| Projected Expenses | January | February | March | April |
|---|---|---|---|---|
| ATT | $50.00 | $50.00 | $50.00 | $50.00 |
| FPL | $130.00 | $130.00 | $130.00 | $130.00 |
| Better Waste | $400.00 | $400.00 | $400.00 | $400.00 |
| Insurance | $19,000.00 | $0.00 | $0.00 | $0.00 |
| Bank Service | $15.00 | $15.00 | $15.00 | $15.00 |
| City of Miami Beach (water / sewer) | $750.00 | $750.00 | $750.00 | $750.00 |
| Florida Real Estate Appraisers | $0.00 | $0.00 | $0.00 | $0.00 |
| All Florida Fire Prevention | $200.00 | $0.00 | $0.00 | $0.00 |
| Landscaping | $140.00 | $140.00 | $140.00 | $140.00 |
| Preferred Accounting | $0.00 | $0.00 | $0.00 | $0.00 |
| Reserves | $200.00 | $200.00 | $200.00 | $200.00 |
| Misc. | $0.00 | $0.00 | $0.00 | $0.00 |
| **Totals** | **$20,885.00** | **$1,685.00** | **$1,685.00** | **$1,685.00** |

| Revenues | JAN | FEB | MARCH |
|---|---|---|---|
| Beginning Balance | $0.00 | $0.00 | $0.00 |
| Unit 1 | $11,270.74 | $0.00 | $0.00 |
| Unit 2 | $8,303.46 | $0.00 | $0.00 |
| Unit 3 | $7,682.46 | $0.00 | $0.00 |
| Unit 4 | $7,682.46 | $0.00 | $0.00 |
| Unit 5 | $7,682.46 | $0.00 | $0.00 |
| Unit 6 | $7,682.46 | $0.00 | $0.00 |
| Unit 7 | $7,682.46 | $0.00 | $0.00 |
| Other Revenue | $1,000.00 | $0.00 | $0.00 |
| Interest | $0.00 | $0.00 | $0.00 |
| **Total Revenues** | **$58,986.50** | **$0.00** | **$0.00** |

| May | June | July | August | September | October | November |
|---|---|---|---|---|---|---|
| $50.00 | $50.00 | $50.00 | $50.00 | $50.00 | $50.00 | $50.00 |
| $130.00 | $130.00 | $130.00 | $130.00 | $130.00 | $130.00 | $130.00 |
| $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 |
| $0.00 | $0.00 | $19,000.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 |
| $750.00 | $750.00 | $750.00 | $750.00 | $750.00 | $750.00 | $750.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $200.00 | $200.00 | $200.00 | $200.00 | $200.00 | $200.00 | $200.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **$1,685.00** | **$1,685.00** | **$20,685.00** | **$1,685.00** | **$1,685.00** | **$1,685.00** | **$1,685.00** |

| APRIL | MAY | JUNE | JULY | AUGUST | SEP | OCT |
|---|---|---|---|---|---|---|
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** |

| December | Average | Totals |
|---|---|---|
| $50.00 | $50.00 | $600.00 |
| $130.00 | $130.00 | $1,560.00 |
| $400.00 | $400.00 | $4,800.00 |
| $0.00 | $3,166.67 | $38,000.00 |
| $15.00 | $15.00 | $180.00 |
| $800.00 | $754.17 | $9,050.00 |
| $0.00 | $0.00 | $0.00 |
| $0.00 | $16.67 | $200.00 |
| $140.00 | $140.00 | $1,680.00 |
| $0.00 | $0.00 | $0.00 |
| $0.00 | $183.33 | $2,200.00 |
| $0.00 | $0.00 | $0.00 |
| **$1,535.00** | **$4,855.83** | **$58,270.00** |

| NOV | DEC | Total |
|---|---|---|
| $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $11,270.74 |
| $0.00 | $0.00 | $8,303.46 |
| $0.00 | $0.00 | $7,682.46 |
| $0.00 | $0.00 | $7,682.46 |
| $0.00 | $0.00 | $7,682.46 |
| $0.00 | $0.00 | $7,682.46 |
| $0.00 | $0.00 | $7,682.46 |
| $0.00 | | $1,000.00 |
| $0.00 | $0.00 | $0.00 |
| **$0.00** | **$0.00** | $58,986.50 |

