees - Coupons \$1,200 \$952 \$520 Termite Contracts \$1,607 \$2,500 \$300 Insurance \$75,000 \$779,994 \$5400 Grounds/Landscaping Contract \$17,820 \$21,600 \$5400 Tree Trimming \$5500 \$0 \$0 \$5500 \$1,020 \$5500 \$1,020 \$5600 Fees & Licenses \$1500 \$1,020 \$5600 Fees & Licenses \$1500 \$1500 \$1500 \$5610 Corp Filling - DBPR \$61 \$90 \$800 \$800 \$800 \$800 \$800 \$800 \$1,020 \$800 \$800 \$1,020 \$800 \$800 \$1,020 \$1,000				OPERATING EXPENSES	
S200 Termite Contracts	\$258	\$3,100	\$4,040	Administrative Expenses	5010
5300 Insurance \$75,000 \$79,994 5400 Grounds/Landscaping Contract \$17,820 \$21,600 5410 Tree Trimming \$500 \$0 5500 Lift Station Contract \$1,500 \$1,020 5500 Lift Station Contract \$1,500 \$1,020 5600 Fees & Licenses \$150 \$150 5600 Fees & Licenses \$150 \$150 5600 Gree & Licenses \$150 \$150 5600 S600 S	\$79	\$952	\$1,200	Bank Fees - Coupons	5015
S400 Grounds/Landscaping Contract \$17,820 \$21,600 \$40 Tree Trimming \$500 \$0 \$0 \$0 \$0 \$0 \$0	\$208	\$2,500	\$1,607	Termite Contracts	5200
S410 Tree Trimming	\$6,666	\$79,994	\$75,000	Insurance	5300
5500 Lift Station Contract \$1,500 \$1,020 5600 Fees & Licenses \$150 \$150 5610 Corp Filling - DBPR \$61 \$90 Management Fee Exp 10/26 - 60 day notice \$20,160 \$20,760 5900 Legal Fees \$14,000 \$5,000 5910 CPA Accounting Fees \$1,750 \$1,750 5920 Taxes \$200 \$2,860 5950 Bad Debt \$14,000 \$5,000 6110 Grounds/Landscaping/M&R \$500 \$2,000 6110 Grounds/Landscaping/M&R \$500 \$5,000 6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$5,000 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$5,000 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$8 Reserves - Painting \$20,529 \$0 Reserves - Pool \$0 \$11,939 Reserves - Pool \$0 \$1,308 Reserves - Pool \$0 \$1,308 Reserves - Pool \$0 \$1,308 Security \$0 \$1,308 Reserves - Pool \$0 \$1,308 Security \$0 \$1,308 Reserves - Pool \$0 \$1,308 Reserves - Pool \$0 \$1,308 Security \$0 \$1,308 Reserves - Pool \$0 \$1,308 Reserves - Pool \$0 \$1,308 Security \$0 \$0 \$1,308 Security \$0 \$0 \$0 Security \$0 \$0 \$0 Security \$0 \$0 \$0 Security \$0 \$	\$1,800	\$21,600	\$17,820		
\$150 \$150	\$0	\$0	\$500	Tree Trimming	5410
Section	\$85	\$1,020	\$1,500	Lift Station Contract	5500
Management Fee Exp 10/26 - 60 day \$20,160 \$20,760 \$5900 Legal Fees \$14,000 \$5,000 \$5910 CPA Accounting Fees \$1,750 \$1,750 \$1,750 \$5920 Taxes \$200 \$2,860 \$5950 Bad Debt \$14,000 \$5,000 \$6110 Grounds/Landscaping/M&R \$500 \$2,000 \$6120 Pool M&R \$500 \$500 \$6130 Janitorial/Handyman M&R \$6,480 \$7,800 \$6135 Building Pest Control \$1,000 \$0 \$6140 Presure Washing \$5,000 \$5,000 \$6150 Building Maintenance \$5,000 \$5,000 \$6160 Plumbing M&R \$8,000 \$5,000 \$6170 Lift Station M&R \$250 \$5500 \$6180 Ponds - Annual Waterways Contract \$520 \$1,800 \$6190 Security/Safety M&R \$500 \$500 \$6200 Pool Contract \$3,480 \$6,600 \$6400 Janitorial Contract \$6,480 \$0 \$7000 Electricity \$11,000 \$11,000 \$7002 Water & Sewer \$105,000 \$110,210 \$7004 Telephone \$750 \$0 \$800 \$600	\$13	\$150	\$150	Fees & Licenses	5600
5800 notice \$20,160 \$20,760 5900 Legal Fees \$14,000 \$5,000 5910 CPA Accounting Fees \$1,750 \$1,750 5920 Taxes \$200 \$2,860 5950 Bad Debt \$14,000 \$5,000 6110 Grounds/Landscaping/M&R \$500 \$2,000 6120 Pool M&R \$500 \$500 6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$5,000 6150 Building Maintenance \$5,000 \$5,000 6170 Lift Station M&R \$3,000 \$5,000 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7002 Water & Sewer \$105,000 \$11,000 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ Reserves - P	\$8	\$90	\$61	Corp Filling - DBPR	5610
5900 Legal Fees \$14,000 \$5,000 5910 CPA Accounting Fees \$1,750 \$1,750 5920 Taxes \$200 \$2,860 5950 Bad Debt \$14,000 \$5,000 6110 Grounds/Landscaping/M&R \$500 \$2,000 6120 Pool M&R \$500 \$500 6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$6,600 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7002 Water & Sewer \$105,000				Management Fee Exp 10/26 - 60 day	
5910 CPA Accounting Fees \$1,750 \$1,750 5920 Taxes \$200 \$2,860 5950 Bad Debt \$14,000 \$5,000 6110 Grounds/Landscaping/M&R \$500 \$2,000 6120 Pool M&R \$500 \$500 6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$29	\$1,730	\$20,760	\$20,160	notice	5800
