Approved | Budget

Hollywood Station Condominium Association, Inc.

For the Year Ending December 31, 2026

AKAM

Account	Description	2025 Approved Budget Partially Funded	Proposed 2026 Budget Fully Funded SIRS ad Non- SIRS	Proposed 2026 Budget Fully Funded SIRS Partially Funded Non-SIRS
INCOME:				
40003-000	Reg Assessment	2,353,097	2,374,955	2,374,955
40009-000	Reserve Assessment	235,700		
40009-001	Reserve Assessment Non - SIRs	0	213,600	0
40009-002	Reserve Assessment Income- SIRS	0	270,300	270,300
41003-000	Room Rental	3,600	0	0
41030-000	Late Fee Income	2,000	1,000	1,000
42030-000	Parking Income	120,000	118,200	118,200
42034-000	Pet Fees	1,500	1,000	1,000
42040-000	Application Fee Income	2,500	5,000	5,000
42041-000	Bad Debt Recovery	0	5,000	5,000
42046-000	Key Fob Income	6,000	6,000	6,000
42047-000	Screening Fees	7,500	6,000	6,000
42048-000	Miscellaneous Income	0	5,000	5,000
42050-000	Valet Income	10,000	15,000	15,000
42054-000	Storage Fee	0	10,800	10,800
42077-000	Owner Interest Income	0	0	0
42503-000	Admin Fee	0		0
42605-000	NSF Income	0	500	500
42052-000	Violation Fee Income		0	0
	Total Income	**2,741,897**	**3,032,355**	**2,818,755**
EXPENSES				
Payroll				
55015-000	Payroll - Combined	703,499	687,339	687,339
55016-000	Holiday Bonus	12,743	11,615	11,615
	Total Payroll	**716,242**	**698,953**	**698,953**
Utilities				
61051-000	Electricity	105,000	90,000	90,000
61052-000	Natural Gas	35,000	40,000	40,000
61054-000	Water And Sewer	300,000	339,000	339,000
65016-000	Telephone	6,500	6,800	6,800
	Total Utilities	**446,500**	**475,800**	**475,800**
Repair & Maintenance				
64001-000	General Repairs & Maintenance	0	5,000	5,000
64010-000	Electrical Repairs And Maintenance	9,000	9,000	9,000

Aimee Gamble Aimee Gamble
HOA Board President
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For the Year Ending December 31, 2026

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Account	Description	2025 Approved Budget Partially Funded	Proposed 2026 Budget Fully Funded SIRS ad Non- SIRS	Proposed 2026 Budget Fully Funded SIRS Partially Funded Non-SIRS
64020-000	Elevator Repair	10,000	10,000	10,000
64032-000	Fitness Center/Gym Expense	2,000	6,000	6,000
64034-000	HVAC Service	3,500	5,000	5,000
64049-000	Landscape Extras	500	1,500	1,500
64063-000	Signage	1,000	1,000	1,000
64067-000	Fire Sprinkler	2,500	3,000	3,000
64070-000	Plumbing Repairs And Supplies	10,000	15,000	15,000
64072-000	Pool Repairs & Supplies	5,000	8,000	8,000
64083-000	Generator	4,500	4,500	4,500
64085-000	Odor Control	3,500	3,500	3,500
64087-000	Gate/Access Entry System	15,000	12,000	12,000
64150-006	Equipment -Fire Extinguish	2,500	4,000	4,000
64150-009	Equipment - Boiler/Maintenance	1,500	2,000	2,000
64150-012	Fire Safety Equipment	10,000	10,000	10,000
64198-000	Cooling Tower Maintenance	5,500	6,500	6,500
	Total Repairs & Maintenance	**86,000**	**106,000**	**106,000**

Contract Expenses

57030-000	Cable Contract	180,660	188,037	188,037
57070-000	Elevator Contract	19,478	20,835	20,835
57080-003	Equipment Lease - Copier	2,613	3,927	3,927
57100-000	Fire Alarm System	6,100	14,008	14,008
57110-000	Fitness Club/Gym Contract	2,198	800	800
57135-000	Generator Contract	597	674	674
57160-000	HVAC System	4,500	8,656	8,656
57175-000	Interior Plants/Flowers	2,400	2,421	2,421
57210-000	Landscaping Services Contract	8,400	9,100	9,100
57255-000	Management Fees	71,712	71,700	71,700
57280-000	Odor Control	3,488	3,612	3,612
57300-000	Pest Control	4,120	4,367	4,367
57305-000	Pool / Spa Contract	4,523	7,512	7,512
57350-000	Security Services	15,000	12,600	12,600
57394-000	Trash Removal	39,552	55,200	55,200
57425-000	Valet Service	106,296	104,940	104,940
57450-000	Water Treatment	3,550	4,041	4,041
57460-000	Window Services Contract	10,000	9,400	9,400
57195-000	Mat/ Carpet Vendor		1,910	1,910
57076-000	Computer IT/ Camera Maintenance		4,510	4,510
57016-000	Boiler -Contract		1,833	1,833
57075-000	Cintas		5,858	5,858
00000	00000		0	0
	Total Contract Expenses	**485,187**	**535,941**	**535,941**

Aimee Gamble
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HOA Board President
11-12-25

Approved **Budget**

Hollywood Station Condominium Association, Inc.