## HOA 2025 CREDIT PER UNIT

$120 CREDIT

| Projected Expenses | January | February | March | April |
|---|---|---|---|---|
| ATT | $153.04 | $153.04 | $153.08 | $0.00 |
| FPL | $144.72 | $151.71 | $127.77 | $125.90 |
| Better Waste | $0.00 | $1,136.94 | $378.98 | $417.98 |
| Insurance | $0.00 | $0.00 | $0.00 | $4,715.66 |
| Bank Service | $15.00 | $15.00 | $15.00 | $30.00 |
| City of Miami Beach (water / sewer) | $644.10 | $726.25 | $768.96 | $658.88 |
| Florida Real Estate Appraisers | $0.00 | $0.00 | $0.00 | $0.00 |
| All Florida Fire Prevention | $0.00 | $0.00 | $197.34 | $176.55 |
| Landscaping | $0.00 | $280.00 | $140.00 | $0.00 |
| Preferred Accounting | $0.00 | $0.00 | $0.00 | $0.00 |
| Reserves | $0.00 | $0.00 | $0.00 | $0.00 |
| Misc. | $0.00 | $15.00 | $600.00 | $5,458.75 |
| **Totals** | **$956.86** | **$2,477.94** | **$2,381.13** | **$11,583.72** |

| CREDITS FROM 2024 | Revenues | JAN | FEB | MARCH |
|---|---|---|---|---|
| | Beginning Balance | $0.00 | $0.00 | $0.00 |
| CREDIT OF $816.72 | Unit 1 | $0.00 | $816.72 | $8,167.20 |
| CREDIT OF $210 | Unit 2 | $1,203.40 | $0.00 | $601.70 |
| CREDIT OF $1623.43 | Unit 3 | $0.00 | $0.00 | $5,000.00 |
| | Unit 4 | $1,113.40 | $0.00 | $556.70 |
| | Unit 5 | $556.70 | $556.70 | $0.00 |
| | Unit 6 | $0.00 | $6,815.40 | $0.00 |
| CREDIT OF $40 | Unit 7 | $0.00 | $0.00 | $0.00 |
| | Other Revenue | $0.00 | $0.00 | $0.00 |
| | Interest | $0.90 | $0.95 | $1.52 |
| | **Total Revenues** | **$2,874.40** | **$8,189.77** | **$14,327.12** |

| May | June | July | August | September | October | November |
|---|---|---|---|---|---|---|
| $688.86 | $300.00 | $254.36 | $254.30 | $254.26 | $254.26 | $252.58 |
| $109.16 | $110.40 | $120.19 | $110.24 | $117.70 | $136.55 | $133.77 |
| $378.98 | $417.98 | $378.98 | $0.00 | $378.98 | $796.96 | $0.00 |
| $0.00 | $0.00 | $26,520.91 | $0.00 | $0.00 | $0.00 | $0.00 |
| $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 |
| $1,082.78 | $1,252.01 | $856.04 | $1,409.73 | $704.89 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $273.92 | $0.00 | $0.00 | $0.00 | $0.00 |
| $140.00 | $0.00 | $280.00 | $0.00 | $0.00 | $0.00 | $900.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $273.92 | $290.00 | $0.00 | $1,050.00 | $960.43 |
| **$2,414.78** | **$2,095.39** | **$28,973.32** | **$2,079.27** | **$1,470.83** | **$2,252.77** | **$2,261.78** |

| APRIL | MAY | JUNE | JULY | AUGUST | SEP | OCT |
|---|---|---|---|---|---|---|
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $601.70 | $601.70 | $601.70 | $1,203.40 | $601.70 | $0.00 |
| $0.00 | $0.00 | $0.00 | $56.97 | $0.00 | $0.00 | $0.00 |
| $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| $1,113.40 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $6,710.40 | $0.00 | $0.00 | | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $2,482.20 | $0.00 | $0.00 | $0.00 |
| $1.57 | $1.40 | $1.39 | $0.60 | $0.34 | $0.37 | $0.36 |
| **$8,382.07** | **$1,716.50** | **$1,716.49** | **$4,254.87** | **$2,317.14** | **$1,715.47** | **$1,113.76** |

| December | Average | Totals |
| --- | --- | --- |
| $341.80 | $275.35 | $3,059.58 |
| $129.55 | $126.47 | $1,517.66 |
| $378.98 | $388.73 | $4,664.76 |
| $0.00 | $2,603.05 | $31,236.57 |
| $15.00 | $16.25 | $195.00 |
| $0.00 | $675.30 | $8,103.64 |
| $0.00 | $0.00 | $0.00 |
| $0.00 | $53.98 | $647.81 |
| $0.00 | $145.00 | $1,740.00 |
| $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 |
| $0.00 | $720.68 | $8,648.10 |
| **$865.33** | **$4,984.43** | **$59,813.12** |

