

Budget_Statement
 OC64 200 EAST PALMETTO CONDOMINIUM
 ASSOCIATION, INC. CONSOLIDATED
 ENTITY
 01/01/2026

FIRSTSERVICE RESIDENTIAL
 C/O FIRSTSERVICE RESIDENTIAL
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	288,753	3,465,037
40002 00	Reserve Income	41,668	500,021
40002 01	Reserve Income SIRS	56,304	675,644
40011	Late Fee Income	333	4,000
40033	Bank Parking Reimbursement	1,517	18,200
40079	Clubhouse Fee Income	104	1,250
41020	Electric Vehicle Charging Reimb	263	3,150
**TOTAL REVENUE		\$388,942	\$4,667,302
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	719	8,625
50015	Bank Charges	33	400
50016	Bonus	3,501	42,000
50045 00	Legal Fees	2,167	26,000
50048	Annual Condo Fees	40	476
50050 15	License,Taxes,Permit - Elevators	250	3,000
50050 45	License,Taxes,Permit - Pool/Spa	63	750
50053	Corporate Annual Rep	15	175
50054	FSR Administrative Collection Fees	58	700
50059	Social Events	1,667	20,000
50065	Office Equipment	600	7,200
50075	Office Supplies	321	3,850
50090 10	Professional Fees - Consultants	500	6,000
50126 00	Parking Expense	458	5,500
**TOTAL ADMINISTRATIVE		\$10,391	\$124,676
**INSURANCE			
52029	Legal Defense Insurance	103	1,240
52030	Property & Liability	51,704	620,441
52031	Crime Insurance	73	881
52032	Umbrella Insurance	8,033	96,396
52033	Cyber Insurance	147	1,768
52034	Flood Insurance	2,415	28,977
52035	Directors & Officers	552	6,614
52038	Boiler/Machinery	196	2,352
52040	Ins Finance Charge	1,200	14,400
52063	Workers Comp Ins.	41	491
**TOTAL INSURANCE		\$64,464	\$773,560
**UTILITIES			
54050 00	Electricity	18,333	220,000
54070 00	Water & Sewer	6,788	81,451
54076	Diesel	147	1,767
54080	Gas/Fuel Oil	167	2,000
54100 00	Telephone	584	7,000
**TOTAL UTILITIES		\$26,019	\$312,218
**CONTRACTS			

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 01/01/2026

FIRSTSERVICE RESIDENTIAL
 C/O FIRSTSERVICE RESIDENTIAL
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
60013	Cable Television	16,834	202,000
60033	BDA Contract	148	1,772
60035	Elevator Contract	2,625	31,500
60037 00	Equipment Lease	1,425	17,100
60037 60	Equipment Lease - Storage	550	6,600
60046 20	Equipment Contract - Fire Extinguisher	291	3,500
60046 30	Equipment Contract - Life Safety	1,375	16,500
60060	Floor Care	100	1,200
60070	Generator	208	2,500
60074	Hvac System	1,040	12,480
60090	Lawn Maintenance	4,375	52,500
61000	Management Services	6,795	81,540
61010	Pest Control	633	7,600
61020	Pool/Spa Contract	959	11,500
61044	EV Chargers	442	5,300
61055	Trash Removal	3,424	41,082
61060	Uniforms Contract	376	4,500
61065	Valet Service	16,583	199,000
61070	Water Treatment	337	4,038
61075	Window Services	1,974	23,690
**TOTAL CONTRACTS		\$60,494	\$725,902
**SALARIES & BENEFITS			
65000 02	Salaries - Maintenance	15,501	186,012
65000 05	Salaries - Janitorial	15,462	185,540
65000 06	Salaries - Office	26,378	316,539
65000 17	Salaries - Grounds	5,322	63,860
65000 29	Salaries - Painter	5,500	66,000
65000 32	Salaries - Front Desk	23,166	277,984
65000 86a	Salaries - Health Benefits/Burden	9,750	117,000
**TOTAL SALARIES & BENEFITS		\$101,079	\$1,212,935
**REPAIRS & MAINTENANCE			
70025	R&M-Building	5,000	60,000
70048 170	R&M Equipment - Elevator	1,000	12,000
70048 22	R&M Equipment - HVAC Parts/Repairs	2,083	25,000
70048 32	R&M Equipment - Life Safety	1,666	20,000
70048 48	R&M Equipment - Radio/Pager	156	1,875
70043 83a	R&M- Unit Water Damage	1,000	12,000
70045	R&M-Electrical	100	1,200
70050	R&M-Entry System	1,167	14,000
70068	R&M-Lighting	125	1,500
70090	R&M-Plumbing	1,167	14,000
70095	R&M-Pool/Spa/Fountai	1,166	14,000
70110	R&M-Roof	1,333	16,000
70115	R&M-Security	2,896	34,746
70135	Landscaping Extras	2,083	25,000
70150	Carpet Maintenance	2,084	25,000
70175	Custodial Supplies	594	7,125
70180	Paint Supplies	626	7,500
70233 331	Supplies -Pet Supplies	116	1,400
70289 00	Contingency	4,167	50,000

Budget_Statement

0C64 200 EAST PALMETTO CONDOMINIUM

ASSOCIATION, INC. CONSOLIDATED

ENTITY

01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
**TOTAL REPAIRS & MAINTENANCE		\$28,528	\$342,346
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	41,668	500,021
80004 00	SIRS Reserve Transfer	56,304	675,644
**TOTAL RESERVE TRANSFERS		\$97,972	\$1,175,665
**TOTAL EXPENSES		\$388,945	\$4,667,302
NET INCOME/(LOSS)		(\$3)	\$0

Budget_Statement
GC64 200 EAST PALMETTO CONDOMINIUM
ASSOCIATION INC.GENERAL COMMON
ELEMENT
01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	181,321	2,175,848
40002 00	Reserve Income	22,022	264,268
40002 01	Reserve Income SIRS	31,745	380,934
40011	Late Fee Income	333	4,000
40033	Bank Parking Reimbursement	1,517	18,200
40079	Clubhouse Fee Income	104	1,250
41020	Electric Vehicle Charging Reimb	263	3,150
**TOTAL REVENUE		\$237,305	\$2,847,650
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	719	8,625
50015	Bank Charges	33	400
50016	Bonus	2,160	25,914
50045 00	Legal Fees	2,167	26,000
50053	Corporate Annual Rep	15	175
50054	FSR Administrative Collection Fees	58	700
50065	Office Equipment	600	7,200
50075	Office Supplies	321	3,850
50090 10	Professional Fees - Consultants	500	6,000
50126 00	Parking Expense	458	5,500
**TOTAL ADMINISTRATIVE		\$7,031	\$84,364
**INSURANCE			
52029	Legal Defense Insurance	103	1,240
52030	Property & Liability	46,533	558,397
52031	Crime Insurance	73	881
52032	Umbrella Insurance	8,033	96,396
52033	Cyber Insurance	147	1,768
52034	Flood Insurance	2,415	28,977
52038	Boiler/Machinery	196	2,352
52040	Ins Finance Charge	1,080	12,960
52063	Workers Comp Ins.	41	491
**TOTAL INSURANCE		\$58,621	\$703,462
**UTILITIES			
54050 00	Electricity	4,583	55,000
54070 00	Water & Sewer	793	9,514
54076	Diesel	147	1,767
54100 00	Telephone	292	3,500
**TOTAL UTILITIES		\$5,815	\$69,781
**CONTRACTS			
60033	BDA Contract	148	1,772
60037 00	Equipment Lease	1,425	17,100
60037 60	Equipment Lease - Storage	550	6,600
60070	Generator	208	2,500
60074	Hvac System	1,040	12,480
60090	Lawn Maintenance	4,375	52,500

Budget_Statement
GC64 200 EAST PALMETTO CONDOMINIUM
ASSOCIATION INC.GENERAL COMMON
ELEMENT
01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
61000	Management Services	6,795	81,540
61010	Pest Control	317	3,800
61044	EV Chargers	442	5,300
61055	Trash Removal	3,424	41,082
61060	Uniforms Contract	188	2,250
61065	Valet Service	16,583	199,000
61070	Water Treatment	337	4,038
61075	Window Services	1,549	18,590
**TOTAL CONTRACTS		\$37,381	\$448,552
**SALARIES & BENEFITS			
65000 02	Salaries - Maintenance	15,501	186,012
65000 05	Salaries - Janitorial	7,731	92,770
65000 06	Salaries - Office	26,378	316,539
65000 17	Salaries - Grounds	3,991	47,895
65000 29	Salaries - Painter	2,750	33,000
65000 86a	Salaries - Health Benefits/Burden	4,875	58,500
**TOTAL SALARIES & BENEFITS		\$61,226	\$734,716
**REPAIRS & MAINTENANCE			
70025	R&M-Building	5,000	60,000
70048 22	R&M Equipment - HVAC Parts/Repairs	2,083	25,000
70048 48	R&M Equipment - Radio/Pager	156	1,875
70045	R&M-Electrical	100	1,200
70050	R&M-Entry System	583	7,000
70068	R&M-Lighting	125	1,500
70090	R&M-Plumbing	292	3,500
70110	R&M-Roof	1,333	16,000
70115	R&M-Security	1,448	17,373
70135	Landscaping Extras	1,042	12,500
70175	Custodial Supplies	156	1,875
70180	Paint Supplies	313	3,750
70289 00	Contingency	833	10,000
**TOTAL REPAIRS & MAINTENANCE		\$13,464	\$161,573
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	22,022	264,268
80004 00	SIRS Reserve Transfer	31,745	380,934
**TOTAL RESERVE TRANSFERS		\$53,767	\$645,202
**TOTAL EXPENSES		\$237,305	\$2,847,650
NET INCOME/(LOSS)		\$0	\$0

Budget_Statement
 RC64 200 EAST PALMETTO CONDOMINIUM
 ASSOCIATION, INC. RESIDENTIAL LIMITED
 COMMON ELEMENT
 01/01/2026

FIRSTSERVICE RESIDENTIAL
 C/O FIRSTSERVICE RESIDENTIAL
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	107,432	1,289,189
40002 00	Reserve Income	19,646	235,753
40002 01	Reserve Income SIRS	24,559	294,710
**TOTAL REVENUE		\$151,638	\$1,819,652
EXPENSES			
**ADMINISTRATIVE			
50016	Bonus	1,341	16,086
50048	Annual Condo Fees	40	476
50050 15	License,Taxes,Permit - Elevators	250	3,000
50050 45	License,Taxes,Permit - Pool/Spa	63	750
50059	Social Events	1,667	20,000
**TOTAL ADMINISTRATIVE		\$3,360	\$40,312
**INSURANCE			
52030	Property & Liability	5,171	62,044
52035	Directors & Officers	552	6,614
52040	Ins Finance Charge	120	1,440
**TOTAL INSURANCE		\$5,843	\$70,098
**UTILITIES			
54050 00	Electricity	13,750	165,000
54070 00	Water & Sewer	5,995	71,937
54080	Gas/Fuel Oil	167	2,000
54100 00	Telephone	292	3,500
**TOTAL UTILITIES		\$20,204	\$242,437
**CONTRACTS			
60013	Cable Television	16,834	202,000
60035	Elevator Contract	2,625	31,500
60046 20	Equipment Contract - Fire Extinguisher	291	3,500
60046 30	Equipment Contract - Life Safety	1,375	16,500
60060	Floor Care	100	1,200
61010	Pest Control	316	3,800
61020	Pool/Spa Contract	959	11,500
61060	Uniforms Contract	188	2,250
61075	Window Services	425	5,100
**TOTAL CONTRACTS		\$23,113	\$277,350
**SALARIES & BENEFITS			
65000 05	Salaries - Janitorial	7,731	92,770
65000 17	Salaries - Grounds	1,331	15,965
65000 29	Salaries - Painter	2,750	33,000
65000 32	Salaries - Front Desk	23,166	277,984
65000 86a	Salaries - Health Benefits/Burden	4,875	58,500
**TOTAL SALARIES & BENEFITS		\$39,853	\$478,219

Budget_Statement
 RC64 200 EAST PALMETTO CONDOMINIUM
 ASSOCIATION, INC. RESIDENTIAL LIMITED
 COMMON ELEMENT
 01/01/2026

FIRSTSERVICE RESIDENTIAL
 C/O FIRSTSERVICE RESIDENTIAL
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
**REPAIRS & MAINTENANCE			
70048 170	R&M Equipment - Elevator	1,000	12,000
70048 32	R&M Equipment - Life Safety	1,666	20,000
70043 83a	R&M- Unit Water Damage	1,000	12,000
70050	R&M-Entry System	584	7,000
70090	R&M-Plumbing	875	10,500
70095	R&M-Pool/Spa/Fountai	1,166	14,000
70115	R&M-Security	1,448	17,373
70135	Landscaping Extras	1,041	12,500
70150	Carpet Maintenance	2,084	25,000
70175	Custodial Supplies	438	5,250
70180	Paint Supplies	313	3,750
70233 331	Supplies -Pet Supplies	116	1,400
70289 00	Contingency	3,334	40,000
**TOTAL REPAIRS & MAINTENANCE		\$15,064	\$180,773
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	19,646	235,753
80004 00	SIRS Reserve Transfer	24,559	294,710
**TOTAL RESERVE TRANSFERS		\$44,205	\$530,463
**TOTAL EXPENSES		\$151,640	\$1,819,652
NET INCOME/(LOSS)		(\$2)	\$0

BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

A. ☒ Approved new budget

B. ☐ Amended budget ☐ Retroactive for full year? ☐ Or partial year, if so, From: To

Homeowner's accounts to be adjusted? If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing? If all units pay the same, enter amount \$ /Unit
3. Frequency: If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
- 6 a. Are Reserves included in the budget? (A schedule must be included)
- 6 b. Are SIRS Reserves included in the budget? (A schedule must be included)
7. Is your Late Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)
☐ No Late Fee
☐ Flat rate \$ after days OR
☐ Percentage rate only \$ % after days
8. Is your Interest Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (select one interest fee policy)
☐ No Interest Fee
☐ New Interest rate \$ % per annum after days*
- *Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification?

Order Instructions

10. Payment Notification Type: ☐ Payment Notification Letter ☐ Statements ☒ Both

11. Delivery Method:

12. Letter of Correspondence to be included:

If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

200 East Palmetto Park - Consolidated - BudgetActuals
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	284,648	3,415,774	288,753	3,465,037
40002-00	Reserve Income	77,969	935,627	41,668	500,021
40002-01	Reserve Income-SIRS	0	0	56,304	675,644
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	0	0	333	4,000
40014	Legal Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	0	0	0	0
40033	Bank Parking Reimbursement	1,517	18,200	1,517	18,200
40035	Moving Fees	1,667	20,000	0	0
40068	Key Fob Income	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40079	Clubhouse Fee Income	100	1,200	104	1,250
40080	Interest Income	0	0	0	0
40081	Reserve Interest	4,167	50,000	0	0
40087-02	Insurance- Reimbursement	0	0	0	0
40090	Miscellaneous Income	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
41020	Electric Vehicle Charging Reimb	217	2,600	263	3,150
42090	Utility Reimb.	0	0	0	0
43100	Legal Settlement	0	0	0	0
48095	Pet Fees	0	0	0	0
	**TOTAL REVENUE	370,285	4,443,401	388,942	4,667,302

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	704	8,450	719	8,625
50015	Bank Charges	75	900	33	400
50016	Bonus	3,501	42,000	3,501	42,000
50026	Credit Card Fees	0	0	0	0
50045-00	Legal Fees	2,083	25,000	2,167	26,000
50048	Annual Condo Fees	38	460	40	476
50050-15	License,Taxes,Permit- - Elevators	125	1,500	250	3,000
50050-45	License,Taxes,Permit- - Pool/Spa	63	750	63	750
50051	Taxes	0	0	0	0
50053	Corporate Annual Rep	15	175	15	175
50054	FSR Administrative Collection Fees	0	0	58	700
50059	Social Events	1,500	18,000	1,667	20,000
50064-41	Admin- - Reserve Study	0	0	0	0
50064-90	Admin- Water Cooler Rental	100	1,200	0	0
50065	Office Equipment	229	2,750	600	7,200
50075	Office Supplies	417	5,000	321	3,850
50090-10	Professional Fees- - Consultants	375	4,500	500	6,000
50090-45	Professional Fees- - Reserve Study	0	0	0	0
50126-00	Parking Expense	417	5,000	458	5,500
	**TOTAL ADMINISTRATIVE	9,642	115,685	10,390	124,676
	**PROPERTY INSURANCE				
52029	Legal Defense Insurance	81	974	103	1,240
52030	Property & Liability	51,421	617,055	51,703	620,441
52031	Crime Insurance	77	918	73	881
52032	Umbrella Insurance	9,500	114,000	8,033	96,396

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
52033	Cyber Insurance	144	1,725	147	1,768
52034	Flood Insurance	2,519	30,229	2,415	28,977
52035	Directors & Officers	557	6,683	551	6,614
52038	Boiler/Machinery	197	2,363	196	2,352
52040	Ins Finance Charge	0	0	1,200	14,400
52063	Workers Comp Ins.	47	565	41	491
	**TOTAL PROPERTY INSURANCE	64,543	774,512	64,463	773,560
	**UTILITIES				
54050-00	Electricity	19,761	237,138	18,333	220,000
54070-00	Water & Sewer	6,368	76,412	6,788	81,451
54076	Diesel	147	1,767	147	1,767
54080	Gas/Fuel Oil	128	1,536	167	2,000
54100-00	Telephone	516	6,200	584	7,000
	**TOTAL UTILITIES	26,920	323,053	26,018	312,218
	**CONTRACTS				
60004	Administrative Staff Service	25,610	307,320	0	0
60013	Cable Television	16,292	195,507	16,833	202,000
60033	BDA Contract	0	0	148	1,772
60035	Elevator Contract	3,060	36,720	2,625	31,500
60037-00	Equipment Lease	1,425	17,100	1,425	17,100
60037-60	Equipment Lease- - Storage	0	0	550	6,600
60046-20	Equipment Contract- - Fire Extinguisher	292	3,500	292	3,500
60046-30	Equipment Contract- - Life Safety	1,200	14,400	1,375	16,500
60060	Floor Care	100	1,200	100	1,200
60062	Front Desk Service	23,809	285,707	0	0
60066	Health Benefits	9,670	116,028	0	0
60069	Groundskeeper Svc.	5,224	62,684	0	0
60070	Generator	100	1,200	208	2,500