For the Year Ending December 31, 2026

AKAM

Account	Description	2025 Approved Budget Partially Funded	Proposed 2026 Budget Fully Funded SIRS ad Non- SIRS	Proposed 2026 Budget Fully Funded SIRS Partially Funded Non-SIRS
Supplies				
64302-000	Building Equipment And Supplies	25,000	25,000	25,000
64307-000	Janitorial Supplies	12,000	12,000	12,000
64311-000	Painting Supplies	7,500	10,000	10,000
64312-000	Pet Supplies/Dna	3,000	3,000	3,000
64100-000	Housekeeping Supplies			0
	Total Supplies	**47,500**	**50,000**	**50,000**
Administrative				
55043-000	Screening Services	2,500	2,500	2,500
55045-000	Reserve Study	3,000	3,000	3,000
63012-000	Engineering Fees	0	30,000	30,000
63051-000	Legal Fees	15,000	30,000	30,000
63052-000	Legal Fees - Collections	2,000	2,000	2,000
63063-000	Audit Fees	5,200	5,200	5,200
65001-000	Bad Debt Expense	10,000	10,000	10,000
65002-000	Administrative Expenses	500	500	500
65011-000	Office Expenses	5,000	5,000	5,000
65013-000	Postage And Printing	7,000	7,000	7,000
65018-000	Holiday Decorations	600	600	600
65034-000	License Fees And Permits	4,000	4,000	4,000
65052-000	Office Supplies	1,000	2,500	2,500
68001-000	Construction-Loan Interest	6,200	0	0
68012-000	Bank Charges	500	500	500
	Total Administrative	**62,500**	**102,800**	**102,800**
Other				
68007-000	Loan Payment (Principal and Interest)	40,000	33,148	33,148
68008-000	Line of Credit Interest	0		0
65037-000	Deficit Funding	40,000	40,000	40,000
65621-000	Cash Flow funding	0		0
77015-000	Boiler	600	2,000	2,000
65626-000	Elevator Annual Inspection	5,500	5,500	5,500
65630-000	Other Operating Expenses	4,500	2,500	2,500
	Total Other	**90,600**	**83,148**	**83,148**
Insurance				
65919-000	Insurance Expense	571,668	495,812	495,812
	Total Insurance	**571,668**	**495,812**	**495,812**
Reserves				
83002-001	Reserve Transfer -SIRS	0	270,300	270,300
83002-300	Reserve Transfer - Non SIRS	0	213,600	0
83002-000	Reserve Transfer (all reserves combined)	235,700	0	0
	Total Reserve Transfers	**235,700**	**483,900**	**270,300**
	TOTAL EXPENSES	**2,741,897**	**3,032,355**	**2,818,755**

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HOA Board President
11-12-25

Approved Budget

Hollywood Station Condominium Association, Inc.

For the Year Ending December 31, 2026

AKAM

Account	Description	2025 Approved Budget Partially Funded	Proposed 2026 Budget Fully Funded SIRS ad Non- SIRS	Proposed 2026 Budget Fully Funded SIRS Partially Funded Non-SIRS
	Current Year Net Income / (loss)	0	0	0

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Hollywood Station Condominium Association, Inc.
For the Year Ending December 31, 2026

