The Oaks at Miami Gardens Condo Assoc Inc - Approved Budget with Reserves and 40% Increase: Jan. 2026 - Dec. 2026													
Accounts:	**Months Total**	**Jan. 26**	**Feb. 26**	**Mar. 26**	**Apr. 26**	**May. 26**	**Jun. 26**	**Jul.26**	**Aug. 26**	**Sep. 26**	**Oct. 26**	**Nov. 26**	**Dec. 26**
Revenues													
Condo Fees	282048	23504	23504	23504	23504	23504	23504	23504	23504	23504	23504	23504	23504
AFS Special Assessment Income	17328	1444	1444	1444	1444	1444	1444	1444	1444	1444	1444	1444	1444
Water Income	60000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000
Total Revenue	**359376**	**29948**	**29948**	**29948**	**29948**	**29948**	**29948**	**29948**	**29948**	**29948**	**29948**	**29948**	**29948**
Expenses:													
Insurance	75000	6250	6250	6250	6250	6250	6250	6250	6250	6250	6250	6250	6250
Janitorial 7 days / Manager 3 days	30144	2512	2512	2512	2512	2512	2512	2512	2512	2512	2512	2512	2512
Reserve Mandated by DBPR	17280	1440	1440	1440	1440	1440	1440	1440	1440	1440	1440	1440	1440
Electricity (FPL)	4800	400	400	400	400	400	400	400	400	400	400	400	400
Bank charges	300	25	25	25	25	25	25	25	25	25	25	25	25
General maintenance and repairs	4800	400	400	400	400	400	400	400	400	400	400	400	400
Stationery, Postage and Office Supplies	2040	170	170	170	170	170	170	170	170	170	170	170	170
Administrative Fees	18960	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580
Pest Control / Bees	2400	200	200	200	200	200	200	200	200	200	200	200	200
Water Meter Company	2340	195	195	195	195	195	195	195	195	195	195	195	195
Water/Sewer/Taxes	86400	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200
Waste Removal	35100	2925	2925	2925	2925	2925	2925	2925	2925	2925	2925	2925	2925
Debris Removal	4800	400	400	400	400	400	400	400	400	400	400	400	400
Tree Trimming	24000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Fire Alarm Services	1680	140	140	140	140	140	140	140	140	140	140	140	140
Fire Alarm Repairs	3600	300	300	300	300	300	300	300	300	300	300	300	300
Back Flow Inspection/Repairs and Permits	2400	200	200	200	200	200	200	200	200	200	200	200	200
Plumbing and Drain Service	1200	100	100	100	100	100	100	100	100	100	100	100	100
Cleaning Supplies	600	50	50	50	50	50	50	50	50	50	50	50	50
Fire Extinguishers	1200	100	100	100	100	100	100	100	100	100	100	100	100
Attorney	1200	100	100	100	100	100	100	100	100	100	100	100	100
Corporation Annual Report	65	5	5	5	5	5	5	5	5	5	5	5	10
DBPR	240	20	20	20	20	20	20	20	20	20	20	20	20
County Registration	220	18	18	18	18	18	18	18	18	18	18	18	22
Website Maintenance	300	25	25	25	25	25	25	25	25	25	25	25	25
Fines	2400	200	200	200	200	200	200	200	200	200	200	200	200
Lawn Fumigation	2000	166	166	166	166	166	166	166	166	166	166	166	174
Roof Repairs	9000	750	750	750	750	750	750	750	750	750	750	750	750
Legal Settlement (AFS)	18720	1560	1560	1560	1560	1560	1560	1560	1560	1560	1560	1560	1560
Landscaping	6000	500	500	500	500	1000	1000	1000	1000	1000	1000	500	500
Total Expense	**359189**	**29931**	**29931**	**29931**	**29931**	**29931**	**29931**	**29931**	**29931**	**29931**	**29931**	**29931**	**29948**
Net Income	**187**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**0**
2026 fee with Increase of 40%	**2025 Fee**												
$ 350.00	**$ 250.00**												
$ 401.00	**$ 287.00**												
$ 402.00	**$ 288.00**												