

Budget_Statement OUAM 3100 NE 1ST AVENUE CONDOMINIUM ASSOCIATION INC 01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	174,429	2,093,149
40002 00	Reserve Income	8,292	99,500
40002 01	Reserve Income SIRS	6,292	75,500
40045	Transfer Fees	16,667	200,004
**TOTAL REVENUE		\$205,680	\$2,468,153
EXPENSES			
**ADMINISTRATIVE			
50008	Audit/Tax Preparation	1,500	18,000
50045 00	Legal Fees	200	2,400
50048	Fees Payable to Division	76	908
50050 00	License,Taxes,Permit	500	6,000
50053	Corporate Annual Rep	5	63
50060	Branding Fees	12,500	150,000
50064 28	Admin Operating Capital	200	2,400
50075	Office Expenses	100	1,200
50081	Printing And Postage	308	3,696
50090 30	Professional Fees - Ins. Appraisal	900	10,800
50100	Screening Fees	4,168	50,016
50104	Taxes on Leased Areas	3	36
50105	Property Taxes	2	24
50110	Miscellaneous	100	1,200
50111	Other	50	600
50555	Holiday Lighting	148	1,776
**TOTAL ADMINISTRATIVE		\$20,760	\$249,119
**INSURANCE			
52028	Liability - Commercial, Excess, and Cyber	6,056	72,670
52031	Property / Wind	14,839	178,065
52034	Flood Insurance	679	8,145
52035	Directors & Officers	339	4,072
52036	Fidelity Bond	68	813
52038	Boiler	157	1,878
52040	Ins Finance Charge	787	9,441
52042	Cyber Liability	86	1,031
52063	Workers Comp Ins.	42	503
**TOTAL INSURANCE		\$23,053	\$276,618
**UTILITIES			
54050 00	Electricity	15,000	180,000
54070 19	Water & Sewer - Fire Line	100	1,200
54070 30	Water & Sewer - Irrigation	14,000	168,000
54080	Gas/Fuel Oil	500	6,000
54082	Fuel, Oil, Gas	250	3,000
54100 00	Telephone	675	8,100
**TOTAL UTILITIES		\$30,525	\$366,300
**CONTRACTS			
60013	Cable Television/Internet Service/Phone	23,940	287,280
60023	Carpet Contract	600	7,200

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Account	Description	Monthly Budget	Year Budget
60030	Copier Lease	300	3,600
60046 30	Equipment Contract - Life Safety	250	3,000
60051	Fire Safety Equipment - Ext. & Sprinklers	150	1,800
60070	Generator	100	1,200
60074	Hvac System	1,000	12,000
60090	Landscape Maintenance (inc. Fert./Pest)	500	6,000
61000	Management Services	3,000	36,000
61008	Odor Control	200	2,400
61010	Pest Control	350	4,200
61020	Pool/Spa Contract	600	7,200
61045 04	Security Services - Access	50	600
61055	Trash Removal	3,500	42,000
61058	Trash Chute	150	1,800
61060	Uniforms Contract	1,000	12,000
61075	Window Services	800	9,600
**TOTAL CONTRACTS		\$36,490	\$437,880
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	23,965	287,580
65000 02	Salaries - Maintenance	12,332	147,987
65000 05	Salaries - Janitorial	7,047	84,564
65000 32	Salaries - Front Desk	17,758	213,101
**TOTAL SALARIES & BENEFITS		\$61,102	\$733,232
**REPAIRS & MAINTENANCE			
70005	R&M-Air Conditioning	125	1,500
70025	R&M-Building	100	1,200
70048 35	R&M Equip - Miscellaneous	100	1,200
70051	Health Club Supplies	25	300
70066	Site Communication - Radios	25	300
70076	Maintenance Supplies	275	3,300
70095	Pool/Spa/Fountain Supplies	25	300
70100	Furniture & Accessories	50	600
70115	R&M-Security	25	300
70125	R&M-Signage	25	300
70135	Landscaping Extras	100	1,200
70175	Custodial Supplies	275	3,300
70180	Paint Supplies	175	2,100
70181	Electrical Supplies	125	1,500
70182	Plumbing Supplies	25	300
70184	Paver Maintenance	25	300
**TOTAL REPAIRS & MAINTENANCE		\$1,500	\$18,000
**SPECIAL PROJECTS			
74004 00	Capital Improvements	17,667	212,004
**TOTAL SPECIAL PROJECTS		\$17,667	\$212,004
**RESERVE TRANSFERS			
80000 001	Reserve Transfers Pooled	8,292	99,500
80004 00	SIRS Reserve Transfer	6,292	75,500
**TOTAL RESERVE TRANSFERS		\$14,584	\$175,000