Partially Funded Reserves Maintenance Calculation

TYPE	DESCRIPTION	# OF UNITS	% OF UNITS (Shared)	% OF EXTENSION (Shared)	% OF UNITS (Residential)	% OF EXTENSION (Residential)	% OF UNITS (Commercial)	Shared PER UNIT ANNUAL RESERVE	Shared PER UNIT ANNUAL MAINTENANCE	Residential PER UNIT ANNUAL MAINTENANCE	Commercial PER UNIT ANNUAL MAINTENANCE	2026 PER UNIT ANNUAL	2026 PER UNIT MONTHLY	2025 PER UNIT MONTHLY	$ monthly Increase 2026 vs 2025	% monthly Increase 2026 vs 2025
A	423, 523, 623, 723, 823, 923, 1023	7	0.301404%	2.109825%	0.321345%	2.249413%		$814.69	$6,825.91	$354.27	$0.00	7,994.88	666.24	649.21	17.03	2.62%
A Rev	415, 515, 615, 715, 815, 915, 1015	7	0.301404%	2.109825%	0.321345%	2.249413%		$814.69	$6,825.91	$354.27	0.00	7,994.88	666.24	649.21	17.03	2.62%
A-1	433, 533, 633, 733, 833, 933, 1033	7	0.301806%	2.112642%	0.321774%	2.252417%		$815.78	$6,835.02	$354.75	0.00	8,005.55	667.13	650.08	17.05	2.62%
A-1 Rev	405, 505, 605, 705, 805, 905, 1005	7	0.301806%	2.112642%	0.321774%	2.252417%		$815.78	$6,835.02	$354.75	0.00	8,005.55	667.13	650.08	17.05	2.62%
A2	422, 522, 622, 722, 822, 922, 1022	7	0.302208%	2.115459%	0.322203%	2.255420%		$816.87	$6,844.14	$355.22	0.00	8,016.23	668.02	650.94	17.08	2.62%
A-2 Rev	402, 502, 602, 702, 802, 902, 1002	7	0.302208%	2.115459%	0.322203%	2.255420%		$816.87	$6,844.14	$355.22	0.00	8,016.23	668.02	650.94	17.08	2.62%
B	421, 521, 621, 721, 821, 921, 1021	7	0.449892%	3.149245%	0.479657%	3.357602%		$1,216.06	$10,188.74	$528.81	0.00	11,933.61	994.47	969.05	25.42	2.62%
B-Rev	417, 517, 617, 717, 817, 917, 1017	7	0.449892%	3.149245%	0.479657%	3.357602%		$1,216.06	$10,188.74	$528.81	0.00	11,933.61	994.47	969.05	25.42	2.62%
B-1	425, 525, 625, 725, 825, 925, 1025	7	0.452709%	3.168663%	0.482661%	3.378625%		$1,223.67	$10,252.53	$532.12	0.00	12,008.33	1,000.69	975.12	25.58	2.62%
B-1 Rev	413, 513, 613, 713, 813, 913, 1013	7	0.452709%	3.168663%	0.482661%	3.378625%		$1,223.67	$10,252.53	$532.12	0.00	12,008.33	1,000.69	975.12	25.58	2.62%
B-2	431, 531, 631, 731, 831, 931, 1031	7	0.449087%	3.143611%	0.478789%	3.351596%		$1,213.88	$10,170.51	$527.86	0.00	11,912.26	992.69	967.31	25.37	2.62%
B-2 Rev	407, 507, 607, 707, 807, 907, 1007	7	0.449087%	3.143611%	0.478789%	3.351596%		$1,213.88	$10,170.51	$527.86	0.00	11,912.26	992.69	967.31	25.37	2.62%
B-3	435, 535, 635, 735, 835, 935, 1035	7	0.454319%	3.180300%	0.484377%	3.390638%		$1,228.02	$10,288.99	$534.01	0.00	12,051.02	1,004.25	978.58	25.67	2.62%
B-3 Rev	403, 503, 603, 703, 803, 903, 1003	7	0.454319%	3.180300%	0.484377%	3.390638%		$1,228.02	$10,288.99	$534.01	0.00	12,051.02	1,004.25	978.58	25.67	2.62%
B-4	420, 520, 620, 720, 820, 920, 1020	7	0.453514%	3.174597%	0.483519%	3.384631%		$1,225.85	$10,270.76	$533.07	0.00	12,029.67	1,002.47	976.85	25.62	2.62%
B-4 Rev	404, 504, 604, 704, 804, 904, 1004	7	0.453514%	3.174597%	0.483519%	3.384631%		$1,225.85	$10,270.76	$533.07	0.00	12,029.67	1,002.47	976.85	25.62	2.62%
B-5	414, 514, 614, 714, 814, 914, 1014	7	0.454319%	3.180300%	0.484377%	3.390638%		$1,228.02	$10,288.99	$534.01	0.00	12,051.02	1,004.25	978.58	25.67	2.62%
B-6	512, 612, 712, 812, 912, 1012	6	0.453111%	2.718669%	0.483090%	2.898538%		$1,224.76	$10,261.65	$532.59	0.00	12,019.00	1,001.58	975.98	25.60	2.62%
B-7	510, 610, 710, 810, 910, 1010	6	0.454319%	2.725912%	0.484377%	2.906281%		$1,228.02	$10,288.99	$534.01	0.00	12,051.02	1,004.25	978.58	25.67	2.62%
C	416, 516, 616, 716, 816, 916, 1016	7	0.388726%	2.721083%	0.414445%	2.901112%		$1,050.73	$8,803.51	$456.91	0.00	10,311.15	859.26	837.30	21.96	2.62%
