

**EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION, INC.**  
**2026 Budget Meeting Notice**

TO: All Unit Owners  
FROM: Board of Directors  
RE: 2026 Budget Notice  
Date: January 15, 2026

A **2026 Budget Meeting** is scheduled for **Thursday, January 29, 2026, at 7:00 PM at 3000 NE 188th Street, Aventura, FL 33188 at ‘The Party Room’**. A copy of the proposed budget is included with this notice. The proposed 2026 budget presented does **reflect a decrease in the monthly maintenance**. The proposed budget is in compliance with the State requirement related to the funding of the Structural Integrity Reserves (SIRS) for the 2026 fiscal year. In the portal you can access the report prepared by a licensed engineering firm dated December 5, 2024.

The monthly maintenance payments for 2026, once adopted, will begin as of February 1, 2026. Payments are due monthly on the 1st of the month and are considered late on the 15th of the month. A \$25 late fee is assessed to the unit owner ledger. To review your account ledger visit [www.luxmgmtservices.com](http://www.luxmgmtservices.com) and login to the association portal or contact our office at 954-947-0979 during business hours for assistance with your ledger.

Owners who are registered on automatic payments **will not** need to make any changes as the auto draft will automatically adjust the fee. For owners that pay with checks or bill pay be sure to update the monthly amount and continue to mail the payment to the association lockbox at:

Eastside at Aventura Condominium  
% Lux Mgmt Services  
PO Box 163455  
Miami, FL 33116-3455

We encourage all owners to attend the in-person meeting. Each attendee will have **3 minutes** to speak. If you have questions related to the budget, please contact our accounting team at [accounting@luxmgmtservices.com](mailto:accounting@luxmgmtservices.com)

**2026 BUDGET MEETING AGENDA**

- I. Call Meeting to Order**
- II. Determination of Quorum**
- III. Approval of Meeting Minutes**
- IV. Adoption of 2026 Budget**
- V. Open Forum**
- VI. Adjournment**

| EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION, INC. |                     |                     |                     |
|----------------------------------------------------|---------------------|---------------------|---------------------|
| 2026 Proposed Budget                               |                     |                     |                     |
| January 1, 2026 through December 31, 2026          |                     |                     |                     |
| Based on 39 Units                                  |                     |                     |                     |
| Description                                        | 2025 Budget         | 2025 Actual         | 2026 Budget         |
| <b>Operating Accounts</b>                          |                     |                     |                     |
| <b>Income Accounts</b>                             |                     |                     |                     |
| <b>Membership Income</b>                           |                     |                     |                     |
| Membership Dues                                    | \$634,543.00        | \$586,893.00        | <b>\$617,071.00</b> |
| <b>Income Accounts Total</b>                       | <b>\$634,543.00</b> | <b>\$586,893.00</b> | <b>\$617,071.00</b> |
| <b>Expense Accounts</b>                            |                     |                     |                     |
| <b>GENERAL AND ADMINISTRATIVE</b>                  |                     |                     |                     |
| Annual Reporting                                   | \$0.00              | \$65.00             | \$65.00             |
| Audit & Accounting Fees                            | \$1,092.00          | \$5,000.00          | \$5,000.00          |
| Legal Fees                                         | \$3,000.00          | \$1,983.45          | \$3,000.00          |
| Bank Fees                                          | \$364.00            | \$135.00            | \$150.00            |
| Office Expense                                     | \$120.00            | \$1,115.24          | \$120.00            |
| Screening Fees                                     | \$623.00            | \$0.00              | \$0.00              |
| Engineering & Consulting                           | \$10,000.00         | \$3,250.00          | \$3,000.00          |
| Reserve Study                                      | \$1,000.00          | \$0.00              | \$0.00              |
| Postage & Printing                                 | \$9,610.00          | \$97.15             | \$1,000.00          |
| Election Monitor                                   | \$0.00              | \$1,000.00          | \$1,000.00          |
| Miscellaneous Expenses                             | \$1,360.00          | \$2,089.00          | \$500.00            |
| Social Resident Events                             | \$0.00              | \$182.38            | \$1,000.00          |
| <b>LICENSE &amp; PERMITS</b>                       |                     |                     |                     |
| License and Permit Fees                            | \$1,040.00          | \$505.04            | \$3,000.00          |
| Pool Permit                                        | \$0.00              | \$250.34            | \$125.00            |
| Business Tax Receipt                               | \$0.00              | \$0.00              | \$150.00            |
| Elevator Certificate                               | \$0.00              | \$122.00            | \$378.00            |
| Miami Dade Registration                            | \$0.00              | \$0.00              | \$350.00            |
| <b>INSURANCE</b>                                   |                     |                     |                     |
| Insurance Package                                  | \$248,881.00        | \$143,654.10        | \$150,000.00        |
| <b>CONTRACTED SERVICES</b>                         |                     |                     |                     |
| Fire Alarm Maintenance                             | \$2,054.00          | \$1,717.70          | \$2,054.00          |
| Landscape Maintenance                              | \$4,200.00          | \$2,450.00          | \$6,000.00          |
| Pest Control                                       | \$2,172.00          | \$1,000.00          | \$2,172.00          |
| Pool Maintenance                                   | \$5,400.00          | \$2,750.00          | \$5,400.00          |
| Management Fees                                    | \$34,300.00         | \$23,340.00         | \$34,300.00         |
| Maintenance Contractors                            | \$756.00            | \$0.00              | \$756.00            |

