

Proposed Budget

Venezia Las Olas Condominium Association, Inc.

For the Year Ending December 31, 2026

Note:
Non SIRS Study - study only covers 17
years (2025-2042)



Account	Description	2025 Approved Budget	Estimated	Proposed 2026 Budget	Proposed 2026 Budget	Variance- Fully Funded	
		Partially Funded	2025	Fully Funded SIRS ad Non- SIRS	Fully Funded SIRS Partially Funded Non- SIRS	\$	%
INCOME:							
40003-000	Reg Assessments	1,058,279	1,058,280	1,100,903	1,100,903	42,624	4.03%
40009-000	Reserve Assesments	75,000	75,000				
40009-001	Reserve Assessments - Non SIRS	0	0	233,160	75,000	332,070	442.76%
40009-002	Reserve Assessments - SIRS	0	0	173,910	173,910		
42046-000	Key Fob Income	300	375	0	0	-300	-100.00%
42503-000	Admin Fee	0	488	0	0	0	100.00%
Total Income		1,133,579	1,134,142	1,507,973	1,349,813	374,394	33.03%
EXPENSES							
Payroll							
55015-000	Payroll Combined	424,884	440,950	497,029	497,029	72,145	16.98%
Total Payroll		424,884	440,950	497,029	497,029	72,145	16.98%
Utilities							
61008-000	Internet Service	2,472	3,238	3,300	3,300	828	33.50%
61051-000	Electricity	84,351					
			72,103	75,000	75,000	-9,351	-11.09%
61052-000	Natural Gas	14,000					
			9,624	10,000	10,000	-4,000	-28.57%
61054-000	Water And Sewer	75,000	80,084	85,000	85,000	10,000	13.33%
65016-000	Telephone	5,400					
			4,274	4,280	4,280	-1,120	-20.74%
65016-100	Telephone - Residential	1,258	1,101	1,100	1,100	-158	-12.56%
Total Utilities		182,481	170,424	178,680	178,680	-3,801	-2.08%
Repair & Maintenance							
		57,500					
64001-000	General Repairs & Maintenance		29,294	40,000	40,000	-17,500	-30.43%
64020-000	Elevator Repair	500	0	1,000	1,000	500	100.00%
64032-000	Fitness Center/Gym Expense	420	0	300	300	-120	-28.57%
		5,000					
64034-000	HVAC Service		11,832	8,000	8,000	3,000	60.00%
64049-000	Landscape Extras	1,690	1,519	1,500	1,500	-190	-11.24%
64050-050		2,200					
	Landscaping Tree Trimming		4,293	5,100	5,100	2,900	131.82%
64072-000		2,000					
	Pool Repairs & Supplies		13,612	2,000	2,000	0	0.00%
64083-000	Generator	3,353	1,594	1,600	1,600	-1,753	-52.28%
64087-000		1,000					
	Gate/Access Entry System		9,145	1,500	1,500	500	50.00%
64100-010	Janitorial Supplies	2,500	2,509	2,500	2,500	0	0.00%
64150-012		500					
	Fire Safety Equipment		0	1,000	1,000	500	100.00%
64183-000	Boiler Expense	300	450	450	450	150	50.00%
Total Repairs & Maintenance		76,963	74,247	64,950	64,950	-12,013	-15.61%

Contract Expenses

57030-000	Cable Contract	34,178	34,679	55,703	55,703	21,525	62.98%
57070-000	Elevator Contract	11,261	9,719	11,316	11,316	55	0.49%
57075-000	Equip Contract - Life Safety	1,800	3,314	1,800	1,800	0	0.00%
57075-100	Equip Contract - Life Safety - Res	2,000	2,000	2,080	2,080	80	4.00%
57080-000	Equipment Lease	5,016	5,366	5,160	5,160	144	2.87%
57100-000	Fire Alarm System	4,590	4,590	4,590	4,590	0	0.00%
57107-000	Fire Sprinkler Contract	1,100	1,100	1,100	1,100	0	0.00%
57110-000	Fitness Club/Gym Contract	674	674	674	674	0	0.00%
57116-000	Fob/Entry System Contract	810	1,418	834	834	24	3.00%
57135-000	Generator Contract	749	2,078	749	749	0	0.00%
57160-000	HVAC System	5,000	3,000	5,000	5,000	0	0.00%
57210-000	Landscaping Services Contract	3,971	4,200	4,309	4,309	338	8.50%
57255-000	Management Fees	23,160	23,243	23,160	23,160	0	0.00%
57280-000	Odor Control	960	960	960	960	0	0.00%
57300-000	Pest Control	5,200	5,481	6,059	6,059	859	16.51%
57305-000	Pool / Spa Contract	7,000	7,710	7,800	7,800	800	11.43%
57330-000	Roof Contract	1,750	2,704	1,803	1,803	53	3.00%
57385-000	Tech Support	1,973	1,920	1,978	1,978	5	0.25%
57393-000	Trash Recycling	5,012	5,997	6,468	6,468	1,456	29.04%
57394-000	Trash Removal	15,583	19,069	21,928	21,928	6,345	40.72%
57450-000	Water Treatment	4,955	5,308	4,719	4,719	-236	-4.76%
57460-000	Window Services Contract	6,400	6,355	6,300	6,300	-100	-1.56%
Total Contract Expenses		143,142	150,885	174,489	174,489	31,347	21.90%

Administrative

		150			0		
55043-000	Screening Services		563	0		-150	-100.00%
63014-000	Professional Fees	10,000	8	5,000	5,000	-5,000	-50.00%
		5,000			5,000		
63051-000	Legal Fees		5,134	5,000		0	0.00%
63052-000	Legal Fees - Collections	350	420	0	0	-350	-100.00%
63061-000	Accounting Fees	5,700	5,700	5,700	5,700	0	0.00%
65001-000	Bad Debt Expense	0	90	0	0	0	100.00%
65002-000	Administrative Expenses	600	4,914	600	600	0	0.00%
65011-000	Office Expenses	0	650	0			
65013-000	Postage And Printing	500	0	500	500	0	0.00%
65034-000	License Fees And Permits	1,000	960	1,000	1,000	0	0.00%
		1,500			2,000		
65052-000	Office Supplies		2,718	2,000		500	33.33%
		404			404		
65053-000	Annual Condo Fees		0	404		0	0.00%
68012-000	Bank Charges	280	128	130	130	-150	-53.57%
Total Administrative		25,484	21,283	20,334	20,334	-5,150	-20.21%

Insurance

65919-000	Insurance Expense	205,625	192,760	165,421	165,421	-40,204	-19.55%
						0	100.00%
Total Insurance		205,625	192,760	165,421	165,421	-40,204	-19.55%

Reserves

83002-001	Reserve Transfer -SIRS	0	0	173,910	173,910	173,910	100.00%
83002-300	Reserve Transfer - Non SIRS	0		233,160	75,000	233,160	100.00%
83002-000	Reserve Transfer (all reserves combined)	75,000	75,000	0	0	-75,000	-100.00%
Total Reserve Transfers		75,000	75,000	407,070	248,910	332,070	442.76%

TOTAL EXPENSES	1,133,579	1,125,549	1,507,973	1,349,813	374,394	33.03%
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Current Year Net Income / (loss)	0	8,593	0	0
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