C Rev	408, 508, 608, 708, 808, 908, 1008	7	0.388726%	2.721083%	0.414445%	2.901112%		$1,050.73	$8,803.51	$456.91	0.00	10,311.15	859.26	837.30	21.96	2.62%
D	427, 527, 627, 727, 827, 927, 1027	7	0.421321%	2.949245%	0.449196%	3.144373%		$1,138.83	$9,541.69	$495.23	0.00	11,175.75	931.31	907.51	23.81	2.62%
D Rev	411, 511, 611, 711, 811, 911, 1011	7	0.421321%	2.949245%	0.449196%	3.144373%		$1,138.83	$9,541.69	$495.23	0.00	11,175.75	931.31	907.51	23.81	2.62%
E	437, 537, 637, 737, 837, 937, 1037	7	0.561359%	3.929514%	0.598499%	4.189490%		$1,517.35	$12,713.14	$659.83	0.00	14,890.33	1,240.86	1,209.14	31.72	2.62%
E Rev	401, 501, 601, 701, 801, 901, 1001	7	0.561359%	3.929514%	0.598499%	4.189490%		$1,517.35	$12,713.14	$659.83	0.00	14,890.33	1,240.86	1,209.14	31.72	2.62%
F	419, 519, 619, 719, 819, 919, 1019	7	0.555725%	3.890078%	0.592493%	4.147450%		$1,502.13	$12,585.55	$653.21	0.00	14,740.89	1,228.41	1,197.01	31.40	2.62%
G	418,518,618,718,818,918,1018	7	0.552104%	3.864727%	0.588632%	4.120421%		$1,492.34	$12,503.53	$648.95	0.00	14,644.82	1,220.40	1,189.21	31.19	2.62%
G Rev	406, 506, 606, 706, 806, 906, 1006	7	0.552104%	3.864727%	0.588632%	4.120421%		$1,492.34	$12,503.53	$648.95	0.00	14,644.82	1,220.40	1,189.21	31.19	2.62%
H	429, 529, 629, 729, 829, 929, 1029	7	0.447478%	3.132344%	0.477083%	3.336583%		$1,209.53	$10,134.06	$525.97	0.00	11,869.56	989.13	963.85	25.28	2.62%
H Rev	409, 509, 609, 709, 809, 909, 1009	7	0.447478%	3.132344%	0.477083%	3.336583%		$1,209.53	$10,134.06	$525.97	0.00	11,869.56	989.13	963.85	25.28	2.62%
TH-1	TH-101	1	0.745662%	0.745662%	0.794996%	0.794996%		$2,015.52	$16,887.06	$876.46	0.00	19,779.06	1,648.25	1,606.12	42.13	2.62%
TH-2	TH-102	1	0.582687%	0.582687%	0.621238%	0.621238%		$1,575.00	$13,196.15	$684.90	0.00	15,456.05	1,288.00	1,255.08	32.92	2.62%
TH-3	TH-103	1	0.610453%	0.610453%	0.650841%	0.650841%		$1,650.05	$13,824.97	$717.54	0.00	16,192.56	1,349.38	1,314.89	34.49	2.62%
TH-4	TH-104	1	0.613672%	0.613672%	0.654273%	0.654273%		$1,658.76	$13,897.88	$721.32	0.00	16,277.95	1,356.50	1,321.82	34.67	2.62%
TH-5	TH-105	1	0.607234%	0.607234%	0.647409%	0.647409%		$1,641.35	$13,752.06	$713.75	0.00	16,107.17	1,342.26	1,307.95	34.31	2.62%
TH-6	TH-106	1	0.616891%	0.616891%	0.657706%	0.657706%		$1,667.46	$13,970.79	$725.10	0.00	16,363.35	1,363.61	1,328.76	34.86	2.62%
Comm.	CU-107	1	0.690935%	0.690935%		1.700	11.000000%	$1,867.60	$15,647.64		0.00	17,515.24	1,459.60	1,525.54	-65.94	-4.32%
Comm.	CU-108	1	0.385507%	0.385507%		1.350	9.000000%	$1,042.03	$8,730.60		0.00	9,772.63	814.39	857.14	-42.75	-4.99%
Comm.	CU-109	1	0.894955%	0.894955%		2.000	13.000000%	$2,419.06	$20,268.12		0.00	22,687.18	1,890.60	1,973.40	-82.81	-4.20%
Comm.	CU-110	1	0.495364%	0.495364%		1.300	8.500000%	$1,338.97	$11,218.55		0.00	12,557.52	1,046.46	1,095.01	-48.55	-4.43%
Comm.	CU-111	1	0.457135%	0.457135%		1.200	7.500000%	$1,235.64	$10,352.78		0.00	11,588.42	965.70	1,009.79	-44.09	-4.37%
Comm.	CU-112	1	0.644658%	0.644658%		1.600	10.500000%	$1,742.51	$14,599.61		0.00	16,342.12	1,361.84	1,423.86	-62.01	-4.36%
Comm.	CU-113	1	0.510658%	0.510658%		1.300	8.500000%	$1,380.30	$11,564.86		0.00	12,945.16	1,078.76	1,128.27	-49.50	-4.39%
Comm.	CU-114	1	0.468001%	0.468001%		1.200	7.500000%	$1,265.01	$10,598.84		0.00	11,863.85	988.65	1,033.42	-44.76	-4.33%
Comm.	CU-115	1	0.427760%	0.427760%		1.100	6.500000%	$1,156.23	$9,687.50		0.00	10,843.74	903.64	943.82	-40.18	-4.26%
Comm.	CU-116	1	1.230564%	1.230564%		2.800	18.000000%	$3,326.21	$27,868.66		0.00	31,194.88	2,599.57	2,713.69	-114.12	-4.21%
	TOTALS	224		100.00%			100.00%	62,091.86	520,236.33	19,706.92	0.00					