|                                                   |                     |                     |                     |
|---------------------------------------------------|---------------------|---------------------|---------------------|
| Elevator Maintenance                              | \$19,958.00         | \$16,637.40         | \$19,958.00         |
| Trash & Garbage Collection                        | \$11,753.00         | \$8,881.42          | \$11,753.00         |
| Janitorial Expense                                | \$50,000.00         | \$55,418.18         | \$50,000.00         |
| <b>INSPECTIONS</b>                                |                     |                     |                     |
| Backflow Recertification                          | \$0.00              | \$125.00            | \$150.00            |
| Fire Extinguisher Annual Inspection               | \$0.00              | \$550.00            | \$550.00            |
| Fire Alarm Annual Inspection                      | \$0.00              | \$2,995.35          | \$400.00            |
| Elevator Annual Inspections                       | \$0.00              | \$650.00            | \$300.00            |
| <b>MAINTENANCE</b>                                |                     |                     |                     |
| Building Repairs & Maintenance                    | \$25,000.00         | \$23,950.80         | \$20,000.00         |
| Building Supplies                                 | \$4,000.00          | \$1,115.46          | \$4,000.00          |
| Fire Equipment Maintenance                        | \$5,000.00          | \$2,995.35          | \$5,000.00          |
| Elevator Repairs                                  | \$2,080.00          | \$3,326.76          | \$2,080.00          |
| Gate Repair & Maintenance                         | \$4,500.00          | \$1,883.43          | \$4,500.00          |
| Generator Repairs & Maintenance                   | \$5,000.00          | \$18,086.55         | \$5,000.00          |
| Gym Maintenance                                   | \$600.00            | \$0.00              | \$600.00            |
| HVAC Repairs & Maintenance                        | \$4,500.00          | \$4,062.00          | \$4,500.00          |
| Miscellaneous                                     | \$3,000.00          | \$0.00              | \$0.00              |
| Pool Supplies & Repairs                           | \$14,500.00         | \$2,750.00          | \$14,500.00         |
| Security System Repairs & Maintenance             | \$370.00            | \$445.30            | \$30,000.00         |
| Repairs & Maintenance - Other                     | \$1,400.00          | \$2,927.66          | \$1,400.00          |
| <b>UTILITIES</b>                                  |                     |                     |                     |
| Electrical Service                                | \$88,200.00         | \$63,924.08         | \$88,200.00         |
| Water and Sewer                                   | \$51,660.00         | \$52,587.27         | \$51,660.00         |
| Internet                                          | \$0.00              | \$0.00              | \$0.00              |
| Trash Chute                                       | \$13,250.00         | \$9,928.16          | \$1,000.00          |
| Telephone                                         | \$6,000.00          | \$5,492.49          | \$6,000.00          |
| <b>Reserve Accounts</b>                           |                     |                     |                     |
| Restricted Reserves                               |                     |                     |                     |
| General Reserves                                  | \$0.00              | \$60,186.00         | <b>\$30,000.00</b>  |
| Structural Integrity Reserves (Mandatory Funding) | \$46,000.00         | \$46,000.00         | <b>\$46,000.00</b>  |
| <b>Expense Accounts Total</b>                     | <b>\$682,743.00</b> | <b>\$106,186.00</b> | <b>\$617,071.00</b> |

