

VENTURE AT AVENTURA EAST CONDOMINIUM ASSOCIATION, INC.					
JANUARY 1, 2026 - DECEMBER 31, 2026 OPERATING BUDGET -FULL FUNDING RESERVES					
GL Acct	Description	Annual Budget 2026	Annual Budget 2025	Variance	Variance %
REVENUE	<i>Total Owner Assessment</i>	<i>3,130,274</i>	<i>3,042,299</i>	<i>\$87,976</i>	<i>2.9%</i>
4050	Owner Assessments	\$ 2,017,769	\$ 1,929,793	\$87,976	4.6%
4075	Venture Master Assessment	1,112,506	1,112,506	0	0.0%
4052	Late Fee Income	2,400	2,400		
4055	Screening Fees	12,000	12,000		
	TOTAL REVENUE	\$ 3,144,674	\$ 3,056,699	87,976	2.9%
EXPENSES					
Administrative					
7001	Accounting & Audit Fees	30,030	30,030		
7002	Bad Debt	5,250	5,250		
7003	Bank Charges	2,100	2,100		
7005	Legal Fees	5,250	5,250		
7006	Inspection Fees	2,100	2,100		
7007	Annual Condo Fees	1,298	1,298		
7009	Office Equipment	4,200	4,200		
7011	Office Supplies	2,520	2,520		
7012	Printing and Postage	5,408	5,408		
7013	Professional Fees	5,250	5,250		
7014	Screening Fees	5,250	5,250		
	Administrative	68,655	68,655	-	0.0%
Insurance					
7110	Property	268,000	329,040		
7111	Umbrella Insurance	-	8,640		
7112	Flood Insurance	-	49,600		
7113	Directors & Officers	4,500	5,600		
7114	Crime Policy	812	3,360		
7116	Boiler & Machinery	3,153	3,200		
7117	Insurance Finance Charges	3,840	3,840		
7118	Workmans Comp [Non-Employee]	800	1,520		
7119	General Liability/Legal Defense/Cyber	68,838	35,200		
	Insurance	349,943	440,000	(90,057)	-20.5%
Utilities					
7201	Electricity	305,235	299,250		
7202	Water & Sewer	229,194	224,700		
7203	Telephone	3,780	3,780		
7204	Gas/Fuel	5,040	5,040		
	Utilities	543,249	532,770	10,479	2.0%
Contract Services					
7304	Compactor Lease	10,000	16,500		
7305	Elevator Contract	30,800	30,800		
7306	Elevator Inspection	3,520	3,520		



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7309	Front Desk Service	215,796	208,309		
7311	Generator	2,750	2,750		
7312	HVAC System	14,736	14,736		
7315	Odor Control	5,720	5,720		
7316	Pest Control	4,400	4,400		
7317	Trash Removal	60,500	60,500		
7320	Window Services	5,000	4,400		
7322	Janitorial Service	68,575	59,796		
7323	Building Link Mgmt Software	9,460	9,460		
7326	Fire Alarm Annual Inspection & Monitor	25,300	25,300		
	Contract Services	456,557	446,191	10,366	2.3%
Staffing/Personnel					
7406	Workers Compensation	18,365	18,365		
7407	Engineering Payroll	72,488	67,514		
7408	Administrative Payroll	112,900	101,420		
7409	Payroll Taxes	18,539	15,839		
	Staffing/Personnel	222,291	203,137	19,154	9.4%
Repair & Maintenance					
7501	R&M-Building	53,900	53,900		
7502	R&M-Electrical	3,300	3,300		
7504	R&M-Equipment HVAC Repairs	15,000	8,800		
7507	R&M-Paint Supplies	2,640	2,640		
7514	R&M Fire Sprinkler	3,300	3,300		
7518	R&M Plumbing	3,300	3,300		
7599	Contingency	60,000	-		
	Repair & Maintenance	141,440	75,240	66,200	88.0%
	TOTAL OPERATING EXPENSES	\$1,782,136	\$1,765,993	\$16,143	1%
Reserve Transfers					
7905	Reserve Transfer	-	178,200		
	Reserve Transfer SIRS	144,000	-		
	Reserve Transfer NON-SIRS	106,033	-		
	Reserve Transfers	250,033	178,200	71,833	40%
8000	Venture Master Assessment	1,112,506	1,112,506	0	0%
	Venture Master Assessment	1,112,506	1,112,506	0	0%
	TOTAL OPERATING & RESERVE	\$ 3,144,674	\$ 3,056,699	87,976	2.9%
	Current Yr Net Income (loss)	\$ -	\$ -	\$0	N/A



