



AQUABELLA COMMUNITY ASSOCIATION, INC.

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws that a Special Meeting of the Board of Directors (the "**Board Meeting & Budget Meeting**") of the Association will be held on **Wednesday, December 10th, 2025, at 6:00 p.m.** at the AquaBella Clubhouse, located at 10401 West 35th Lane, Hialeah, Florida 33018. At the Board Meeting, assessments will be considered, and the Association's 2026 Estimated Operating Budget will be adopted. No other business will be conducted at the Board Meeting. Attached to this notice, please find a copy of such 2026 Estimated Operating Budget.

As a reminder, please note that any Member who desires to speak at the Board Meeting must file a written request with the Association (which request may be submitted to the Property Manager not less than two (2) hours prior to the scheduled time for commencement of the meeting. Furthermore, the right to speak is limited to no more than three (3) minutes per speaker and pertains solely to items specifically designated on the agenda.

AGENDA FOR SPECIAL BOARD BUDGET MEETING

1. Call to Order.
2. Proof of Notice of Meeting.
3. Establishment of a Quorum.
4. Adoption of Association's 2025 Estimated Operating Budget.
5. Discussion on Enforcement of Excessive Dog Barking and Loud Noise Provisions in Governing Documents
6. Adjournment.

THE BOARD OF DIRECTORS

DATED this 25th day of November, 2025.