|                          |                     |                      |
|--------------------------|---------------------|----------------------|
|                          | <b>Monthly</b>      | <b>Annual</b>        |
| <b>Operating Expense</b> | \$ 51,422.58        | \$ 617,071.00        |
| <b>Totals</b>            | <b>\$ 51,422.58</b> | <b>\$ 617,071.00</b> |

| <b>Unit No.</b> | <b>Percentage of Ownership</b> | <b>Monthly</b> | <b>Annual</b> |
|-----------------|--------------------------------|----------------|---------------|
| 301             | 0.0271                         | \$ 1,488.74    | \$ 17,864.82  |
| 302             | 0.0204                         | \$ 1,047.74    | \$ 12,572.82  |
| 303             | 0.0283                         | \$ 1,454.64    | \$ 17,455.70  |
| 304             | 0.0233                         | \$ 1,198.35    | \$ 14,380.22  |
| 305             | 0.0283                         | \$ 1,454.64    | \$ 17,455.70  |
| 306             | 0.0204                         | \$ 1,047.74    | \$ 12,572.82  |
| 307             | 0.0271                         | \$ 1,394.73    | \$ 16,736.82  |
| 401             | 0.0271                         | \$ 1,394.73    | \$ 16,736.82  |
| 402             | 0.0204                         | \$ 1,047.74    | \$ 12,572.82  |
| 403             | 0.0283                         | \$ 1,454.64    | \$ 17,455.70  |
| 404             | 0.0233                         | \$ 1,198.35    | \$ 14,380.22  |
| 405             | 0.0283                         | \$ 1,454.64    | \$ 17,455.70  |
| 406             | 0.0204                         | \$ 1,047.74    | \$ 12,572.82  |
| 407             | 0.0271                         | \$ 1,394.73    | \$ 16,736.82  |
| 501             | 0.0271                         | \$ 1,394.73    | \$ 16,736.82  |
| 502             | 0.0204                         | \$ 1,047.74    | \$ 12,572.82  |
| 503             | 0.0283                         | \$ 1,454.64    | \$ 17,455.70  |
| 504             | 0.0233                         | \$ 1,198.35    | \$ 14,380.22  |
| 505             | 0.0283                         | \$ 1,454.64    | \$ 17,455.70  |
| 506             | 0.0204                         | \$ 1,047.74    | \$ 12,572.82  |
| 507             | 0.0271                         | \$ 1,394.73    | \$ 16,736.82  |
| 601             | 0.0271                         | \$ 1,394.73    | \$ 16,736.82  |
| 602             | 0.0204                         | \$ 1,047.74    | \$ 12,572.82  |
| 603             | 0.0283                         | \$ 1,454.64    | \$ 17,455.70  |
| 604             | 0.0233                         | \$ 1,198.35    | \$ 14,380.22  |
| 605             | 0.0283                         | \$ 1,454.64    | \$ 17,455.70  |
| 606             | 0.0204                         | \$ 1,047.74    | \$ 12,572.82  |
| 607             | 0.0271                         | \$ 1,394.73    | \$ 16,736.82  |
| 701             | 0.0302                         | \$ 1,553.68    | \$ 18,644.18  |
| 702             | 0.0268                         | \$ 1,377.25    | \$ 16,527.01  |
| 703             | 0.0253                         | \$ 1,302.38    | \$ 15,628.56  |
| 704             | 0.0342                         | \$ 1,759.27    | \$ 21,111.23  |
| 705             | 0.0225                         | \$ 1,157.57    | \$ 13,890.89  |
| 706             | 0.0224                         | \$ 1,151.76    | \$ 13,821.16  |
| 707             | 0.0225                         | \$ 1,157.57    | \$ 13,890.89  |
| 708             | 0.0342                         | \$ 1,759.27    | \$ 21,111.23  |
| 709             | 0.0253                         | \$ 1,302.38    | \$ 15,628.56  |
| 710             | 0.0268                         | \$ 1,377.25    | \$ 16,527.01  |
| 711             | 0.0302                         | \$ 1,553.68    | \$ 18,644.18  |