VENTURE AT AVENTURA EAST CONDOMINIUM ASSOCIATION, INC.
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UNIT OWNER PAYMENT SCHEDULE

Annual Unit Owner Contribution:

\$ 3,130,274

Unit Type	Units	Percentage of Ownership	No. of Units	Total Percentage	2026 Monthly Maintenance w/ Reserves
A1	511-611-711-811-911-1011-PH11	0.243286438	7	1.703005066	\$ 634.63
A11	211-311-411	0.254724301	3	0.764172903	664.46
A2	207-307-407-507-607-707-807-907-1007-PH7	0.233085101	10	2.330851010	608.02
A21	210-310-410-510-610-710-810-910-1010-PH10	0.232466838	10	2.324668380	606.40
A22	219-319-419-519-619-719-819-919-1019-PH19	0.255960827	10	2.559608270	667.69
A23	121-221-321-421-521-621-721-821-921-1021-PH21	0.261216061	11	2.873376671	681.40
A24	228-328-428-528-628-728-828-928-1028-PH28	0.258124747	10	2.581247470	673.33
A25	230-330-430-530-630-730-830-930-1030-PH30	0.259979535	10	2.599795350	678.17
A3	201-301-401-501-601-701-801-901-1001-PH1	0.236485547	10	2.364855470	616.89
B1	602-702-802-902-1002-PH2	0.328297582	6	1.969785492	856.38
B11	202-302-402-502	0.334480211	4	1.337920844	872.51
B110	208-308-408-508-608-708-808-908-1008-PH8	0.332316291	10	3.323162910	866.87
B111	512-612-712-812-912-1012-PH12	0.331698028	7	2.321886196	865.25
B112	112-212-312-412	0.349009388	4	1.396037552	910.41
B114	713-813-913-1013-PH13	0.331698028	5	1.658490140	865.25
B115	113-213-313-413-513-613	0.337262394	6	2.023574364	879.77
B117	515-615-715-815-915-1015-PH15	0.328297582	7	2.298083074	856.38
B118	115-215-315-415	0.331079765	4	1.324319060	863.64
B12	603-703-803-903-1003-PH3	0.326751925	6	1.960511550	852.35
B120	516-616-716-816-916-1016-PH16	0.329224977	7	2.304574839	858.80
B121	116-216-316-416	0.338498920	4	1.353995680	883.00
B123	117-217-317-417-517-617-717-817-917-1017-PH17	0.332007159	11	3.652078749	866.06
B124	120-220-320-420-520-620-720-820-920-1020-PH20	0.330770634	11	3.638476974	862.84
B125	123-223-323-423-523-623-723-823-923-1023-PH23	0.332934554	11	3.662280094	868.48
B126	224-324-424-524-624-724-824-924-1024-PH24	0.335716737	10	3.357167370	875.74
B127	225-325-425-525-625-725-825-925-1025-PH25	0.329534108	10	3.295341080	859.61
B128	229-329-429-529-629-729-829-929-1029-PH29	0.331698028	10	3.316980280	865.25
B13	203-303-403-503	0.327988451	4	1.311953804	855.58
B14	404-504-604-704-804-904-1004-PH4	0.327988451	8	2.623907608	855.58
B15	204-304	0.334171080	2	0.668342160	871.71
B17	405-505-605-705-805-905-1005-PH5	0.334171080	8	2.673368640	871.71
B18	205-305	0.347154600	2	0.694309200	905.57
B3	309-409-509-609-709-809-909-1009-PH9	0.339735445	9	3.057619005	886.22
B4	226-326-426-526-626-726-826-926-1026-PH26	0.387032555	10	3.870325550	1,009.60
B5	122-222-322-422-522-622-722-822-922-1022-PH22	0.364465960	11	4.009125560	950.73
B51	227-327-427-527-627-727-827-927-1027-PH27	0.362920303	10	3.629203030	946.70
C1	606-706-806-906-1006-PH6	0.410835675	6	2.465014050	1,071.69
C11	206-306-406-506	0.429074430	4	1.716297720	1,119.27
C13	714-814-914-1014-PH14	0.412072201	5	2.060361005	1,074.92
C14	114-214-314-414-514-614	0.421346144	6	2.528076864	1,099.11
C2	318-718-818-918-1018-PH18	0.436493584	6	2.618961504	1,138.62
C21	218-418-518-618	0.442676213	4	1.770704852	1,154.75
Total			309	99.994	\$ 260,840