AQUABELLA COMMUNITY ASSOCIATION, INC.
2026 PROPOSED ESTIMATED OPERATING BUDGET

Based on 1669 Lots/Homes
January 1, 2026 - December 31, 2026

ACCOUNT	INCOME	2025 APPROVED BUDGET		PROPOSED 2026 BUDGET		
		MONTHLY BUDGET	YEARLY BUDGET	PROPOSED MONTHLY	PROPOSED ANNUAL	BY UNIT MONTHLY
'4020-0000	ASSESSMENT INCOME	\$ 226,837.93	\$ 2,722,055.16	\$ 290,407.23	\$ 3,484,886.76	\$ 174.00
	ADD'L INCOME FROM VILLA HOMES/LOTS (653)	\$ 37,463.33	\$ 449,559.96	\$ 42,244.40	\$ 506,932.80	\$ -
	ADD'L INCOME FROM TOWNHOMES/LOTS (620)	\$ 7,041.66	\$ 84,499.92	\$ 7,041.66	\$ 84,499.92	\$ -
	TOTAL INCOME	\$ 271,342.92	\$ 3,256,115.04	\$ 339,693.29	\$ 4,076,319.48	\$ 174.00
	EXPENSES					
'5001-0000	MANAGEMENT FEES	\$ 11,683.00	\$ 140,196.00	\$ 7,000.00	\$ 84,000.00	\$ 4.19
'5010-0000	LEGAL AND PROFESSIONAL	\$ 1,666.67	\$ 20,000.04	\$ 2,000.00	\$ 24,000.00	\$ 1.20
'5020-0000	ACCOUNTING FEES	\$ 475.00	\$ 5,700.00	\$ 475.00	\$ 5,700.00	\$ 0.28
'5032-0000	INSURANCE - PROPERTY & GL	\$ 4,166.67	\$ 50,000.04	\$ 7,829.06	\$ 93,948.72	\$ 4.69
'5033-0000	INSURANCE - DIR & OFF	\$ 666.67	\$ 8,000.04	\$ 754.10	\$ 9,049.20	\$ 0.45
'5035-0000	INSURANCE - FIDELITY BOND/CRIME	\$ 83.33	\$ 999.96	\$ 81.00	\$ 972.00	\$ 0.05
'5036-0000	WORKERS COMPENSATION	\$ 58.33	\$ 699.96	\$ 58.00	\$ 696.00	\$ 0.03
'5041-0000	CORPORATE ANNUAL REPORT	\$ 5.10	\$ 61.20	\$ 5.10	\$ 61.20	\$ 0.00
'5050-0000	ELECTRICITY	\$ 19,583.33	\$ 234,999.96	\$ 23,500.00	\$ 282,000.00	\$ 14.08
'5060-0000	TELEPHONE AND INTERNET	\$ 1,125.00	\$ 13,500.00	\$ 200.00	\$ 2,400.00	\$ 0.12
'5070-0000	WATER AND SEWER	\$ 483.33	\$ 5,799.96	\$ 450.00	\$ 5,400.00	\$ 0.27
'6000-0000	PEST CONTROL	\$ 2,500.00	\$ 30,000.00	\$ 2,750.00	\$ 33,000.00	\$ 1.65
'6003-0000	SPRINKLER MAINTENANCE/IRRIGATION	\$ 2,500.00	\$ 30,000.00	\$ 2,500.00	\$ 30,000.00	\$ 1.50
'6009-0000	GENERAL REPAIRS & MAINTENANCE	\$ 2,083.33	\$ 24,999.96	\$ 2,083.33	\$ 24,999.96	\$ 1.25
'6010-0000	LANDSCAPE MAINTENANCE	\$ 54,166.67	\$ 650,000.04	\$ 54,166.67	\$ 650,000.04	\$ 32.45
'6011-0000	JANITORIAL MAINTENANCE	\$ 6,308.33	\$ 75,699.96	\$ 6,678.00	\$ 80,136.00	\$ 4.00
'6016-0000	ELECTRICAL REPAIRS	\$ 83.33	\$ 999.96	\$ 100.00	\$ 1,200.00	\$ 0.06
'6018-0000	SPRINKLER SUPP/ EQUIPMENT REPAIRS	\$ 5,000.00	\$ 60,000.00	\$ 2,500.00	\$ 30,000.00	\$ 1.50
'6040-0000	TREE TRIMMING	\$ 5,000.00	\$ 60,000.00	\$ 5,500.00	\$ 66,000.00	\$ 3.30
'6045-0000	LANDSCAPE REPLACEMENT	\$ 2,083.33	\$ 24,999.96	\$ 2,200.00	\$ 26,400.00	\$ 1.32
'6061-0000	SECURITY SERVICE - SUPERVISOR 40HRS	\$ -	\$ -	\$ 2,925.00	\$ 35,100.00	\$ 1.75
'6065-0000	SECURITY SERVICE - ROVER	\$ 41,666.67	\$ 500,000.04	\$ 42,912.78	\$ 514,953.36	\$ 25.71
'6205-0000	BULK INTERNET	\$ -	\$ -	\$ 61,753.00	\$ 741,036.00	\$ 37.00
'6116-0000	SPECIAL PROJECTS - OTHER	\$ 8,828.33	\$ 105,939.96	\$ 4,100.00	\$ 49,200.00	\$ 2.46
'6155-0000	ACCESS CONTROL SOFTWARE	\$ 8,413.17	\$ 100,958.04	\$ 1,458.34	\$ 17,500.08	\$ 0.87