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
60074	Hvac System	1,040	12,480	1,040	12,480
60075	Janitorial Service	15,000	180,000	0	0
60090	Lawn Maintenance	4,167	50,000	4,375	52,500
61000	Management Services	6,667	80,000	6,795	81,540
61001	Maintenance Service	16,703	200,435	0	0
61010	Pest Control	416	5,000	634	7,600
61014	Painting Service	5,142	61,706	0	0
61020	Pool/Spa Contract	858	10,300	958	11,500
61044 -00	EV Chargers	428	5,136	442	5,300
61045-00	Security Services	5,666	68,000	0	0
61055	Trash Removal	4,083	49,000	3,424	41,082
61060	Uniforms Contract	225	2,700	376	4,500
61065	Valet Service	14,583	175,000	16,583	199,000
61070	Water Treatment	308	3,700	337	4,038
61075	Window Services	1,835	22,020	1,974	23,690
	**TOTAL CONTRACTS	163,903	1,966,843	60,492	725,902
	**SALARIES & BENEFITS				
65000-02	Salaries-- Maintenance	0	0	15,501	186,012
65000-05	Salaries-- Janitorial	0	0	15,462	185,540
65000-06	Salaries-- Office	0	0	26,378	316,539
65000-17	Salaries-- Grounds	0	0	5,321	63,860
65000-29	Salaries-- Painter	0	0	5,500	66,000
65000-32	Salaries-- Front Desk	0	0	23,165	277,984
65000-86a	Salaries-- Health Benefits/Burden	0	0	9,750	117,000
	**TOTAL SALARIES & BENEFITS	0	0	101,078	1,212,935
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	4,833	58,000	5,000	60,000
70043-83a	R&M-- Unit Water Damage	1,000	12,000	1,000	12,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70045	R&M-Electrical	100	1,200	100	1,200
70048-170	R&M Equipment- - Elevator	200	2,400	1,000	12,000
70048-22	R&M Equipment- - HVAC Parts/Repairs	2,000	24,000	2,083	25,000
70048-32	R&M Equipment- - Life Safety	400	4,800	1,667	20,000
70048-48	R&M Equipment- - Radio/Pager	83	1,000	156	1,875
70050	R&M-Entry System	1,000	12,000	1,166	14,000
70068	R&M-Lighting	217	2,600	125	1,500
70090	R&M-Plumbing	1,081	12,981	1,167	14,000
70095	R&M-Pool/Spa/Fountai	1,708	20,500	1,167	14,000
70110	R&M-Roof	1,333	16,000	1,333	16,000
70115	R&M-Security	0	0	2,896	34,746
70135	Landscaping Extras	2,000	24,000	2,084	25,000
70150	Carpet Maintenance	1,250	15,000	2,083	25,000
70175	Custodial Supplies	1,167	14,000	594	7,125
70180	Paint Supplies	500	6,000	626	7,500
70233-331	Supplies- -Pet Supplies	100	1,200	117	1,400
70289-00	Contingency	4,166	50,000	4,166	50,000
	**TOTAL REPAIRS/MAINTENANCE	23,138	277,681	28,529	342,346
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	41,668	500,021
80000-001	Reserve Transfers- - Pooled	77,969	935,627	0	0
80001	Reserve Interest	4,167	50,000	0	0
80004-00	SIRS Reserve Transfer	0	0	56,304	675,644
	**TOTAL RESERVE TRANSFERS	82,136	985,627	97,972	1,175,665

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	370,282	4,443,401	388,942	4,667,302
	Operating Net Income or Loss	03	0	0	0

1216-200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC.GENERAL
COMMON ELEMENT - BudgetActuals
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	176,593	2,119,111	181,321	2,175,848
40002-00	Reserve Income	38,076	456,915	22,022	264,268
40002-01	Reserve Income-SIRS	0	0	31,745	380,934
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	0	0	333	4,000
40014	Legal Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	0	0	0	0
40033	Bank Parking Reimbursement	1,517	18,200	1,517	18,200
40035	Moving Fees	1,667	20,000	0	0
40068	Key Fob Income	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40079	Clubhouse Fee Income	100	1,200	104	1,250
40080	Interest Income	0	0	0	0
40081	Reserve Interest	4,167	50,000	0	0
40087-02	Insurance- Reimbursement	0	0	0	0
40090	Miscellaneous Income	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
41020	Electric Vehicle Charging Reimb	217	2,600	263	3,150
42090	Utility Reimb.	0	0	0	0
43100	Legal Settlement	0	0	0	0
48095	Pet Fees	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL REVENUE	222,337	2,668,026	237,304	2,847,650
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	704	8,450	719	8,625
50015	Bank Charges	75	900	33	400
50016	Bonus	2,160	25,914	2,160	25,914
50026	Credit Card Fees	0	0	0	0
50045-00	Legal Fees	2,083	25,000	2,167	26,000
50051	Taxes	0	0	0	0
50053	Corporate Annual Rep	15	175	15	175
50054	FSR Administrative Collection Fees	0	0	58	700
50059	Social Events	0	0	0	0
50064-41	Admin- - Reserve Study	0	0	0	0
50064-90	Admin- Water Cooler Rental	0	0	0	0
50065	Office Equipment	229	2,750	600	7,200
50075	Office Supplies	417	5,000	321	3,850
50090-10	Professional Fees- - Consultants	375	4,500	500	6,000
50090-45	Professional Fees- - Reserve Study	0	0	0	0
50126-00	Parking Expense	417	5,000	458	5,500
	**TOTAL ADMINISTRATIVE	6,475	77,689	7,030	84,364
	**PROPERTY INSURANCE				
52029	Legal Defense Insurance	81	974	103	1,240
52030	Property & Liability	46,279	555,350	46,533	558,397
52031	Crime Insurance	77	918	73	881
52032	Umbrella Insurance	9,500	114,000	8,033	96,396
52033	Cyber Insurance	144	1,725	147	1,768
52034	Flood Insurance	2,519	30,229	2,415	28,977
52038	Boiler/Machinery	197	2,363	196	2,352

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
52040	Ins Finance Charge	0	0	1,080	12,960
52063	Workers Comp Ins.	47	565	41	491
	**TOTAL PROPERTY INSURANCE	58,844	706,124	58,622	703,462
	**UTILITIES				
54050-00	Electricity	4,940	59,285	4,583	55,000
54070-00	Water & Sewer	637	7,641	793	9,514
54076	Diesel	147	1,767	147	1,767
54100-00	Telephone	258	3,100	292	3,500
	**TOTAL UTILITIES	5,982	71,793	5,815	69,781
	**CONTRACTS				
60004	Administrative Staff Service	25,610	307,320	0	0
60033	BDA Contract	0	0	148	1,772
60037-00	Equipment Lease	0	0	1,425	17,100
60037-60	Equipment Lease- - Storage	0	0	550	6,600
60066	Health Benefits	4,835	58,014	0	0
60069	Groundskeeper Svc.	4,046	48,547	0	0
60070	Generator	100	1,200	208	2,500
60074	Hvac System	1,040	12,480	1,040	12,480
60075	Janitorial Service	7,500	90,000	0	0
60090	Lawn Maintenance	4,167	50,000	4,375	52,500
61000	Management Services	6,667	80,000	6,795	81,540
61001	Maintenance Service	16,703	200,435	0	0
61010	Pest Control	208	2,500	317	3,800
61014	Painting Service	2,571	30,853	0	0
61044 -00	EV Chargers	428	5,136	442	5,300
61045-00	Security Services	2,833	34,000	0	0
61055	Trash Removal	4,083	49,000	3,424	41,082
61060	Uniforms Contract	100	1,200	188	2,250
61065	Valet Service	14,583	175,000	16,583	199,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
61070	Water Treatment	308	3,700	337	4,038
61075	Window Services	1,410	16,920	1,549	18,590
	**TOTAL CONTRACTS	97,192	1,166,305	37,379	448,552
	**SALARIES & BENEFITS				
65000-02	Salaries-- Maintenance	0	0	15,501	186,012
65000-05	Salaries-- Janitorial	0	0	7,731	92,770
65000-06	Salaries-- Office	0	0	26,378	316,539
65000-17	Salaries-- Grounds	0	0	3,991	47,895
65000-29	Salaries-- Painter	0	0	2,750	33,000
65000-86a	Salaries-- Health Benefits/Burden	0	0	4,875	58,500
	**TOTAL SALARIES & BENEFITS	0	0	61,226	734,716
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	4,833	58,000	5,000	60,000
70043-83a	R&M-- Unit Water Damage	0	0	0	0
70045	R&M-Electrical	100	1,200	100	1,200
70048-22	R&M Equipment- - HVAC Parts/Repairs	2,000	24,000	2,083	25,000
70048-32	R&M Equipment- - Life Safety	0	0	0	0
70048-48	R&M Equipment- - Radio/Pager	83	1,000	156	1,875
70050	R&M-Entry System	500	6,000	583	7,000
70068	R&M-Lighting	217	2,600	125	1,500
70090	R&M-Plumbing	283	3,400	292	3,500
70110	R&M-Roof	1,333	16,000	1,333	16,000
70115	R&M-Security	0	0	1,448	17,373
70135	Landscaping Extras	1,000	12,000	1,042	12,500
70175	Custodial Supplies	167	2,000	156	1,875
70180	Paint Supplies	250	3,000	313	3,750
70289-00	Contingency	833	10,000	833	10,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL REPAIRS/MAINTENANCE	11,599	139,200	13,464	161,573
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	22,022	264,268
80000-001	Reserve Transfers- - Pooled	38,076	456,915	0	0
80001	Reserve Interest	4,167	50,000	0	0
80004-00	SIRS Reserve Transfer	0	0	31,745	380,934
	**TOTAL RESERVE TRANSFERS	42,243	506,915	53,767	645,202
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	222,335	2,668,026	237,303	2,847,650
	Operating Net Income or Loss	02	0	01	0

1217-200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC. RESIDENTIAL LIMITED COMMON ELEMENT - BudgetActuals

Proposed Operating Budget January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	108,055	1,296,663	107,432	1,289,189
40002-00	Reserve Income	39,893	478,712	19,646	235,753
40002-01	Reserve Income-SIRS	0	0	24,559	294,710
	**TOTAL REVENUE	147,948	1,775,375	151,638	1,819,652
	EXPENSES				
	**ADMINISTRATIVE				
50016	Bonus	1,341	16,086	1,341	16,086
50048	Annual Condo Fees	38	460	40	476
50050-15	License,Taxes,Permit- - Elevators	125	1,500	250	3,000
50050-45	License,Taxes,Permit- - Pool/Spa	63	750	63	750
50059	Social Events	1,500	18,000	1,667	20,000
50064-90	Admin- Water Cooler Rental	100	1,200	0	0
50075	Office Supplies	0	0	0	0
	**TOTAL ADMINISTRATIVE	3,167	37,996	3,359	40,312
	**PROPERTY INSURANCE				
52030	Property & Liability	5,142	61,705	5,170	62,044
52032	Umbrella Insurance	0	0	0	0
52035	Directors & Officers	557	6,683	551	6,614
52040	Ins Finance Charge	0	0	120	1,440
	**TOTAL PROPERTY INSURANCE	5,699	68,388	5,842	70,098

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**UTILITIES				
54050-00	Electricity	14,821	177,853	13,750	165,000
54070-00	Water & Sewer	5,731	68,771	5,995	71,937
54080	Gas/Fuel Oil	128	1,536	167	2,000
54100-00	Telephone	258	3,100	292	3,500
	**TOTAL UTILITIES	20,938	251,260	20,203	242,437
	**CONTRACTS				
60013	Cable Television	16,292	195,507	16,833	202,000
60035	Elevator Contract	3,060	36,720	2,625	31,500
60037-00	Equipment Lease	1,425	17,100	0	0
60046-20	Equipment Contract- - Fire Extinguisher	292	3,500	292	3,500
60046-30	Equipment Contract- - Life Safety	1,200	14,400	1,375	16,500
60060	Floor Care	100	1,200	100	1,200
60062	Front Desk Service	23,809	285,707	0	0
60066	Health Benefits	4,835	58,014	0	0
60069	Groundskeeper Svc.	1,178	14,137	0	0
60075	Janitorial Service	7,500	90,000	0	0
61000	Management Services	0	0	0	0
61010	Pest Control	208	2,500	317	3,800
61014	Painting Service	2,571	30,853	0	0
61020	Pool/Spa Contract	858	10,300	958	11,500
61044 -00	EV Chargers	0	0	0	0
61045-00	Security Services	2,833	34,000	0	0
61060	Uniforms Contract	125	1,500	188	2,250
61075	Window Services	425	5,100	425	5,100
	**TOTAL CONTRACTS	66,711	800,538	23,113	277,350
	**SALARIES & BENEFITS				
65000-05	Salaries-- Janitorial	0	0	7,731	92,770

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
65000-17	Salaries-- Grounds	0	0	1,330	15,965
65000-29	Salaries-- Painter	0	0	2,750	33,000
65000-32	Salaries-- Front Desk	0	0	23,165	277,984
65000-86a	Salaries-- Health Benefits/Burden	0	0	4,875	58,500
	**TOTAL SALARIES & BENEFITS	0	0	39,852	478,219
	**REPAIRS/MAINTENANCE				
70043-83a	R&M-- Unit Water Damage	1,000	12,000	1,000	12,000
70048-170	R&M Equipment- - Elevator	200	2,400	1,000	12,000
70048-32	R&M Equipment- - Life Safety	400	4,800	1,667	20,000
70050	R&M-Entry System	500	6,000	583	7,000
70090	R&M-Plumbing	798	9,581	875	10,500
70095	R&M-Pool/Spa/Fountai	1,708	20,500	1,167	14,000
70115	R&M-Security	0	0	1,448	17,373
70135	Landscaping Extras	1,000	12,000	1,042	12,500
70150	Carpet Maintenance	1,250	15,000	2,083	25,000
70175	Custodial Supplies	1,000	12,000	438	5,250
70180	Paint Supplies	250	3,000	313	3,750
70233-331	Supplies- -Pet Supplies	100	1,200	117	1,400
70289-00	Contingency	3,333	40,000	3,333	40,000
	**TOTAL REPAIRS/MAINTENANCE	11,539	138,481	15,064	180,773
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	19,646	235,753
80000-001	Reserve Transfers- - Pooled	39,893	478,712	0	0
80004-00	SIRS Reserve Transfer	0	0	24,559	294,710

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL RESERVE TRANSFERS	39,893	478,712	44,205	530,463
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	147,947	1,775,375	151,638	1,819,652
	Operating Net Income or Loss	01	0	0	0

200 East Palmetto Park - Consolidated- Proposed_Maintenance
Schedule Of Proposed Maintenance
January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-BANA		1	\$2085.74	\$1655.29	\$241.10	\$324.71	\$2221.10	\$2221.10
0000-CAMA		5	\$3197.35	\$2537.47	\$369.60	\$497.76	\$3404.83	\$17024.15
0000-COQUI		2	\$2592.47	\$2057.45	\$299.68	\$403.60	\$2760.73	\$5521.46
0000-DELRA		5	\$3519.80	\$2793.38	\$406.87	\$547.96	\$3748.21	\$18741.05
0000-DELSO		2	\$2350.87	\$1865.69	\$271.75	\$365.99	\$2503.43	\$5006.86
0000-ESPLA		2	\$2686.46	\$2132.03	\$310.54	\$418.23	\$2860.80	\$5721.60
0000-GLADE		2	\$2370.47	\$1881.24	\$274.01	\$369.04	\$2524.29	\$5048.58
0000-HIBIS		1	\$2360.01	\$1872.95	\$272.81	\$367.41	\$2513.17	\$2513.17
0000-IBIS		8	\$2744.02	\$2177.71	\$317.19	\$427.19	\$2922.09	\$23376.72
0000-IBISA		2	\$2875.97	\$2282.43	\$332.45	\$447.73	\$3062.61	\$6125.22
0000-JASA		1	\$2408.42	\$1911.38	\$278.40	\$374.94	\$2564.72	\$2564.72
0000-MADRA		5	\$2845.92	\$2258.58	\$328.97	\$443.06	\$3030.61	\$15153.05
0000-MIZNE		10	\$3118.82	\$2475.15	\$360.52	\$485.54	\$3321.21	\$33212.10
0000-ORCHI		1	\$4053.90	\$3217.26	\$468.60	\$631.12	\$4316.98	\$4316.98
0000-PALM		3	\$3799.36	\$3015.27	\$439.19	\$591.49	\$4045.95	\$12137.85
0000-PALMA		1	\$4178.08	\$3315.80	\$482.97	\$650.45	\$4449.22	\$4449.22
0000-PALMB		1	\$3986.12	\$3163.46	\$460.77	\$620.56	\$4244.79	\$4244.79
0000-PALMW		8	\$2302.53	\$1827.34	\$266.16	\$358.46	\$2451.96	\$19615.68
0000-SREMA		1	\$2412.34	\$1914.48	\$278.85	\$375.55	\$2568.88	\$2568.88
0000-SEVIL		10	\$2548.06	\$2022.20	\$294.55	\$396.69	\$2713.44	\$27134.40
0000-VALEA		5	\$2862.83	\$2272.00	\$330.93	\$445.69	\$3048.62	\$15243.10
0000-WINDW		1	\$3906.51	\$3100.27	\$451.57	\$608.16	\$4160.00	\$4160.00
0000-PH1		1	\$5490.72	\$4357.55	\$634.69	\$854.80	\$5847.04	\$5847.04
0000-PH2		1	\$3656.98	\$2902.25	\$422.72	\$569.32	\$3894.29	\$3894.29
0000-PH3		1	\$3471.48	\$2755.02	\$401.28	\$540.44	\$3696.74	\$3696.74
0000-PH4		1	\$4473.26	\$3550.07	\$517.08	\$696.40	\$4763.55	\$4763.55