Budget_Statement
0UAM 3100 NE 1ST AVENUE CONDOMINIUM
ASSOCIATION INC
01/01/2026

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Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
**TOTAL EXPENSES		\$205,681	\$2,468,153
NET INCOME/(LOSS)		(\$1)	\$0

3588-3100 NE 1ST AVENUE CONDO ASSOCIATION INC - RESIDENTIAL - BudgetActuals

Proposed Operating Budget January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	87,316	1,047,796	103,983	1,247,800
40002-00	Reserve Income	7,542	90,500	6,375	76,500
40002-01	Reserve Income-SIRS	0	0	1,167	14,000
40045	Transfer Fees	16,667	200,004	16,667	200,004
	**TOTAL REVENUE	111,525	1,338,300	128,192	1,538,304
	EXPENSES				
	**ADMINISTRATIVE				
50045-00	Legal Fees	73	872	0	0
50048	Fees Payable to Division	0	0	76	908
50060	Branding Fees	0	0	12,500	150,000
50064-28	Admin- Operating Capital	50	600	100	1,200
50075	Office Expenses	100	1,200	0	0
50100	Screening Fees	4,168	50,016	4,168	50,016
50104	Taxes on Leased Areas	03	36	03	36
50105	Property Taxes	02	24	02	24
50110	Miscellaneous	0	0	50	600
50555	Holiday Lighting	76	912	73	876
	**TOTAL ADMINISTRATIVE	4,472	53,660	16,972	203,660
	**PROPERTY INSURANCE				
	**TOTAL PROPERTY INSURANCE	0	0	0	0
	**UTILITIES				

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
54050-00	Electricity	13,680	164,160	13,680	164,160
54070-30	Water & Sewer- - Irrigation	13,000	156,000	13,000	156,000
54080	Gas/Fuel Oil	500	6,000	500	6,000
54100-00	Telephone	300	3,600	300	3,600
	**TOTAL UTILITIES	27,480	329,760	27,480	329,760
	**CONTRACTS				
60013	Cable Television/Internet Service/Phone	23,940	287,280	23,940	287,280
60023	Carpet Contract	500	6,000	500	6,000
60030	Copier Lease	12,500	150,000	0	0
60074	Hvac System	750	9,000	750	9,000
60090	Landscape Maintenance (inc. Fert./Pest)	250	3,000	250	3,000
61008	Odor Control	100	1,200	100	1,200
61010	Pest Control	250	3,000	250	3,000
61020	Pool/Spa Contract	600	7,200	600	7,200
61055	Trash Removal	3,000	36,000	3,000	36,000
61058	Trash Chute	150	1,800	150	1,800
61060	Uniforms Contract	750	9,000	750	9,000
	**TOTAL CONTRACTS	42,790	513,480	30,290	363,480
	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	4,698	56,376	4,698	56,376
65000-05	Salaries- - Janitorial	5,285	63,423	5,285	63,423
65000-32	Salaries- - Front Desk	17,758	213,101	17,758	213,101
	**TOTAL SALARIES & BENEFITS	27,741	332,900	27,742	332,900
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	100	1,200	100	1,200
70051	Health Club Supplies	25	300	25	300
70076	Maintenance Supplies	250	3,000	250	3,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70095	Pool/Spa/Fountain Supplies	25	300	25	300
70100	Furniture & Accessories	50	600	50	600
70175	Custodial Supplies	250	3,000	250	3,000
70180	Paint Supplies	150	1,800	150	1,800
70181	Electrical Supplies	125	1,500	125	1,500
70182	Plumbing Supplies	25	300	25	300
	**TOTAL REPAIRS/MAINTENANCE	1,000	12,000	1,000	12,000
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
74004-00	Capital Improvements	500	6,000	17,167	206,004
	**TOTAL SPECIAL PROJECTS	500	6,000	17,167	206,004
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	6,375	76,500
80000-001	Reserve Transfers- Pooled	7,542	90,500	0	0
80004-00	SIRS Reserve Transfer	0	0	1,167	14,000
	**TOTAL RESERVE TRANSFERS	7,542	90,500	7,542	90,500
	**PRIOR YEAR ACTIVITY				
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	111,525	1,338,300	128,193	1,538,304
	Operating Net Income or Loss	0	0	-01	0