RESERVE	270,300.00	Entirely Shared
ASSESSMENT B-1	2,264,707.16	Entirely Shared
ASSESSMENT B-2	110,247.43	Residential Only
ASSESSMENT B-3	0.00	Commercial Only
	2,645,254.59	

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HOA Board President
11-12-25

RESERVE FUNDING PLAN

Non-Structural

CASH FLOW ANALYSIS

Hollywood Station

Condominium Association, Inc.

Hollywood, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	*(Note 1)*	N/A	827,625	1,039,654	1,143,990	1,381,119	1,425,756	1,507,969	1,026,060	569,465	77,851	359,071	489,743	673,260	910,213	1,213,907	1,490,405
Total Recommended Reserve Contributions	*(Note 2)*	N/A	213,600	221,500	229,700	238,200	247,000	256,100	265,600	275,400	275,400	275,400	275,400	275,400	275,400	275,400	275,400
Estimated Interest Earned, During Year	*(Note 3)*	N/A	24,872	29,087	33,635	37,388	39,078	33,754	21,253	8,622	5,820	11,306	15,491	21,092	28,294	36,022	42,306
Anticipated Expenditures, By Year		N/A	(26,444)	(146,250)	(26,206)	(230,951)	(203,865)	(771,764)	(743,448)	(775,636)	0	(156,033)	(107,374)	(59,540)	0	(34,924)	(122,445)
Anticipated Reserves at Year End		$827,625	$1,039,654	$1,143,990	$1,381,119	$1,425,756	$1,507,969	$1,026,060	$569,465	$77,851 *(NOTE 5)*	$359,071	$489,743	$673,260	$910,213	$1,213,907	$1,490,405	$1,685,666

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year	1,685,666	1,924,672	1,714,934	839,758	1,144,908	1,466,664	734,090	867,192	1,204,376	1,624,051	1,828,045	2,171,238	2,661,612	2,200,985	2,681,966
Total Recommended Reserve Contributions	285,600	296,200	307,200	318,600	330,400	342,600	355,300	368,400	382,000	396,100	410,800	426,000	441,800	458,100	475,000
Estimated Interest Earned, During Year	48,090	48,480	34,029	26,436	34,787	29,314	21,329	27,594	37,675	45,983	53,271	64,374	64,771	65,042	53,185
Anticipated Expenditures, By Year	(94,684)	(554,418)	(1,216,405)	(39,887)	(43,430)	(1,104,488)	(243,527)	(58,810)	0	(238,089)	(120,878)	0	(967,199)	(42,160)	(1,899,291)
Anticipated Reserves at Year End	$1,924,672	$1,714,934	$839,758	$1,144,908	$1,466,664	$734,090	$867,192	$1,204,376	$1,624,051	$1,828,045	$2,171,238	$2,661,612	$2,200,985	$2,681,966	$1,310,860 *(NOTE 4)*

Explanatory Notes:

1) Year 2025 ending reserves are projected as of December 31, 2025 and exclude funds in the Structural Integrity Reserve Funding Plan; FY2025 starts January 1, 2025 and ends December 31, 2025.
2) Reserve Contributions are budgeted through 2025. Anticipated Reserves at Year End include these budgeted contributions and anticipated Reserve Expenditures. 2026 is the first year of recommended contributions.
3) 2.7% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.
4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
5) Threshold Funding Year (reserve balance at critical point).

