

OPERATING BUDGET

AquaBlu Fort Lauderdale Condominium Association, Inc.

For the Period Beginning January 1, 2026, to December 31, 2026

Presented with Fully Funded Reserves

	2025		2026	
	Approved Budget Monthly	Approved Budget Annual	Approved Budget Monthly	Approved Budget Annual
<u>Assessment Income</u>				
411000 - Assessment	\$ 116,134	\$ 1,393,605	\$ 119,043	\$ 1,428,513
415000 - Reserve Assessment	\$ 24,632	\$ 295,589	\$ 35,908	\$ 430,890
Total Assessment Income	\$ 140,766	\$ 1,689,194	\$ 154,950	\$ 1,859,403
<u>Other Income</u>				
420080 - Application/Screening	\$ -	\$ -	\$ -	\$ -
420540 - Finance Charges	\$ -	\$ -	\$ -	\$ -
420720 - Interest Income	\$ -	\$ -	\$ -	\$ -
420780 - Late Fee Income	\$ -	\$ -	\$ -	\$ -
421000 - Non Sufficient Fee Income	\$ -	\$ -	\$ -	\$ -
421020 - Other Income	\$ -	\$ -	\$ -	\$ -
420580 - FOB Income	\$ -	\$ -	\$ -	\$ -
420600 - Gate Key Income	\$ -	\$ -	\$ -	\$ -
420500 - Electric Vehicle Charge	\$ -	\$ -	\$ -	\$ -
421120 - Parking Income	\$ -	\$ -	\$ -	\$ -
Total Other Income	\$ -	\$ -	\$ -	\$ -
<u>Administrative Expenses</u>				
500080 - Accounting/Audit/Tax Fees	\$ 667	\$ 8,000	\$ 729	\$ 8,750
500280 - Application/Screening Fees	\$ 42	\$ 500	\$ -	\$ -
500400 - Bank Charges	\$ 25	\$ 300	\$ 25	\$ 300
501000 - Corporate Annual Report	\$ 8	\$ 100	\$ 8	\$ 100
501560 - Fees Payable to Division	\$ 12	\$ 140	\$ 12	\$ 140
502120 - Legal Expense	\$ 1,250	\$ 15,000	\$ 625	\$ 7,500
502440 - Licenses & Permits	\$ 83	\$ 1,000	\$ 104	\$ 1,250
504000 - Office Supplies	\$ 250	\$ 3,000	\$ 250	\$ 3,000
504920 - Reserve Study	\$ -	\$ -	\$ -	\$ -
501480 - Engineering Fees 558	\$ -	\$ -	\$ -	\$ -
599999 - Pending Credit Card Transactions	\$ -	\$ -	\$ -	\$ -
500800 - Computer Expense & Repair	\$ 83	\$ 1,000	\$ 125	\$ 1,500
503960 - Office Furniture & Equipment	\$ 125	\$ 1,500	\$ 125	\$ 1,500
501880 - Holiday Lighting & Decorations	\$ 63	\$ 750	\$ 63	\$ 750
503160 - Loan Interest	\$ 2,083	\$ 25,000	\$ 2,500	\$ 30,000
502160 - Legal Fees 558	\$ -	\$ -	\$ -	\$ -
Total Administrative Expenses	\$ 4,691	\$ 56,290	\$ 4,566	\$ 54,790
<u>Utilities</u>				
600000 - Electricity	\$ 6,313	\$ 75,759	\$ 6,566	\$ 78,789
601000 - Natural Gas	\$ 1,860	\$ 22,324	\$ 2,000	\$ 24,000
602000 - Telephone	\$ -	\$ -	\$ -	\$ -
604040 - Water & Sewer	\$ 4,004	\$ 48,048	\$ 3,833	\$ 46,000
602040 - Telephone & Internet	\$ 186	\$ 2,235	\$ 194	\$ 2,324
Total Utilities	\$ 12,364	\$ 148,366	\$ 12,593	\$ 151,114
<u>Contracts</u>				
702320 - Fire Alarm Contract	\$ 1,286	\$ 15,432	\$ 2,052	\$ 24,628
703680 - Internet	\$ 400	\$ 4,800	\$ 400	\$ 4,800
704120 - Landscaping/Grounds Contract	\$ 1,507	\$ 18,083	\$ 1,507	\$ 18,084
705160 - Management Overhead Fee	\$ 41	\$ 495	\$ 43	\$ 520
705200 - Management Services	\$ 2,355	\$ 28,254	\$ 2,472	\$ 29,667
705560 - Pest Control	\$ 287	\$ 3,440	\$ 300	\$ 3,600
705920 - Pool Contract	\$ 616	\$ 7,392	\$ 616	\$ 7,392
707000 - Security Services	\$ 6,929	\$ 83,151	\$ 7,137	\$ 85,642

