

2199 Aventura Beach Club Condominium Association, Inc

2026 PROPOSED BUDGET

BASED ON 618 UNITS

JANUARY 1, 2026 TO DECEMBER 31, 2026

	INCOME	2026 Proposed MONTHLY	2026 Proposed ANNUALLY	2025 Proposed MONTHLY	2025 Proposed ANNUALLY
4020-0000	ASSESSMENT INCOME	682,213.84	8,186,566.08	682,213.70	8,186,564.40
4024-0000	LATE FEES	1,000.00	12,000.00	0.00	0.00
4025-0000	INTEREST INCOME	700.00	8,400.00	0.00	0.00
4028-0000	VENDING MACHINE INCOME	250.00	3,000.00	0.00	0.00
4030-0000	RESERVE ASSESSMENTS	0.00	0.00	87,347.61	1,048,171.32
4040-0000	LAUNDRY INCOME	1,666.67	20,000.00	0.00	0.00
4070-0000	SCREENING INCOME	450.00	5,400.00	0.00	0.00
4072-0000	JADE OFFICES INCOME	4,623.67	55,484.00	4,472.89	53,674.68
	TOTAL INCOME	690,904.17	8,290,850.08	774,034.20	9,288,410.40

	EXPENSES				
1130-0000	JADE OFFICES SETTLEMENT	2,858.34	34,300.08	0.00	0.00
1201-0000	LOBBY FURNITURE	3,750.00	45,000.00	0.00	0.00
5001-0000	MANAGEMENT FEES	6,180.00	74,160.00	5,090.00	61,080.00
5002-0000	ON SITE MANAGER	14,016.00	168,192.00	13,541.67	162,500.04
5003-0000	ASSISTANT MANAGER	5,850.00	70,200.04	5,416.67	65,000.04
5013-0000	ADMINISTRATIVE ASSISTANT	5,612.05	67,344.62	4,225.00	50,700.00
5005-0000	MAINTENANCE PERSONNEL	71,148.95	853,787.40	60,138.00	721,656.00
5007-0000	BUILDING REPAIR	6,733.33	80,800.00	16,000.00	192,000.00
5010-0000	LEGAL AND PROFESSIONAL	7,000.00	84,000.00	13,000.00	156,000.00
5020-0000	ACCOUNTING FEES	400.00	4,800.00	400.00	4,800.00
5022-0000	RESERVE STUDY / BUILDING APPRAISAL	750.00	9,000.00	0.00	0.00
5030-0000	INSURANCE - EXPENSE & FINANCE	164,671.77	1,976,061.20	202,487.08	2,429,844.96
5040-0000	LICENSES, FEES, PERMITS	2,280.32	27,363.89	1,250.00	15,000.00
5041-0000	CORPORATE ANNUAL REPORT	5.83	69.96	5.10	61.20
5043-0000	INSURANCE DEDUCTABLE & CLAIMS	1,250.00	15,000.00	1,250.00	15,000.00
5045-0000	FEES TO DIVISION / CONDOMINIUM FILING	510.00	6,120.00	208.33	2,499.96
5048-0000	PARKING LOT LEASE	42,000.00	504,000.00	38,000.00	456,000.00
5050-0000	ELECTRICITY	40,650.81	487,809.74	40,000.00	480,000.00
5060-0000	TELEPHONE	518.90	6,226.80	459.00	5,508.00
5064-0000	INTERNET & CABLE SERVICE	39,483.56	473,802.67	40,000.00	480,000.00
5070-0000	WATER AND SEWER	37,286.56	447,438.68	41,039.97	492,479.64
5076-0000	COPIER/LEASE MAINTENANCE	402.01	4,824.12	450.00	5,400.00
5080-0000	GAS/FUEL OIL	5,588.59	67,063.09	5,000.00	60,000.00
5090-0000	TRASH COLLECTION	19,274.79	231,297.47	19,150.00	229,800.00
5091-0000	TRASH CHUTE CLEANING	200.00	2,400.00	0.00	0.00
5093-0000	TRASH CHUTE REPAIR	1,883.48	22,601.76	0.00	0.00
6000-0000	PEST CONTROL - INTERIOR	2,919.61	35,035.30	2,917.00	35,004.00
6001-0000	PEST CONTROL - EXTERIOR	238.08	2,856.90	195.00	2,340.00
6004-0000	ELEVATOR CONTRACT	1,850.00	22,200.00	1,751.00	21,012.00
6005-0000	AIR CONDITIONER CONTRACT	1,936.67	23,240.00	1,000.00	12,000.00
6007-0000	PLUMBING MAINTENANCE	5,315.71	63,788.52	5,000.00	60,000.00
6010-0000	LANDSCAPE MAINTENANCE	750.00	9,000.00	660.00	7,920.00
6015-0000	REPAIRS-MATERIALS/SUPPLIES	0.00	0.00	0.00	0.00
6016-0000	ELECTRICAL REPAIRS	2,250.00	27,000.00	6,000.00	72,000.00
6020-0000	POOL CONTRACT	3,000.00	36,000.00	2,700.00	32,400.00
6021-0000	POOL SUPPLIES & REPAIRS	2,000.00	24,000.00	800.00	9,600.00
6022-0000	POOL FURNITURE REPAIRS	1,570.52	18,846.24	1,500.00	18,000.00
6026-0000	INTERIOR PLANTS	650.00	7,800.00	632.00	7,584.00
6029-0000	ELEVATOR SUPP/REPAIRS	750.00	9,000.00	1,500.00	18,000.00
6032-0000	EQUIPMENT REPAIR/PURCHASE	0.00	0.00	0.00	0.00
6059-0000	BOILER REPAIRS	1,600.00	19,200.00	1,250.00	15,000.00
6060-0000	SECURITY	28,732.21	344,786.52	29,000.00	348,000.00
6063-0000	ACCESS CONTROL	833.33	10,000.00	0.00	0.00
6068-0000	DOOR LOCKS	833.33	10,000.00	0.00	0.00
6070-0000	FIRE EQUIPMENT EXPENSES	5,000.00	60,000.00	6,000.00	72,000.00
6073-0000	VALET SERVICE	7,800.00	93,600.00	7,800.00	93,600.00
6074-0000	WATER TOWER TREATMENT	556.20	6,674.40	403.33	4,839.96
6075-0000	WINDOW CLEANING	2,296.20	27,554.40	1,100.00	13,200.00
6079-0000	BEACH MAINTENANCE	487.80	5,853.60	525.00	6,300.00

