American Gardens Condominium Association

7840-50-60 Harding Avenue

P.O. Box # 414728 Miami Beach, Fl. 33141-2160

Annual Meeting March 14 2026 11:00 AM

AGENDA

Vote

Special Assessment for FY26 same as FY2025

or

Increase monthly maintenance by 30% to cover the building expense for this year

Board Election:

Jorge is resigning

Elect New Board Members

Hire a Management Company to manage the building

Building Maintenance

- Roof leaks
- Exterior painting
- Wall repairs
- Floors/Walls painting
- Courtyard maintenance

Apartment Remodeling/Enhancement issues

- All remodeling or any enhancement needs to be presented and approved by the Board first

Garbage issue

Reminder no big boxes or appliances/furniture in the garbage can.
Big Items left outside the garbage
Flatten the boxes. For all big items go to City of Miami Beach dump.
The building gets fine for all items outside the garbage can

American Gardens Condominium Association

President — *Jorge Oramas*

Vice President/Secretary — *Devid_*

HOA AND SPECIAL ASSMENT

FY25 Monthly asst	FY26 Propose 10%	Total	FY26 Propose 20%		Total	Annual Special Assessment
$323.00	$32.30	$355.30	$64.60	Apt 1	$387.60	$ Apt 1 1,490.14
$192.00	$19.20	$211.20	$38.40		$230.40	$ 884.77
$252.00	$25.20	$277.20	$50.40		$302.40	$ 1,164.17
$252.00	$25.20	$277.20	$50.40		$302.40	$ [redacted]
$252.00	$25.20	$277.20	$50.40		$302.40	$ [redacted]
$232.00	$23.20	$255.20	$46.40		$278.40	$ 1,071.03
$323.00	$32.30	$355.30	$64.60		$387.60	$ 1,490.14
$192.00	$19.20	$211.20	$38.40		$230.40	$ 884.77
$277.00	$27.70	$304.70	$55.40		$332.40	$ 1,164.17
$252.00	$25.20	$277.20	$50.40		$302.40	$ 1,164.17
$252.00	$25.20	$277.20	$50.40		$302.40	$ 1,164.17
$182.00	$18.20	$200.20	$36.40		$218.40	$ 1,071.03
$348.00	$34.80	$382.80	$69.60		$417.60	$ 1,490.14
$192.00	$19.20	$211.20	$38.40		$230.40	$ 884.77
$227.00	$22.70	$249.70	$45.40		$272.40	$ 1,164.17
$252.00	$25.20	$277.20	$50.40		$302.40	$ 1,164.17
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$323.00	$32.30	$355.30	$64.60		$387.60	$ 1,490.14
$192.00	$19.20	$211.20	$38.40		$230.40	$ 884.77
$252.00	$25.20	$277.20	$50.40		$302.40	$ 1,164.17
$277.00	$27.70	$304.70	$55.40		$332.40	$ 1,164.17
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$343.00	$34.30	$377.30	$68.60		$411.60	$ 1,583.28
$262.00	$26.20	$288.20	$52.40		$314.40	$ 1,210.87
$293.00	$29.30	$322.30	$58.60		$351.60	$ 1,583.28
$262.00	$26.20	$288.20	$52.40		$314.40	$ 1,210.87
$6,733.00	$673.30	$7,406.30			$8,079.60	
	$8,079.60	$88,875.60			$96,955.20	$ 31,200

VENDOR	2025 Budget	2025 Actual	DIFF
Electricity	$ 1,195	1,598.94	$ (403.52)
Gas	$ 930	921.66	$ 8.12
City (water)	$ 36,527	33,216.87	$ 3,310.01
Landscaping	$ 2,657	1,740.00	$ 916.50
Pest Control	$ 1,594	935.00	$ 658.90
Waste Management	$ 15,939	19,773.92	$ (3,834.92)
Building Insurance	$ 13,283	22,843.20	$ (9,560.70)
Laundry	$ 2,391	1,657.19	$ 733.66
City of Miami Beach	$ 133	109.00	$ 23.83
SUNBIZ Corp	$ 100	61.25	$ 38.37
Taxes	$ 1,328	224.00	$ 1,104.25
Alarm System	$ 1,328	763.98	$ 564.27
CPA	$ 266	150.00	$ 115.65
Internet	$ 1,594	1,376.51	$ 217.39
Debit Post Office	$ 332	281.93	$ 50.13
Other Building reparis	$ 5,313	15,150.00	$ (9,837.00)
	$ 84,908	100,803.45	$ (15,895.07)
	Collected monthy + special asst.	128,975.71	
		(28,172.26)	for reserve