'6565-0000	JANITORIAL REPAIRS & SUPPLIES	\$ 4,191.67	\$ 50,300.04	\$ 5,000.00	\$ 60,000.00	\$ 3.00
'6567-0000	BULK COLLECTION - TRASH	\$ -	\$ -	\$ 3,500.00	\$ 42,000.00	\$ 2.10
'7000-0000	PRINTING AND POSTAGE	\$ 2,500.00	\$ 30,000.00	\$ 1,100.00	\$ 13,200.00	\$ 0.66
'7020-0000	OFFICE AND ADMIN SUPPLIES EXPENSE	\$ -	\$ -	\$ 300.00	\$ 3,600.00	\$ 0.18
'7031-0000	GATE REPAIRS & MAINT.	\$ -	\$ -	\$ 5,871.50	\$ 70,458.00	\$ 3.52
'7050-0000	LANDSCAPE BEAUTIFICATION	\$ 10,833.33	\$ 129,999.96	\$ 10,833.34	\$ 130,000.08	\$ 6.49
'7055-0000	RUST CONTROL	\$ 1,000.00	\$ 12,000.00	\$ 1,000.00	\$ 12,000.00	\$ 0.60
'7077-0000	HOLIDAY DECOR	\$ 2,083.33	\$ 24,999.96	\$ 2,083.34	\$ 25,000.08	\$ 1.25
'7080-0000	FOUNTAIN MAINTENANCE	\$ 1,416.67	\$ 17,000.04	\$ 1,000.00	\$ 12,000.00	\$ 0.60
'7090-0000	CONTINGENCY	\$ 4,166.67	\$ 50,000.04	\$ 4,166.67	\$ 50,000.04	\$ 2.50
'8080-0000	MISCELLANEOUS EXPENSE	\$ 200.00	\$ 2,400.00	\$ 200.00	\$ 2,400.00	\$ 0.12
'8188-0000	MMI LIVE SERVICE	\$ 150.00	\$ 1,800.00	\$ 150.00	\$ 1,800.00	\$ 0.09
'9001-0000	SALARIES - ADMINISTRATIVE	\$ 21,666.67	\$ 260,000.04	\$ 21,003.00	\$ 252,036.00	\$ 12.58
'9008-0000	COMMUNITY ASSOCIATION REGISTRATION (CAR)	\$ -	\$ -	\$ 220.00	\$ 2,640.00	\$ 0.13
	TOTAL COMMON EXPENSES -ALL HOME TYPES	\$ 226,837.93	\$ 2,722,055.16	\$ 290,407.23	\$ 3,484,886.76	\$ 174.00
	ADDITIONAL EXPENSES FOR TOWNHOMES/LOTS (620)					
'8004-0000	ROOF / EXT. PRESSURE CLEANING	\$ 7,041.66	\$ 84,499.92	\$ 7,041.66	\$ 84,499.92	\$ 11.36
	TOTAL ADDITIONAL EXPENSES FOR TOWNHOMES	\$ 7,041.66	\$ 84,499.92	\$ 7,041.66	\$ 84,499.92	\$ 11.36
	ADDITIONAL EXPENSES FOR VILLA HOMES/LOTS (653)					
'5090-0000	WASTE PICK UP	\$ 34,583.33	\$ 414,999.96	\$ 35,752.30	\$ 429,027.60	\$ 54.75
5091-0000	DUMPSTERS CLEANING	\$ 2,880.00	\$ 34,560.00	\$ 2,880.00	\$ 34,560.00	\$ 4.41
8004-1000	ROOF / EXT. PRESSURE CLEANING	\$ -	\$ -	\$ 3,612.10	\$ 43,345.20	\$ 5.53
	TOTAL ADDITIONAL EXPENSES TO VILLA HOMES	\$ 37,463.33	\$ 449,559.96	\$ 42,244.40	\$ 506,932.80	\$ 64.69
				PROPOSED MONTHLY	PROPOSED ANNUAL	
	TOTAL COMMON EXPENSE & VILLA & TOWNHOME EXPENSE	\$ 271,342.92	\$ 3,256,115.04	\$ 339,693.29	\$ 4,076,319.48	

2026 MONTHLY ASSESSMENT PER HOME TYPE		
	Monthly Per Home	Annual Per Home
<u>Total Assessment Payable by Single-Family Homes</u>		
Total Common Expense	\$ 174.00	\$ 2,088.01
Total Assessment Payable by Single-Family Homeowners	\$ 174.00	\$ 2,088.01
<u>Total Assessment Payable by Townhome Owners</u>		
Total Common Expense	\$ 174.00	\$ 2,088.01
Roof/Exterior Pressure Cleaning	\$ 11.36	\$ 136.29
Total Assessment Payable by Townhome Owners	\$ 185.36	\$ 2,224.30
<u>Total Assessment Payable by Villa Owners</u>		
Total Common Expense	\$ 174.00	\$ 136.29
Waste Pick Up	\$ 54.75	\$ 657.01
Dumpster Cleaning	\$ 4.41	\$ 52.92
Roof/Exterior Pressure Cleaning	\$ 5.53	\$ 66.38
Total Assessment Payable by Villa Owners	\$ 238.69	\$ 2,864.32

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.