| NOV | DEC | Total | HOA DUE PER UNIT AFTER PAYMENT |
| --- | --- | --- | --- |
| $0.00 | $0.00 | $0.00 | |
| $0.00 | $0.00 | $8,983.92 | 2025 FULLY PAID |
| $601.70 | $601.70 | $6,017.00 | |
| $0.00 | $0.00 | $5,056.97 | 2025 FULLY PAID |
| $556.70 | $556.70 | $6,123.70 | |
| $556.70 | $0.00 | $6,123.70 | |
| $0.00 | $0.00 | $6,815.40 | 2025 FULLY PAID |
| $0.00 | $0.00 | $6,710.40 | 2025 FULLY PAID |
| $0.00 | | $2,482.20 | |
| $0.29 | $0.00 | $9.69 | |
| **$1,715.39** | **$1,158.40** | $48,322.98 | |

## HOA 2025 CREDIT PER UNIT

$120 CREDIT

| Projected Expenses based on 2022 | January | February | March |
|---|---|---|---|
| ATT | $145.28 | $145.28 | $366.81 |
| FPL | $157.09 | $182.33 | $175.28 |
| Better Waste | $353.98 | $353.98 | $353.98 |
| Insurance | $0.00 | $0.00 | $2,120.00 |
| Bank Service | $15.00 | $15.00 | $15.00 |
| City of Miami Beach (water / sewer) | $609.61 | $737.53 | $588.29 |
| Florida Real Estate Appraisers | $0.00 | $0.00 | $0.00 |
| All Florida Fire Prevention | $0.00 | $0.00 | $0.00 |
| Landscaping | $0.00 | $420.00 | $0.00 |
| Preferred Accounting | $0.00 | $0.00 | $0.00 |
| Reserves | $0.00 | $0.00 | $250.00 |
| Misc. | $0.00 | $15.00 | $0.00 |
| **Totals** | **$1,280.96** | **$1,869.12** | **$3,869.36** |

| Revenues | $0.00 | $0.00 | $0.00 |
|---|---|---|---|
| Beginning Balance | $0.00 | $0.00 | $0.00 |
| Unit 1 | $816.72 | $816.72 | $816.72 |
| Unit 2 | $601.70 | $601.70 | $601.70 |
| Unit 3 | $0.00 | $0.00 | $5,000.00 |
| Unit 4 | 556.7 + 556.7 | $0.00 | $556.70 |
| Unit 5 | $556.70 | $556.70 | $556.70 |
| Unit 6 | $0.00 | $7,347.07 | $0.00 |
| Unit 7 | $556.70 | $556.70 | $556.70 |
| Other Revenue | | $0.00 | $0.00 |
| Interest | $0.62 | $0.82 | $1.07 |
| **Total Revenues** | **$2,532.44** | **$9,879.71** | **$8,089.59** |

| Approved HOA Fees January 1, 2024 | |
|---|---|
| Unit 1 - 19.6% | $816.72 |
| Unit 2 - 13.6% (incl. $35/month elec for car) | $601.70 |
| Unit 3 - 13.36% | $556.70 |
| Unit 4 - 13.36% | $556.70 |
| Unit 5 - 13.36% | $556.70 |
| Unit 6 - 13.36% | $556.70 |
| Unit 7 - 13.36 | $556.70 |
| **Total Monthly HOA 2024** | **$4,201.92** |

CREDIT T
MISSIVA
ARBOI
ANNUA
ANNUAL FEE STATEMENT ST

| April | May | June | July | August | September | October |
|---|---|---|---|---|---|---|
| $0.00 | $70.03 | $145.89 | $153.02 | $153.52 | $152.86 | $152.86 |
| $141.24 | $131.07 | $109.74 | $117.07 | $89.12 | $115.71 | $124.78 |
| $353.98 | $353.98 | $353.98 | $353.98 | $353.98 | $353.98 | $353.98 |
| $7,163.55 | $0.00 | $12,397.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 |
| $1,099.97 | $588.29 | $676.85 | $571.89 | $455.45 | $556.70 | $535.81 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $140.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $1,000.00 | $250.00 | $250.00 | $250.00 | $250.00 | $250.00 |
| $0.00 | $800.00 | $1,200.00 | $15.00 | $105.00 | $15.00 | $0.00 |
| **$8,913.74** | **$2,958.37** | **$15,148.46** | **$1,475.96** | **$1,422.07** | **$1,459.25** | **$1,432.43** |