3100 NE 1st Avenue Condo - Consolidated- Proposed_Maintenance

Schedule Of Proposed Maintenance

January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Number Of Units	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A		1	\$830.69	\$489.77	\$23.65	\$17.01	\$530.43	\$530.43
0000-B		6	\$842.23	\$496.58	\$23.97	\$17.24	\$537.79	\$3226.74
0000-C		1	\$927.60	\$546.92	\$26.40	\$18.99	\$592.31	\$592.31
0000-CU1		1	\$12447.89	\$4102.51	\$111.62	\$298.46	\$4512.59	\$4512.59
0000-CU2		1	\$4168.26	\$1402.67	\$38.16	\$102.05	\$1542.88	\$1542.88
0000-CU3		1	\$5418.28	\$667.29	\$18.16	\$48.55	\$734.00	\$734.00
0000-D		6	\$934.52	\$551.00	\$26.61	\$19.13	\$596.74	\$3580.44
0000-E		10	\$948.37	\$559.16	\$27.00	\$19.42	\$605.58	\$6055.80
0000-F		1	\$957.60	\$564.61	\$27.26	\$19.60	\$611.47	\$611.47
0000-G		6	\$959.91	\$565.97	\$27.32	\$19.65	\$612.94	\$3677.64
0000-H		1	\$985.29	\$580.93	\$28.05	\$20.17	\$629.15	\$629.15
0000-I		6	\$992.21	\$585.01	\$28.25	\$20.32	\$633.58	\$3801.48
0000-J		4	\$996.83	\$587.73	\$28.38	\$20.41	\$636.52	\$2546.08
0000-K		4	\$1001.44	\$590.45	\$28.51	\$20.50	\$639.46	\$2557.84
0000-L		48	\$1008.36	\$594.53	\$28.71	\$20.64	\$643.88	\$30906.24
0000-M		4	\$1061.44	\$625.82	\$30.21	\$21.73	\$677.76	\$2711.04
0000-N		6	\$1075.28	\$633.99	\$30.61	\$22.02	\$686.62	\$4119.72
0000-O		6	\$1183.73	\$697.93	\$33.69	\$24.24	\$755.86	\$4535.16
0000-P		5	\$1229.88	\$725.14	\$35.01	\$25.18	\$785.33	\$3926.65
0000-P & Q		1	\$2489.76	\$1485.65	\$71.73	\$51.59	\$1608.97	\$1608.97
0000-Q		53	\$1259.88	\$742.83	\$35.86	\$25.79	\$804.48	\$42637.44
0000-R		6	\$1599.08	\$942.81	\$45.52	\$32.74	\$1021.07	\$6126.42
0000-S		4	\$1647.53	\$971.39	\$46.90	\$33.74	\$1052.03	\$4208.12
0000-T		28	\$1682.14	\$991.79	\$47.89	\$34.44	\$1074.12	\$30075.36
0000-U		4	\$1689.07	\$995.88	\$48.08	\$34.59	\$1078.55	\$4314.20
0000-V		4	\$1797.52	\$1059.82	\$51.16	\$36.80	\$1147.78	\$4591.12