JEFFERSON SOUTH SHORE CONDOMINIUM ASSOCIATION, INC.

631 JEFFERSON AVE - MIAMI BEACH, FL 33139

Payment Schedule Options

Budget: January 1st, 2026 - December 31st, 2026

		Adopted FY-2025	**Approved 2026**		
Unit #	Ownership Shares	Maintenance Fees+ Partial RSV	**Maintenance Fees Only**	**Maintenance + Full SIRS+ Full Reg RSV**	**Maintenance+ Partial SIRS+ Partial RSV**
201	5.86%	$ 1,100	$ 759	$ 1,101	$ 930
203	5.32%	$ 999	$ 689	$ 1,000	$ 844
204	5.32%	$ 999	$ 689	$ 1,000	$ 844
205	5.32%	$ 999	$ 689	$ 1,000	$ 844
301	5.32%	$ 999	$ 689	$ 1,000	$ 844
302	4.78%	$ 898	$ 619	$ 898	$ 759
303	5.32%	$ 999	$ 689	$ 1,000	$ 844
304	5.32%	$ 999	$ 689	$ 1,000	$ 844
305	5.32%	$ 999	$ 689	$ 1,000	$ 844
401	5.32%	$ 999	$ 689	$ 1,000	$ 844
402	4.78%	$ 898	$ 619	$ 898	$ 759
403	5.32%	$ 999	$ 689	$ 1,000	$ 844
404	5.32%	$ 999	$ 689	$ 1,000	$ 844
405	5.32%	$ 999	$ 689	$ 1,000	$ 844
501	5.32%	$ 999	$ 689	$ 1,000	$ 844
502	4.78%	$ 898	$ 619	$ 898	$ 759
503	5.32%	$ 999	$ 689	$ 1,000	$ 844
504	5.32%	$ 999	$ 689	$ 1,000	$ 844
505	5.32%	$ 999	$ 689	$ 1,000	$ 844
20	**100%**		**$ 12,954**	**$ 18,788**	**$ 15,871**
Annual Totals			**$ 155,454**	**$ 225,456**	**$ 190,455**

Disclosures:

Deferred maintenance impacts the health of the community.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEM.

Jefferson South Shore Condominium Association

631 Jefferson Ave - Miami Beach, Fl 33139

Operating Expenses

Budget Period 01/01/2026 - 12/31/2026

Accrual basis

	FY-2025 ADOPTED	**FY-2026 PROPOSED**
Income		
Maintenance Fee Income	154,097	156,454
Income Other (Laundry)	2,000	1,000
Reserves Funding	152,632	70,003
Total for Income	**$ 308,730**	**$ 227,456**
Expenses		
Administrative Fees		
Postage & Handling	490	490
Licenses, Permits & Inspections		
Compliance: Licenses & Registrations	557	357
Inspections & Permits (Fire, Elevator, Sprinkler)	896	997
Contract Services		
Elevator Maintenance & Monitoring Contract	3,611	3,611
Fire Alarm Maintenance & Monitoring Contract	1,143	1,143
Janitorial/Maintenance Contract	6,960	7,584
Landscaping Service	1,200	1,200
Pest Control Contract	2,100	2,100
Insurance - All - Other	51,162	54,283
Professional Fees		
Accounting Fees (Tax Prep + CPA Compiled Financials)	1,600	1,600
Legal Fees	5,000	5,000
Management Fees	12,398	13,018
Special Assessment/Loan Administrative Fees	900	-
Professional Fees Misc	1,000	1,000
Repairs & Maintenance Expenses		
Building Supplies	1,450	1,450
Gate Repairs	2,500	2,500
Repairs & Maintenance Expenses - Gnrl	20,000	20,000
Utilities		
Cable	2,640	1,197
Electricity	1,877	2,236
Gas	3,820	3,411
Trash collection	13,056	12,463
W&S- Water & Sewer	19,755	20,812
Total for Expense	**$ 154,097**	**$ 156,454**
Non-operating Expense		
Non-Operating Other Expenses	2,000	1,000
Full Reserves Funding	152,632	70,003
Total for Operating +Non-operating Expense	**308,730**	**$ 227,456**

*Insurance premium projections provided by agent are based on current market conditions & are subject to change