

POINT EAST ONE CONDOMINIUM CORPORATION, INC
PROPOSED BUDET FOR JANUARY 1, 2026, THROUGH DECEMBER 31, 2026

	2025 BUDGET	2026 BUDGET
<u>DIRECT REVENUES</u>		
Rental Applications	\$ 0	\$ 9,000.00
Sales Doc, Estoppel letter, Condo Quest.	300.00	7,200.00
Interest - Bank	2,000.00	2,000.00
Washer & Dryers	11,000.00	11,000.00
Misc. Income	0	0
Income Rent D-403	14,208.00	19,800.00
Collections B-109 / D-102	0	34,116.74
	<u>\$ 41,508.00</u>	<u>\$ 83,116.74</u>

EXPENSES: ADMINISTRATIVE

Accounting	13,037.00	12,000.00
Legal Fees	20,000.00	12,000.00
Insurance Interest Expenses	20,000.00	20,000.00
Fees, Taxes and Licenses	6,000.00	6,000.00
Office Supplies and Expenses	1,800.00	1,800.00
Computers Expenses & Supplies	1,200.00	1,800.00
Telephone (Elevators)	7,600.00	7,600.00
Posting & Mailing	2,000.00	2,000.00
Copying & Printing	600.00	600.00
Screening	3,000.00	3,000.00
Expense other, D-403	3,250.00	0
	<u>\$ 78,487.00</u>	<u>\$ 66,800.00</u>

EXPENSES: INSURANCE

Comm Crime Coverage	435.00	435.00
Liability	72,215.00	72,215.00
Boiler & Machinery	2,980.00	2,980.00
Directors	25,348.00	25,348.00
Worker's Comp. Ins.	6,744.00	6,744.00
Worker's Comp. PE1	596.00	596.00
Umbrella	10,869.00	10,869.00
Legal Defense	11,570.00	11,570.00
Flood Policy	72,685.00	72,685.00
Wind, Property & Financing	468,617.00	468,617.00
	<u>\$ 672,059.00</u>	<u>\$672,059.00</u>

POINT EAST ONE CONDO CORPORATION INC
2895 POINT EAST DRIVE
AVENTURA, FL 33160

POINT EAST ONE CONDOMINIUM CORPORATION, INC
PROPOSED BUDET FOR JANUARY 1, 2026, THROUGH DECEMBER 31, 2026

	2025 <u>BUDGET</u>	2026 <u>BUDGET</u>
<u>EXPENSES: UTILITIES</u>		
Electric Bills	37,000.00	36,000.00
Water & Sewer Bills	116,150.00	90,000.00
	<u>\$153,150.00</u>	<u>\$126,000.00</u>

<u>EXPENSES: CONTRACTS</u>		
Cameras	2,100.00	2,100.00
TV Internet - Cable Vision	231,650.00	232,000.00
Exterminator	3,230.00	3,230.00
Elevators Maintenance Contract	17,186.00	20,000.00
Sanitation - Ecolo	6,850.00	7,000.00
Fire Alarm System - Inspections	12,000.00	12,500.00
Lighting – Future Energy	6,000.00	0
Lawn Care	24,500.00	24,500.00
Pool Contract	10,200.00	9,000.00
	<u>\$313,716.00</u>	<u>\$310,330.00</u>

<u>EXPENSES: PERSONNEL</u>		
Office On-Site Staff	60,530.00	60,530.00
After Hour staff	4,480.00	500.00
Maintenance staff	107,220.00	86,000.00
Porters	64,900.00	66,550.00
Payroll Taxes Expenses	18,200.00	18,200.00
Health Benefits	20,600.00	20,600.00
Payroll Processing fee	1,700.00	1,700.00
	<u>\$ 277,630.00</u>	<u>\$254,080.00</u>

<u>EXPENSES: POOL</u>		
Pool Equipment & Repairs	4,000.00	14,000.00
Pool Chemicals & Supplies	500.00	500.00
	<u>\$ 4,500.00</u>	<u>\$14,500.00</u>

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	2025	2026
	<u>BUDGET</u>	<u>BUDGET</u>
<u>EXPENSES: GENERAL MAINTENANCE</u>		
Elevator Repairs	11,000.00	20,000.00
Fire Sprinkler-Hose-Chutes	3,000.00	3,000.00
AC Elevator Exp.	3,000.00	3,000.00
Electrical	500.00	100.00
Fire Extinguishers	2,000.00	2,000.00
Mangrove Trimming	6,000.00	5,500.00
Lighting	2,000.00	2,000.00
Maintenance & Supplies	7,000.00	15,000.00
Painting	700.00	700.00
Plumbing	12,000.00	12,000.00
Water Filters Buildings	600.00	500.00
Golf Cart Repair & Gas	1,500.00	500.00
Roof repairs	2,000.00	0
Uniform to Employees	100.00	0
	<u>\$ 51,400.00</u>	<u>\$ 64,300.00</u>

OTHER EXPENSES:

Emergency Contingency Fund	40,000.00	50,000.00
40/50 Year Certification (Building by Building currently Building D)		<u>225,000.00</u>
	<u>\$ 40,000.00</u>	<u>\$275,000.00</u>

JOINT COUNCIL ASSESSMENT REQUIRED FOR COMMON AREAS	\$402,000.00	\$417,423.00
TOTAL EXPENSES CORPORATION ONE	\$1,992,942.00	\$2,200,492.00
TOTAL MAINTENANCE REQUIRED FOR CORPORATION ONE	\$1,951,434.00	\$1,951,992.00

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PROPOSED BUDGET FOR JANUARY 1, 2026, THROUGH DECEMBER 31, 2026

	2025 <u>BUDGET</u>	2026 <u>BUDGET</u>
5% INCREASE RESERVES CORPORATION ONE (All reserves are rounded up to the nearest dollar amount)	\$ 16,809.00	\$ 99,792.00
RESERVES COUNCIL – NO REQUIREMENT	0	0
TOTAL MAINTENANCE REQUIRED FOR CORPORATION ONE WITH RESERVES	\$1,968,243.00	\$2,051,784.00

2026 PROPOSED MONTHLY PAYMENT SUMMARY

<u>TYPE OF UNIT</u>	MAINTENANCE	WITH 5% RESERVES	TOTAL	UNITS
1 Bedroom / 1 Bathroom	\$473.00	\$24.00	\$497.00	171
Lanai	\$541.00	\$28.00	\$569.00	72
1 Bedroom / 1 Bath Conv.	\$591.00	\$30.00	\$621.00	15
2 Bedrooms / 1 Bathroom	\$603.00	\$31.00	\$634.00	18
2 Bedrooms / 2 Bathrooms	\$642.00	\$33.00	\$675.00	36

(All reserves are rounded up to the nearest dollar amount)

Important information.

Per agreement with the City of Aventura, Point East One Condominium Corporation, Inc is proceeding with 40/50 Year Certification Building by Building. Each individual Building will have inspection, plans and cost.

Building A, B, & C	(Pending inspection)
Building D	\$240,000.00 (Estimated)
Building E	\$212,000.00 (Done)

BOARD OF DIRECTORS – POINT EAST ONE CONDOMINIUM CORP, INC. – 2895 POINT EAST DR. AVENTURA. FL 33160