5920 Taxes \$200 \$2,860 5950 Bad Debt \$14,000 \$5,000 6110 Grounds/Landscaping/M&R \$500 \$2,000 6120 Pool M&R \$500 \$500 6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686<	\$417	\$5,000	\$14,000	Legal Fees	5900
5950 Bad Debt \$14,000 \$5,000 6110 Grounds/Landscaping/M&R \$500 \$2,000 6120 Pool M&R \$500 \$500 6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$6,600 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 Reserves - Painting \$20,529 \$0	\$146	\$1,750	\$1,750	CPA Accounting Fees	5910
6110 Grounds/Landscaping/M&R \$500 \$2,000 6120 Pool M&R \$500 \$500 6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ Reserves - Painting \$0	\$238	\$2,860	\$200	Taxes	5920
6120 Pool M&R \$500 \$500 6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES \$306,448 \$295,686 \$ Reserves - Painting \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$417	\$5,000	\$14,000	Bad Debt	5950
6130 Janitorial/Handyman M&R \$6,480 \$7,800 6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$167	\$2,000	\$500	Grounds/Landscaping/M&R	6110
6135 Building Pest Control \$1,000 \$0 6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ Reserves - Painting \$20,529 \$0 Reserves-Roof \$0 \$16,939 Reserves-Pool \$1,308	\$42	\$500	\$500		
6140 Presure Washing \$5,000 \$0 6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES \$306,448 \$295,686 \$ Reserves - Painting \$20,529 \$0 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$650	\$7,800	\$6,480	Janitorial/Handyman M&R	6130
6150 Building Maintenance \$5,000 \$5,000 6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$0	\$0	\$1,000	Building Pest Control	6135
6160 Plumbing M&R \$8,000 \$5,000 6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES \$306,448 \$295,686 \$ Reserves - Painting \$20,529 \$0 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$0	\$0	\$5,000	Presure Washing	6140
6170 Lift Station M&R \$250 \$500 6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES \$306,448 \$295,686 \$ Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$417	\$5,000	\$5,000	Building Maintenance	6150
6180 Ponds - Annual Waterways Contract \$520 \$1,800 6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES \$306,448 \$295,686 \$ Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$417	\$5,000	\$8,000		
6190 Security/Safety M&R \$500 \$500 6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$42	\$500	\$250	Lift Station M&R	6170
6200 Pool Contract \$3,480 \$6,600 6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$150	\$1,800	\$520	Ponds - Annual Waterways Contract	6180
6400 Janitorial Contract \$6,480 \$0 7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES Reserves - Painting \$20,529 \$0 \$ Reserves - Paving/Reseal \$0 \$5,358 \$ Reserves-Roof \$0 \$16,939 \$ Reserves-Pool \$0 \$1,308	\$42				
7000 Electricity \$11,000 \$11,000 7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES Reserves - Painting \$20,529 \$0 \$ Reserves - Paving/Reseal \$0 \$5,358 \$ Reserves-Roof \$0 \$16,939 \$ Reserves-Pool \$0 \$1,308 \$	\$550	\$6,600	\$3,480	Pool Contract	6200
7002 Water & Sewer \$105,000 \$110,210 7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$0				
7004 Telephone \$750 \$0 TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$917	\$11,000	\$11,000	Electricity	7000
TOTAL OPERATING EXPENSES \$306,448 \$295,686 \$ RESERVES	\$9,184	\$110,210	\$105,000		
RESERVES Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$0		\$750		7004
Reserves - Painting \$20,529 \$0 Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$24,641	\$295,686	\$306,448		
Reserves - Paving/Reseal \$0 \$5,358 Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308				RESERVES	
Reserves-Roof \$0 \$16,939 Reserves-Pool \$0 \$1,308	\$0			Reserves - Painting	
Reserves-Pool \$0 \$1,308	\$446				
	\$1,412				
	\$109				
	\$35	\$423	\$0	Reserves-Clubhouse	
9100 Reserves - Deferred- Maintenance \$0 \$0	\$0	<u> </u>		Reserves - Deferred- Maintenance	9100
TOTAL RESERVES \$20,529 \$24,028	\$2,002	\$24,028	\$20,529	TOTAL RESERVES	
TOTAL EXPENSES \$326,977 \$319,714 \$	\$26,643		\$326,977	TOTAL EXPENSES	