| | | | | | | |
|---|---|---|---|---|---|---|
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $816.72 | $816.72 | $816.72 | $816.72 | 816.72 + 496.72 | $816.72 | $0.00 |
| $601.70 | $601.70 | $601.70 | $601.70 | $601.70 | $519.95 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $556.70 | 556.7 + 556.7 | $0.00 | 556.7 +556.7 | $0.00 | $556.70 | $556.70 |
| $556.70 | $0.00 | 556.7 + 556.7 | $556.70 | $556.70 | $556.70 | 556.7 + 556.7 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $556.70 | $556.70 | $556.70 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.96 | $0.94 | $0.00 | $0.00 | $0.49 | $0.54 | $0.00 |
| **$3,089.48** | **$1,976.06** | **$1,975.12** | **$1,975.12** | **$1,158.89** | **$2,450.61** | **$556.70** |

O BE MADE FOR 2025:

->LANDCAPER $1120

RIST LETTER -> $300

L REPORT -> $138.75

TATE OF FLORIDA -> $64.68

| November | December | Average | Totals |
|---|---|---|---|
| $152.97 | $153.00 | $150.10 | $1,791.52 |
| $140.63 | $133.08 | $134.76 | $1,617.14 |
| $353.98 | $375.00 | $355.73 | $4,268.78 |
| $0.00 | $0.00 | $1,806.71 | $21,680.55 |
| $15.00 | $15.00 | $15.00 | $180.00 |
| $580.01 | $568.51 | $630.74 | $7,568.91 |
| $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 |
| $1,120.00 | $140.00 | $151.67 | $1,820.00 |
| $0.00 | $0.00 | $0.00 | $0.00 |
| $250.00 | $250.00 | $250.00 | $3,000.00 |
| $15.00 | $15.00 | $181.67 | $2,180.00 |
| **$2,627.59** | **$1,649.59** | **$3,675.58** | **$44,106.90** |

| | | NOTES |
|---|---|---|
| $0.00 | $0.00 | |
| $0.00 | $0.00 | |
| $816.72 | 816.72 + 816.72 | |
| $253.40 | $601.70 | |
| $0.00 | $0.00 | Paid until December 20, 2024 |
| $0.00 | $556.70 | |
| $556.70 | 556.7 + 556.7 | |
| $0.00 | $0.00 | 2024 PAID FULL |
| $3,395.20 | $0.00 | CREDIT OF $40 FOR 2025 |
| $200.00 | | |
| $0.65 | $0.00 | |
| **$5,222.67** | **$1,158.40** | |

| ADOPTED 2024 BUDGET | January | February | March | April | May | June | July | August | September | October | November | December | Average | Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ATT | $145.28 | $155.00 | $155.00 | $155.00 | $155.00 | $155.00 | $155.00 | $155.00 | $155.00 | $155.00 | $155.00 | $155.00 | $155.00 | $1,850.28 |
| FPL | $157.09 | $160.00 | $160.00 | $160.00 | $160.00 | $160.00 | $160.00 | $160.00 | $160.00 | $160.00 | $160.00 | $160.00 | $159.76 | $1,917.09 |
| Better Waste | $353.98 | $375.00 | $375.00 | $375.00 | $375.00 | $375.00 | $375.00 | $375.00 | $375.00 | $375.00 | $375.00 | $375.00 | $373.25 | $4,478.98 |
| Insurance | $0.00 | $12,000.00 | $0.00 | $0.00 | $0.00 | $0.00 | $12,000.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $2,000.00 | $24,000.00 |
| Bank Service | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $180.00 |
| City of Miami Beach (water / sewer) | $609.61 | $675.00 | $675.00 | $675.00 | $675.00 | $675.00 | $675.00 | $675.00 | $675.00 | $675.00 | $675.00 | $675.00 | $669.55 | $8,034.61 |
| Florida Real Estate Appraisers | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| All Florida Fire Prevention | $0.00 | $252.12 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $400.00 | $54.34 | $652.12 |
| Landscaping | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $140.00 | $1,680.00 |
| Preferred Accounting | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Reserves | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $300.00 | $3,600.00 |
| Misc. | $100.00 | $1,000.00 | $100.00 | $100.00 | $100.00 | $100.00 | $100.00 | $100.00 | $100.00 | $100.00 | $100.00 | $100.00 | $175.00 | $2,100.00 |
| **Totals** | **$1,820.96** | **$15,072.12** | **$1,920.00** | **$1,920.00** | **$1,920.00** | **$1,920.00** | **$13,920.00** | **$1,920.00** | **$1,920.00** | **$1,920.00** | **$1,920.00** | **$2,320.00** | **$4,041.09** | **$48,493.08** |

