

Proposed Budget
Venezia Las Olas
For the Year Ending December 31, 2025



Account	Description	2024	Actual for First	Projected for Last	Estimated	Proposed	Proposed	2025 SIRS implemented if Budget not approved by 12/31/2024 Fully Funded Reg Reserves	2025 SIRS implemented if Budget not approved by 12/31/2024 Partially Funded Reg Reserves
		Budget	8	4	Total for	2025	2025		
		Fully Funded	Months of the Year	Months of the Year	2024	Fully Funded	Partial Funded		
INCOME:									
40003-000	Reg Assessment Income	1,013,810	675,873	337,937	1,013,810	1,058,279	1,058,279	1,058,279	1,058,279
40009-000	Reserve Assessment Income	22,000	14,667	7,333	22,000	193,620	75,000		
40009-000	Reserve Assess. Income- General Reserves- Pooled							0	
40003-300	Reserve Assess. Income- SIRS Reserves - Pooled						0	0	0
41030-000	Late Fee Income		325	163	488		0	0	
42046-000	Key Fob Income	1,380	450	225	675	300	300	300	300
42047-000	Screening Fees	1,200	150	75	225	0	0	0	0
42077-000	Owner Interest Income	0	120	60	181	0	0	0	0
42503-000	Admin Fee	0	325	163	488	0	0	0	0
42605-000	NSF Income	0	50	25	75	0	0	0	0
				0			0	0	0
				0			0	0	0
				0			0	0	0
				0			0	0	0
Total Income		1,038,390	691,961	345,980	1,037,941	1,252,199	1,133,579	1,058,579	1,058,579
EXPENSES									
Administrative									
55043-000	Screening Services	600	75	38	113	150	150	150	150
63014-000	Professional Fees	10,000	8,200	4,100	12,300	10,000	10,000	10,000	10,000
63051-000	Legal Fees	5,000	1,576	788	2,364	5,000	5,000	5,000	5,000
63052-000	Legal Fees - Collections	0	300	150	450	350	350	350	350
63061-000	Accounting Fees	5,700	3,800	1,900	5,700	5,700	5,700	5,700	5,700
65001-000	Bad Debt Expense	0	3,388	1,694	5,082	0	0	0	0
65002-000	Administrative Expenses	824	300	150	450	600	600	600	600
65011-000	Office Expenses	0	61	31	92	0	0	0	0
65013-000	Postage And Printing	600	205	103	308	500	500	500	500
65034-000	License Fees And Permits	1,055	0	0	0	1,000	1,000	1,000	1,000
65052-000	Office Supplies	3,101	726	363	1,089	1,500	1,500	1,500	1,500
65053-000	Annual Condo Fees	204	133	67	200	404	404	404	404
68012-000	Bank Charges	120	135	68	203	280	280	280	280
Total Administrative		27,204	18,899	9,450	28,349	25,484	25,484	25,484	25,484

Payroll									
55015-000	Payroll - Combined	387,220	251,001	125,500	376,501	424,884	424,884	424,884	424,884
55016-000	Holiday Bonus	0	0	0	0	0			
Total Payroll		387,220	251,001	125,500	376,501	424,884	424,884	424,884	424,884

Utilities									
61008-000	Internet Service	2,400	1,770	885	2,655	2,472	2,472	2,472	2,472
61051-000	Electricity	95,683	54,815	27,407	82,222	84,351	84,351	84,351	84,351
61052-000	Natural Gas	12,500	10,883	5,441	16,324	14,000	14,000	14,000	14,000
61054-000	Water And Sewer	57,200	42,261	21,130	63,391	75,000	75,000	75,000	75,000
65016-000	Telephone	4,488	3,091	1,545	4,636	5,400	5,400	5,400	5,400
65016-100	Telephone	1,045	839						
				419	1,258	1,258	1,258	1,258	1,258
Total Utilities		173,316	113,658	56,829	170,488	182,481	182,481	182,481	182,481

Insurance									
65919-000	Insurance Expense	205,912	136,350						
				68,175	204,525	205,625	205,625	205,625	205,625
Total Insurance		205,912	136,350	68,175	204,525	205,625	205,625	205,625	205,625

