

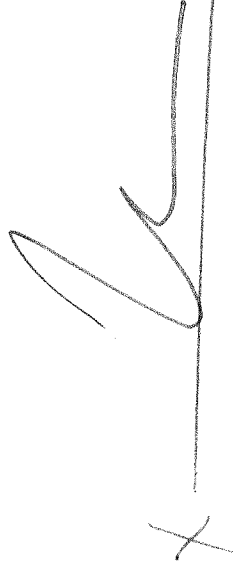
1300 S MIAMI AVENUE CONDOMINIUM ASSOCIATION INC
Proposed Operating Budget
January 1, 2026 - December 31, 2026

DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
**REVENUE				
Owner Assessments	189,539	2,274,467	206,512	2,478,142
Reserve Income	10,715	128,583	11,500	138,000
Late Fee Income	563	6,750	458	5,500
NSF Fee Income	83	1,000	63	750
HOA Garage Parking Income	1,042	12,500	1,167	14,000
Soda Machine Vending Income	63	750	63	750
Violation Fees	0	0	0	0
Keys, Locks, Lock-Outs	2,667	32,000	3,167	38,000
Construction Fees	83	1,000	83	1,000
Interest Income	1,417	17,000	1,667	20,000
Reserve Interest	833	10,000	1,000	12,000
Miscellaneous Income	417	5,000	208	2,500
**TOTAL REVENUE	207,422	2,489,050	225,887	2,710,642
EXPENSES				
**ADMINISTRATIVE				
Administrative & General	125	1,500	125	1,500
Accounting Fees-CPA	596	7,150	667	8,000
Bad Debts	323	3,876	250	3,000
Bank Charges	167	2,000	167	2,000
Computer Expenses	458	5,500	350	4,200
Bottle Water Exp	250	3,000	333	4,000
Subscriptions & Memberships	142	1,700	77	925
Legal Fees	2,383	28,600	2,917	35,000
Legal Fees- - Collections	417	5,000	125	1,500

DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
Fees Payable to Division	151	1,812	151	1,812
License,Taxes,Permit	126	1,510	126	1,510
Corporate Annual Rep	10	125	10	125
Meetings	267	3,200	267	3,200
Resident Events	833	10,000	833	10,000
Office Supplies	583	7,000	583	7,000
Postage	375	4,500	500	6,000
Other Professional Fees	1,000	12,000	2,833	34,000
Miscellaneous	0	0	0	0
Holiday Decorations	300	3,600	333	4,000
**TOTAL ADMINISTRATIVE	8,506	102,073	10,648	127,772
**PROPERTY INSURANCE				
Crime	113	1,356	91	1,086
Directors & Officers	603	7,230	602	7,229
Legal Defense Insurance	541	6,496	541	6,496
**TOTAL PROPERTY INSURANCE	1,257	15,082	1,234	14,811
**UTILITIES				
Telephone- - Telephone Reimb.	116	1,390	56	675
**TOTAL UTILITIES	116	1,390	56	675
**CONTRACTS				
Cable Television	52,771	633,252	55,623	667,480
Carpet Contract	1,167	14,000	917	11,000
Copier Lease	875	10,500	950	11,400
Elevator Contract	4,996	59,948	8,000	96,000
Equipment Contract- - Access Ctrl/CCTV Sys	1,233	14,800	875	10,500
Interior Plant	0	0	833	10,000

DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
Resident Software	1,065	12,781	1,158	13,892
Management Services	3,519	42,222	3,659	43,910
Key Management Contract	187	2,247	184	2,205
Odor Control	748	8,976	842	10,105
Pest Control	334	4,007	408	4,900
Security Services	5,614	67,371	5,583	67,000
Time Clocks	83	1,000	0	0
Uniforms	208	2,500	167	2,000
**TOTAL CONTRACTS	72,800	873,604	79,199	950,392
**SALARIES & BENEFITS				
Salaries- - Maintenance	20,150	241,805	20,977	251,720
Salaries- - Asst Mgr	15,006	180,069	18,103	217,240
Salaries- - Receiving	11,313	135,752	11,904	142,842
Salaries- - Front Desk	21,980	263,759	22,910	274,925
Salaries- - Housekeeping	21,187	254,241	22,084	265,006
Salaries- - Bonuses	3,322	39,868	5,122	61,461
Medical Benefits	11,427	137,124	13,104	157,248
**TOTAL SALARIES & BENEFITS	104,385	1,252,618	114,204	1,370,442
**REPAIRS/MAINTENANCE				
R&M-Elevator	1,833	22,000	1,667	20,000
R&M-Equip- - Miscellaneous	258	3,100	583	7,000
R&M-Equip- - Tools	125	1,500	125	1,500
R&M-General	3,750	45,000	3,750	45,000
R&M-Light Bulb	208	2,500	213	2,550
R&M-Lock & Key Supplies	592	7,100	167	2,000
R&M-Cleaning Supplies	1,000	12,000	1,083	13,000
R&M-Paint Supplies	375	4,500	375	4,500
R&M-Health/Safety Supplies	83	1,000	83	1,000

DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
R&M-Misc. Supplies	583	7,000	0	0
R&M-Contingency	0	0	0	0
**TOTAL REPAIRS/MAINTENANCE	8,807	105,700	8,046	96,550
**RESERVE TRANSFERS				
Reserve Transfers	10,715	128,583	11,500	138,000
Reserve Interest	833	10,000	1,000	12,000
**TOTAL RESERVE TRANSFERS	11,548	138,583	12,500	150,000
**PRIOR YEAR ACTIVITY				
Prior Year Expense	0	0	0	0
**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
**TOTAL EXPENSES	207,419	2,489,050	225,887	2,710,642
Operating Net Income or Loss	03	0	0	0



1300 S MIAMI AVENUE CONDOMINIUM ASSOCIATION INC
Schedule Of Proposed Maintenance
January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-01		0.278301800	38	10.575468400	\$557.31	\$574.73	\$32.00	\$606.73	\$23055.74
0000-02		0.236741500	38	8.996177000	\$474.09	\$488.90	\$27.23	\$516.13	\$19612.94
0000-03		0.191482100	38	7.276319800	\$383.45	\$395.43	\$22.02	\$417.45	\$15863.10
0000-04		0.152097700	38	5.779712600	\$304.58	\$314.10	\$17.49	\$331.59	\$12600.42
0000-05		0.278737000	38	10.592006000	\$558.19	\$575.62	\$32.05	\$607.67	\$23091.46
0000-06		0.251102700	38	9.541902600	\$502.85	\$518.56	\$28.88	\$547.44	\$20802.72
0000-07		0.124028200	38	4.713071600	\$248.37	\$256.13	\$14.26	\$270.39	\$10274.82
0000-08		0.141218000	38	5.366284000	\$282.79	\$291.63	\$16.24	\$307.87	\$11699.06
0000-09		0.209107100	38	7.946069800	\$418.75	\$431.83	\$24.05	\$455.88	\$17323.44
0000-10		0.251320200	38	9.550167600	\$503.28	\$519.01	\$28.90	\$547.91	\$20820.58
0000-11		0.188871000	38	7.177098000	\$378.22	\$390.04	\$21.72	\$411.76	\$15646.88
0000-PH 01		0.398195700	4	1.592782800	\$797.41	\$822.32	\$45.79	\$868.11	\$3472.44
0000-PH 03		0.453899600	3	1.361698800	\$908.96	\$937.36	\$52.20	\$989.56	\$2968.68
0000-PH 03-1		0.456510700	1	0.456510700	\$914.19	\$942.75	\$52.50	\$995.25	\$995.25
0000-PH 05		0.457163500	3	1.371490500	\$915.49	\$944.10	\$52.57	\$996.67	\$2990.01
0000-PH 05-1		0.460645000	1	0.460645000	\$922.46	\$951.29	\$52.97	\$1004.26	\$1004.26
0000-PH 06		0.413862400	3	1.241587200	\$828.78	\$854.67	\$47.59	\$902.26	\$2706.78
0000-PH 06-1		0.416691100	1	0.416691100	\$834.44	\$860.52	\$47.92	\$908.44	\$908.44
0000-PH 08		0.148398600	3	0.445195800	\$297.17	\$306.46	\$17.07	\$323.53	\$970.59
0000-PH 08-1		0.149269000	1	0.149269000	\$298.91	\$308.26	\$17.17	\$325.43	\$325.43
0000-PH 09		0.216940500	3	0.650821500	\$434.44	\$448.01	\$24.95	\$472.96	\$1418.88
0000-PH 09-1		0.217375700	1	0.217375700	\$435.30	\$448.91	\$25.00	\$473.91	\$473.91
0000-PH 10		0.372302100	3	1.116906300	\$745.55	\$768.85	\$42.81	\$811.66	\$2434.98
0000-PH 10-1		0.371866900	1	0.371866900	\$744.68	\$767.95	\$42.76	\$810.71	\$810.71
0000-UPH 01		0.442584700	1	0.442584700	\$886.29	\$913.99	\$50.90	\$964.89	\$964.89
0000-UPH 02		0.477617300	1	0.477617300	\$956.45	\$986.34	\$54.93	\$1041.27	\$1041.27

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-UPH 03		0.493501600	1	0.493501600	\$988.26	\$1019.14	\$56.75	\$1075.89	\$1075.89
0000-UPH 04		0.437362500	1	0.437362500	\$875.83	\$903.21	\$50.30	\$953.51	\$953.51
0000-UPH 05		0.148398600	1	0.148398600	\$297.17	\$306.46	\$17.07	\$323.53	\$323.53
0000-UPH 06		0.217375700	1	0.217375700	\$435.30	\$448.91	\$25.00	\$473.91	\$473.91
0000-UPH 07		0.416038400	1	0.416038400	\$833.13	\$859.17	\$47.84	\$907.01	\$907.01
Total			453	99.999997500					\$218011.53

