Kings Park Condominium Garden Apartments, Inc. (kpc)

2026 Approved Budget Worksheet (149 Units)

Period = Sept 2025

Book = Accrual

		YTD Actual	Annual	Projected Y/E	Approved 2026 Budget
40000	**INCOME**				
40010	Maintenance Fees	$793,511.64	1,071,567.87	1,360,305.67	971,245.87
40030	Special Assessments	$113,020.67	123,346.20	193,749.72	118,858.08
40034	Special Assessment - Mansards	$111,562.07	312,359.94	191,249.26	0.00
40050	Late Fees		0.00	0.00	0.00
40070	Interest Income-Checking	$6.84	11.73	11.73	11.73
40080	Laundry Income	$10,182.22	10,000.00	17,455.23	10,000.00
40090	NSF Check Fees		0.00	0.00	0.00
40100	Screening Fees		0.00	0.00	0.00
40220	Administrative Fees	6,000.00	10,285.71	10,285.71	10,285.71
40240	Cable Income	1,862.40	3,192.69	3,192.69	3,192.69
40420	Reserve Funding		0.00	0.00	0.00
45045	Return Check Fees		0.00	0.00	0.00
45070	Miscellaneous Income		0.00	0.00	0.00
49999	**TOTAL INCOME**	**1,036,145.84**	**1,530,764.14**	**1,776,250.01**	**1,113,594.08**
50000	**EXPENSE**				
51000	**UTILITIES**				
51020	Electricity	10,268.00	24,800.00	17,602.29	18,500.00
51060	Telephone	1,174.00	5,800.00	2,012.57	2,500.00
51080	Trash	6,507.00	11,300.00	11,154.86	11,800.00
51090	Water & Sewer	57,425.00	138,000.00	98,442.86	105,000.00
51999	**TOTAL UTILITIES**	**75,374.00**	**179,900.00**	**129,212.57**	**137,800.00**
52000	**R & M**				
52025	HVAC	17,847.00	250.00	30,594.86	250.00
52037	Social Event	0.00	1,000.00	0.00	1,000.00
52070	Clubhouse Expenses		0.00	0.00	0.00
52113	Contingency		0.00	0.00	0.00
52126	Drain System	0.00	5,836.00	0.00	5,836.00
52130	Elevator Contract	7,329.00	14,500.00	12,564.00	14,500.00
52135	Electrical Repairs	0.00	2,500.00	0.00	2,500.00
52160	Equipment R&M	0.00	5,000.00	0.00	5,000.00
52190	Special Assessment - Mansards		312,359.94	0.00	0.00
52200	Fire Alarm System Contract	410.00	1,650.00	702.86	1,650.00
52230	Fire Extinguishers	0.00	500.00	0.00	500.00
52239	Fire Annual Inspection	0.00	1,000.00	0.00	1,000.00
52240	Fire Sprinkler Annual Inspection	0.00	700.00	0.00	700.00
52290	General Maintenance	4,126.00	15,000.00	7,073.14	15,000.00
52320	Janitorial	17,752.00	27,660.00	30,432.00	32,000.00
52400	Pest Control	2,205.00	5,000.00	3,780.00	5,000.00
52420	Plumbing Repair	8,686.00	5,000.00	14,890.29	15,000.00
52450	Pool/Spa Contract	2,800.00	5,000.00	4,800.00	5,000.00
52460	Pool/Spa/Fountain Repairs	1,738.00	1,500.00	2,979.43	3,000.00
52530	Roof Repairs/Replacement	0.00	5,000.00	0.00	5,000.00
52550	Security	1,694.00	1,400.00	2,904.00	3,000.00
52552	Special Assessment		123,346.20	0.00	118,858.08
52570	Supplies	1,074.00	2,000.00	1,841.14	2,000.00
52999	**TOTAL R & M**	**65,661.00**	**536,202.14**	**112,561.71**	**236,794.08**

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		YTD Actual	Annual	Projected Y/E	Approved 2026 Budget
56000	**INSURANCE EXPENSE**				
56010	Insurance	318,556.00	646,000.00	546,096.00	550,000.00
56110	Insurance-Worker's Comp		0.00	0.00	0.00
56999	**TOTAL INSURANCE EXPENSE**	**318,556.00**	**646,000.00**	**546,096.00**	**550,000.00**
57000	**LANDSCAPING EXPENSES**				
57015	Fertilization/Pest Control	0.00	4,500.00	0.00	4,500.00
57020	Irrigation Contract	0.00	1,500.00	0.00	1,500.00
57040	Landscaping Improvements	687.00	3,000.00	1,177.71	5,000.00
57070	Lawn Maintenance	10,450.00	25,500.00	17,914.29	20,000.00
57092	Tree Trimming/Removal	0.00	10,000.00	0.00	12,500.00
57999	**TOTAL LANDSCAPING EXPENSES**	**11,137.00**	**44,500.00**	**19,092.00**	**43,500.00**
59000	**RESERVE TRANSFER**				
59120	General Reserves Transfer		253,455.00	0.00	0.00
59999	**TOTAL RESERVE TRANSFER**	**0.00**	**253,455.00**	**0.00**	**0.00**
89999	**TOTAL EXPENSES**	**542,376.00**	**1,784,219.14**	**929,787.43**	**1,113,594.08**
98999	**NET INCOME**				**0.00**