Building#-Unit Type	Unit Remarks	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-PH5		1	\$4445.75	\$3528.23	\$513.91	\$692.12	\$4734.26	\$4734.26
0000-PH7		1	\$4525.59	\$3591.60	\$523.13	\$704.55	\$4819.28	\$4819.28
0000-PH8		1	\$4208.14	\$3339.66	\$486.43	\$655.13	\$4481.22	\$4481.22
0000-PH9		1	\$3420.60	\$2714.64	\$395.41	\$532.53	\$3642.58	\$3642.58
0000-PH10		1	\$3787.69	\$3005.99	\$437.84	\$589.67	\$4033.50	\$4033.50
0000-PH11		1	\$5252.89	\$4168.80	\$607.21	\$817.77	\$5593.78	\$5593.78
0000-CU1		1	\$6334.44	\$5350.41	\$649.84	\$936.72	\$6936.97	\$6936.97
0000-BANB		3	\$2088.43	\$1657.42	\$241.41	\$325.13	\$2223.96	\$6671.88
0000-BANC		1	\$2088.43	\$1657.42	\$241.41	\$325.13	\$2223.96	\$2223.96
0000-BAND		2	\$2084.44	\$1654.24	\$240.95	\$324.51	\$2219.70	\$4439.40
0000-CAMB		5	\$3185.51	\$2528.09	\$368.23	\$495.92	\$3392.24	\$16961.20
0000-DELRB		5	\$3493.75	\$2772.71	\$403.86	\$543.91	\$3720.48	\$18602.40
0000-JASB		1	\$2401.74	\$1906.07	\$277.63	\$373.90	\$2557.60	\$2557.60
0000-MADRB		5	\$2823.64	\$2240.90	\$326.40	\$439.58	\$3006.88	\$15034.40
0000-SREMB		1	\$2417.55	\$1918.63	\$279.46	\$376.37	\$2574.46	\$2574.46
0000-VALEB		5	\$2848.61	\$2260.71	\$329.29	\$443.47	\$3033.47	\$15167.35
0000-CU2		1	\$2189.19	\$1849.11	\$224.58	\$323.73	\$2397.42	\$2397.42
0000-CU3		1	\$6147.90	\$5192.84	\$630.70	\$909.13	\$6732.67	\$6732.67
0000-CU4		1	\$4399.00	\$3715.62	\$451.28	\$650.51	\$4817.41	\$4817.41
Total		119						\$386724.04

**1216-200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC.GENERAL
COMMON ELEMENT - Proposed_Maintenance
Schedule Of Proposed Maintenance
January 1, 2026 - December 31, 2026**

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-BANA		0.553200000	1	0.553200000	\$2085.74	\$1003.07	\$121.83	\$175.61	\$1300.51	\$1300.51
0000-CAMA		0.848000000	5	4.240000000	\$3197.35	\$1537.60	\$186.75	\$269.19	\$1993.54	\$9967.70
0000-COQUI		0.687600000	2	1.375200000	\$2592.47	\$1246.76	\$151.43	\$218.28	\$1616.47	\$3232.94
0000-DELRA		0.933500000	5	4.667500000	\$3519.80	\$1692.63	\$205.58	\$296.33	\$2194.54	\$10972.70
0000-DELSO		0.623500000	2	1.247000000	\$2350.87	\$1130.53	\$137.31	\$197.93	\$1465.77	\$2931.54
0000-ESPLA		0.712500000	2	1.425000000	\$2686.46	\$1291.91	\$156.91	\$226.18	\$1675.00	\$3350.00
0000-GLADE		0.628700000	2	1.257400000	\$2370.47	\$1139.96	\$138.45	\$199.58	\$1477.99	\$2955.98
0000-HIBIS		0.625900000	1	0.625900000	\$2360.01	\$1134.89	\$137.84	\$198.69	\$1471.42	\$1471.42
0000-IBIS		0.727800000	8	5.822400000	\$2744.02	\$1319.65	\$160.28	\$231.04	\$1710.97	\$13687.76
0000-IBISA		0.762800000	2	1.525600000	\$2875.97	\$1383.11	\$167.99	\$242.15	\$1793.25	\$3586.50
0000-JASA		0.638800000	1	0.638800000	\$2408.42	\$1158.28	\$140.68	\$202.78	\$1501.74	\$1501.74
0000-MADRA		0.754800000	5	3.774000000	\$2845.92	\$1368.61	\$166.22	\$239.61	\$1774.44	\$8872.20
0000-MIZNE		0.827200000	10	8.272000000	\$3118.82	\$1499.88	\$182.17	\$262.59	\$1944.64	\$19446.40
0000-ORCHI		1.075200000	1	1.075200000	\$4053.90	\$1949.56	\$236.78	\$341.32	\$2527.66	\$2527.66
0000-PALM		1.007700000	3	3.023100000	\$3799.36	\$1827.17	\$221.92	\$319.89	\$2368.98	\$7106.94
0000-PALMA		1.108100000	1	1.108100000	\$4178.08	\$2009.21	\$244.03	\$351.76	\$2605.00	\$2605.00
0000-PALMB		1.057200000	1	1.057200000	\$3986.12	\$1916.92	\$232.82	\$335.60	\$2485.34	\$2485.34
0000-PALMW		0.610700000	8	4.885600000	\$2302.53	\$1107.33	\$134.49	\$193.86	\$1435.68	\$11485.44
0000-SREMA		0.639800000	1	0.639800000	\$2412.34	\$1160.09	\$140.90	\$203.10	\$1504.09	\$1504.09
0000-SEVIL		0.675800000	10	6.758000000	\$2548.06	\$1225.37	\$148.83	\$214.53	\$1588.73	\$15887.30
0000-VALEA		0.759300000	5	3.796500000	\$2862.83	\$1376.77	\$167.22	\$241.04	\$1785.03	\$8925.15
0000-WINDW		1.036100000	1	1.036100000	\$3906.51	\$1878.66	\$228.17	\$328.90	\$2435.73	\$2435.73
0000-PH1		1.456300000	1	1.456300000	\$5490.72	\$2640.57	\$320.71	\$462.30	\$3423.58	\$3423.58
0000-PH2		0.969900000	1	0.969900000	\$3656.98	\$1758.63	\$213.59	\$307.89	\$2280.11	\$2280.11

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-PH3		0.920700000	1	0.920700000	\$3471.48	\$1669.42	\$202.76	\$292.27	\$2164.45	\$2164.45
0000-PH4		1.186400000	1	1.186400000	\$4473.26	\$2151.19	\$261.27	\$376.62	\$2789.08	\$2789.08
0000-PH5		1.179100000	1	1.179100000	\$4445.75	\$2137.95	\$259.67	\$374.30	\$2771.92	\$2771.92
0000-PH7		1.200300000	1	1.200300000	\$4525.59	\$2176.39	\$264.33	\$381.03	\$2821.75	\$2821.75
0000-PH8		1.116100000	1	1.116100000	\$4208.14	\$2023.72	\$245.79	\$354.30	\$2623.81	\$2623.81
0000-PH9		0.907200000	1	0.907200000	\$3420.60	\$1644.94	\$199.79	\$287.99	\$2132.72	\$2132.72
0000-PH10		1.004600000	1	1.004600000	\$3787.69	\$1821.55	\$221.24	\$318.91	\$2361.70	\$2361.70
0000-PH11		1.393200000	1	1.393200000	\$5252.89	\$2526.16	\$306.82	\$442.26	\$3275.24	\$3275.24
0000-CU1		2.950800000	1	2.950800000	\$6334.44	\$5350.41	\$649.84	\$936.72	\$6936.97	\$6936.97
0000-BANB		0.553900000	3	1.661700000	\$2088.43	\$1004.34	\$121.98	\$175.83	\$1302.15	\$3906.45
0000-BANC		0.553900000	1	0.553900000	\$2088.43	\$1004.34	\$121.98	\$175.83	\$1302.15	\$1302.15
0000-BAND		0.552800000	2	1.105600000	\$2084.44	\$1002.34	\$121.74	\$175.48	\$1299.56	\$2599.12
0000-CAMB		0.844900000	5	4.224500000	\$3185.51	\$1531.98	\$186.07	\$268.21	\$1986.26	\$9931.30
0000-DELRB		0.926600000	5	4.633000000	\$3493.75	\$1680.12	\$204.06	\$294.14	\$2178.32	\$10891.60
0000-JASB		0.637000000	1	0.637000000	\$2401.74	\$1155.01	\$140.28	\$202.21	\$1497.50	\$1497.50
0000-MADRB		0.748900000	5	3.744500000	\$2823.64	\$1357.91	\$164.93	\$237.73	\$1760.57	\$8802.85
0000-SREMB		0.641200000	1	0.641200000	\$2417.55	\$1162.63	\$141.21	\$203.55	\$1507.39	\$1507.39
0000-VALEB		0.755500000	5	3.777500000	\$2848.61	\$1369.88	\$166.38	\$239.83	\$1776.09	\$8880.45
0000-CU2		1.019800000	1	1.019800000	\$2189.19	\$1849.11	\$224.58	\$323.73	\$2397.42	\$2397.42
0000-CU3		2.863900000	1	2.863900000	\$6147.90	\$5192.84	\$630.70	\$909.13	\$6732.67	\$6732.67
0000-CU4		2.049200000	1	2.049200000	\$4399.00	\$3715.62	\$451.28	\$650.51	\$4817.41	\$4817.41
Total			119	100.000000000						\$235087.68

1217-200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC. RESIDENTIAL LIMITED COMMON ELEMENT - Proposed_Maintenance

Schedule Of Proposed Maintenance January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-BANA		0.607100000	1	0.607100000	\$2085.74	\$652.22	\$119.27	\$149.10	\$920.59	\$920.59
0000-CAMA		0.930700000	5	4.653500000	\$3197.35	\$999.87	\$182.85	\$228.57	\$1411.29	\$7056.45
0000-COQUI		0.754600000	2	1.509200000	\$2592.47	\$810.69	\$148.25	\$185.32	\$1144.26	\$2288.52
0000-DELRA		1.024600000	5	5.123000000	\$3519.80	\$1100.75	\$201.29	\$251.63	\$1553.67	\$7768.35
0000-DELISO		0.684300000	2	1.368600000	\$2350.87	\$735.16	\$134.44	\$168.06	\$1037.66	\$2075.32
0000-ESPLA		0.782000000	2	1.564000000	\$2686.46	\$840.12	\$153.63	\$192.05	\$1185.80	\$2371.60
0000-GLADE		0.690000000	2	1.380000000	\$2370.47	\$741.28	\$135.56	\$169.46	\$1046.30	\$2092.60
0000-HIBIS		0.687000000	1	0.687000000	\$2360.01	\$738.06	\$134.97	\$168.72	\$1041.75	\$1041.75
0000-IBIS		0.798700000	8	6.389600000	\$2744.02	\$858.06	\$156.91	\$196.15	\$1211.12	\$9688.96
0000-IBISA		0.837100000	2	1.674200000	\$2875.97	\$899.32	\$164.46	\$205.58	\$1269.36	\$2538.72
0000-JASA		0.701000000	1	0.701000000	\$2408.42	\$753.10	\$137.72	\$172.16	\$1062.98	\$1062.98
0000-MADRA		0.828400000	5	4.142000000	\$2845.92	\$889.97	\$162.75	\$203.45	\$1256.17	\$6280.85
0000-MIZNE		0.907800000	10	9.078000000	\$3118.82	\$975.27	\$178.35	\$222.95	\$1376.57	\$13765.70
0000-ORCHI		1.180000000	1	1.180000000	\$4053.90	\$1267.70	\$231.82	\$289.80	\$1789.32	\$1789.32
0000-PALM		1.105900000	3	3.317700000	\$3799.36	\$1188.10	\$217.27	\$271.60	\$1676.97	\$5030.91
0000-PALMA		1.216200000	1	1.216200000	\$4178.08	\$1306.59	\$238.94	\$298.69	\$1844.22	\$1844.22
0000-PALMB		1.160300000	1	1.160300000	\$3986.12	\$1246.54	\$227.95	\$284.96	\$1759.45	\$1759.45
0000-PALMW		0.670200000	8	5.361600000	\$2302.53	\$720.01	\$131.67	\$164.60	\$1016.28	\$8130.24
0000-SREMA		0.702200000	1	0.702200000	\$2412.34	\$754.39	\$137.95	\$172.45	\$1064.79	\$1064.79
0000-SEVIL		0.741700000	10	7.417000000	\$2548.06	\$796.83	\$145.72	\$182.16	\$1124.71	\$11247.10
0000-VALEA		0.833300000	5	4.166500000	\$2862.83	\$895.23	\$163.71	\$204.65	\$1263.59	\$6317.95
0000-WINDW		1.137100000	1	1.137100000	\$3906.51	\$1221.61	\$223.40	\$279.26	\$1724.27	\$1724.27
0000-PH1		1.598200000	1	1.598200000	\$5490.72	\$1716.98	\$313.98	\$392.50	\$2423.46	\$2423.46
0000-PH2		1.064500000	1	1.064500000	\$3656.98	\$1143.62	\$209.13	\$261.43	\$1614.18	\$1614.18

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-PH3		1.010500000	1	1.010500000	\$3471.48	\$1085.60	\$198.52	\$248.17	\$1532.29	\$1532.29
0000-PH4		1.302100000	1	1.302100000	\$4473.26	\$1398.88	\$255.81	\$319.78	\$1974.47	\$1974.47
0000-PH5		1.294100000	1	1.294100000	\$4445.75	\$1390.28	\$254.24	\$317.82	\$1962.34	\$1962.34
0000-PH7		1.317300000	1	1.317300000	\$4525.59	\$1415.21	\$258.80	\$323.52	\$1997.53	\$1997.53
0000-PH8		1.224900000	1	1.224900000	\$4208.14	\$1315.94	\$240.64	\$300.83	\$1857.41	\$1857.41
0000-PH9		0.995700000	1	0.995700000	\$3420.60	\$1069.70	\$195.62	\$244.54	\$1509.86	\$1509.86
0000-PH10		1.102500000	1	1.102500000	\$3787.69	\$1184.44	\$216.60	\$270.76	\$1671.80	\$1671.80
0000-PH11		1.529000000	1	1.529000000	\$5252.89	\$1642.64	\$300.39	\$375.51	\$2318.54	\$2318.54
0000-BANB		0.607900000	3	1.823700000	\$2088.43	\$653.08	\$119.43	\$149.30	\$921.81	\$2765.43
0000-BANC		0.607900000	1	0.607900000	\$2088.43	\$653.08	\$119.43	\$149.30	\$921.81	\$921.81
0000-BAND		0.606800000	2	1.213600000	\$2084.44	\$651.90	\$119.21	\$149.03	\$920.14	\$1840.28
0000-CAMB		0.927200000	5	4.636000000	\$3185.51	\$996.11	\$182.16	\$227.71	\$1405.98	\$7029.90
0000-DELRB		1.017000000	5	5.085000000	\$3493.75	\$1092.59	\$199.80	\$249.77	\$1542.16	\$7710.80
0000-JASB		0.699100000	1	0.699100000	\$2401.74	\$751.06	\$137.35	\$171.69	\$1060.10	\$1060.10
0000-MADRB		0.821900000	5	4.109500000	\$2823.64	\$882.99	\$161.47	\$201.85	\$1246.31	\$6231.55
0000-SREMB		0.703700000	1	0.703700000	\$2417.55	\$756.00	\$138.25	\$172.82	\$1067.07	\$1067.07
0000-VALEB		0.829200000	5	4.146000000	\$2848.61	\$890.83	\$162.91	\$203.64	\$1257.38	\$6286.90
Total			115	99.999100000						\$151636.36

1216-200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC.GENERAL COMMON ELEMENT

Pooled Reserve Analysis Worksheet January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30000-32c	Reserves	Landscaping	\$175,000	20	5
30000-244	Reserves	HVAC	\$1,849,400	28	13
30000-001	Reserves	Pooled	\$0	0	0
30000-113b	Reserves	Building - General	\$464,972	18	16
30010-02	Reserve Liab-Expend	Bank Charges	\$0	0	0
30000-35	Reserves	Mechanical	\$902,680	18	10
30000-26	Reserves	Interior	\$49,423	11	8
30000-15	Reserves	Elevator	\$2,546,220	29	13
30000-50	Reserves	Paving	\$568,537	25	23
		Totals	\$6,556,232		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$1,055,172
Additional Reserve Funding Thru Year End	\$74,098
Total Reserves Thru Year End	\$1,129,270
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$5,426,962
Annual Contribution	\$264,268
Monthly Contribution	\$22,022

1217-200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC. RESIDENTIAL LIMITED COMMON ELEMENT

Pooled Reserve Analysis Worksheet January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30000-244	Reserves	HVAC	\$667,673	13	8
30000-001	Reserves	Pooled	\$0	0	0
30000-216	Reserves	Professional Service	\$133,350	10	7
30000-45g	Reserves	Pool/Spa/Deck	\$191,768	13	8
30000-113b	Reserves	Building - General	\$155,615	21	9
30000-35	Reserves	Mechanical	\$217,060	12	4
30000-26	Reserves	Interior	\$2,028,303	17	17
30000-50	Reserves	Paving	\$326,751	25	11
		Totals	\$3,720,520		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$1,728,238
Additional Reserve Funding Thru Year End	\$39,292
Total Reserves Thru Year End	\$1,767,530
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$1,952,990
Annual Contribution	\$235,753
Monthly Contribution	\$19,646

1216-200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC.GENERAL COMMON ELEMENT

SIRS Pooled Reserve Analysis Worksheet January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-80	SIRS Reserves	Roof	\$3,292,479	24	7
30003-42	SIRS Reserves	Plumbing	\$1,130,500	50	38
30003-90	SIRS Reserves	Windows	\$166,020	39	25
30003-70	SIRS Reserves	Structure	\$399,910	30	13
30003-50	SIRS Reserves	Painting	\$427,735	14	9
30003-40	SIRS Reserves	Fire System	\$1,081,440	26	14
30003-20	SIRS Reserves	Electrical	\$603,000	45	30
		Totals	\$7,101,084		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$0
Additional Reserve Funding Thru Year End	\$0
Total Reserves Thru Year End	\$0
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$7,101,084
Annual Contribution	\$380,934
Monthly Contribution	\$31,745