1300 S MIAMI AVENUE CONDOMINIUM ASSOCIATION INC
Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

TYPE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE(YEARS)
Reserves	Painting	\$119,134	10	8
Reserves	Doors/Windows	\$826,052	20	11
Reserves	Building Paint	\$0	0	0
Reserves	FF&E Replacement	\$73,681	15	14
Reserves	Carpet Replmt	\$527,211	25	23
Reserves	Elevator Cab Refurb.	\$3,615,254	35	26
Reserves	Plumbing	\$10,338	20	11
Reserves	Contingency	\$162,489	30	21
	Totals	\$5,334,159		

Accumulated Balance Thru September	416,222
Additional Reserve Funding Thru Year End	33,145
Total Reserves Thru Year End	449,367
Estimated Expenses Thru Year End	0
Balance To Be Funded	4,884,792
Annual Contribution	138,000
Monthly Contribution	11500

1300 S. Miami Avenue Condominium Associatio

Analysis Date - January 1, 2026

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Reserve Disclosures

Category	Future	Useful	Remaining	Reserve	Unfunded	2026	Reserve
	Cost	Life YY:MM	Life YY:MM	Balance	Balance	Funding Required	Allocation 12/31/2026
Contingency	\$ 162,489	6:00 -30:00	0:04 -21:04	\$ 30,519	\$ 131,970	\$ 5,717	\$ 22,853
Doors and Windows	826,052	20:00	11:04	131,655	694,397	27,794	111,100
Elevator	3,615,254	10:00 -35:00	1:04 -26:04	224,329	3,390,925	73,052	292,009
Floor Covering	527,211	10:00 -25:00	8:04 -16:04	46,228	480,983	24,822	99,216
Furniture	73,681	15:00	14:04	1,086	72,595	3,306	13,213
Paint	119,134	10:00	8:04	8,097	111,037	8,017	32,046
Plumbing	10,338	20:00	11:04	1,648	8,690	348	1,390
	<u>5,334,159</u>			<u>443,561</u>	<u>4,890,597</u>	<u>143,056</u>	<u>571,828</u>

1300 S. Miami Avenue Condominium Associatio

Analysis Date - January 1, 2026

Inflation: 3.50% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2026	\$ 805,012	\$ 443,561	55.10 %	\$ 138,000	\$ 5,055	\$ 14,789
01/01/2027	941,931	571,828	60.70	143,520	6,156	49,206
01/01/2028	1,052,763	672,298	63.86	149,261	7,502	0
01/01/2029	1,222,308	829,061	67.82	155,231	9,107	0
01/01/2030	1,402,432	993,399	70.83	161,440	10,789	0
01/01/2031	1,593,668	1,165,629	73.14	167,898	12,552	0
01/01/2032	1,796,572	1,346,079	74.92	174,614	14,214	29,370
01/01/2033	1,981,676	1,505,537	75.97	181,599	16,035	0
01/01/2034	2,208,639	1,703,171	77.11	188,862	15,661	382,405
01/01/2035	2,057,786	1,525,289	74.12	196,417	16,308	0
01/01/2036	2,298,639	1,738,014	75.61	204,274	18,484	0
01/01/2037	2,553,830	1,960,773	76.77	212,445	14,670	972,256
01/01/2038	1,829,257	1,215,631	66.45	220,942	13,180	22,347
01/01/2039	2,057,601	1,427,407	69.37	229,780	15,492	0
01/01/2040	2,323,353	1,672,679	71.99	238,971	17,540	73,681
01/01/2041	2,529,797	1,855,509	73.34	248,530	19,887	0
01/01/2042	2,825,875	2,123,926	75.15	258,471	20,253	379,703
01/01/2043	2,751,068	2,022,948	73.53	268,810	21,670	0
01/01/2044	3,069,673	2,313,429	75.36	279,563	21,090	566,889
01/01/2045	2,827,169	2,047,192	72.41	290,745	22,024	0
01/01/2046	3,164,271	2,359,961	74.58	302,375	25,224	0
01/01/2047	3,521,507	2,687,561	76.31	314,470	27,336	197,902
01/01/2048	3,697,380	2,831,464	76.58	327,049	30,085	0
01/01/2049	4,090,831	3,188,598	77.94	340,131	33,738	0
01/01/2050	4,507,295	3,562,467	79.03	353,736	37,351	33,767
01/01/2051	4,913,349	3,919,786	79.77	367,885	41,223	0
01/01/2052	5,378,065	4,328,894	80.49	382,601	23,854	3,439,094
01/01/2053	2,350,414	1,296,255	55.15	397,905	15,017	0
01/01/2054	2,746,278	1,709,177	62.23	413,821	14,477	760,905
01/01/2055	2,388,417	1,376,570	57.63	430,374	15,214	123,442