



1010 South Ocean Blvd  
Pompano Beach, FL 33062  
P: 954-782-2600  
F: 954-782-2814

November 19, 2025

Dear Aegean Residents:

***We are delighted to report that, the attached Operating and Capital Reserves budget will reflect that there is NO increase in the maintenance budget from the prior year. Therefore, the amount of your quarterly maintenance payment will not change from 2025.***

When preparing this year's budget the Board of Directors' primary focus was to be fiscally responsible while at the same time providing for the normal maintenance programs that contribute to our quality of life.

As we discussed at the November 18, 2025, Board meeting, our Property Insurance was reduced for the second year in a row, a testament to our compliance with State & Local Municipality safety mandates. The 2026 premium while retaining the same terms as in 2025 had a reduction of \$131,000.

This cost savings was able to offset the increase in payroll expenses resulting from addition of an additional employee as well as annual salary increases as well as other projected increases/decreases in the other operating expenses.

If you have any questions, please contact the management office.

Sincerely,

Charles Rollins  
President

Michael Emmel,  
Treasurer

**POMPANO AEGEAN CONDOMINIUM ASSOCIATION, INC.  
PROPOSED 2026 BUDGET SUMMARY**

DESCRIPTION	2025 PROJECTED ACTUAL	2025 APROVED BUDGET	2026 PROPOSED BUDGET	BUDGET INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
<b>REVENUE</b>					
ASSESSMENTS	2,859,840	2,860,000	2,860,000	-	0.00%
INTEREST INCOME	46,144				
OTHER INCOME	19,259				
<b>TOTAL REVENUE</b>	<u><u>2,925,243</u></u>	<u><u>2,860,000</u></u>	<u><u>2,860,000</u></u>	<u><u>-</u></u>	
<b>EXPENSES</b>					
<b>TOTAL ADMINISTRATIVE</b>	<b>46,367</b>	<b>52,500</b>	<b>50,300</b>	(2,200)	-4.19%
<b>TOTAL PAYROLL</b>	<b>714,675</b>	<b>675,500</b>	<b>768,200</b>	92,700	13.72%
<b>TOTAL UTILITIES</b>	<b>335,101</b>	<b>327,000</b>	<b>336,000</b>	9,000	2.75%
<b>TOTAL ANNUAL CONTRACTS</b>	<b>344,949</b>	<b>346,200</b>	<b>376,800</b>	30,600	8.84%
<b>TOTAL CORPORATE EXPENSE</b>	<b>17,817</b>	<b>8,500</b>	<b>11,500</b>	3,000	35.29%
<b>TOTAL INSURANCE EXP</b>	<b>1,050,009</b>	<b>1,062,200</b>	<b>920,000</b>	(142,200)	-13.39%
<b>TOTAL OUTSIDE CONTACTOR/REPAIRS</b>	<b>102,845</b>	<b>108,600</b>	<b>118,100</b>	9,500	8.75%
<b>TOTAL SUPPLIES</b>	<b>32,706</b>	<b>39,500</b>	<b>39,100</b>	(400)	-1.01%
<b>TOTAL EXPENSE</b>	<u><u>2,644,469</u></u>	<u><u>2,620,000</u></u>	<u><u>2,620,000</u></u>	<u><u>-</u></u>	0.00%
<b>RESERVE ACCOUNT</b>	<b>240,000</b>	<b>240,000</b>	<b>240,000</b>	-	0.00%
<b>GRAND TOTAL</b>	<u><u>2,884,469</u></u>	<u><u>2,860,000</u></u>	<u><u>2,860,000</u></u>	<u><u>-</u></u>	0.00%
<b>EXCESS EXPENSES OVER INCOME</b>	<u><u>40,774</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	

POMPANO AEGEAN CONDOMINIUM ASSOCIATION, INC.

