

## 2026 Proposed Budget

Properties: Lago Verde Villas Inc - 3809 NE 170 Street North Miami

| Account Name                           | 2025 Actual Expenses | 2025 Budget          | 2026 Proposed Budget | Monthly<br>2027 Proposed Budget |                   |          |
|----------------------------------------|----------------------|----------------------|----------------------|---------------------------------|-------------------|----------|
| <b>Operating Income &amp; Expense</b>  |                      |                      |                      |                                 |                   |          |
| <b>Income</b>                          |                      |                      |                      |                                 | <b>Per unit</b>   |          |
| Maintenance                            | \$ 270,000.00        | \$ 270,000.00        | \$ 270,000.00        | \$ 22,500.00                    | <b>\$1,250.00</b> | monthly  |
| Special Assessment                     | \$ 18,000.00         |                      | <b>\$ 18,000.00</b>  |                                 | <b>\$1,000.00</b> | one time |
| Interest Income                        | \$ 89.74             | \$ 145.00            | \$ 90.00             | \$ 7.50                         |                   |          |
| <b>Total Operating Income</b>          | <b>\$ 288,089.74</b> | <b>\$ 270,145.00</b> | <b>\$ 288,090.00</b> | <b>\$ 22,507.50</b>             |                   |          |
| <b>Expense</b>                         |                      |                      |                      |                                 |                   |          |
| <b>Administrative</b>                  |                      |                      |                      |                                 |                   |          |
| Accounting Services                    | \$ 275.00            | \$ 350.00            | \$ 350.00            | \$ 29.17                        |                   |          |
| Licenses and Permits                   | \$ 1,286.65          | \$ 725.00            | \$ 1,300.00          | \$ 108.33                       |                   |          |
| Legal Expense                          | \$ -                 | \$ 450.00            | \$ 1,000.00          | \$ 83.33                        |                   |          |
| Postage and Delivery                   | \$ 72.43             | \$ 85.00             | \$ 75.00             | \$ 6.25                         |                   |          |
| Mailing Expense                        | \$ 114.50            | \$ 200.00            | \$ 200.00            | \$ 16.67                        |                   |          |
| Inspections                            | \$ 995.00            | \$ 1,500.00          | \$ 1,000.00          | \$ 83.33                        |                   |          |
| Fla Annual Report                      | \$ 67.38             | \$ 67.50             | \$ 67.50             | \$ 5.63                         |                   |          |
| Management - Non-Routine               | \$ 270.00            | \$ -                 | \$ -                 | \$ -                            |                   |          |
| <b>Total Administrative</b>            | <b>\$ 3,080.96</b>   | <b>\$ 3,377.50</b>   | <b>\$ 3,992.50</b>   | <b>\$ 332.71</b>                |                   |          |
| Fence                                  | \$ 5,970.00          | \$ -                 | \$ -                 |                                 |                   |          |
| <b>Insurance</b>                       |                      |                      |                      |                                 |                   |          |
| Insurance                              | \$ 175,399.46        | \$ 195,000.00        | \$ 195,495.00        | \$ 16,291.25                    |                   |          |
| Insurance - Flood                      | \$ 12,602.34         | \$ -                 | \$ 6,299.00          | \$ 524.92                       |                   |          |
| <b>Total Insurance</b>                 | <b>\$ 188,001.80</b> | <b>\$ 195,000.00</b> | <b>\$ 201,794.00</b> | <b>\$ 16,816.17</b>             |                   |          |
| <b>Contract Expenses</b>               |                      |                      |                      |                                 |                   |          |
| Pool Maintenance Contract              | \$ 3,300.00          | \$ 3,600.00          | \$ 1,800.00          | \$ 150.00                       |                   |          |