Aimee Gamble
Aimee Gamble
~~HOA~~ Board President
11-12-25

RESERVE FUNDING PLAN

Structural

CASH FLOW ANALYSIS

Hollywood Station

Condominium Association, Inc.

Hollywood, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	*(Note 1)*	N/A	0	273,949	565,430	875,321	1,204,525	1,553,969	1,924,604	2,317,408	2,563,288	1,756,231	2,183,712	2,577,620	2,729,949	3,037,888	3,559,466
Total Recommended Reserve Contributions	*(Note 2)*	N/A	270,300	280,300	290,700	301,500	312,700	324,300	336,300	348,700	361,600	375,000	388,900	403,300	418,200	433,700	449,700
Estimated Interest Earned, During Year	*(Note 3)*	N/A	3,649	11,181	19,191	27,704	36,744	46,335	56,504	65,012	57,537	52,481	63,422	70,698	76,829	87,878	101,065
Anticipated Expenditures, By Year		N/A	0	0	0	0	0	0	0	(167,832)	(1,226,194)	0	(58,414)	(321,668)	(187,090)	0	(82,366)
Anticipated Reserves at Year End		$0	$273,949	$565,430	$875,321	$1,204,525	$1,553,969	$1,924,604	$2,317,408	$2,563,288	$1,756,231	$2,183,712	$2,577,620	$2,729,949	$3,037,888	$3,559,466	$4,027,866

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year	4,027,866	4,609,213	3,263,944	3,860,341	4,491,692	5,159,548	3,586,035	3,969,709	4,686,511	5,445,268	2,199,147	2,938,380	2,765,160	3,570,857	399,403
Total Recommended Reserve Contributions	466,300	483,600	501,500	520,100	539,300	559,300	580,000	601,500	623,800	646,900	670,800	695,600	721,300	748,000	775,700
Estimated Interest Earned, During Year	115,047	104,872	94,897	111,251	128,556	116,493	100,644	115,302	134,957	101,825	68,433	75,972	84,397	52,885	10,716
Anticipated Expenditures, By Year	0	(1,933,741)	0	0	0	(2,249,306)	(296,969)	0	0	(3,994,846)	0	(944,792)	0	(3,972,339)	(780,714)
Anticipated Reserves at Year End	$4,609,213	$3,263,944	$3,860,341	$4,491,692	$5,159,548	$3,586,035	$3,969,709	$4,686,511	$5,445,268	$2,199,147	$2,938,380	$2,765,160	$3,570,857	$399,403 *(NOTE 5)*	$405,105 *(NOTE 4)*

Explanatory Notes:

1) Year 2025 ending reserves are projected as of December 31, 2025 and exclude funds in the Non-Structural Reserve Funding Plan; FY2025 starts January 1, 2025 and ends December 31, 2025.
2) Reserve Contributions are budgeted through 2025. Anticipated Reserves at Year End include these budgeted contributions and anticipated Reserve Expenditures. 2026 is the first year of recommended contributions
3) 2.7% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.
4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
5) Threshold Funding Year (reserve balance at critical point).

Ainee Gamble
Ainee Gamble
HOA Board President
11-12-25

HOLLYWOOD STATION CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTOR BUDGET MEETING

WEDNESDAY, NOVEMBER 12, 2025
BUSINESS CENTER / MANAGEMENT OFFICE
140 S. DIXIE HIGHWAY
HOLLYWOOD, FL 33020

6:00 PM

AGENDA

1. CALL TO ORDER
2. ROLL CALL AND DETERMINATION OF A QUORUM
3. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES
4. OLD BUSINESS – N/A
5. NEW BUSINESS:

   A. DISCUSSION, CONSIDERATION, AND VOTE ON FY 2026 BUDGET

6. ADJOURNMENT

****The Special Meeting of the Membership will follow a brief intermission****

SPECIAL MEETING OF THE MEMBERSHIP

AGENDA

1. CALL TO ORDER
2. PROOF OF NOTICE OF MEETING
3. CALLING OF THE ROLL AND CERTIFYING OF PROXIES
4. DETERMINATION OF A QUORUM
5. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES -NA
6. UNFINISHED BUSINESS – N/A
7. NEW BUSINESS

   A. **DISCUSSION, CONSIDERATION, AND VOTE ON WAIVER OF FULLY FUNDED NON-SIRS STATUTORY RESERVES FOR FY 2026 BUDGET**

8. ADJOURNMENT

DATE POSTED: 10/17/25

SIGNATURE: Annie Gamble
TITLE: HOA President

HOLLYWOOD STATION CONDOMINIUM ASSOCIATION, INC.

