

THE GEORGIAN CONDOMINIUM ASSOCIATION, INC
1621 COLLINS AVENUE
MIAMI, FL 33139
PROPOSED BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

	BUDGET	2025 Monthly Amounts	COMPARISON WITH PRIOR YEAR	
			2024	Variance
Income				
Operating Income				
Annual HOA dues	\$ 2,802,700	233,558	\$ 2,096,600	\$ 706,100 34%
Other income				
Late fees income	1,000	83	1,000	-
Laundry	3,000	250	3,000	-
Miscellaneous	2,200	183	2,200	-
Parking revenue	3,600	300	3,600	-
Fees for services	3,000	250	3,000	-
Fob income	300	25	300	-
Beach Rentals	18,000	1,500	12,000	6,000
Total other income	31,100	2,592	25,100	6,000
Total income	2,833,800	236,150	2,121,700	712,100
Expenses				
Administrative				
Office staff salaries	90,000	7,500	90,000	-
Payroll taxes	7,200	600	7,200	-
Payroll processing fees	2,500	208	2,500	-
Accounting/Audit	5,500	458	5,500	-
Legal fees	30,000	2,500	25,000	5,000
Licenses/tax	2,000	167	2,000	-
Office supplies	6,000	500	6,000	-
Telephone	4,000	333	4,000	-
IT Support	2,000	167	2,000	-
Postage	400	33	400	-
Adm/Other	800	67	800	-
Meals	300	25	300	-
Screening charges	2,500	208	2,500	-
	153,200	12,767	148,200	5,000
Insurance				
Insurance - Building	750,000	62,500	600,000	150,000
Insurance - Flood	45,000	3,750	42,000	3,000
	795,000	66,250	642,000	153,000
Security				
Security contract	200,000	16,667	200,000	-
Gates and locks	15,000	1,250	15,000	-
Alarm system	15,000	1,250	15,000	-
Cameras	1,000	83	1,000	-
Fob system	2,500	208	500	2,000
	233,500	19,458	231,500	2,000
Services and Utilities				
Cable TV	84,000	7,000	84,000	-
Electricity	60,000	5,000	60,000	-
Pest Control	5,000	417	5,000	-
Water and sewer	120,000	10,000	120,000	-
Waste management	36,000	3,000	36,000	-
	305,000	25,417	305,000	-
Repairs and maintenance				
Permits	1,000	83	1,000	-
Elevator	20,000	1,667	20,000	-
Plumbing	50,000	4,167	50,000	-
Cleaning	100,000	8,333	100,000	-
Building	50,000	4,167	50,000	-
Pool	8,000	667	8,000	-
Gym	5,000	417	5,000	-
HVAC	30,000	2,500	25,000	5,000
Electrical	8,000	667	8,000	-
Roof	2,000	167	2,000	-
Generator	2,000	167	2,000	-
Grounds	20,000	1,667	20,000	-
	296,000	24,667	291,000	5,000
Total expenses	1,782,700	148,558	1,617,700	165,000
Debt service, P&I payments - Loan 1	468,000	39,000	504,000	(36,000)
Debt service, P&I payments - Loan 2	552,000	46,000	-	552,000
Total debt service	1,020,000	85,000	504,000	516,000
Total disbursements required	2,802,700	233,558	2,121,700	681,000
Net balance	\$ -	\$ -	\$ -	\$ -

Note 1 - Final payment on 6/2026

Note 2 - Final payment on 12/2027

Note 3 - This budget does not include funding for reserves