Monthly Maintenance Without Reserves		% Common	2025	2026
88	Accumulate Blg 1, 2 & 3	0.006125	$ 546.95	$ 495.74
61	Accumulate Blg 1, 2 & 3	0.007656	$ 683.66	$ 619.65

Monthly Maintenance With Reserves		% Common	2025	2026	2026 Monthly Reserve Proposed
88	Accumulate Blg 1, 2 & 3	0.006125	$ 690.47	$ 660.89	$ 165.15
61	Accumulate Blg 1, 2 & 3	0.007656	$ 863.06	$ 826.09	$ 206.43

	Component	Estimated Life Span		Estimated Cost of Replacement	Remaining Useful Life	Estimated Balance as of 1/1/25		Reserve Contribution
Roofing								
	Bldg A - Flat roof	20	$	308,630.00	12	39,350.00	$	22,440.00
	Bldg B- Flat Roof	20	$	314,205.00	19	15,710.25	$	15,710.25
	Bldg C - Flat Roof	20	$	314,471.00	12	47,236.31	$	22,269.56
	Pool Pavillion Roof	20	$	3,688.00	0	1500	$	2,188.00
	Bldg A - Mansards	20	$	27,014.00	19	1350.7	$	1,350.70
	Bldg B - Mansards	20	$	23,990.00	19	1199.5	$	1,199.50
	Bldg C - Mansards	20	$	26,275.00	19	1313.75	$	1,313.75
	Pavillion Mansards	20	$	2,778.00	19	138.9	$	146.21
Painting								
	Bldg A - Exterior and Catwalks	7	$	46,043.00	2	23440.77	$	11,301.12
	Bldg B - Exterior & Corridors	7	$	18,668.00	2	14315.77	$	2,176.12
	Bldg B - porch Area	7	$	1,327.00	2	442.3	$	442.35
	Bldg C - Exterior and Catwalks	7	$	47,229.00	2	23836.1	$	11,696.45
	Clubhouse/ Kitchen/ Office	7	$	753.00	2	251	$	251.00
	Pavillions	7	$	560.00	2	186.67	$	186.67
	Concrete Sidewalks	7	$	3,678.00	2	1226	$	1,226.00
	Entry Monument	7	$	362.00	2	120.67	$	120.67
	Perimeter Wall	7	$	4,598.00	2	1532.67	$	1,532.67
Paving								
	Asphalt and Milling	20	$	92,860.00	1	49,804.40	$	43,055.60
	Sidewalks and Decks	55	$	19,730.00	16	1160.59	$	1,160.59
	Pool area pavers	30	$	21,074.00	11	1756.17	$	1,756.17
	Bldg Entry pavers	30	$	1,173.00	11	97.75	$	97.75
Elevators								
	Bldg A - Modernization	32	$	31,500.00	27	30147.97	$	50.08
	Bldg B - Modernization	32	$	31,500.00	27	30147.97	$	50.08
	Bldg C - Modernization	32	$	31,500.00	27	30147.97	$	50.08
	Bldg A - hydraulic pump	32	$	45,000.00	27	1607.14	$	1,607.14
	Bldg A - cab mechanicals	50	$	22,250.00	45	483.7	$	483.70
	Bldg B - Cab mechanicals	50	$	22,250.00	45	483.7	$	483.70
	Bldg C - Cab mechanicals	50	$	22,250.00	45	483.7	$	483.70
	Cab Flooring	20	$	2,550.00	15	159.38	$	159.37
	Cab walls	20	$	7,200.00	15	450	$	450.00
	Cab lighting	20	$	2,700.00	15	168.75	$	168.75
Pool								
	Resurface/ Pool Tiles/ Coping/ Renonvate	12	$	130,000.00	1	35,000.00	$	95,000.00
	Replace 2hp motor	10	$	850.00	8	94.44	$	94.45
	Replace .75 hp motor	10	$	650.00	8	72.22	$	72.22
	Replace Pool Filter housing	15	$	575.00	3	143.75	$	143.75
	Replace Pool Filter grids	15	$	1,134.00	3	283.5	$	283.50
	Replace Pool Feeders	10	$	1,300.00	0	1300	$	-
	Replace Pool Heater	12	$	5,400.00	10	490.91	$	490.91
	Replace Pool Furniture	15	$	8,100.00	9	810	$	810.00