| Revenues | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Beginning Balance | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Unit 1 | $816.72 | $816.72 | $816.72 | $816.72 | $816.72 | $816.72 | $816.72 | $816.72 | $816.72 | $816.72 | $816.72 | $816.72 |
| Unit 2 | $601.70 | $601.70 | $601.70 | $601.70 | $601.70 | $601.70 | $601.70 | $601.70 | $601.70 | $601.70 | $601.70 | $601.70 |
| Unit 3 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| Unit 4 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| Unit 5 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| Unit 6 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| Unit 7 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| Other Revenue | $666.67 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Interest | $0.62 | $0.10 | $0.10 | $0.10 | $0.10 | $0.10 | $0.10 | $0.10 | $0.10 | $0.10 | $0.10 | $0.10 |
| **Total Revenues** | **$4,869.21** | **$4,202.02** | **$4,202.02** | **$4,202.02** | **$4,202.02** | **$4,202.02** | **$4,202.02** | **$4,202.02** | **$4,202.02** | **$4,202.02** | **$4,202.02** | **$4,202.02** |

| Adopted HOA Fees 2024 | |
|---|---|
| Unit 1 - 19.6% | $816.72 |
| Unit 2 - 13.6% (incl. $35/month elec for car) | $601.70 |
| Unit 3 - 13.36% | $556.70 |
| Unit 4 - 13.36% | $556.70 |
| Unit 5 - 13.36% | $556.70 |
| Unit 6 - 13.36% | $556.70 |
| Unit 7 - 13.36 | $556.70 |
| **Total Monthly HOA 2024** | **$4,201.92** |

| Expenses 2023 | December | January | February |
|---|---|---|---|
| ATT | $249.39 | $328.77 | $278.84 |
| FPL | $110.80 | $128.71 | $155.45 |
| Better Waste | $1,839.14 | $630.00 | $655.20 |
| Insurance | $2,122.18 | $2,122.18 | $2,021.12 |
| Bank Service | $15.00 | $15.00 | $15.00 |
| City of Miami Beach (water / sewer) | $631.40 | $769.19 | $1,214.29 |
| Florida Real Estate Appraisers | $0.00 | $0.00 | $0.00 |
| All Florida Fire Prevention | $0.00 | $0.00 | $252.12 |
| Landscaping | $0.00 | $0.00 | $0.00 |
| Preferred Accounting | $0.00 | $0.00 | $0.00 |
| Reserves | $0.00 | $0.00 | $0.00 |
| Misc. | $1,262.00 | $0.00 | $0.00 |
| **Totals** | **$6,229.91** | **$3,993.85** | **$4,592.02** |

| Revenues | $5,610.31 | $4,089.01 | $4,803.90 |
|---|---|---|---|
| Beginning Balance | $0.00 | $0.00 | $0.00 |
| Unit 1 | $601.55 | $816.72 | $816.72 |
| Unit 2 | $451.40 | $601.70 | $1,203.40 |
| Unit 3 | $889.24 | $556.70 | $556.70 |
| Unit 4 | $889.24 | $556.70 | $556.70 |
| Unit 5 | $1,000.14 | $443.44 | $556.70 |
| Unit 6 | $889.24 | $556.70 | $556.70 |
| Unit 7 | $889.24 | $556.70 | $556.70 |
| Other Revenue | $0.00 | $0.00 | $0.00 |
| Interest | $0.26 | $0.35 | $0.28 |
| **Plus / Minus per month** | **-$619.60** | **$95.16** | **$211.88** |

| Revised HOA Fees Starting January 1, 2023 | | |
|---|---|---|
| Unit 1 - 19.6% | | $816.72 |
| Unit 2 - 13.6% (incl. $35 electric for car) | | $601.70 |
| Unit 3 - 13.36% | | $556.70 |
| Unit 4 - 13.36% | | $556.70 |
| Unit 5 - 13.36% | | $556.70 |
| Unit 6 - 13.36% | | $556.70 |
| Unit 7 - 13.36 | | $556.70 |
| **Total Monthly HOA 2023** | | **$4,201.92** |

| Special Assessment Costs To Cover | | |
|---|---|---|
| Waste Removal | | $2,569.14 |
| December Monthly Costs Additional | | $750.00 |
| **Special Assessment Totals** | | **$3,319.14** |