| Management Fees Contract               | \$ 8,900.00          | \$ 9,000.00          | \$ 9,600.00          | \$ 800.00                       |                   |          |
| <b>Total Contract Expenses</b>         | <b>\$ 12,200.00</b>  | <b>\$ 12,600.00</b>  | <b>\$ 11,400.00</b>  | <b>\$ 950.00</b>                |                   |          |
| <b>Repairs &amp; Maintenance</b>       |                      |                      |                      |                                 |                   |          |
| General Repairs & Maintenance          | \$ 857.00            | \$ 500.00            | \$ 950.00            | \$ 79.17                        |                   |          |
| Janitorial                             | \$ 3,864.00          | \$ 3,550.00          | \$ 4,000.00          | \$ 333.33                       |                   |          |
| Pest Control                           | \$ 1,920.00          | \$ 1,900.00          | \$ 2,000.00          | \$ 166.67                       |                   |          |
| Pool Repairs & Maintenance             | \$ 25,372.50         | \$ 2,000.00          | <b>\$ 30,046.00</b>  |                                 |                   |          |
| Landscaping                            | \$ -                 | \$ 2,500.00          | \$ -                 | \$ -                            |                   |          |
| Repair & Maintenance Supplies          | \$ -                 | \$ 500.00            | \$ 500.00            | \$ 41.67                        |                   |          |
| Repair/Maintenance Electric            | \$ -                 | \$ 500.00            | \$ 500.00            | \$ 41.67                        |                   |          |
| Repair/Maintenance Plumbing            | \$ -                 | \$ 500.00            | \$ 500.00            | \$ 41.67                        |                   |          |
| Gutter                                 | \$ 1,290.00          | \$ -                 | \$ 1,000.00          | \$ 83.33                        |                   |          |
| Miscellaneous                          | \$ 272.86            | \$ -                 | \$ -                 | \$ -                            |                   |          |
| Parking Lot Maintenance                | \$ 15,703.80         | \$ 500.00            | \$ 500.00            | \$ 41.67                        |                   |          |
| Termite Control                        | \$ 2,000.00          | \$ -                 | \$ 2,000.00          | \$ 166.67                       |                   |          |
| <b>Total Repairs &amp; Maintenance</b> | <b>\$ 51,280.16</b>  | <b>\$ 12,450.00</b>  | <b>\$ 41,996.00</b>  | <b>\$ 995.83</b>                |                   |          |
| <b>Utilities</b>                       |                      |                      |                      |                                 |                   |          |
| Utilities Trash Removal                | \$ 8,966.55          | \$ 8,800.00          | \$ 9,000.00          | \$ 750.00                       |                   |          |
| Utilities Electric                     | \$ 1,193.84          | \$ 1,000.00          | \$ 1,200.00          | \$ 100.00                       |                   |          |
| Utilities Water Sewer                  | \$ 16,268.70         | \$ 21,000.00         | \$ 18,500.00         | \$ 1,541.67                     |                   |          |
| <b>Total Utilities</b>                 | <b>\$ 26,429.09</b>  | <b>\$ 30,800.00</b>  | <b>\$ 28,700.00</b>  | <b>\$ 2,391.67</b>              |                   |          |
| Employee Holiday Fund                  | \$ 150.00            | \$ 200.00            | \$ 200.00            | \$ 16.67                        |                   |          |
| <b>Total Operating Expense</b>         | <b>\$ 287,112.01</b> | <b>\$ 254,427.50</b> | <b>\$ 288,082.50</b> | <b>\$ 21,503.04</b>             |                   |          |
| <b>NOI - Net Operating Income</b>      | <b>\$ 977.73</b>     | <b>\$ 15,717.50</b>  | <b>\$ 7.50</b>       | <b>\$ 1,004.46</b>              |                   |          |
| Total Income                           | \$ 288,089.74        | \$ 270,145.00        | \$ 288,090.00        | \$ 22,507.50                    |                   |          |
| Total Expense                          | \$ 287,112.01        | \$ 254,427.50        | \$ 288,082.50        | \$ 21,503.04                    |                   |          |
| <b>Net Income</b>                      | <b>\$ 977.73</b>     | <b>\$ 15,717.50</b>  | <b>\$ 7.50</b>       | <b>\$ 1,004.46</b>              |                   |          |