1217-200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC. RESIDENTIAL LIMITED COMMON ELEMENT

SIRS Pooled Reserve Analysis Worksheet January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-42	SIRS Reserves	Plumbing	\$73,900	21	5
30003-90	SIRS Reserves	Windows	\$206,107	47	30
30003-70	SIRS Reserves	Structure	\$3,603,516	23	13
30003-50	SIRS Reserves	Painting	\$1,372,483	10	8
30003-40	SIRS Reserves	Fire System	\$209,002	20	3
		Totals	\$5,465,008		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$0
Additional Reserve Funding Thru Year End	\$0
Total Reserves Thru Year End	\$0
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$5,465,008
Annual Contribution	\$294,710
Monthly Contribution	\$24,559

Recurring Charges Listing
200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC.GENERAL
COMMON ELEMENT
As of 12/24/2025

GC64 0000 200 EAST PALMETTO CONDO
C/O FirstService Residential 200 EAST PALMETTO PARK RD
BOCA RATON, FL 33432

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	BANA	MM	Charge	1	2,085.74	01/01/2025	12/31/2025	2,085.74
<u>Group Increases:</u>		MM	Charge	1	2,304.22	01/01/2026	12/31/3000	2,304.22
Unit Type	BANB	MM	Charge	3	2,088.43	01/01/2025	12/31/2025	6,265.29
<u>Group Increases:</u>		MM	Charge	3	2,307.19	01/01/2026	12/31/3000	6,921.57
Unit Type	BANC	MM	Charge	1	2,088.43	01/01/2025	12/31/2025	2,088.43
<u>Group Increases:</u>		MM	Charge	1	2,307.19	01/01/2026	12/31/3000	2,307.19
Unit Type	BAND	MM	Charge	2	2,084.44	01/01/2025	12/31/2025	4,168.88
<u>Group Increases:</u>		MM	Charge	2	2,302.76	01/01/2026	12/31/3000	4,605.52
Unit Type	CAMA	MM	Charge	5	3,197.35	01/01/2025	12/31/2025	15,986.75
<u>Group Increases:</u>		MM	Charge	5	3,532.25	01/01/2026	12/31/3000	17,661.25
Unit Type	CAMB	MM	Charge	5	3,185.51	01/01/2025	12/31/2025	15,927.55
<u>Group Increases:</u>		MM	Charge	5	3,519.19	01/01/2026	12/31/3000	17,595.95
Unit Type	COQUI	MM	Charge	2	2,592.47	01/01/2025	12/31/2025	5,184.94
<u>Group Increases:</u>		MM	Charge	2	2,864.05	01/01/2026	12/31/3000	5,728.10
Unit Type	CU1	MM	Charge	1	6,334.44	01/01/2025	12/31/2025	6,334.44
<u>Group Increases:</u>		MM	Charge	1	7,380.36	01/01/2026	12/31/3000	7,380.36

Recurring Charges Listing
200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC.GENERAL
COMMON ELEMENT
As of 12/24/2025

GC64 0000 200 EAST PALMETTO CONDO
C/O FirstService Residential 200 EAST PALMETTO PARK RD
BOCA RATON, FL 33432

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	CU2	MM	Charge	1	2,189.19	01/01/2025	12/31/2025	2,189.19
<u>Group Increases:</u>		MM	Charge	1	2,550.66	01/01/2026	12/31/3000	2,550.66
Unit Type	CU3	MM	Charge	1	6,147.90	01/01/2025	12/31/2025	6,147.90
<u>Group Increases:</u>		MM	Charge	1	7,163.00	01/01/2026	12/31/3000	7,163.00
Unit Type	CU4	MM	Charge	1	4,399.00	01/01/2025	12/31/2025	4,399.00
<u>Group Increases:</u>		MM	Charge	1	5,125.33	01/01/2026	12/31/3000	5,125.33
Unit Type	DELRA	MM	Charge	5	3,519.80	01/01/2025	12/31/2025	17,599.00
<u>Group Increases:</u>		MM	Charge	5	3,888.48	01/01/2026	12/31/3000	19,442.40
Unit Type	DELRB	MM	Charge	5	3,493.75	01/01/2025	12/31/2025	17,468.75
<u>Group Increases:</u>		MM	Charge	5	3,859.71	01/01/2026	12/31/3000	19,298.55
Unit Type	DELRO	MM	Charge	2	2,350.87	01/01/2025	12/31/2025	4,701.74
<u>Group Increases:</u>		MM	Charge	2	2,597.12	01/01/2026	12/31/3000	5,194.24
Unit Type	ESPLA	MM	Charge	2	2,686.46	01/01/2025	12/31/2025	5,372.92
<u>Group Increases:</u>		MM	Charge	2	2,967.86	01/01/2026	12/31/3000	5,935.72
Unit Type	GLADE	MM	Charge	2	2,370.47	01/01/2025	12/31/2025	4,740.94
<u>Group Increases:</u>		MM	Charge	2	2,618.76	01/01/2026	12/31/3000	5,237.52

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Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	HIBIS	MM	Charge	1	2,360.01	01/01/2025	12/31/2025	2,360.01
<u>Group Increases:</u>		MM	Charge	1	2,607.22	01/01/2026	12/31/3000	2,607.22
Unit Type	IBIS	MM	Charge	8	2,744.02	01/01/2025	12/31/2025	21,952.16
<u>Group Increases:</u>		MM	Charge	8	3,031.45	01/01/2026	12/31/3000	24,251.60
Unit Type	IBISA	MM	Charge	2	2,875.97	01/01/2025	12/31/2025	5,751.94
<u>Group Increases:</u>		MM	Charge	2	3,177.23	01/01/2026	12/31/3000	6,354.46
Unit Type	JASA	MM	Charge	1	2,408.42	01/01/2025	12/31/2025	2,408.42
<u>Group Increases:</u>		MM	Charge	1	2,660.71	01/01/2026	12/31/3000	2,660.71
Unit Type	JASB	MM	Charge	1	2,401.74	01/01/2025	12/31/2025	2,401.74
<u>Group Increases:</u>		MM	Charge	1	2,653.32	01/01/2026	12/31/3000	2,653.32
Unit Type	MADRA	MM	Charge	5	2,845.92	01/01/2025	12/31/2025	14,229.60
<u>Group Increases:</u>		MM	Charge	5	3,144.03	01/01/2026	12/31/3000	15,720.15
Unit Type	MADRB	MM	Charge	5	2,823.64	01/01/2025	12/31/2025	14,118.20
<u>Group Increases:</u>		MM	Charge	5	3,119.41	01/01/2026	12/31/3000	15,597.05
Unit Type	MIZNE	MM	Charge	10	3,118.82	01/01/2025	12/31/2025	31,188.20
<u>Group Increases:</u>		MM	Charge	10	3,445.51	01/01/2026	12/31/3000	34,455.10

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Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	ORCHI	MM	Charge	1	4,053.90	01/01/2025	12/31/2025	4,053.90
<u>Group Increases:</u>		MM	Charge	1	4,478.55	01/01/2026	12/31/3000	4,478.55
Unit Type	PALM	MM	Charge	3	3,799.36	01/01/2025	12/31/2025	11,398.08
<u>Group Increases:</u>		MM	Charge	3	4,197.37	01/01/2026	12/31/3000	12,592.11
Unit Type	PALMA	MM	Charge	1	4,178.08	01/01/2025	12/31/2025	4,178.08
<u>Group Increases:</u>		MM	Charge	1	4,615.73	01/01/2026	12/31/3000	4,615.73
Unit Type	PALMB	MM	Charge	1	3,986.12	01/01/2025	12/31/2025	3,986.12
<u>Group Increases:</u>		MM	Charge	1	4,403.65	01/01/2026	12/31/3000	4,403.65
Unit Type	PALMW	MM	Charge	8	2,302.53	01/01/2025	12/31/2025	18,420.24
<u>Group Increases:</u>		MM	Charge	8	2,543.73	01/01/2026	12/31/3000	20,349.84
Unit Type	PH1	MM	Charge	1	5,490.72	01/01/2025	12/31/2025	5,490.72
<u>Group Increases:</u>		MM	Charge	1	6,065.87	01/01/2026	12/31/3000	6,065.87
Unit Type	PH10	MM	Charge	1	3,787.69	01/01/2025	12/31/2025	3,787.69
<u>Group Increases:</u>		MM	Charge	1	4,184.45	01/01/2026	12/31/3000	4,184.45
Unit Type	PH11	MM	Charge	1	5,252.89	01/01/2025	12/31/2025	5,252.89
<u>Group Increases:</u>		MM	Charge	1	5,803.12	01/01/2026	12/31/3000	5,803.12

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Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	PH2	MM	Charge	1	3,656.98	01/01/2025	12/31/2025	3,656.98
<u>Group Increases:</u>		MM	Charge	1	4,040.03	01/01/2026	12/31/3000	4,040.03
Unit Type	PH3	MM	Charge	1	3,471.48	01/01/2025	12/31/2025	3,471.48
<u>Group Increases:</u>		MM	Charge	1	3,835.09	01/01/2026	12/31/3000	3,835.09
Unit Type	PH4	MM	Charge	1	4,473.26	01/01/2025	12/31/2025	4,473.26
<u>Group Increases:</u>		MM	Charge	1	4,941.82	01/01/2026	12/31/3000	4,941.82
Unit Type	PH5	MM	Charge	1	4,445.75	01/01/2025	12/31/2025	4,445.75
<u>Group Increases:</u>		MM	Charge	1	4,911.43	01/01/2026	12/31/3000	4,911.43
Unit Type	PH7	MM	Charge	1	4,525.59	01/01/2025	12/31/2025	4,525.59
<u>Group Increases:</u>		MM	Charge	1	4,999.64	01/01/2026	12/31/3000	4,999.64
Unit Type	PH8	MM	Charge	1	4,208.14	01/01/2025	12/31/2025	4,208.14
<u>Group Increases:</u>		MM	Charge	1	4,648.93	01/01/2026	12/31/3000	4,648.93
Unit Type	PH9	MM	Charge	1	3,420.60	01/01/2025	12/31/2025	3,420.60
<u>Group Increases:</u>		MM	Charge	1	3,778.89	01/01/2026	12/31/3000	3,778.89
Unit Type	SEVIL	MM	Charge	10	2,548.06	01/01/2025	12/31/2025	25,480.60
<u>Group Increases:</u>		MM	Charge	10	2,814.98	01/01/2026	12/31/3000	28,149.80

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Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	SREMA	MM	Charge	1	2,412.34	01/01/2025	12/31/2025	2,412.34
<u>Group Increases:</u>								
		MM	Charge	1	2,665.02	01/01/2026	12/31/3000	2,665.02
Unit Type	SREMB	MM	Charge	1	2,417.55	01/01/2025	12/31/2025	2,417.55
<u>Group Increases:</u>								
		MM	Charge	1	2,670.81	01/01/2026	12/31/3000	2,670.81
Unit Type	VALEA	MM	Charge	5	2,862.83	01/01/2025	12/31/2025	14,314.15
<u>Group Increases:</u>								
		MM	Charge	5	3,162.71	01/01/2026	12/31/3000	15,813.55
Unit Type	VALEB	MM	Charge	5	2,848.61	01/01/2025	12/31/2025	14,243.05
<u>Group Increases:</u>								
		MM	Charge	5	3,146.99	01/01/2026	12/31/3000	15,734.95
Unit Type	WINDW	MM	Charge	1	3,906.51	01/01/2025	12/31/2025	3,906.51
<u>Group Increases:</u>								
		MM	Charge	1	4,315.69	01/01/2026	12/31/3000	4,315.69
Totals:				119				362,615.45

Unit	0002	S3	Charge	1	716.07	03/01/2023	02/28/2033	716.07
Unit	0003	S3	Charge	1	350.94	03/01/2023	02/28/2033	350.94
Unit	0004	S3	Charge	1	350.94	03/01/2023	02/28/2033	350.94
Unit	0006	S3	Charge	1	444.82	03/01/2023	02/28/2033	444.82
Unit	0008	S3	Charge	1	222.45	03/01/2023	02/28/2033	222.45
Unit	0019	S3	Charge	1	488.60	03/01/2023	02/28/2033	488.60
Unit	0020	S3	Charge	1	392.89	03/01/2023	02/28/2033	392.89
Unit	0021	S3	Charge	1	446.77	03/01/2023	02/28/2033	446.77
Unit	0402	S3	Charge	1	542.02	03/01/2023	02/28/2033	542.02

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Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit	0404	S3	Charge	1	433.95	03/01/2023	02/28/2033	433.95
Unit	0405	S3	Charge	1	587.80	03/01/2023	02/28/2033	587.80
Unit	0406	S3	Charge	1	587.80	03/01/2023	02/28/2033	587.80
Unit	0410	S3	Charge	1	480.25	03/01/2023	02/28/2033	480.25
Unit	0411	S3	Charge	1	536.90	03/01/2023	02/28/2033	536.90
Unit	0412	S3	Charge	1	539.56	03/01/2023	02/28/2033	539.56
Unit	0414	S3	Charge	1	602.62	03/01/2023	02/28/2033	602.62
Unit	0415	S3	Charge	1	600.36	03/01/2023	02/28/2033	600.36
Unit	0416	S3	Charge	1	663.42	03/01/2023	02/28/2033	663.42
Unit	0417	S3	Charge	1	658.50	03/01/2023	02/28/2033	658.50
Unit	0502	S3	Charge	1	517.16	03/01/2023	02/28/2033	517.16
Unit	0504	S3	Charge	1	212.68	03/01/2023	02/28/2033	212.68
Unit	0506	S3	Charge	1	587.80	03/01/2023	02/28/2033	587.80
Unit	0507	S3	Charge	1	260.81	03/01/2023	02/28/2033	260.81
Unit	0511	S3	Charge	1	536.90	03/01/2023	02/28/2033	536.90
Unit	0515	S3	Charge	1	600.36	03/01/2023	02/28/2033	600.36
Unit	0516	S3	Charge	1	663.42	03/01/2023	02/28/2033	663.42
Unit	0517	S3	Charge	1	658.50	03/01/2023	02/28/2033	658.50
Unit	0600	S3	Charge	1	443.08	03/01/2023	02/28/2033	443.08
Unit	0602	S3	Charge	1	253.45	03/01/2023	02/28/2033	253.45
Unit	0603	S3	Charge	1	433.95	03/01/2023	02/28/2033	433.95
Unit	0607	S3	Charge	1	532.18	03/01/2023	02/28/2033	532.18
Unit	0615	S3	Charge	1	600.36	03/01/2023	02/28/2033	600.36
Unit	0700	S3	Charge	1	736.27	03/01/2023	02/28/2033	736.27
Unit	0703	S3	Charge	1	433.95	03/01/2023	02/28/2033	433.95
Unit	0704	S3	Charge	1	433.95	03/01/2023	02/28/2033	433.95
Unit	0706	S3	Charge	1	587.80	03/01/2023	02/28/2033	587.80
Unit	0711	S3	Charge	1	536.90	03/01/2023	02/28/2033	536.90
Unit	0714	S3	Charge	1	602.62	03/01/2023	02/28/2033	602.62
Unit	0716	S3	Charge	1	663.42	03/01/2023	02/28/2033	663.42
Unit	0801	S3	Charge	1	517.16	03/01/2023	02/28/2033	517.16
Unit	0806	S3	Charge	1	288.07	03/01/2023	02/28/2033	288.07
Unit	0807	S3	Charge	1	260.81	03/01/2023	02/28/2033	260.81
Unit	0808	S3	Charge	1	536.38	03/01/2023	02/28/2033	536.38
Unit	0811	S3	Charge	1	536.90	03/01/2023	02/28/2033	536.90
Unit	CU02	S3	Charge	1	87.36	03/01/2023	02/28/2033	87.36
Unit	PH04	S3	Charge	1	843.10	03/01/2023	02/28/2033	843.10

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Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit	PH05	S3	Charge	1	837.92	03/01/2023	02/28/2033	837.92
Unit	PH07	S3	Charge	1	852.95	03/01/2023	02/28/2033	852.95
Unit	PH08	S3	Charge	1	793.12	03/01/2023	02/28/2033	793.12
Unit	PH10	S3	Charge	1	713.87	03/01/2023	02/28/2033	713.87
Totals:				50				26,209.86
Unit	0001	SM	Charge	1	8,041.10	12/01/2025	12/31/2025	8,041.10
Unit	0002	SM	Charge	1	664.75	12/01/2025	11/30/2026	664.75
Unit	0003	SM	Charge	1	664.75	12/01/2025	11/30/2026	664.75
Unit	0004	SM	Charge	1	664.75	12/01/2025	11/30/2026	664.75
Unit	0005	SM	Charge	1	697.42	12/01/2025	11/30/2026	697.42
Unit	0006	SM	Charge	1	412.92	12/01/2025	12/31/2025	412.92
Unit	0007	SM	Charge	1	364.92	12/01/2025	11/30/2026	364.92
Unit	0008	SM	Charge	1	421.38	12/01/2025	11/30/2026	421.38
Unit	0009	SM	Charge	1	420.21	12/01/2025	12/31/2025	420.21
Unit	0010	SM	Charge	1	365.40	12/01/2025	11/30/2026	365.40
Unit	0011	SM	Charge	1	365.40	12/01/2025	11/30/2026	365.40
Unit	0013	SM	Charge	1	365.40	12/01/2025	11/30/2026	365.40
Unit	0014	SM	Charge	1	422.07	12/01/2025	11/30/2026	422.07
Unit	0015	SM	Charge	1	422.98	12/01/2025	11/30/2026	422.98
Unit	0016	SM	Charge	1	414.74	12/01/2025	11/30/2026	414.74
Unit	0017	SM	Charge	1	364.70	12/01/2025	11/30/2026	364.70
Unit	0018	SM	Charge	1	453.58	12/01/2025	11/30/2026	453.58
Unit	0019	SM	Charge	1	453.58	12/01/2025	11/30/2026	453.58
Unit	0020	SM	Charge	1	4,011.70	12/01/2025	12/31/2025	4,011.70
Unit	0021	SM	Charge	1	414.74	12/01/2025	11/30/2026	414.74
Unit	0022	SM	Charge	1	709.28	12/01/2025	11/30/2026	709.28
Unit	0401	SM	Charge	1	503.18	12/01/2025	11/30/2026	503.18
Unit	0402	SM	Charge	1	503.18	12/01/2025	11/30/2026	503.18
Unit	0403	SM	Charge	1	402.85	12/01/2025	11/30/2026	402.85
Unit	0404	SM	Charge	1	402.85	12/01/2025	11/30/2026	402.85
Unit	0405	SM	Charge	1	6,002.41	12/01/2025	12/31/2025	6,002.41
Unit	0406	SM	Charge	1	545.67	12/01/2025	11/30/2026	545.67
Unit	0407	SM	Charge	1	494.03	12/01/2025	12/31/2025	494.03
Unit	0408	SM	Charge	1	497.93	12/01/2025	11/30/2026	497.93