140 S. Dixie Highway
Hollywood, FL 33020

October 17, 2025

RE: HOLLYWOOD STATION CONDOMINIUM ASSOCIATION, INC.
NOTICE OF 2026 BUDGET (BOARD) MEETING &
SPECIAL MEETING OF THE MEMBERSHIP FOR THE PURPOSE OF WAIVING THE FULL FUNDING OF NON-SIRS RESERVES

Dear Unit Owner:

You are hereby notified that the Budget-Board Meeting of Hollywood Station Condominium Association, Inc., will be held on **Wednesday, November 12, 2025@ 6PM in the Business Center / Management Office located at 140 S. Dixie Highway, Hollywood, FL 33020**.

In accordance with the Florida Statutes, Chapter 718, enclosed with this Notice of Budget-Board Meeting you will find a copy of the proposed 2026 Budget to be considered by the Board at the Meeting. Please note that regular assessments are among the items to be considered by the Board.

Immediately following the Budget-Board meeting, a Special Meeting of the Membership will be held. The issue for consideration by the membership will be to approve the waiving of the full **funding of non-SIRS reserves** which are required to be collected in the Association's Budget by the Florida Statutes. A majority of the members must vote to waive the full funding of non-SIRS reserves, or the budget is required to go into effect with full reserves.

A Limited Proxy form (similar to a ballot) is enclosed for you to vote on the waiver of fully funded non-SIRS reserve issue and is intended to be used in the event that you are unable to attend the membership meeting, and to record your vote on the issues presented. **With regard to the waiving of fully funded non-SIRS reserves,** a "yes" vote will minimize the necessary increases (due to increases in costs) for regular maintenance fees, while a "no" vote will institute a higher level of reserve funding which will result in higher regular maintenance fees paid by each unit owner. If you submit your proxy, but you are able to attend the membership meeting in person, you may withdraw your proxy when you sign–in at the membership meeting – although, the limited proxy will still be used to record your vote.

Also enclosed you will find the Agenda for the Budget Meeting and Special Membership Meeting which will also be posted on the condominium property as required by the Florida Statutes.

Sincerely,

For the Board of Directors
HOLLYWOOD STATION CONDOMINIUM ASSOCIATION, INC.

LIMITED PROXY
2026 – NON -SIRS RESERVE WAIVER VOTE

The undersigned owners, or their voting representative, hereby appoint the Secretary of the Association, his/her designee, or _____, as nominee, and proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent, and cast votes only as I specifically instruct in reference to the following matters to come before HOLLYWOOD STATION CONDOMINIUM ASSOCIATION, INC., at the Special Meeting of the Membership to be held on **Wednesday, November 12, 2025 @ 6PM** P.M., **in the Business Center / Management Office located at 140 S. Dixie Highway, Hollywood, FL 33020**. or on such day as the meeting may thereafter be held by adjournment or otherwise. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW.)

__X__ To Establish Quorum

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

1. Should the full funding of Non-SIRS Reserves required by Florida Statute §718.112(2)(f) be waived, in whole or in part, for the 2026 fiscal/budget year?

_____Yes _____No

FUNDING 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: _____, 2025

UNIT: _____

_____
SIGNATURE(S) OF UNIT OWNER(S) OR
DESIGNATED VOTING REPRESENTATIVE

****

(DO NOT FILL OUT THIS SECTION - THIS IS FOR YOUR DESIGNATED PROXYHOLDER TO ASSIGN THE PROXY TO SOMEONE ELSE IF HE\SHE CANNOT ATTEND THE MEETING.)

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxy above, does hereby designate _____

_____ to substitute for me in voting the proxy set forth above.

DATE: _____, 2025

_____
(Signature of Proxyholder)

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

	YES	NO
Unit 401		
Unit 402		
Unit 403		
Unit 404		
Unit 405		X
Unit 406		
Unit 407		
Unit 408	1	
Unit 409	1	
Unit 411		
Unit 413	1	
Unit 414	1	
Unit 415	1	
Unit 416	1	
Unit 417	X	
Unit 418	X	
Unit 419		1
Unit 420	1	
Unit 421		
Unit 422		
Unit 423		
Unit 425	1	
Unit 427		
Unit 429		
Unit 431	1	
Unit 433		
Unit 435	1	
Unit 437	1	