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Presented with Fully Funded Reserves

	2025	2025	2026	2026
	Approved Budget	Approved Budget	Proposed Budget	Proposed Budget
	Monthly	Annual	Monthly	Annual
701640 - Elevator Contract	\$ 1,902	\$ 22,828	\$ 1,934	\$ 23,204
705400 - Odor Control Contract	\$ 119	\$ 1,428	\$ 119	\$ 1,428
707440 - Trash Chute Cleaning	\$ 259	\$ 3,108	\$ 259	\$ 3,108
707960 - Valet Parking Service	\$ 5,859	\$ 70,308	\$ 5,859	\$ 70,308
705080 - Lobby Scent Service	\$ 140	\$ 1,674	\$ 149	\$ 1,788
703120 - Front Desk Contract	\$ 5,309	\$ 63,706	\$ 5,309	\$ 63,708
707480 - Trash Collection Roll Off	\$ 185	\$ 2,220	\$ -	\$ -
707600 - Trash Removal	\$ 1,197	\$ 14,358	\$ 1,137	\$ 13,640
Total Contracts	\$ 28,390	\$ 340,677	\$ 29,293	\$ 351,518
Insurance				
720000 - Insurance	\$ 27,420	\$ 329,041	\$ 24,259	\$ 291,108
Total Insurance	\$ 27,420	\$ 329,041	\$ 24,259	\$ 291,108
R&M				
800240 - Air Cond/HVAC Repairs	\$ 2,083	\$ 25,000	\$ 2,083	\$ 25,000
805840 - Janitorial Supplies	\$ 208	\$ 2,500	\$ 208	\$ 2,500
806000 - Landscaping	\$ 417	\$ 5,000	\$ 417	\$ 5,000
800040 - Access Control R&M	\$ 167	\$ 2,000	\$ 833	\$ 10,000
802760 - Elevator R&M	\$ 1,250	\$ 15,000	\$ 1,250	\$ 15,000
807040 - Lighting	\$ 125	\$ 1,500	\$ 250	\$ 3,000
505080 - Social Events	\$ -	\$ -	\$ 125	\$ 1,500
801120 - Building Repairs & Maint	\$ 2,083	\$ 25,000	\$ 2,500	\$ 30,000
807400 - Maintenance Supplies	\$ 417	\$ 5,000	\$ 417	\$ 5,000
806040 - Landscaping Annual Plantings	\$ 1,667	\$ 20,000	\$ 833	\$ 10,000
810720 - Window Cleaning	\$ 633	\$ 7,600	\$ 633	\$ 7,600
Total R&M	\$ 9,050	\$ 108,600	\$ 9,550	\$ 114,600
Other Expenses				
Total Other Expenses	\$ -	\$ -	\$ -	\$ -
Payroll & Benefits				
890000 - Payroll & Benefits	\$ 34,219	\$ 410,631	\$ 38,782	\$ 465,383
Total Payroll & Benefits	\$ 34,219	\$ 410,631	\$ 38,782	\$ 465,383
Reserve Expenses				
900000 - Reserve Contribution - Structural	\$ -	\$ -	\$ 25,750	\$ 309,000
900001 - Reserve Contribution - Non Structural	\$ 24,632	\$ 295,589	\$ 10,158	\$ 121,890
Total Reserve Expenses	\$ 24,632	\$ 295,589	\$ 35,908	\$ 430,890
Total Expenses	\$ 140,766	\$ 1,689,194	\$ 154,950	\$ 1,859,403
Net Income/(Loss)	\$ -	\$ -	\$ -	\$ -