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Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit	0409	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0410	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0411	SM	Charge	1	5,482.40	12/01/2025	12/31/2025	5,482.40
Unit	0412	SM	Charge	1	500.89	12/01/2025	11/30/2026	500.89
Unit	0414	SM	Charge	1	559.41	12/01/2025	11/30/2026	559.41
Unit	0415	SM	Charge	1	557.34	12/01/2025	11/30/2026	557.34
Unit	0416	SM	Charge	1	615.84	12/01/2025	11/30/2026	615.84
Unit	0417	SM	Charge	1	611.28	12/01/2025	11/30/2026	611.28
Unit	0500	SM	Charge	1	411.31	12/01/2025	11/30/2026	411.31
Unit	0501	SM	Charge	1	5,281.08	12/01/2025	12/31/2025	5,281.08
Unit	0502	SM	Charge	1	480.10	12/01/2025	11/30/2026	480.10
Unit	0503	SM	Charge	1	402.85	12/01/2025	11/30/2026	402.85
Unit	0504	SM	Charge	1	805.71	12/01/2025	05/31/2026	805.71
Unit	0505	SM	Charge	1	545.67	12/01/2025	11/30/2026	545.67
Unit	0506	SM	Charge	1	545.67	12/01/2025	11/30/2026	545.67
Unit	0507	SM	Charge	1	494.03	12/01/2025	11/30/2026	494.03
Unit	0508	SM	Charge	1	497.93	12/01/2025	11/30/2026	497.93
Unit	0509	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0510	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0511	SM	Charge	1	498.40	12/01/2025	12/31/2025	498.40
Unit	0512	SM	Charge	1	500.89	12/01/2025	11/30/2026	500.89
Unit	0514	SM	Charge	1	559.41	12/01/2025	11/30/2026	559.41
Unit	0515	SM	Charge	1	557.34	12/01/2025	11/30/2026	557.34
Unit	0516	SM	Charge	1	615.84	12/01/2025	11/30/2026	615.84
Unit	0517	SM	Charge	1	611.28	12/01/2025	11/30/2026	611.28
Unit	0600	SM	Charge	1	411.31	12/01/2025	12/31/2025	411.31
Unit	0601	SM	Charge	1	480.10	12/01/2025	11/30/2026	480.10
Unit	0602	SM	Charge	1	480.10	12/01/2025	11/30/2026	480.10
Unit	0603	SM	Charge	1	402.85	12/01/2025	11/30/2026	402.85
Unit	0605	SM	Charge	1	545.67	12/01/2025	11/30/2026	545.67
Unit	0606	SM	Charge	1	545.67	12/01/2025	11/30/2026	545.67
Unit	0607	SM	Charge	1	494.03	12/01/2025	11/30/2026	494.03
Unit	0608	SM	Charge	1	497.93	12/01/2025	11/30/2026	497.93
Unit	0609	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0610	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0611	SM	Charge	1	498.40	12/01/2025	12/31/2025	498.40
Unit	0612	SM	Charge	1	500.89	12/01/2025	11/30/2026	500.89

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Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit	0614	SM	Charge	1	559.41	12/01/2025	11/30/2026	559.41
Unit	0615	SM	Charge	1	557.34	12/01/2025	11/30/2026	557.34
Unit	0616	SM	Charge	1	6,774.19	12/01/2025	12/31/2025	6,774.19
Unit	0617	SM	Charge	1	611.28	12/01/2025	11/30/2026	611.28
Unit	0700	SM	Charge	1	683.49	12/01/2025	11/30/2026	683.49
Unit	0701	SM	Charge	1	480.10	12/01/2025	11/30/2026	480.10
Unit	0702	SM	Charge	1	480.10	12/01/2025	11/30/2026	480.10
Unit	0703	SM	Charge	1	402.85	12/01/2025	11/30/2026	402.85
Unit	0704	SM	Charge	1	4,431.41	12/01/2025	12/31/2025	4,431.41
Unit	0705	SM	Charge	1	545.67	12/01/2025	12/31/2025	545.67
Unit	0706	SM	Charge	1	545.67	12/01/2025	11/30/2026	545.67
Unit	0707	SM	Charge	1	494.03	12/01/2025	11/30/2026	494.03
Unit	0708	SM	Charge	1	5,477.22	12/01/2025	12/31/2025	5,477.22
Unit	0709	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0710	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0711	SM	Charge	1	5,482.40	12/01/2025	12/31/2025	5,482.40
Unit	0712	SM	Charge	1	500.89	12/01/2025	11/30/2026	500.89
Unit	0714	SM	Charge	1	559.41	12/01/2025	11/30/2026	559.41
Unit	0715	SM	Charge	1	557.34	12/01/2025	12/31/2025	557.34
Unit	0716	SM	Charge	1	6,774.19	12/01/2025	12/31/2025	6,774.19
Unit	0717	SM	Charge	1	6,724.03	12/01/2025	12/31/2025	6,724.03
Unit	0801	SM	Charge	1	480.10	12/01/2025	11/30/2026	480.10
Unit	0802	SM	Charge	1	5,281.08	12/01/2025	12/31/2025	5,281.08
Unit	0803	SM	Charge	1	470.03	12/01/2025	12/31/2025	470.03
Unit	0804	SM	Charge	1	470.03	12/01/2025	11/30/2026	470.03
Unit	0805	SM	Charge	1	545.67	12/01/2025	12/31/2025	545.67
Unit	0806	SM	Charge	1	6,002.41	12/01/2025	12/31/2025	6,002.41
Unit	0807	SM	Charge	1	494.03	12/01/2025	11/30/2026	494.03
Unit	0808	SM	Charge	1	497.93	12/01/2025	11/30/2026	497.93
Unit	0809	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0810	SM	Charge	1	445.81	12/01/2025	11/30/2026	445.81
Unit	0811	SM	Charge	1	498.40	12/01/2025	11/30/2026	498.40
Unit	0812	SM	Charge	1	500.89	12/01/2025	12/31/2025	500.89
Unit	0814	SM	Charge	1	559.41	12/01/2025	12/31/2025	559.41
Unit	0815	SM	Charge	1	557.34	12/01/2025	11/30/2026	557.34
Unit	0816	SM	Charge	1	615.84	12/01/2025	12/31/2025	615.84
Unit	0817	SM	Charge	1	611.28	12/01/2025	11/30/2026	611.28

Recurring Charges Listing
200 EAST PALMETTO CONDOMINIUM ASSOCIATION INC.GENERAL
COMMON ELEMENT
As of 12/24/2025

GC64 0000 200 EAST PALMETTO CONDO
C/O FirstService Residential 200 EAST PALMETTO PARK RD
BOCA RATON, FL 33432

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit	CU01	SM	Charge	1	11,351.39	12/01/2025	12/31/2025	11,351.39
Unit	CU02	SM	Charge	1	356.64	12/01/2025	11/30/2026	356.64
Unit	CU03	SM	Charge	1	1,001.55	12/01/2025	11/30/2026	1,001.55
Unit	CU04	SM	Charge	1	716.64	12/01/2025	11/30/2026	716.64
Unit	PH01	SM	Charge	1	10,567.34	12/01/2025	12/31/2025	10,567.34
Unit	PH02	SM	Charge	1	7,038.18	12/01/2025	12/31/2025	7,038.18
Unit	PH03	SM	Charge	1	607.38	12/01/2025	11/30/2026	607.38
Unit	PH04	SM	Charge	1	782.65	12/01/2025	11/30/2026	782.65
Unit	PH05	SM	Charge	1	777.84	12/01/2025	11/30/2026	777.84
Unit	PH07	SM	Charge	1	8,709.87	12/01/2025	12/31/2025	8,709.87
Unit	PH08	SM	Charge	1	736.26	12/01/2025	11/30/2026	736.26
Unit	PH09	SM	Charge	1	598.48	12/01/2025	11/30/2026	598.48
Unit	PH10	SM	Charge	1	662.70	12/01/2025	11/30/2026	662.70
Unit	PH11	SM	Charge	1	919.06	12/01/2025	11/30/2026	919.06
Totals:				117				165,969.03
Totals By Charge Code:								
MM				119				362,615.45
S3				50				26,209.86
SM				117				165,969.03



200 East Condominium Association Board Meeting Minutes for 10/28/2025

Call to Order & Roll Call

The meeting was called to order by Michael Shaftel, President at 5:02 PM.

Proof of meeting notice was established.

Board Members Present (In-Person):

Michael Shaftel, President

Monica Squier, Secretary

David Greenberg, Treasurer

Board Members Present (Zoom):

Donald Schneider, Vice President

Pam Kravitz, Director

FirstService Residential (FSR) Associates Present (In-Person):

John Perez, Property Manager

Tiffany Cooper, Assistant Property Manager

Sean Fontana, Regional Director

❖ Board Meeting Minutes

Don Schneider made a motion to approve the 9/16/2025 board meeting minutes. Pam Kravitz seconded and all were in favor.

❖ Special Assessment reduction

Michael Shaftel made a motion to approve reducing the special assessment from \$884,886.61 to \$758,572.84. Monica Squier seconded and all were in favor. Payments will be due December 1, 2025.

❖ 2026 Operating Budget

Michael Shaftel made a motion to approve the 2026 Operating budget. The budget is proposed with a 1.44% increase. Pam Kravitz seconded and all were in favor.

❖ Cellphone Access Fobs

- Cost: Complimentary (up to a maximum of 2). For single occupant units, (1) fob will be issued.
- Where: Available through the Management Office starting October 29, 2025. Please see Tiffany.
- Photo Required: A photo will be taken by Tiffany (Assistant Property Manager) at the time of issuance and linked to your fob profile. This is mandatory. One photo per fob.
- Replacements: \$50 per replacement. Lost fobs will be deactivated, so please let the office know as soon as you realize that you have misplaced yours. For units being issued only (1) complimentary fob, a second will be issued free of charge in case of loss. If a replacement needs to be issued after that, there will be a \$50 fee for replacement (per our Docs).
- Note: The phone app remains fully functional and may still be used at all building entry points, if preferred.
- Ownership and Control: All access fobs remain the sole property of the Association. Fobs are issued for the exclusive use of residents only. Upon sale, transfer, or vacancy of a unit, all fobs assigned to that unit must be returned to the Association or its management agent.

Security & Monitoring

To ensure the safety of our community:

- Fob usage will be actively monitored.
- Sharing fobs with non-residents is strictly prohibited.
- If we detect misuse or if the technology becomes vulnerable (e.g., duplicable), the Board reserves the right to modify or revoke your physical fob, not your cellphone access.
- The Association's management shall maintain a current record of all access fobs issued, including serial numbers, corresponding unit numbers, and the names and linked photos of authorized holders.

Guest Access

Guests will continue to use the phone app only for building entry.

To set this up:

- Email Tiffany your guest's email address and visit dates in advance.
- App access will automatically expire after their scheduled visit.

❖ **Financial Report Presented by David Greenberg**

We were \$15,000 under budget for the month of September but we are \$16,100 over budget for the year.

❖ **Building vote to partially or fully fund the traditional elevator reserves.**

Partially funding 42 votes

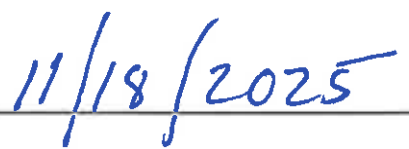
Fully funding 19 votes

Adjournment

Motion to adjourn was made by **Michael Shaftel** at **6:10 PM** and all were in favor.



Board Signature and Title
Monica Squier, Secretary



Date



October 13th, 2025

Dear 200 East Homeowners,

Please find the notice of October 28th, 2025 Budget approval, Building vote and Special Assessment reduction meeting of The 200 East Board of Directors.

The meeting will be at 5:00 p.m. in the Club room.

All owners should have received a link from Voting Portal to activate your account. This will enable you to cast your vote online to partially fund, 13 years or fully fund 8 years for the remaining life of the elevators.

Please remember, if you vote online, you cannot cast another vote in person, if you do, it will void both votes.

Please call the office at 561-409-0693 if you have any questions.

Thank you,

A handwritten signature in blue ink, appearing to read "John Perez", is written over a light blue circular stamp.

John Perez
LCAM

RE: NOTICE OF COMBINED SPECIAL MEETING OF THE MEMBERS AND BUDGET ADOPTION MEETING OF THE BOARD OF DIRECTORS OF 200 EAST PALMETTO PARK CONDOMINIUM ASSOCIATION, INC. ("Association")

Dear Unit Owner:

A combined special meeting of the Members and Budget Adoption Meeting of the Board of Directors will be held on **Tuesday, October 28, 2025, at 5:00 p.m., in the Association's Club Room, located at 200 East Palmetto Park Road, Boca Raton, Florida 33432 (the "Meeting")**. Enclosed please find a copy of the Agenda pertaining to the Special Meeting and a copy of the proposed Budget(s) for the 2026 fiscal year.

The purpose of the Membership portion of the Meeting is for the Members to vote on partially funding the traditional reserves. The purpose of the Board of Directors ("Board") portion of the Meeting is for the Board to (1) vote on the adoption of the Association's Budget for the 2026 fiscal year and (2) vote to amend the purposes and amount of the special assessment previously adopted. **Copies of the proposed Budget with schedules showing the proposed maintenance fees with fully funded reserves and another schedule showing the proposed maintenance fees with partially funded reserves are attached. A copy of each unit's share of the amended special assessment is also included as Exhibit A.**

Waiver of Reserves. Chapter 718, Florida Statutes (the "Condominium Act"), requires a Budget to contain reserve accounts for capital expenditures and deferred maintenance for various items ("Traditional Reserves"). In addition, the Condominium Act now requires associations to complete a structural integrity reserve study ("SIRS") for buildings three stories or higher, which includes, at a minimum, a study of certain items as related to the structural integrity and safety of the building. SIRS components must be fully funded for all budgets adopted on or after December 31, 2024 ("SIRS Reserves"). However, at the Meeting, Members will have the option to vote to partially fund the Traditional Reserves for the fiscal year commencing January 1, 2026. The Board has included budgets showing each unit's total contribution if the Traditional Reserves include either a partially funded or fully funded elevator reserve based on the remaining useful life of the elevators. In accordance with the Condominium Act, a majority vote of the total voting interests will be required to partially fund the Traditional Reserves. **If a majority vote of the total voting interests of the Association do not vote to partially fund the Traditional Reserves, then the Board will be required to adopt the Budget with full Traditional Reserves and the full SIRS Reserves, which will result in a greater increase in your maintenance assessments for the 2026 fiscal year.** Please review the enclosed letter from the Board and the schedules showing the difference in the monthly maintenance assessments for each unit type with fully funded Budget Reserves or partially funded Budget Reserves.

In order for the Meeting to take place, and for business to be conducted, a quorum of the Membership is necessary; meaning, thirty-three and 1/3 percent (33 1/3%) of the entire Membership must be present at the Meeting, in person or by proxy. Members who cast their votes by using the OVS will be counted as being in attendance for purposes of establishing the quorum. Accordingly, it is important that you plan to attend the Meeting either in person or by proxy or by using the OVS. We are also enclosing a Proxy for the purpose of establishing a quorum at the Meeting in the event that you cannot attend in person or do not utilize the OVS. The enclosed Proxy must be signed by the designated Voting Member or the owners of the Unit, as explained below. If you appoint a Proxy holder and later decide you will be able to attend the Meeting in person, you may withdraw your Proxy when you register at the Meeting. Proxies may not be rescinded/revoked if you are in attendance virtually.

The enclosed Certificate of Appointment of Voting Member form ("Voting Certificate") is for the purpose of establishing the party who is authorized to vote for a Unit owned by a corporation or other legal entity. A Voting Certificate must be signed by the appropriate person having lawful authority to bind the corporation or other legal entity (ie, officer(s), partner(s) or principal(s) of the respective legal entity) and filed with the Secretary of the Association. **A Voting Certificate is not needed if a Unit is owned by individuals or if a Unit is owned jointly by a married couple.**

Instructions for Completing the Proxy

1. **Unit Number.** Fill in your Unit number in the space provided on the Limited Proxy.

2. Designate Proxy holder. If you agree to appoint any one of the Association's Directors as your proxy holder, you need not enter a name in the blank space. If you wish to appoint a proxy holder other than one of the Directors of the Association, fill in the name of your designated Proxy holder in the space provided. **(Please make sure that your designated Proxy holder will be attending the Meeting).**
3. Vote on Partial Funding of Traditional Reserves. Vote "Yes" or "No" to partially funding the Traditional Reserves by checking the appropriate box on the Limited Proxy.
4. Date the Limited Proxy.
5. Signature. The Limited Proxy should be signed by the sole owner of the Unit or by the Voting Member designated on the enclosed Voting Certificate for a Unit owned by a corporation, partnership or other entity.
6. Deliver the Limited Proxy. Insert the Limited Proxy and the Voting Certificate (if required) in the self-addressed envelope marked "Proxy and/or Voting Certificate Reply Envelope" and mail, email to John.Perez1@fsresidential.com or hand deliver it to the Association prior to the Meeting.