	YES	NO
Unit 501	X	
Unit 502		
Unit 503		
Unit 504	1	
Unit 505		
Unit 506	1	
Unit 507		
Unit 508	1	
Unit 509		
Unit 510	1	
Unit 511	1	
Unit 512	1	
Unit 513	1	
Unit 514		
Unit 515		
Unit 516	1	
Unit 517	1	
Unit 518	1	
Unit 519	1	
Unit 520	1	
Unit 521		1
Unit 522	1	
Unit 523	1	
Unit 525	1	
Unit 527	1	
Unit 529	1	
Unit 531		
Unit 533	1	
Unit 535	1	
Unit 537	X	

	YES	NO
Unit 601	1	
Unit 602	1	
Unit 603		
Unit 604	1	
Unit 605		
Unit 606		
Unit 607		
Unit 608		1
Unit 609		
Unit 610		1
Unit 611	1	
Unit 612		1
Unit 613	1	
Unit 614		
Unit 615	X	
Unit 616		
Unit 617	1	
Unit 618	1	
Unit 619	1	
Unit 620		
Unit 621		1
Unit 622		
Unit 623	1	
Unit 625		
Unit 627	1	
Unit 629	X	
Unit 631		
Unit 633	X	
Unit 635		
Unit 637	1	

	YES	NO
Unit 701		
Unit 702	1	
Unit 703		
Unit 704	1	
Unit 705	1	
Unit 706		1
Unit 707		
Unit 708		
Unit 709	1	
Unit 710	1	
Unit 711	1	
Unit 712	1	
Unit 713		
Unit 714	1	
Unit 715	1	
Unit 716		
Unit 717	1	
Unit 718	1	
Unit 719	1	
Unit 720	1	
Unit 721		
Unit 722		1
Unit 723	X	
Unit 725		
Unit 727		
Unit 729	1	
Unit 731		
Unit 733	1	
Unit 735	1	
Unit 737	1	

	YES	NO
Unit 801	1	
Unit 802		
Unit 803	1	
Unit 804		
Unit 805	1	
Unit 806	1	
Unit 807	1	
Unit 808		
Unit 809	1	
Unit 810		
Unit 811		
Unit 812		
Unit 813	1	
Unit 814	1	
Unit 815		
Unit 816		
Unit 817	1	
Unit 818	1	
Unit 819	1	
Unit 820	1	
Unit 821		
Unit 822	1	
Unit 823	1	
Unit 825	1	
Unit 827	X	
Unit 829		
Unit 831		
Unit 833	1	
Unit 835		
Unit 837	1	

	YES	NO
Unit 901	X	
Unit 902		
Unit 903	1	
Unit 904	1	
Unit 905	1	
Unit 906		
Unit 907		
Unit 908		
Unit 909	1	
Unit 910		
Unit 911	1	
Unit 912	1	
Unit 913	1	
Unit 914	1	
Unit 915	1	
Unit 916	1	
Unit 917		
Unit 918	1	
Unit 919		1
Unit 920	1	
Unit 921		
Unit 922		
Unit 923	1	
Unit 925	1	
Unit 927		
Unit 929		
Unit 931		
Unit 933		
Unit 935		1
Unit 937	1	

	YES	NO
Unit 1001		
Unit 1002	1	
Unit 1003		
Unit 1004	1	
Unit 1005		
Unit 1006		
Unit 1007	X	
Unit 1008	1	
Unit 1009		
Unit 1010		
Unit 1011		
Unit 1012	1	
Unit 1013	1	
Unit 1014	1	
Unit 1015	X	
Unit 1016		
Unit 1017	1	
Unit 1018		
Unit 1019	1	
Unit 1020	1	
Unit 1021	1	
Unit 1022	1	
Unit 1023	1	
Unit 1025		
Unit 1027	1	
Unit 1029		
Unit 1031	1	
Unit 1033	1	
Unit 1035		
Unit 1037		

	YES	NO
Unit CU107	1	
Unit CU108	1	
Unit CU109	1	
Unit CU110	1	
Unit CU111	1	
Unit CU112	1	
Unit CU113	1	
Unit CU114	1	
Unit CU115	1	
Unit CU116		1

	YES	NO
Unit TH-101	1	
Unit TH-102	1	
Unit TH-103	1	
Unit TH-104	1	
Unit TH-105		
Unit TH-106		

TOTAL	YES	NO
4TH	11	1
5TH	19	1
6TH	11	4
7TH	17	1
8TH	17	0
9TH	15	2
10TH	15	0
TH	9	1
CU	4	0
TOTAL	118	10

11/10/25
MK

Yes 118+9=127 +1 = 128+1= 129+1 = 130
Total 138+1= 139+1 = 140 +1 = 141 + 1 = 142
NO 10+1 = 11+1 = 12