

HIALEAH CLUB VILLAS CONDOMINIUM
ASSOCIATION INC.

November 20, 2025, at 7:00 p.m.

My Dream Banquet Hall

5908 W 16 Ave

Hialeah, FL 33012

AGENDA FOR BUDGET MEETING

1. Call to Order
2. Establishment of a Quorum
3. Old Business
4. New Business
 - Adopt and Approve 2026 Budget
5. Adjournment

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION, INC		APPROVED 2025 Budget	PROPOSED 2026 Budget
ADMINISTRATIVE EXPENSES			
1	PROPERTY MANAGEMENT & ACCOUNTING FEES	49,152.00	24,000.00
2	STAMPS & MAILING	1,688.55	1,688.55
3	ASSESSMENT COUPONS	2,214.00	2,214.00
4	ASSOCIATION CHECKS & BANK CHARGES	319.00	319.00
5	LEGAL FEES	5,000.00	6,000.00
6	AUDIT / TAX RETURN FEES	4,700.00	4,700.00
7	CORPORATE ANNUAL REPORT	65.00	65.00
8	ANNUAL FEES TO DIVISION	1,032.00	1,032.00
Total Administrative Expenses(1-8)		64,170.55	40,018.55
MAINTENANCE SUB CONTRACTOR			
9	AREA MAINTENANCE AND LAWN SERVICE	23,400.00	38,400.00
Total Maintenance Compensation(9)		23,400.00	38,400.00
CONTRACTS			
10	WASTE SERVICES	40,425.00	40,425.00
11	ASSOCIATION INSURANCE POLICIES	542,126.99	440,000.00
Total Contracted Expenses (10-15)		582,551.99	480,425.00
REPAIR & MAINTENANCE & OTHER EXPENSES			
16	FIRE EXTINGUISHER PARTS & REPLACEMENT	2,200.00	2,200.00
17	FIRE ALARM PARTS & REPAIRS	2,500.00	2,500.00
18	ELECTRICAL REPAIRS	17,913.31	10,000.00
20	BAD DEBTS EXPENSES	15,000.00	15,000.00
21	PLUMBING	4,000.00	4,000.00
23	GENERAL REPAIRS	19,000.00	15,000.00
Total Repair & Maintenance (16-23)		60,613.31	48,700.00
UTILITIES EXPENSES			
24	ELECTRICITY / FPL	12,051.91	12,051.91
25	WATER & SEWER	334,550.00	340,000.00
26	COMCAST (Internet Connection Cameras)	2,439.60	2,439.60
Total Utilities Expenses(24-26)		349,041.51	354,491.51
MISCELLANIOUS			
27	RENT OF SALON (Association meetings)	1,284.00	1,284.00
Total Miscellaneous (27)		1,284.00	1,284.00
RESERVE CATEGORY			
28	RESERVE ACCOUNT	118,000.00	118,000.00
Total Reserves(28)		118,000.00	118,000.00
Total Expenses (1-28)		1,199,061.36	1,081,319.06
Roll over \$82,500.00			
		1,199,061.36	998,819.06
		367.00	322.62
		2025 Monthly Maintenance Fee	2026 Monthly Maintenance Fee