INSTRUCTIONS FOR ONLINE VOTING

As previously advised, the Board has authorized an online voting system (the "OVS") for the Association pursuant to Section 718.128, Florida Statutes. Members who have consented to participate in online voting may vote on the partial funding of the reserves through the OVS for the Association. The Association will send an invitation to register with the OVS and a registration code to the authorized Unit Owner or voting representative for Members participating in online voting no less than 15 days prior to the Meeting. All registration invitations for the OVS will be transmitted to the email addresses listed on the consent forms provided to the Association. **Voting on the OVS will close upon the counting of votes on Tuesday, October 28, 2025.**

If you should have any questions regarding these procedures, please contact the Management office at (561)409-0386. Thank you for your assistance in conducting the business of the Association.

THE BOARD OF DIRECTORS

Dated this 13th day of October, 2025.

**200 EAST PALMETTO PARK CONDOMINIUM ASSOCIATION, INC. ("Association")
NOTICE OF COMBINED SPECIAL MEETING OF THE MEMBERS AND
MEETING OF THE BOARD OF DIRECTORS TO ADOPT THE BUDGET FOR 2026 AND
TO AMEND THE SPECIAL ASSESSMENT PREVIOUSLY ADOPTED**

TO ALL ASSOCIATION MEMBERS:

Notice is hereby given in accordance with the Association's By-Laws and Section 718.112, Florida Statutes, that a Combined Special Meeting of the Members and of the Board of Directors will be held in the Association's Club Room, located at 200 East Palmetto Park Road, Boca Raton, Florida 33432 (the "Meeting") on **Tuesday, October 28, 2025, at 5:00 p.m.** The purpose of the Membership portion of the Meeting is for Members to vote on whether to partially fund the traditional reserves for the 2026 fiscal year. The purpose of the Board of Directors ("Board") portion of the Meeting is for the Directors to vote on the adoption of the Budget for the Association's 2026 fiscal year and to amend the Special Assessment previously adopted. Enclosed please find a copy of the proposed Budget(s) for the 2026 fiscal year.

AGENDA FOR COMBINED SPECIAL MEETING:

1. Call to order by the President.
2. Establishment of a quorum of Members and Directors.
3. Proof of Notice of the Meeting.
4. Consideration and vote by the Members on whether the Association's elevator reserves for the 2026 fiscal year should be calculated at either 8 years (fully funded) or 13 years (partially funded) towards their remaining useful life.
5. Consideration and vote by the Board on the adoption of the proposed Budget for the 2026 fiscal year as determined by the Members.
6. Consideration and vote by the Board to reduce the special assessment previously approved to eliminate the sump-pump project and reduce the total special assessment to **\$758,572.84**. The estimated share of the Special Assessment for your unit type is specified on Exhibit "A" attached hereto. Once adopted, the Special Assessment shall be deemed duly levied and owing for all units and the amount of each Special Assessment shall be disclosed to all prospective purchasers and lenders, as applicable, and included on the Association's estoppel certificates for all units.
7. Adjournment.

**200 EAST PALMETTO PARK CONDOMINIUM
ASSOCIATION, INC.**

By:  _____

Title: LCAM _____

DATED this 13th day of October, 2025.

Members may join the Meeting by video conference by utilizing the following link:

<https://us06web.zoom.us/j/7760311745?pwd=cIOYd6GRnV9304EllaOSnebQbGgLXI.1&omn=83684699801>

Meeting ID: 776 031 1745

Passcode: 200East119

One tap mobile

+13052241968,,7760311745#,,, *0413443015# US

**CERTIFICATE OF APPOINTMENT OF VOTING MEMBER
("Voting Certificate")**

To the Secretary of 200 East Palmetto Park Condominium Association, Inc. ("Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record Owners of Unit No. ____ of 200 East Palmetto Park, A Condominium have designated _____

(Name of Voting Member)

as their representative to cast all votes and to express all approvals that such Owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Condominium, Articles of Incorporation, and By-Laws of the Association.

The following examples illustrate the proper use of this Voting Certificate:

- (A) Unit Owned by individuals who are not married – **No Voting Certificate is required.**
- (B) Unit owned by a corporation -- **A Voting Certificate is required** designating the person entitled to vote, signed by an officer of the corporation.
- (C) Unit owned by a sole owner – **No Voting Certificate is required.**
- (D) Unit owned by a married couple – **No Voting Certificate is required.**

This Voting Certificate is made pursuant to the By-Laws and shall revoke all prior Voting Certificates and be valid until revoked by a subsequent Voting Certificate.

DATED the ____ day of _____, 202__.

SIGNATURES FOR INDIVIDUAL OWNERS

BY: _____
Print Name: _____
BY: _____
Print Name: _____

BY: _____
Print Name: _____
BY: _____
Print Name: _____

SIGNATURES FOR CORPORATE OWNERS

Name of Corporation: _____
BY: _____
Print Name: _____ Attest: _____
Title: _____, Secretary

SIGNATURES FOR ENTITY OWNERS
(Partnership, Trust or other entity)

Name of Entity: _____
BY: _____
Print Name: _____
Title: _____

PLEASE NOTE THAT ANY UNIT OWNED BY A CORPORATION MUST FILE A VOTING CERTIFICATE BEFORE A MEMBERSHIP MEETING OR SUCH OWNER WILL NOT BE PERMITTED TO VOTE.

**LIMITED PROXY WITH SUBSTITUTION OF NOMINEE FOR THE COMBINED SPECIAL MEETING OF THE
MEMBERS AND BUDGET ADOPTION MEETING OF THE BOARD OF DIRECTORS OF
200 EAST PALMETTO PARK CONDOMINIUM ASSOCIATION, INC.
("ASSOCIATION")**

The undersigned, Owner(s) or Voting Member for unit No. _____ of 200 East Palmetto Park Condominium hereby appoints _____, or any of the Association's Directors if the preceding space is left blank, as my proxy holder with power of substitution to appear for the purpose of obtaining a quorum, to appear, represent and cast my votes in the manner instructed below and to conduct any other business for which the use of this Proxy is legally permitted at the Combined Special Meeting of the Members and Budget Adoption Meeting of the Board of Directors to be held on **Tuesday, October 28, 2025, at 5:00 p.m., in the Club Room, located at 200 East Palmetto Park Road, Boca Raton, Florida 33432.**

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE BY CHECKING THE APPROPRIATE BOX PROVIDED BELOW.)

Should the Association's Budget for the 2026 fiscal year include partially funded Traditional Reserves based on the remaining useful life of the Elevators as described in the Notice and letter from the Association I/we received with this notice?

☐ **YES – I WANT PARTIALLY FUNDED
TRADITIONAL RESERVES
(13 YEARS)**

☐ **NO – I WANT FULLY FUNDED
TRADITIONAL RESERVES
(8 YEARS)**

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

DATED this ____ day of _____, 2025.

Signature of Voting Member

Print Name: _____

OR Signature of Owner

Print Name: _____

Signature of Owner

Print Name: _____

DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxy holder if they wish to appoint a substitute proxy holder.

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates _____ to substitute for me in voting the proxy set forth above.

Date: _____, 2025.

Signature of proxy holder

MAIL OR HAND DELIVER THIS PROXY TO THE ASSOCIATION'S MANAGEMENT OFFICE IN THE ENVELOPE MARKED "PROXY/VOTING CERTIFICATE RETURN ENVELOPE". ALTERNATIVELY, YOU MAY EMAIL THE COMPLETED PROXY TO THE MANAGEMENT OFFICE AT John.Perez1@fsresidential.com

Consolidated

GL CODE	Description	CURRENT MONTHLY APPROVED BUDGET	CURRENT ANNUAL APPROVED BUDGET	6 MONTHS YTD	ANNUALIZED ACTUAL	ANNUALIZED VARIANCE	MONTHLY AVERAGE	PROPOSED BUDGET MONTHLY	PROPOSED BUDGET ANNUAL	2025-2026 ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)	Remarks
	**REVENUE											
40000	Owner Assessments	284,648	3,415,774	2,277,172	3,415,758	16	284,646	288,753	3,465,037	49,263	1.44	
40002-00	Reserve Income	77,969	935,627	623,752	935,628	(1)	77,969	56,695	680,336	(255,291)	(27.29)	
40002-01	Reserve Income-SIRS	0	0	0	0	0	0	56,304	675,644	675,644	100.00	
40004	Special Assess Fees	0	0	302,389	453,584	(453,584)	37,799	0	0	0	0.00	
40011	Late Fee Income	0	0	1,940	2,910	(2,910)	242	333	4,000	4,000	100.00	
40014	Legal Fee Income	0	0	0	0	0	0	0	0	0	0.00	
40025	Returned Check Fees	0	0	30	45	(45)	4	0	0	0	0.00	
40030	Screening Fees	0	0	142	213	(213)	18	0	0	0	0.00	
40033	Bank Parking Reimbursement	1,517	18,200	0	0	18,200	0	1,517	18,200	0	0.00	
40035	Moving Fees	1,667	20,000	0	0	20,000	0	0	0	(20,000)	(100.00)	
40078	Late Fee Interest	0	0	1,778	2,667	(2,667)	222	0	0	0	0.00	
40079	Clubhouse Fee Income	100	1,200	936	1,404	(204)	117	104	1,250	050	4.17	
40080	Interest Income	0	0	2,544	3,816	(3,816)	318	0	0	0	0.00	
40081	Reserve Interest	4,167	50,000	54,821	82,232	(32,232)	6,853	0	0	(50,000)	(100.00)	
40087-02	Insurance- Reimbursement	0	0	5,266	7,899	(7,899)	658	0	0	0	0.00	
40090	Miscellaneous Income	0	0	1,052	1,578	(1,578)	132	0	0	0	0.00	
40115-01	Administrative Fee- - Reminder Letter	0	0	231	346	(346)	29	0	0	0	0.00	
40115-02	Administrative Fee- - Demand Letter	0	0	216	324	(324)	27	0	0	0	0.00	
41020	Electric Vehicle Charging Reimb	217	2,600	1,995	2,992	(392)	249	263	3,150	550	21.15	
42090	Utility Reimb.	0	0	105	158	(158)	13	0	0	0	0.00	
43100	Legal Settlement	0	0	4,507	6,760	(6,760)	563	0	0	0	0.00	
48095	Pet Fees	0	0	60	90	(90)	8	0	0	0	0.00	
	**TOTAL REVENUE	370,285	4,443,401	3,278,936	4,918,404	(475,003)	409,867	403,968	4,847,617	404,216	9.10	
	EXPENSES											
	**ADMINISTRATIVE											
50005	Accounting Fees	704	8,450	5,633	8,450	0	704	719	8,625	175	2.07	
50015	Bank Charges	75	900	50	75	825	6	33	400	(500)	(55.56)	
50016	Bonus	3,501	42,000	0	0	42,000	0	3,500	42,000	0	0.00	
50026	Credit Card Fees	0	0	7,512	11,268	(11,268)	939	0	0	0	0.00	
50045-00	Legal Fees	2,083	25,000	17,042	25,563	(563)	2,130	2,167	26,000	1,000	4.00	
50048	Annual Condo Fees	38	460	521	782	(322)	65	40	476	016	3.48	
50050-15	License,Taxes,Permit- - Elevators	125	1,500	1,950	2,925	(1,425)	244	250	3,000	1,500	100.00	
50050-45	License,Taxes,Permit- - Pool/Spa	63	750	475	712	38	59	63	750	0	0.00	
50053	Corporate Annual Rep	15	175	0	0	175	0	15	175	0	0.00	
50054	FSR Administrative Collection Fees	0	0	397	596	(596)	50	58	700	700	100.00	
50059	Social Events	1,500	18,000	(394)	(591)	18,591	(49)	1,667	20,000	2,000	11.11	
50064-41	Admin- - Reserve Study	0	0	0	0	0	0	0	0	0	0.00	
50064-90	Admin- Water Cooler Rental	100	1,200	895	1,342	(142)	112	0	0	(1,200)	(100.00)	
50065	Office Equipment	229	2,750	4,928	7,392	(4,642)	616	600	7,200	4,450	161.82	
50075	Office Supplies	417	5,000	2,508	3,762	1,236	314	321	3,850	(1,150)	(23.00)	
50090-10	Professional Fees- - Consultants	375	4,500	4,235	6,352	(1,852)	529	500	6,000	1,500	33.33	
50090-45	Professional Fees- - Reserve Study	0	0	9,340	14,010	(14,010)	1,168	0	0	0	0.00	
50128-00	Parking Expense	417	5,000	3,631	5,446	(446)	454	458	5,500	500	10.00	
	**TOTAL ADMINISTRATIVE	9,642	115,685	58,723	88,084	27,601	7,341	10,390	124,676	8,991	7.77	
	**PROPERTY INSURANCE											
52029	Legal Defense Insurance	81	974	861	1,292	(318)	108	103	1,240	266	27.31	
52030	Property & Liability	51,421	617,055	430,862	646,293	(29,238)	53,858	51,703	620,441	3,386	0.55	
52031	Crime Insurance	77	918	612	918	0	76	73	881	(037)	(4.03)	
52032	Umbrella Insurance	9,500	114,000	66,941	100,412	13,588	8,368	8,033	96,398	(17,604)	(15.44)	
52033	Cyber Insurance	144	1,725	1,228	1,842	(117)	154	147	1,768	043	2.49	
52034	Flood Insurance	2,519	30,229	20,109	30,164	65	2,514	2,415	28,977	(1,252)	(4.14)	
52035	Directors & Officers	557	6,683	4,593	6,890	(207)	574	551	6,614	(069)	(1.03)	
52038	Boiler/Machinery	197	2,363	1,633	2,450	(87)	204	196	2,352	(011)	(0.47)	

GL CODE	Description	CURRENT MONTHLY APPROVED BUDGET	CURRENT ANNUAL APPROVED BUDGET	6 MONTHS YTD	ANNUALIZED ACTUAL	ANNUALIZED VARIANCE	MONTHLY AVERAGE	PROPOSED BUDGET MONTHLY	PROPOSED BUDGET ANNUAL	2025-2026 ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)	Remarks
52040	Ins Finance Charge	0	0	0	0	0	0	1,200	14,400	14,400	100.00	
52063	Workers Comp Ins.	47	565	341	512	53	43	41	491	(074)	(13.10)	
	**TOTAL PROPERTY INSURANCE	64,543	774,512	527,180	790,773	(16,261)	65,899	64,463	773,560	(952)	(0.12)	
	**UTILITIES											
54050-00	Electricity	19,761	237,138	145,113	217,669	19,469	18,139	18,333	220,000	(17,138)	(7.23)	
54070-00	Water & Sewer	6,368	76,412	54,301	81,451	(5,039)	6,788	6,788	81,451	5,039	6.59	
54076	Diesel	147	1,767	0	0	1,767	0	147	1,767	0	0.00	
54080	Gas/Fuel Oil	128	1,536	1,281	1,922	(386)	160	167	2,000	464	30.21	
54100-00	Telephone	516	6,200	4,597	6,896	(696)	575	583	7,000	800	12.90	
	**TOTAL UTILITIES	28,920	323,053	205,292	307,938	15,115	25,662	26,018	312,218	(10,835)	(3.35)	
	**CONTRACTS											
60004	Administrative Staff Service	25,610	307,320	168,443	252,664	54,656	21,055	0	0	(307,320)	(100.00)	
60013	Cable Television	18,292	195,507	130,503	195,754	(247)	16,313	16,833	202,000	6,493	3.32	
60033	BDA Contract	0	0	1,181	1,772	(1,772)	148	148	1,772	1,772	100.00	
60035	Elevator Contract	3,060	36,720	17,604	26,406	10,314	2,200	2,625	31,500	(5,220)	(14.22)	
60037-00	Equipment Lease	1,425	17,100	11,340	17,010	90	1,418	1,425	17,100	0	0.00	
60037-60	Equipment Lease - - Storage	0	0	1,116	1,674	(1,674)	140	550	6,600	6,600	100.00	
60046-20	Equipment Contract- - Fire Extinguisher	292	3,500	0	0	3,500	0	292	3,500	0	0.00	
60046-30	Equipment Contract- - Life Safety	1,200	14,400	10,886	16,329	(1,929)	1,361	1,375	16,500	2,100	14.58	
60060	Floor Care	100	1,200	800	1,200	0	100	100	1,200	0	0.00	
60062	Front Desk Service	23,809	285,707	210,639	315,958	(30,251)	26,330	0	0	(285,707)	(100.00)	
60066	Health Benefits	9,670	116,028	63,292	94,938	21,090	7,912	0	0	(116,028)	(100.00)	
60069	Groundskeeper Svc.	5,224	62,684	40,988	61,482	1,202	5,123	0	0	(62,684)	(100.00)	
60070	Generator	100	1,200	2,418	3,627	(2,427)	302	208	2,500	1,300	108.33	
60074	Hvac System	1,040	12,480	8,320	12,480	0	1,040	1,040	12,480	0	0.00	
60075	Janitorial Service	15,000	180,000	120,090	180,136	(136)	15,012	0	0	(180,000)	(100.00)	
60090	Lawn Maintenance	4,167	50,000	31,600	47,400	2,600	3,950	4,375	52,500	2,500	5.00	
61000	Management Services	6,667	80,000	53,210	79,815	185	6,651	6,795	81,540	1,540	1.93	
61001	Maintenance Service	16,703	200,435	120,396	180,594	19,841	15,050	0	0	(200,435)	(100.00)	
61010	Pest Control	416	5,000	5,032	7,548	(2,548)	628	633	7,600	2,600	52.00	
61014	Painting Service	5,142	61,706	40,270	60,406	1,300	5,034	0	0	(61,706)	(100.00)	
61020	Pool/Spa Contract	858	10,300	7,427	11,140	(840)	928	958	11,500	1,200	11.85	
61044-00	EV Chargers	428	5,136	3,424	5,136	0	428	442	5,300	164	3.19	
61045-00	Security Services	5,666	68,000	93,068	139,602	(71,602)	11,634	0	0	(68,000)	(100.00)	
61055	Trash Removal	4,083	49,000	26,591	39,886	9,114	3,324	3,424	41,082	(7,918)	(16.16)	
61060	Uniforms Contract	225	2,700	2,550	3,824	(1,124)	318	375	4,500	1,800	66.67	
61065	Valet Service	14,583	175,000	120,420	180,630	(5,630)	15,052	16,583	199,000	24,000	13.71	
61070	Water Treatment	308	3,700	2,465	3,698	2	308	337	4,038	338	9.14	
61075	Window Services	1,835	22,020	14,680	22,020	0	1,835	1,974	23,690	1,670	7.58	
	**TOTAL CONTRACTS	163,903	1,966,843	1,308,753	1,963,129	3,714	163,594	60,492	725,902	(1,240,941)	(63.09)	
	**SALARIES & BENEFITS											
65000-02	Salaries-- Maintenance	0	0	0	0	0	0	15,501	186,012	186,012	100.00	
65000-05	Salaries-- Janitorial	0	0	0	0	0	0	15,462	185,540	185,540	100.00	
65000-06	Salaries-- Office	0	0	0	0	0	0	26,378	316,539	316,539	100.00	
65000-17	Salaries-- Grounds	0	0	0	0	0	0	5,322	63,860	63,860	100.00	
65000-29	Salaries-- Painter	0	0	0	0	0	0	5,500	66,000	66,000	100.00	
65000-32	Salaries-- Front Desk	0	0	0	0	0	0	23,165	277,984	277,984	100.00	
65000-86a	Salaries-- Health Benefits/Burden	0	0	0	0	0	0	9,750	117,000	117,000	100.00	
	**TOTAL SALARIES & BENEFITS	0	0	0	0	0	0	101,078	1,212,935	1,212,935	0.00	
	**REPAIRS/MAINTENANCE											
70025	R&M-Building	4,833	58,000	68,393	102,590	(44,590)	8,549	5,000	60,000	2,000	3.45	