Contract Expenses									
57030-000	Cable Contract	32,860	21,636						
				10,818	32,455	34,178	34,178	34,178	34,178
57070-000	Elevator Contract	9,389	6,554	3,277	9,831	11,261	11,261	11,261	11,261
57075-000	Equip Contract - Life Safety	4,800	3,200	1,600	4,800	1,800	1,800	1,800	1,800
57075-100	Equip Contract - Life Safety - Res	1,800	1,350	675	2,025	2,000	2,000	2,000	2,000
57080-000	Equipment Lease	5,004	2,919	1,460	4,379	5,016	5,016	5,016	5,016
57100-000	Fire Alarm System	8,680	4,967	2,483	7,450	4,590	4,590	4,590	4,590
57107-000	Fire Sprinkler Contract	2,635	733	367	1,100	1,100	1,100	1,100	1,100
57110-000	Fitness Club/Gym Contract	675	449	225	674	674	674	674	674
57116-000	Fob/Entry System Contract	810	1,080						
				540	1,620	810	810	810	810
57135-000	Generator Contract	1,800	2,145						
				1,073	3,218	749	749	749	749
57160-000	HVAC System	4,944	3,373	1,686	5,059	5,000	5,000	5,000	5,000
57210-000	Landscaping Services Contract	3,764	2,450						
				1,225	3,675	3,971	3,971	3,971	3,971
57255-000	Management Fees	21,000	15,465	7,733	23,198	23,160	23,160	23,160	23,160
57280-000	Odor Control	960	640	320	960	960	960	960	960
57300-000	Pest Control	4,918	3,659	1,830	5,489	5,200	5,200	5,200	5,200
57305-000	Pool / Spa Contract	6,270	4,800	2,400	7,200	7,000	7,000	7,000	7,000
57330-000	Roof Contract	1,750	1,803	901	2,704	1,750	1,750	1,750	1,750
57393-000	Trash Recycling	4,600	2,996	1,498	4,495	5,012	5,012	5,012	5,012
57394-000	Trash Removal	14,950	10,082	5,041	15,124	15,583	15,583	15,583	15,583
57450-000	Water Treatment	4,725	3,127	1,564	4,691	4,955	4,955	4,955	4,955

57460-000	Window Services Contract	6,400	4,267	2,133	6,400	6,400	6,400	6,400	6,400
57385-000	Tech Support	0	0	0	0	1,973	1,973	1,973	1,973
00000	00000			0	0	0	0	0	0
00000	00000				0	0	0	0	0
Total Contract Expenses		144,062	98,497	49,248	147,745	143,142	143,142	143,142	143,142

Repair & Maintenance

64001-000	General Repairs & Maintenance	31,000	36,527	18,263	54,790	57,500	57,500	57,500	57,500
		1,500	0						
64020-000	Elevator Repair			0	0	500	500	500	500
		400	419						
64032-000	Fitness Center/Gym Expense			209	628	420	420	420	420
		6,000	2,873						
64034-000	HVAC Service			1,436	4,309	5,000	5,000	5,000	5,000
64049-000	Landscape Extras	1,200	3,900	1,950	5,850	1,690	1,690	1,690	1,690
64050-050	Landscaping Tree Trimming	1,976	1,950	975	2,925	2,200	2,200	2,200	2,200
64056-000	Plumbing Expense	6,800	2,740	1,370	4,110	0	0	0	0
64072-000	Pool Repairs & Supplies	3,000	4,084	2,042	6,126	2,000	2,000	2,000	2,000
		900	2,703						
64083-000	Generator			1,351	4,054	3,353	3,353	3,353	3,353
64087-000	Gate/Access Entry System	900	1,145	572	1,717	1,000	1,000	1,000	1,000
64100-010	Janitorial Supplies	3,000	1,317	658	1,975	2,500	2,500	2,500	2,500
		1,500	380						
64150-012	Fire Safety Equipment			190	570	500	500	500	500
		500	333						
64183-000	Boiler Expense			167	500	300	300	300	300
Total Repairs & Maintenance		58,676	58,370	29,185	87,554	76,963	76,963	76,963	76,963

Other

77114-000	Special Projects	0	0	0	0	0	0	0	0
65037-000	Deficit Funding	20,000	13,333	6,667	20,000		0	0	0
	Cash Flow Funding	0	0	0	0		0	0	0
		0	0	0	0		0	0	0
		0	0	0	0		0	0	0
		0	0	0	0		0	0	0
Total Other		20,000	13,333	6,667	20,000	0	0	0	0

Reserves

83002-000	Reserve Transfer- General	22,000	14,667	7,333	22,000	193,620	75,000	0	0
Total Reserve Transfers		22,000	14,667	7,333	22,000	193,620	75,000	0	0

TOTAL EXPENSES		1,038,390	704,775	352,387	1,057,162	1,252,199	1,133,579	1,058,579	1,058,579
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Current Year Net Income / (loss)	0	-12,814	-6,407	-19,221	0	0	0	0
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