**PROPOSED 2026 BUDGET**

DESCRIPTION	2025 PROJECTED ACTUAL	2025 APROVED BUDGET	2026 PROPOSED BUDGET	NOTE	BUDGET INCR/ (DECR)	% INCR/ (DECR)
<b>REVENUE</b>						
ASSESSMENTS	2,859,840	2,860,000	2,860,000		-	0.00%
INTEREST INCOME	46,144	-	-			
OTHER INCOME	19,259	-	-			
<b>TOTAL REVENUE</b>	<b>2,925,243</b>	<b>2,860,000</b>	<b>2,860,000</b>		<b>-</b>	
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
OFFICE SUPPLY & EXP	3,781	4,000	4,000			
POSTAGE	662	1,000	1,000			
PRINTING	592	500	500			
AUDITING	17,600	16,500	17,500			
EQUIPMENT RENTAL	3,288	3,000	3,500			
ASSOC CREDIT	780	1,000	1,000			
WATER COOLER	2,104	2,500	2,500			
NETWORK/WEBSITE MAINT	4,800	4,500	4,800			
COMPUTER SOFTWARE/STREAMING	5,118	7,500	6,000			
BANK & CREDIT LINE FEES	1,929	1,500	1,500			
BOARD MEETING EXPENSES	3,654	7,000	5,000			
OTHER ADM EXPENSE	2,059	3,500	3,000			
<b>TOTAL ADMINISTRATIVE</b>	<b>46,367</b>	<b>52,500</b>	<b>50,300</b>		<b>(2,200)</b>	<b>-4.19%</b>
<b>PAYROLL</b>						
ADMINISTRATIVE	117,107	143,000	167,400	[1]		
MAINTENANCE	181,493	181,500	200,500			
HOUSEKEEPING	94,426	71,800	117,600	[1]		
SECURITY	213,415	202,600	189,100	[1]		
WORKMAN'S COMP	13,603	10,600	14,000			
PAYROLL TAXES	42,995	50,000	55,500			
HEALTH INS	11,280	11,000	15,600			
EMPLOYEE PTO	5,499	3,000	3,000			
PAYROLL - PROCESSING	5,111	2,000	5,500			
TEMPORARY HELP	29,746	-	-			
<b>TOTAL PAYROLL</b>	<b>714,675</b>	<b>675,500</b>	<b>768,200</b>		<b>92,700</b>	<b>13.72%</b>
<b>UTILITIES</b>						
ELECTRICITY	160,016	155,000	160,000			
WATER & SEWER	131,401	130,000	132,000			
FUEL & GAS	10,832	15,000	11,000			

**POMPANO AEGEAN CONDOMINIUM ASSOCIATION, INC.**  
**PROPOSED 2026 BUDGET**

DESCRIPTION	2025 PROJECTED ACTUAL	2025 APROVED BUDGET	2026 PROPOSED BUDGET	NOTE	BUDGET INCR/ (DECR)	% INCR/ (DECR)
TELEPHONE	6,855	7,000	7,000			
TRASH REMOVAL	25,997	20,000	26,000			
<b>TOTAL UTILITIES</b>	<b>335,101</b>	<b>327,000</b>	<b>336,000</b>		9,000	2.75%
<b>ANNUAL CONTRACTS</b>						
AIR CONDITIONING	15,538	16,000	16,000			
CCTV/WIFI	255,675	257,500	267,000			
ELEVATORS	25,051	23,500	38,000	[4]		
EXTERMINATING	14,944	14,000	14,200			
GENERATOR & FIRE PUMP	3,010	2,400	7,700	[2]		
POOL	12,161	9,000	8,300			
FIRE ALARM MAINT & MON	3,347	1,300	9,400	[2]		
LANDSCAPPING	14,144	21,600	15,300			
GYM EQUIPMENT	1,079	900	900			
<b>TOTAL ANNUAL CONTRACTS</b>	<b>344,949</b>	<b>346,200</b>	<b>376,800</b>	[1]	30,600	8.84%
<b>CORPORATE EXPENSES</b>						
LEGAL FEES	13,304	5,000	8,000			
FILING FEES & BUREAU	1,152	1,500	1,500			
TAXES & LICENSES	1,450	2,000	2,000			
CREDIT LINE INTEREST EXPENSE	1,911	-	-			
<b>TOTAL CORPORATE EXPENSE</b>	<b>17,817</b>	<b>8,500</b>	<b>11,500</b>		3,000	35.29%
<b>INSURANCE</b>						
INSURANCE - PROPERTY	838,032	843,800	712,500			
INSURANCE - OTHER	183,435	194,200	189,000			
INSURANCE -FINANCING	28,542	24,200	18,500			
<b>TOTAL INSURANCE EXP</b>	<b>1,050,009</b>	<b>1,062,200</b>	<b>920,000</b>	[3]	(142,200)	-13.39%
<b>OUTSIDE CONT/REPAIR</b>						
AIR CONDITIONING	1,716	3,000	2,000			
ELEVATORS	8,037	4,000	14,000	[4]		
GENERATOR & FIREPUMP	361	1,000	500			
LANDSCAPING	11,093	6,000	10,000			
POOL	11,164	8,000	10,000			
ELECTRICAL	6,731	10,000	9,000			
PLUMBING	7,028	7,000	7,000			
LOCKSMITH	493	1,000	500			
CARPET & MARBLE CLEAN	-	5,000	5,000			
PAINTING & DECORATING	276	4,000	2,000			
FIRE EQUIP & ALARM	1,539	14,000	2,000	[2]		
COMPACTOR	2,357	1,000	1,500			