Special Assessment - Waste Removal / December 2022 Expenses

| | | |
|---|---|---|
| Unit 1 - 19.6% | | $650.55 |
| Unit 2 - 13.6% | | $451.40 |
| Unit 3 - 13.36% | | $443.44 |
| Unit 4 - 13.36% | | $443.44 |
| Unit 5 - 13.36% | | $443.44 |
| Unit 6 - 13.36% | | $443.44 |
| Unit 7 - 13.36% | | $443.44 |
| **Totals** | | **$3,319.14** |

| | | |
|---|---|---|
| $4,038.38 | $5,486.12 | $8,753.84 |

| March | April | May | June | July | August | September | October |
|---|---|---|---|---|---|---|---|
| $145.40 | $145.40 | $145.02 | $144.97 | $144.97 | $145.01 | $144.63 | $144.63 |
| $143.44 | $136.02 | $157.84 | $138.88 | $142.96 | $112.46 | $125.01 | $136.74 |
| $327.60 | $327.60 | $327.60 | $327.60 | $327.60 | $0.00 | $327.60 | $327.60 |
| $3,953.12 | $6,080.86 | $0.00 | $0.00 | $10,740.00 | $0.00 | $0.00 | $0.00 |
| $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 | $15.00 |
| $545.01 | $634.68 | $709.74 | $610.23 | $507.65 | $561.24 | $588.79 | $510.71 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $640.00 | $140.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $37.45 | $25.00 | $638.25 | $0.00 | $0.00 | $0.00 | $68.00 | $0.00 |
| **$5,167.02** | **$7,364.56** | **$1,993.45** | **$1,236.68** | **$11,878.18** | **$833.71** | **$1,909.03** | **$1,274.68** |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| $12,154.52 | $3,385.62 | $4,935.34 | $2,784.01 | $3,385.71 | $2,783.99 | $3,485.69 | $3,385.79 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $8,167.20 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| $1,203.40 | $601.70 | $1,203.40 | $0.00 | $601.70 | $0.00 | $601.70 | $601.70 |
| $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| $556.70 | $556.70 | $566.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 | $556.70 |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $100.00 | $0.00 |
| $0.42 | $0.42 | $938.44 | $0.51 | $0.51 | $0.49 | $0.49 | $0.59 |
| **$6,987.50** | **-$3,978.94** | **$2,941.89** | **$1,547.33** | **-$8,492.47** | **$1,950.28** | **$1,576.66** | **$2,111.11** |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| $6,136.91 | $0.00 | $0.00 | $11,661.98 | $0.00 | $0.00 | $0.00 | $0.00 |

| November | December | Average | Totals |
|---|---|---|---|
| $145.19 | $145.28 | $171.51 | $2,058.11 |
| $152.31 | $146.13 | $139.66 | $1,675.95 |
| $327.60 | $353.98 | $355.00 | $4,259.98 |
| $0.00 | $0.00 | $2,076.44 | $24,917.28 |
| $15.00 | $15.00 | $15.00 | $180.00 |
| $611.25 | $653.89 | $659.72 | $7,916.67 |
| $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $240.75 | $41.07 | $492.87 |
| $0.00 | $140.00 | $76.67 | $920.00 |
| $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $0.00 | $0.00 | $0.00 |
| $0.00 | $2,000.00 | $230.73 | $2,768.70 |
| **$1,251.35** | **$3,695.03** | **$3,765.80** | **$45,189.56** |

| | |
|---|---|
| $2,784.08 | $17,118.78 |
| $0.00 | $13,733.04 |
| $0.00 | $0.00 |
| $0.00 | $601.70 |
| $556.70 | $556.70 |
| $556.70 | $556.70 |
| $556.70 | $556.70 |
| $556.70 | $556.70 |
| $556.70 | $556.70 |
| $0.00 | |
| $0.58 | $0.54 |
| **$1,532.73** | **$13,423.75** |

Paid until March 2024

| | |
|---|---|
| $0.00 | $0.00 |