Repair and Replace

Irrigation Well	20	$ 17,800.00	3	4450	$ 4,450.00
Irrigation station	20	$ 5,600.00	3	1400	$ 1,400.00
Resurface shuffleboard court	7	$ 1,700.00	0	1700	$ -
Chain Link Fence replacement	5	$ 10,000.00	3	195.43	$ 3,268.19
Boardwalk	20	$ 3,870.00	7	483.75	$ 483.75
Boardwalk railings	30	$ 2,618.00	15	163.63	$ 163.62
Office carpet	15	$ 325.00	1	162.5	$ 162.50
office floor tiles	25	$ 748.00	1	374	$ 374.00
office lighting	25	$ 800.00	1	400	$ 400.00
Office - Furniture	15	$ 2,300.00	1	1150	$ 1,150.00
Bldg B - Carpet	15	$ 50,000.00	1	25,000.00	$ 25,000.00
Bldg B - Tile floor	25	$ 2,057.00	1	1028.5	$ 1,028.50
Bldg B - Ceiling Tiles in Hallway	25	$ 30,972.00	20	1474.86	$ 1,474.86
Restroom renovation	30	$ 19,600.00	2	6533.33	$ 6,533.34
Sauna	20	$ 5,000.00	8	555.56	$ 555.56
Bldg B - Canopy canvas	10	$ 1,080.00	0	1080	$ -
Bldg B - Canopy frames	30	$ 1,170.00	9	117	$ 117.00
5hp Irrigation pump	15	$ 3,700.00	0	3700	$ -
2 hp irrigation pump	15	$ 2,900.00	0	2900	$ -
40 gallon water heater .02	20	$ 3,200.00	0	3200	$ -
40 Gallon Water Heater .17	20	$ 800.00	9	80	$ 80.00
7 box mailbox	35	$ 6,750.00	11	562.5	$ 562.50
6 box mailbox	35	$ 6,900.00	11	575	$ 575.00
5 box mailbox	35	$ 950.00	11	79.17	$ 79.17
outgoing mailbox	35	$ 500.00	11	41.67	$ 41.67
club room carpet	15	$ 2,213.00	1	1106.5	$ 1,106.50
kitchen tiles	25	$ 612.00	1	306	$ 306.00
club room lighting	25	$ 1,800.00	1	900	$ 900.00
club room furniture	15	$ 5,000.00	10	454.75	$ 454.53
club room appliances	15	$ 1,350.00	0	1350	$ -
Clubroom - A/C Condensor	12	$ 2,800.00	1	1400	$ 1,400.00
Clubroom - Air Handler	24	$ 1,200.00	13	85.71	$ 85.71
Bldg A - Exterior lighting	20	$ 3,840.00	1	1920	$ 1,920.00
Bldg B - Porch Lighting	20	$ 1,750.00	9	175	$ 175.00
Bldg B - Corridor Lighting	20	$ 12,350.00	1	6175	$ 6,175.00
Bldg C - Exterior Lighting	20	$ 3,840.00	1	1920	$ 1,920.00
Bollard Lights	20	$ 8,500.00	3	2125	$ 2,125.00
Courtyard lights and poles	20	$ 750.00	3	187.5	$ 187.50

Monument lights	20 $	2,625.00	0	2625 $	-
Shuffleboard Lights and Poles	20 $	1,500.00	6	214.29 $	214.29
Bldg A - Restoration	14 $	37,796.00	9	9177.52 $	3,179.83
Bldg B - Restoration	14 $	16,414.00	9	7039.32 $	1,041.63
Bldg C - Restoration	14 $	38,770.00	9	9274.92 $	3,277.23
Pavilion Restoration	20 $	2,494.00	7	311.75 $	311.75
Monument Restoration	20 $	5,001.00	17	277.83 $	277.83
Perimeter Wall Restoration	20 $	7,524.00	7	940.5 $	940.50
Trash Shutes	25 $	41,400.00	6	5914.29 $	5,914.29
Bldg A - Fire Alarm	20 $	12,000.00	0	12000 $	-
Bldg B - Fire Alarm	20 $	12,500.00	0	12500 $	-
Bldg B - Sprinkler	20 $	5,000.00	3	1250 $	1,250.00
Bldg C - Fire Alarm	20 $	12,750.00	0	12750 $	-
Total Reserve Contribution				$	323,564.73