GENERAL RESERVE SCHEDULE FUNDING

JAN. 1, 2026-DEC. 31, 2026

|                         | ESTIMATED<br>REPLACEMENT<br>COST | ESTIMATED<br>FUND BAL.<br>12/31/2025 | REMAINING<br>AMOUNT TO<br>FUND | USEFUL<br>LIFE<br>YRS | ESTIMATED<br>REMAINING<br>LIFE | 2025<br>ANNUAL<br>FUNDING | 2026<br>MONTHLY<br>FUNDING | 2026<br>ANNUAL<br>FUNDING |
|-------------------------|----------------------------------|--------------------------------------|--------------------------------|-----------------------|--------------------------------|---------------------------|----------------------------|---------------------------|
| RESTRICTED/RESERVE ITEM |                                  |                                      |                                |                       |                                |                           |                            |                           |
| Reserve General         | \$ -                             | \$ 41,000.00                         |                                |                       |                                | \$ -                      | \$ 2,500.00                | \$ 30,000.00              |
| TOTAL                   | 0.00                             | 41,000.00                            |                                |                       |                                | 0.00                      | 2,500.00                   | 30,000.00                 |

PAYMENT SCHEDULE  
MEMBERSHIP TOTAL: 39

Approved by:

Board of Directors  
EASTSIDE AT AVENTURA CONDOMINIUM ASSOCIATION, INC.

STURCTURAL RESERVE SCHEDULE FUNDING

JAN. 1, 2026-DEC. 31, 2026

|                                            | ESTIMATED<br>REPLACEMENT<br>COST | ESTIMATED<br>FUND BAL.<br>12/31/2025 | REMAINING<br>AMOUNT TO<br>FUND | USEFUL<br>LIFE<br>YRS | ESTIMATED<br>REMAINING<br>LIFE | 2025<br>ANNUAL<br>FUNDING | 2026<br>MONTHLY<br>FUNDING | 2026<br>ANNUAL<br>FUNDING |
|--------------------------------------------|----------------------------------|--------------------------------------|--------------------------------|-----------------------|--------------------------------|---------------------------|----------------------------|---------------------------|
| RESTRICTED/RESERVE ITEM                    |                                  |                                      |                                |                       |                                |                           |                            |                           |
| Roof System                                | \$ 147,500.00                    | \$ 5,750.00                          | \$ 141,750.00                  | 25                    | 9                              | \$ 36,875.00              | \$ 3,072.92                | \$ 36,875.00              |
| Structural Load Bearing Members (Concrete) | \$ 225,000.00                    | \$ 5,750.00                          | \$ 219,250.00                  | 30                    | 20                             | \$ 11,250.00              | \$ 937.50                  | \$ 11,250.00              |
| Plumbing                                   | \$ 102,500.00                    | \$ 5,750.00                          | \$ 96,750.00                   | 60                    | 40                             | \$ 2,562.50               | \$ 213.54                  | \$ 2,562.50               |
| Electrical                                 | \$ 350,000.00                    | \$ 5,750.00                          | \$ 344,250.00                  | 40                    | 35                             | \$ 10,000.00              | \$ 833.33                  | \$ 10,000.00              |
| Exterior Finish (Stucco)                   | \$ 100,000.00                    | \$ 5,750.00                          | \$ 94,250.00                   | 20                    | 15                             | \$ 6,666.67               | \$ 555.56                  | \$ 6,666.67               |
| Exterior Waterproofing & Painting          | \$ 267,500.00                    | \$ 5,750.00                          | \$ 261,750.00                  | 10                    | 7                              | \$ 38,214.29              | \$ 3,184.52                | \$ 38,214.29              |
| Fireproofing & Fire Protection System      | \$ 230,000.00                    | \$ 5,750.00                          | \$ 224,250.00                  | 25                    | 20                             | \$ 11,500.00              | \$ 958.33                  | \$ 11,500.00              |
| Common Windows & Doors Replacement         | \$ 207,500.00                    | \$ 5,750.00                          | \$ 201,750.00                  | 30                    | 30                             | \$ 6,916.67               | \$ 576.39                  | \$ 6,916.67               |
| TOTAL                                      | 1,630,000.00                     | 46,000.00                            |                                |                       |                                | 123,985.13                | 10,332.09                  | 123,985.13                |

SIRS FUNDING: For 2026, the association is using surplus funds in the opearting and transferring to the SIRS bank account a total of \$77,985.13 to meet the 2026 required SIRS funding of \$123.985.13