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70043-83a	R&M-- Unit Water Damage	1,000	12,000	28,832	43,248	(31,248)	3,604	1,000	12,000	0	0.00	
70045	R&M-Electrical	100	1,200	0	0	1,200	0	100	1,200	0	0.00	
70048-170	R&M Equipment- - Elevator	200	2,400	7,330	10,995	(8,595)	916	1,000	12,000	9,600	400.00	
70048-22	R&M Equipment- - HVAC Parts/Repairs	2,000	24,000	37,402	56,103	(32,103)	4,675	2,083	25,000	1,000	4.17	
70048-32	R&M Equipment- - Life Safety	400	4,800	28,482	42,723	(37,923)	3,560	1,667	20,000	15,200	316.67	
70048-48	R&M Equipment- - Radio/Pager	83	1,000	1,250	1,875	(875)	156	156	1,875	875	87.50	
70050	R&M-Entry System	1,000	12,000	7,823	11,734	266	978	1,167	14,000	2,000	16.67	
70068	R&M-Lighting	217	2,600	0	0	2,600	0	125	1,500	(1,100)	(42.31)	
70090	R&M-Plumbing	1,081	12,981	8,323	12,485	496	1,041	1,167	14,000	1,019	7.85	
70095	R&M-Pool/Spa/Fountain	1,708	20,500	7,928	11,892	8,608	991	1,167	14,000	(8,500)	(31.71)	
70110	R&M-Roof	1,333	16,000	0	0	16,000	0	1,333	16,000	0	0.00	
70115	R&M-Security	0	0	0	0	0	0	2,896	34,746	34,746	100.00	
70135	Landscaping Extras	2,000	24,000	3,690	5,535	18,465	461	2,083	25,000	1,000	4.17	
70150	Carpet Maintenance	1,250	15,000	16,654	24,981	(9,981)	2,082	2,083	25,000	10,000	66.67	
70175	Custodial Supplies	1,167	14,000	3,201	4,801	9,199	400	594	7,125	(6,875)	(49.11)	
70180	Paint Supplies	500	6,000	4,648	6,972	(972)	580	625	7,500	1,500	25.00	
70233-331	Supplies- -Pet Supplies	100	1,200	1,104	1,656	(456)	138	117	1,400	200	16.67	
70259-00	Contingency	4,166	50,000	449	674	49,326	56	4,167	50,000	0	0.00	
	**TOTAL REPAIRS/MAINTENANCE	23,138	277,681	225,509	338,264	(60,583)	28,187	28,529	342,346	64,665	23.29	
	**SPECIAL ASSESSMENT											
73000	Special Assess Transfer	0	0	302,389	453,584	(453,584)	37,799	0	0	0	0.00	
	**TOTAL SPECIAL ASSESSMENT	0	0	302,389	453,584	(453,584)	37,799	0	0	0	0.00	
	**RESERVE TRANSFERS											
80000-00	Reserve Transfers	0	0	0	0	0	0	56,695	680,336	680,336	100.00	
80000-001	Reserve Transfers- - Pooled	77,969	935,627	823,752	935,628	(1)	77,969	0	0	(935,627)	(100.00)	
80001	Reserve Interest	4,167	50,000	54,821	82,232	(32,232)	6,853	0	0	(50,000)	(100.00)	
80004-00	SIRS Reserve Transfer	0	0	0	0	0	0	56,304	675,644	675,644	100.00	
	**TOTAL RESERVE TRANSFERS	82,136	985,627	878,573	1,017,860	(32,233)	84,822	112,999	1,355,980	370,353	37.58	
	**PRIOR YEAR ACTIVITY											
70298-00	Prior Year Expense	0	0	4,323	6,484	(6,484)	541	0	0	0	0.00	
	**TOTAL PRIOR YEAR ACTIVITY	0	0	4,323	6,484	(6,484)	541	0	0	0	0.00	
	**TOTAL EXPENSES	370,282	4,443,401	3,310,742	4,966,116	(522,715)	413,845	403,968	4,847,617	404,216	9.10	
	Operating Net Income or Loss	3	0	(31,806)	(47,712)	47,712	(3,978)	0	0	0		

General

GL CODE	Description	CURRENT MONTHLY APPROVED BUDGET	CURRENT ANNUAL APPROVED BUDGET	8 MONTHS YTD	ANNUALIZED ACTUAL	ANNUALIZED VARIANCE	MONTHLY AVERAGE	PROPOSED BUDGET MONTHLY	PROPOSED BUDGET ANNUAL	2025-2026 ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)	Remarks
	**REVENUE											
40000	Owner Assessments	176,593	2,119,111	1,412,730	2,119,095	16	176,591	181,321	2,175,848	56,737	2.68	
40002-00	Reserve Income	38,076	456,915	304,610	456,915	0	38,076	37,049	444,583	(12,332)	(2.70)	
40002-01	Reserve Income-SIRS	0	0	0	0	0	0	31,745	380,934	380,934	100.00	
40004	Special Assess Fees	0	0	302,389	453,584	(453,584)	37,799	0	0	0	0.00	
40011	Late Fee Income	0	0	1,940	2,910	(2,910)	242	333	4,000	4,000	100.00	
40014	Legal Fee Income	0	0	0	0	0	0	0	0	0	0.00	
40025	Returned Check Fees	0	0	30	45	(45)	4	0	0	0	0.00	
40030	Screening Fees	0	0	142	213	(213)	18	0	0	0	0.00	
40033	Bank Parking Reimbursement	1,517	18,200	0	0	18,200	0	1,517	18,200	0	0.00	
40035	Moving Fees	1,667	20,000	0	0	20,000	0	0	0	(20,000)	(100.00)	
40078	Late Fee Interest	0	0	1,778	2,667	(2,667)	222	0	0	0	0.00	
40079	Clubhouse Fee Income	100	1,200	936	1,404	(204)	117	104	1,250	550	4.17	
40080	Interest income	0	0	2,544	3,816	(3,816)	318	0	0	0	0.00	
40081	Reserve Interest	4,167	50,000	54,821	82,232	(32,232)	6,853	0	0	(50,000)	(100.00)	
40087-02	Insurance- Reimbursement	0	0	5,266	7,899	(7,899)	658	0	0	0	0.00	
40090	Miscellaneous Income	0	0	1,052	1,578	(1,578)	132	0	0	0	0.00	
40115-01	Administrative Fee- - Reminder Letter	0	0	231	346	(346)	29	0	0	0	0.00	
40115-02	Administrative Fee- - Demand Letter	0	0	216	324	(324)	27	0	0	0	0.00	
41020	Electric Vehicle Charging Reimb	217	2,600	1,995	2,992	(392)	249	263	3,150	550	21.15	
42090	Utility Reimb.	0	0	105	158	(158)	13	0	0	0	0.00	
43100	Legal Settlement	0	0	4,507	6,760	(6,760)	563	0	0	0	0.00	
48095	Pet Fees	0	0	60	90	(90)	8	0	0	0	0.00	
	**TOTAL REVENUE	222,337	2,668,026	2,095,352	3,143,028	(475,902)	261,919	252,338	3,027,965	359,938	13.49	
	EXPENSES											
	**ADMINISTRATIVE											
50005	Accounting Fees	704	8,450	5,633	8,450	0	704	719	8,625	175	2.07	
50015	Bank Charges	75	900	50	75	825	6	33	400	(500)	(55.56)	
50016	Bonus	2,160	25,914	0	0	25,914	0	2,160	25,914	0	0.00	
50026	Credit Card Fees	0	0	7,512	11,268	(11,268)	939	0	0	0	0.00	
50045-00	Legal Fees	2,083	25,000	17,042	25,563	(563)	2,130	2,167	26,000	1,000	4.00	
50053	Corporate Annual Rep	15	175	0	0	175	0	15	175	0	0.00	
50054	FSR Administrative Collection Fees	0	0	397	596	(596)	50	58	700	700	100.00	
50064-41	Admin- - Reserve Study	0	0	0	0	0	0	0	0	0	0.00	
50064-90	Admin- Water Cooler Rental	0	0	0	0	0	0	0	0	0	0.00	
50065	Office Equipment	229	2,750	4,928	7,392	(4,642)	616	600	7,200	4,450	161.62	
50075	Office Supplies	417	5,000	2,508	3,762	1,238	314	321	3,850	(1,150)	(23.00)	
50090-10	Professional Fees- - Consultants	375	4,500	4,235	6,352	(1,852)	529	500	6,000	1,500	33.33	
50090-45	Professional Fees- - Reserve Study	0	0	9,340	14,010	(14,010)	1,168	0	0	0	0.00	
50126-00	Parking Expense	417	5,000	3,631	5,446	(446)	454	458	5,500	500	10.00	
	**TOTAL ADMINISTRATIVE	6,475	77,689	55,276	82,914	(5,225)	6,910	7,030	84,364	6,675	8.59	
	**PROPERTY INSURANCE											
52029	Legal Defense Insurance	81	974	861	1,292	(318)	108	103	1,240	266	27.31	
52030	Property & Liability	46,279	555,350	395,710	593,565	(38,215)	49,464	46,533	558,397	3,047	0.55	
52031	Crime Insurance	77	918	612	918	0	76	73	881	(037)	(4.03)	
52032	Umbrella Insurance	9,500	114,000	66,941	100,412	13,588	8,368	8,033	96,396	(17,604)	(15.44)	
52033	Cyber Insurance	144	1,725	1,228	1,842	(117)	154	147	1,768	043	2.49	
52034	Flood Insurance	2,519	30,229	20,109	30,164	65	2,514	2,415	28,977	(1,252)	(4.14)	
52038	Boiler/Machinery	197	2,363	1,633	2,450	(87)	204	196	2,352	(011)	(0.47)	
52040	Ins Finance Charge	0	0	0	0	0	0	1,080	12,960	12,960	100.00	
52093	Workers Comp Ins.	47	565	341	512	53	43	41	491	(074)	(13.10)	
	**TOTAL PROPERTY INSURANCE	58,844	706,124	487,435	731,155	(25,031)	60,931	58,622	703,462	(2,662)	(0.38)	
	**UTILITIES											

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54050-00	Electricity	4,940	59,285	36,278	54,417	4,868	4,535	4,583	55,000	(4,285)	(7.23)	
54070-00	Water & Sewer	637	7,641	6,343	9,514	(1,873)	793	793	9,514	1,873	24.51	
54076	Diesel	147	1,767	0	0	1,767	0	147	1,767	0	0.00	
54100-C9	Telephone	258	3,100	2,269	3,404	(304)	284	292	3,500	400	12.90	
	**TOTAL UTILITIES	5,982	71,793	44,890	67,335	4,458	5,612	5,815	69,781	(2,012)	(2.80)	
	**CONTRACTS											
60004	Administrative Staff Service	25,610	307,320	168,443	252,864	54,656	21,055	0	0	(307,320)	(100.00)	
60033	BDA Contract	0	0	1,181	1,772	(1,772)	148	148	1,772	1,772	100.00	
60037-C9	Equipment Lease	0	0	0	0	0	0	1,425	17,100	17,100	100.00	
60037-60	Equipment Lease- - Storage	0	0	1,116	1,874	(1,674)	140	550	6,600	6,600	100.00	
60066	Health Benefits	4,835	58,014	31,848	47,469	10,545	3,956	0	0	(58,014)	(100.00)	
60069	Groundskeeper Svc.	4,046	48,547	30,756	46,134	2,413	3,844	0	0	(48,547)	(100.00)	
60070	Generator	100	1,200	2,418	3,627	(2,427)	302	208	2,500	1,300	108.33	
60074	Hvac System	1,040	12,480	8,320	12,480	0	1,040	1,040	12,480	0	0.00	
60075	Janitorial Service	7,500	90,000	60,045	90,068	(68)	7,506	0	0	(90,000)	(100.00)	
60090	Lawn Maintenance	4,167	50,000	31,600	47,400	2,600	3,950	4,375	52,500	2,500	5.00	
61000	Management Services	6,667	80,000	53,210	79,815	185	6,651	6,795	81,540	1,540	1.93	
61001	Maintenance Service	16,703	200,435	120,396	180,594	19,841	15,050	0	0	(200,435)	(100.00)	
61010	Pest Control	208	2,500	2,516	3,774	(1,274)	314	317	3,800	1,300	52.00	
61014	Painting Service	2,571	30,853	21,289	31,934	(1,081)	2,661	0	0	(30,853)	(100.00)	
61044-30	EV Chargers	428	5,136	3,424	5,136	0	428	442	5,300	164	3.19	
61045-00	Security Services	2,833	34,000	43,916	65,874	(31,874)	5,490	0	0	(34,000)	(100.00)	
61055	Trash Removal	4,083	49,000	26,591	39,886	9,114	3,324	3,424	41,082	(7,918)	(16.16)	
61060	Uniforms Contract	100	1,200	1,275	1,912	(712)	159	188	2,250	1,050	87.50	
61065	Valet Service	14,583	175,000	120,420	180,630	(5,630)	15,052	16,583	199,000	24,000	13.71	
61070	Water Treatment	308	3,700	2,465	3,698	2	308	337	4,038	338	9.14	
61075	Window Services	1,410	16,920	11,280	16,920	0	1,410	1,549	18,590	1,670	9.87	
	**TOTAL CONTRACTS	97,192	1,166,305	742,307	1,113,461	52,844	92,788	37,379	448,552	(717,753)	(61.54)	
	**SALARIES & BENEFITS											
65000-02	Salaries-- Maintenance	0	0	0	0	0	0	15,501	186,012	186,012	100.00	
65000-05	Salaries-- Janitorial	0	0	0	0	0	0	7,731	92,770	92,770	100.00	
65000-06	Salaries-- Office	0	0	0	0	0	0	26,378	316,539	316,539	100.00	
65000-17	Salaries-- Grounds	0	0	0	0	0	0	3,991	47,895	47,895	100.00	
65000-29	Salaries-- Painter	0	0	0	0	0	0	2,750	33,000	33,000	100.00	
65000-86a	Salaries-- Health Benefits/Burden	0	0	0	0	0	0	4,875	58,500	58,500	100.00	
	**TOTAL SALARIES & BENEFITS	0	0	0	0	0	0	61,226	734,716	734,716	0.00	
	**REPAIRS/MAINTENANCE											
70025	R&M-Building	4,833	58,000	68,393	102,590	(44,590)	8,549	5,000	60,000	2,000	3.45	
70043-83a	R&M- Unit Water Damage	0	0	0	0	0	0	0	0	0	0.00	
70045	R&M-Electrical	100	1,200	0	0	1,200	0	100	1,200	0	0.00	
70048-22	R&M Equipment- - HVAC Parts/Repairs	2,000	24,000	37,402	56,103	(32,103)	4,675	2,083	25,000	1,000	4.17	
70048-32	R&M Equipment- - Life Safety	0	0	0	0	0	0	0	0	0	0.00	
70048-48	R&M Equipment- - Radio/Pager	83	1,000	1,250	1,875	(875)	156	156	1,875	875	87.50	
70050	R&M-Entry System	500	6,000	5,228	7,842	(1,842)	654	583	7,000	1,000	16.67	
70068	R&M-Lighting	217	2,600	0	0	2,600	0	125	1,500	(1,100)	(42.31)	
70090	R&M-Plumbing	283	3,400	7,350	11,025	(7,625)	919	292	3,500	100	2.94	
70110	R&M-Roof	1,333	16,000	0	0	16,000	0	1,333	16,000	0	0.00	
70115	R&M-Security	0	0	0	0	0	0	1,448	17,373	17,373	100.00	
70135	Landscaping Extras	1,000	12,000	120	180	11,820	15	1,042	12,500	500	4.17	
70175	Custodial Supplies	167	2,000	798	1,197	803	100	156	1,875	(125)	(6.25)	
70180	Paint Supplies	250	3,000	2,324	3,486	(486)	290	313	3,750	750	25.00	
70289-00	Contingency	833	10,000	449	674	9,326	56	833	10,000	0	0.00	