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4030-0000	RESERVE ASSESSMENTS	0.00	0.00	87,347.61	1,048,171.32
4040-0000	LAUNDRY INCOME	1,666.67	20,000.00	0.00	0.00
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4072-0000	JADE OFFICES INCOME	4,623.67	55,484.00	4,472.89	53,674.68
	TOTAL INCOME	690,904.17	8,290,850.08	774,034.20	9,288,410.40

	EXPENSES				
6082-0000	GENERATOR/ELEC MAIN SWITCH	300.00	3,600.00	682.89	8,194.68
6084-0000	OFFICE LEASE	1,284.00	15,408.00	1,284.00	15,408.00
6093-0000	WINDOW / SLIDING DOOR REPAIRS	1,500.00	18,000.00	0.00	0.00
6095-0000	ODOR CONTROL	2,000.00	24,000.00	0.00	0.00
6096-0000	HVAC PARTS/REPAIR	20,076.56	240,918.69	8,782.86	105,394.32
6098-0000	FIRE ALARM MAINTENANCE	3,373.78	40,485.32	730.00	8,760.00
6166-0000	R & M - EQUIP - ICE MACHINE	1,330.00	15,960.00	0.00	0.00
6167-0000	R & M - EQUIP - POOL CHEMICALS	0.00	0.00	0.00	0.00
6168-0000	R & M - EQUIP - TOWELS (POOL DECK)	2,000.00	24,000.00	1,000.00	12,000.00
7047-0000	LIFT STATION MAINTENANCE	1,000.00	12,000.00	0.00	0.00
7075-0000	VENDING MACHINE SUPPLIES	0.00	0.00	0.00	0.00
7000-0000	PRINTING AND POSTAGE	312.30	3,747.59	2,500.00	30,000.00
7020-0000	OFFICE SUPPLIES EXPENSE	1,130.79	13,569.44	270.00	3,240.00
7045-0000	FLOOR POLISHING	1,650.00	19,800.00	1,250.00	15,000.00
7079-0000	RUGS/MATS	2,000.00	24,000.00	1,000.00	12,000.00
8005-0000	UNIFORMS	2,190.21	26,282.46	1,700.00	20,400.00
8010-0000	TAXES	789.13	9,469.53	350.00	4,200.00
8020-0000	BAD DEBT EXPENSE	2,500.00	30,000.00	0.00	0.00
8033-0000	EQUIPMENT - HEALTH CLUB	617.59	7,411.08	1,250.00	15,000.00
8063-0000	LOAN PAYMENT / JADE OFFICES P & I	18,009.38	216,112.56	18,009.38	216,112.56
8067-0000	LOAN PAYMENT / SPA 4 / P & I	0.00	0.00	23,386.31	280,635.72
8076-0000	WEBSITE MAINTENANCE	150.00	1,800.00	150.00	1,800.00
8080-0000	MISCELLANEOUS EXPENSE	600.00	7,200.00	500.00	6,000.00
8197-0000	CLEANING SERVICES	45,000.00	540,000.00	15,000.00	180,000.00
9002-0000	SALARIES - AFTER HOURS SERVICE	1,800.00	21,600.00	1,800.00	21,600.00
9006-0000	SALARIES - GYM/POOL ATTENDANT	14,936.64	179,239.68	15,000.00	180,000.00
9009-0000	SALARIES - BELLMAN	2,886.86	34,642.34	2,917.00	35,004.00
9010-0000	EMPLOYEE HEALTH BENEFITS (16)	11,392.00	136,704.00	10,880.00	130,560.00
9011-0000	SALARIES- ENGINEER	0.00	0.00	0.00	0.00
9013-0000	SALARIES - MAIL COURIER	400.00	4,800.00	400.00	4,800.00
8000-0000	RESERVE TRANSFER	0.00	0.00	87,347.61	1,048,171.32
	TOTAL EXPENSES	690,904.17	8,290,850.08	774,034.20	9,288,410.40

APPROVED BY

Y.A

Y.A (Dec 11, 2025 17:40:27 EST)

APPROVED BY

Y.A

DATE

Dec 11, 2025

DATE

2026 Approved Budget Signed By Mr. Schechter

Final Audit Report

2025-12-11

Created:	2025-12-10
By:	Alberto Velasquez (avelasquez@miamimanagement.com)
Status:	Signed
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 Signer yonampr@gmail.com entered name at signing as Y.A
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