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DESCRIPTION	2025 PROJECTED ACTUAL	2025 APROVED BUDGET	2026 PROPOSED BUDGET	NOTE	BUDGET INCR/ (DECR)	% INCR/ (DECR)
PAVERS	13,194	5,000	10,000			
GYM	103	600	600			
WINDOW WASHING	-	4,000	4,000			
OTHER OUTSIDE CONT	38,753	35,000	40,000			
<b>TOTAL OUTSIDE CONTACTOR</b>	<b>102,845</b>	<b>108,600</b>	<b>118,100</b>		9,500	8.75%
<b>SUPPLIES</b>						
MAINTENANCE	14,554	25,000	20,000			
HOUSEKEEPING	8,533	5,000	9,000			
SECURITY	664	500	500			
ELECTRICAL	2,842	2,000	3,000			
PLUMBING	1,943	1,000	2,000			
PAINTING/DECORATING	1,203	2,500	1,500			
LAWN AND LANDSCAPING	100	500	300			
UNIFORMS	533	1,500	500			
OTHER SUPPLIES	625	1,000	500			
POOL & BEACH	1,709	500	1,800			
<b>TOTAL SUPPLIES</b>	<b>32,706</b>	<b>39,500</b>	<b>39,100</b>		(400)	-1.01%
<b>TOTAL EXPENSE</b>	<b>2,644,469</b>	<b>2,620,000</b>	<b>2,620,000</b>		-	0.00%
<b>RESERVE ACCOUNT</b>	240,000	240,000	240,000		-	0.00%
<b>GRAND TOTAL</b>	<b>2,884,469</b>	<b>2,860,000</b>	<b>2,860,000</b>		-	0.00%
<b>EXCESS INCOME OVER EXPENSES</b>	<b>40,774</b>	-	-		-	

**NOTES:**

[1] Payroll Expenses: Increase in Housekeeping costs due to addition of another full time employee. Administrative costs increased from reclassification of employee salary previously split with security costs.

[2] Generator, Fire Pump & Alarm: Costs reflect new maintenance contracts that include all maintenance costs that were previously paid for separately and charged to repair expense (a/c 6525)

[3] Insurance Expense: Budget cost reflect accual renewal cost savings on building insurance and projected 5% increase in other policies

[4] Elevators: Cost represents actual cost of new annual maintenance contract with new service provider and projected repair work on existing elevators prior to replacement



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## PROPOSED MAINTENANCE PAYMENT SCHEDULE FOR 2026

	<u>UNITS</u>	<u>ANNUAL</u>	<u>QUARTERLY</u>
(1)	2, 7, & 10	\$ 12,512.00	\$ 3,128.00
(2)	1, 8, 9 & 17	\$ 12,196.00	\$ 3,049.00
(3)	3, 4, 5, & 6	\$ 13,620.00	\$ 3,405.00
(4)	11, 12, 14, 15 & 16	\$ 10,012.00	\$ 2,503.00
(5)	410	\$ 9,452.00	\$ 2,363.00

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The 2026 Proposed Budget was previously approved for mailing to association members by the Board of Directors at the meeting held on November 18, 2025. Final budget approval will take place at the Board of Directors Meeting to be held on:

**THURSDAY, DECEMBER 18, 2025, AT 7:00 pm.**

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