GL CODE	Description	CURRENT MONTHLY APPROVED BUDGET	CURRENT ANNUAL APPROVED BUDGET	8 MONTHS YTD	ANNUALIZED ACTUAL	ANNUALIZED VARIANCE	MONTHLY AVERAGE	PROPOSED BUDGET MONTHLY	PROPOSED BUDGET ANNUAL	2025-2026 ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)	Remarks
	**TOTAL REPAIRS/MAINTENANCE	11,599	139,200	123,314	184,972	(45,772)	15,414	13,464	161,573	22,373	16.07	
	**SPECIAL ASSESSMENT											
73000	Special Assess Transfor	0	0	302,389	453,584	(453,584)	37,799	0	0	0	0.00	
	**TOTAL SPECIAL ASSESSMENT	0	0	302,389	453,584	(453,584)	37,799	0	0	0	0.00	
	**RESERVE TRANSFERS											
80000-00	Reserve Transfers	0	0	0	0	0	0	37,049	444,583	444,583	100.00	
80000-001	Reserve Transfers- - Pooled	38,076	456,915	304,610	456,915	0	38,076	0	0	(456,915)	(100.00)	
80001	Reserve Interest	4,167	50,000	54,821	82,232	(32,232)	6,853	0	0	(50,000)	(100.00)	
80004-00	SIRS Reserve Transfer	0	0	0	0	0	0	31,745	380,934	380,934	100.00	
	**TOTAL RESERVE TRANSFERS	42,243	506,915	359,431	539,147	(32,232)	44,929	68,793	825,517	318,602	62.85	
	**PRIOR YEAR ACTIVITY											
70298-00	Prior Year Expense	0	0	2,508	3,762	(3,762)	314	0	0	0	0.00	
	**TOTAL PRIOR YEAR ACTIVITY	0	0	2,508	3,762	(3,762)	314	0	0	0	0.00	
	**TOTAL EXPENSES	222,335	2,568,026	2,117,550	3,176,330	(508,304)	264,697	252,329	3,027,965	359,938	13.49	
	Operating Net Income or Loss	2	5	(22,198)	(33,302)	33,302	(2,776)	1	0	0		

Residential

GL CODE	Description	CURRENT MONTHLY APPROVED BUDGET	CURRENT ANNUAL APPROVED BUDGET	8 MONTHS YTD	ANNUALIZED ACTUAL	ANNUALIZED VARIANCE	MONTHLY AVERAGE	PROPOSED BUDGET MONTHLY	PROPOSED BUDGET ANNUAL	2025-2026 ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)	Remarks
	**REVENUE											
40000	Owner Assessments	108,055	1,296,663	864,442	1,296,663	0	108,055	107,432	1,289,189	(7,474)	(0.58)	
40002-00	Reserve Income	39,893	478,712	319,142	478,713	(1)	39,893	19,646	235,753	(242,959)	(50.75)	
40002-01	Reserve Income-SIRS	0	0	0	0	0	0	24,559	294,710	294,710	100.00	
	**TOTAL REVENUE	147,948	1,775,375	1,183,584	1,775,376	(1)	147,948	151,638	1,819,652	44,277	2.49	
	EXPENSES											
	**ADMINISTRATIVE											
50016	Bonus	1,341	16,086	0	0	16,086	0	1,341	16,086	0	0.00	
50048	Annual Condo Fees	38	460	521	782	(322)	65	40	476	016	3.48	
50050-15	License,Taxes,Permit- - Elevators	125	1,500	1,950	2,925	(1,425)	244	250	3,000	1,500	100.00	
50050-45	License,Taxes,Permit- - Pool/Spa	63	750	475	712	38	59	63	750	0	0.00	
50059	Social Events	1,500	18,000	(394)	(591)	18,591	(49)	1,667	20,000	2,000	11.11	
50064-90	Admin- Water Cooler Rental	100	1,200	895	1,342	(142)	112	0	0	(1,200)	(100.00)	
50075	Office Supplies	0	0	0	0	0	0	0	0	0	0.00	
	**TOTAL ADMINISTRATIVE	3,167	37,996	3,447	5,170	32,826	431	3,359	40,312	2,316	6.10	
	**PROPERTY INSURANCE											
52030	Property & Liability	5,142	61,705	35,152	52,728	8,977	4,394	5,170	62,044	339	0.55	
52032	Umbrella Insurance	0	0	0	0	0	0	0	0	0	0.00	
52035	Directors & Officers	557	6,683	4,593	6,890	(207)	574	551	6,614	(069)	(1.03)	
52040	Ins Finance Charge	0	0	0	0	0	0	120	1,440	1,440	100.00	
	**TOTAL PROPERTY INSURANCE	5,699	68,388	39,745	59,618	8,770	4,968	5,842	70,098	1,710	2.50	
	**UTILITIES											
54050-00	Electricity	14,821	177,853	108,835	163,252	14,601	13,604	13,750	165,000	(12,853)	(7.23)	
54070-00	Water & Sewer	5,731	68,771	47,958	71,937	(3,166)	5,995	5,995	71,937	3,166	4.60	
54080	Gas/Fuel Oil	128	1,536	1,281	1,922	(386)	160	167	2,000	464	30.21	
54100-00	Telephone	258	3,100	2,328	3,492	(392)	291	292	3,500	400	12.90	
	**TOTAL UTILITIES	20,938	251,260	160,402	240,603	10,657	20,050	20,203	242,437	(8,823)	(3.51)	
	**CONTRACTS											
60013	Cable Television	16,282	195,507	130,503	195,754	(247)	16,313	16,833	202,000	6,493	3.32	
60035	Elevator Contract	3,060	36,720	17,604	26,406	10,314	2,200	2,625	31,500	(5,220)	(14.22)	
60037-00	Equipment Lease	1,425	17,100	11,340	17,010	90	1,418	0	0	(17,100)	(100.00)	
60046-20	Equipment Contract- - Fire Extinguisher	292	3,500	0	0	3,500	0	292	3,500	0	0.00	
60046-30	Equipment Contract- - Life Safety	1,200	14,400	10,886	16,329	(1,929)	1,361	1,375	16,500	2,100	14.58	
60060	Floor Care	100	1,200	800	1,200	0	100	100	1,200	0	0.00	
60062	Front Desk Service	23,809	285,707	210,639	315,958	(30,251)	26,330	0	0	(285,707)	(100.00)	
60066	Health Benefits	4,835	58,014	31,846	47,469	10,545	3,956	0	0	(58,014)	(100.00)	
60069	Groundskeeper Svc.	1,178	14,137	10,232	15,348	(1,211)	1,279	0	0	(14,137)	(100.00)	
60075	Janitorial Service	7,500	90,000	60,045	90,068	(68)	7,506	0	0	(90,000)	(100.00)	
61000	Management Services	0	0	0	0	0	0	0	0	0	0.00	
61010	Pest Control	208	2,500	2,516	3,774	(1,274)	314	317	3,800	1,300	52.00	
61014	Painting Service	2,571	30,853	18,981	28,472	2,381	2,373	0	0	(30,853)	(100.00)	
61020	Pool/Spa Contract	858	10,300	7,427	11,140	(840)	928	958	11,500	1,200	11.65	
61044-00	EV Chargers	0	0	0	0	0	0	0	0	0	0.00	
61045-00	Security Services	2,833	34,000	49,152	73,728	(39,728)	6,144	0	0	(34,000)	(100.00)	
61060	Uniforms Contract	125	1,500	1,275	1,912	(412)	159	188	2,250	750	50.00	
61075	Window Services	425	5,100	3,400	5,100	0	425	425	5,100	0	0.00	
	**TOTAL CONTRACTS	66,711	800,538	566,446	849,668	(49,130)	70,806	23,113	277,350	(523,188)	(65.35)	
	**SALARIES & BENEFITS											
65000-05	Salaries-- Janitorial	0	0	0	0	0	0	7,731	92,770	92,770	100.00	
65000-17	Salaries-- Grounds	0	0	0	0	0	0	1,330	15,965	15,965	100.00	
65000-29	Salaries-- Painter	0	0	0	0	0	0	2,750	33,000	33,000	100.00	

GL CODE	Description	CURRENT MONTHLY APPROVED BUDGET	CURRENT ANNUAL APPROVED BUDGET	8 MONTHS YTD	ANNUALIZED ACTUAL	ANNUALIZED VARIANCE	MONTHLY AVERAGE	PROPOSED BUDGET MONTHLY	PROPOSED BUDGET ANNUAL	2025-2026 ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)	Remarks
65000-32	Salaries- Front Desk	0	0	0	0	0	0	23,165	277,984	277,984	100.00	
65000-86a	Salaries- Health Benefits/Burden	0	0	0	0	0	0	4,875	58,500	58,500	100.00	
	**TOTAL SALARIES & BENEFITS	0	0	0	0	0	0	39,852	478,219	478,219	0.00	
	**REPAIRS/MAINTENANCE											
70043-83a	R&M- Unit Water Damage	1,000	12,000	28,832	43,248	(31,248)	3,604	1,000	12,000	0	0.00	
70048-170	R&M Equipment- - Elevator	200	2,400	7,330	10,995	(8,595)	916	1,000	12,000	9,600	400.00	
70048-32	R&M Equipment- - Life Safety	400	4,800	28,482	42,723	(37,923)	3,560	1,667	20,000	15,200	316.67	
70050	R&M-Entry System	500	6,000	2,595	3,892	2,108	324	583	7,000	1,000	16.67	
70090	R&M-Plumbing	798	9,581	973	1,460	8,121	122	875	10,500	919	9.59	
70095	R&M-Pool/Spa/Fountain	1,708	20,500	7,928	11,892	8,608	991	1,167	14,000	(6,500)	(31.71)	
70115	R&M-Security	0	0	0	0	0	0	1,448	17,373	17,373	100.00	
70135	Landscaping Extras	1,000	12,000	3,570	5,355	6,645	446	1,042	12,500	500	4.17	
70150	Carpet Maintenance	1,250	15,000	16,654	24,981	(9,981)	2,082	2,083	25,000	10,000	66.67	
70175	Custodial Supplies	1,000	12,000	2,403	3,604	8,396	300	438	5,250	(6,750)	(56.25)	
70180	Paint Supplies	250	3,000	2,324	3,486	(486)	290	313	3,750	750	25.00	
70233-331	Supplies- -Pet Supplies	100	1,200	1,104	1,656	(456)	138	117	1,400	200	16.67	
70289-00	Contingency	3,333	40,000	0	0	40,000	0	3,333	40,000	0	0.00	
	**TOTAL REPAIRS/MAINTENANCE	11,539	138,481	162,195	153,292	(14,811)	12,773	15,064	180,773	42,292	30.54	
	**RESERVE TRANSFERS											
80000-00	Reserve Transfers	0	0	0	0	0	0	19,646	235,753	235,753	100.00	
80000-001	Reserve Transfers- - Pooled	39,893	478,712	319,142	478,713	(1)	39,893	0	0	(478,712)	(100.00)	
80004-00	SIRS Reserve Transfer	0	0	0	0	0	0	24,559	294,710	294,710	100.00	
	**TOTAL RESERVE TRANSFERS	39,893	478,712	319,142	478,713	(1)	39,893	44,205	530,463	51,751	10.81	
	**PRIOR YEAR ACTIVITY											
70289-00	Prior Year Expense	0	0	1,815	2,722	(2,722)	227	0	0	0	0.00	
	**TOTAL PRIOR YEAR ACTIVITY	0	0	1,815	2,722	(2,722)	227	0	0	0	0.00	
	**TOTAL EXPENSES	147,947	1,775,375	1,193,192	1,789,786	(14,411)	149,148	151,638	1,819,652	44,277	2.49	
	Operating Net Income or Loss	1	0	(9,608)	(14,410)	14,410	(1,200)	0	0	0		

**200 East Palmetto Park Condominium Association Inc. - Tiered Entry Roll Up
Proposed Maintenance Worksheet - 2026**

Building#- Unit Type	Unit Type	Number Of Units	Current Year Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves W/ Elevators at 8 Years	Proposed Monthly Reserves W/ Elevators at 13 Years	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance W/ Elevators at 8 Years	Proposed Monthly Per Unit Maintenance W/ Elevators at 13 Years
0000-BANVA	TH7	1.00	2,085.74	1,655.29	324.22	253.99	328.39	2,307.90	2,237.67
0000-BANB	TH10, TH11, TH12	3.00	2,088.43	1,657.42	324.64	254.32	329.01	2,311.07	2,240.75
0000-BANC	TH13	1.00	2,088.43	1,657.42	324.64	254.32	329.01	2,311.07	2,240.75
0000-BAND	TH17, TH20	2.00	2,084.44	1,654.24	324.01	253.83	328.39	2,306.64	2,236.46
0000-CAMA	STACK 14	5.00	3,197.35	2,537.47	497.02	389.36	503.71	3,538.20	3,430.54
0000-CAMB	STACK 15	5.00	3,185.51	2,528.09	495.18	387.91	501.84	3,525.11	3,417.84
0000-COQUI	TH18 +TH19	2.00	2,592.47	2,057.45	403.00	315.70	408.41	2,868.86	2,781.56
0000-DEIRA	STACK 16	5.00	3,519.80	2,793.38	547.14	428.62	554.51	3,895.03	3,776.51
0000-DELRB	STACK 17	5.00	3,493.75	2,772.71	543.09	425.45	550.41	3,866.21	3,748.57
0000-DELSO	500+ 600	2.00	2,350.87	1,865.69	365.44	286.28	370.35	2,601.48	2,522.32
0000-ESPLA	803 +804	2.00	2,686.46	2,132.03	417.60	327.14	423.23	2,972.86	2,882.40
0000-GLADE	TH16 +TH21	2.00	2,370.47	1,881.24	368.48	288.66	373.44	2,623.16	2,543.34
0000-HIBIS	TH6	1.00	2,360.01	1,872.95	366.86	287.39	371.80	2,611.61	2,532.14
0000-IBIS	501,502,601,602,701,702,801,802	8.00	2,744.02	2,177.71	426.55	334.15	432.28	3,036.54	2,944.14
0000-IBISA	401+402	2.00	2,875.97	2,282.43	447.07	350.22	453.07	3,182.57	3,085.72
0000-JASA	TH8	1.00	2,408.42	1,911.38	374.39	293.28	379.41	2,665.18	2,584.07
0000-JASB	TH9	1.00	2,401.74	1,906.07	373.35	292.47	378.37	2,657.79	2,576.91
0000-MADRA	STACK 8	5.00	2,845.92	2,258.58	442.39	346.56	448.34	3,149.31	3,053.48
0000-MADRB	STACK 7	5.00	2,823.64	2,240.90	438.93	343.85	444.83	3,124.66	3,029.58
0000-MIZNE	STACK 5+ STACK 6	10.00	3,118.82	2,475.15	484.82	379.79	491.33	3,451.30	3,346.27
0000-ORCHI	TH22	1.00	4,053.90	3,217.26	630.17	493.66	638.65	4,486.08	4,349.57
0000-PALM	TH2, TH3, TH4	3.00	3,799.36	3,015.27	590.61	462.67	598.55	4,204.43	4,076.49
0000-PALMA	TH1	1.00	4,178.08	3,315.80	649.48	508.79	658.22	4,623.50	4,482.81
0000-PALMB	TH5	1.00	3,986.12	3,163.46	619.63	485.41	627.97	4,411.06	4,276.84
0000-PALMW	403,404,503,504,603,604,703,704	8.00	2,302.53	1,827.34	357.93	280.39	362.73	2,548.00	2,470.46
0000-SEVIL	STACK 9+ STACK 10	10.00	2,548.06	2,022.20	396.09	310.29	401.42	2,819.71	2,733.91
0000-SREMA	TH14	1.00	2,412.34	1,914.48	374.99	293.76	380.04	2,669.51	2,588.28

**200 East Palmetto Park Condominium Association Inc. - Tiered Entity Roll Up
Proposed Maintenance Worksheet - 2026**

Building#- Unit Type	Unit Type	Number Of Units	Current Year Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves W/ Elevators at 8 Years	Proposed Monthly Reserves W/ Elevators at 13 Years	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance W/ Elevators at 8 Years	Proposed Monthly Per Unit Maintenance W/ Elevators at 13 Years
0000-SREMB	TH15	1.00	2,417.55	1,918.63	375.81	294.40	380.86	2,675.30	2,593.89
0000-VALEA	STACK 12	5.00	2,862.83	2,272.00	445.02	348.62	451.00	3,168.02	3,071.62
0000-VALEB	STACK 11	5.00	2,848.61	2,260.71	442.81	346.89	448.77	3,152.29	3,056.37
0000-WINDW	700	1.00	3,906.51	3,100.27	607.26	475.71	615.42	4,322.95	4,191.40
0000-PH1	PH1	1.00	5,490.72	4,357.55	853.52	668.63	865.00	6,076.07	5,891.18
0000-PH2	PH 2	1.00	3,656.98	2,902.25	568.46	445.33	576.12	4,046.83	3,923.70
0000-PH3	PH 3	1.00	3,471.48	2,755.02	539.63	422.74	546.89	3,841.54	3,724.65
0000-PH4	PH 4	1.00	4,473.26	3,550.07	695.35	544.73	704.72	4,950.14	4,799.52
0000-PH5	PH 5	1.00	4,445.75	3,528.23	691.08	541.38	700.38	4,919.69	4,769.99
0000-PH7	PH 7	1.00	4,525.59	3,591.60	703.49	551.10	712.95	5,008.04	4,855.65
0000-PH8	PH 8	1.00	4,208.14	3,339.66	654.14	512.44	662.94	4,656.74	4,515.04
0000-PH9	PH 9	1.00	3,420.60	2,714.64	531.72	416.54	538.88	3,785.24	3,670.06
0000-PH10	PH 10	1.00	3,787.69	3,005.99	588.79	461.24	596.70	4,191.48	4,063.93
0000-PH11	PH 11	1.00	5,252.89	4,168.80	816.55	639.67	827.53	5,812.88	5,636.00
0000-CU1	LAW OFFICE	1.00	6,334.44	5,350.41	1,093.23	718.59	724.69	7,168.33	6,793.69
0000-CU2	SOTHEBY'S	1.00	2,189.19	1,849.11	377.82	248.35	250.45	2,477.38	2,347.91
0000-CU3	INTERCOASTAL	1.00	6,147.90	5,192.84	1,061.03	697.43	703.35	6,957.22	6,593.62
0000-CU4	JL HOMES	1.00	4,399.00	3,715.62	759.20	499.03	503.27	4,978.09	4,717.92
Total		119							