

Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.

341 North Birch Road, Office ◆ Fort Lauderdale, FL 33304 FLYachtBeachClub.com

November 18, 2025

Dear FLYBC Members,

On December 13, 2025 at 10:00 am we will all meet at the Association for our 2025 Annual Meeting. As of Friday, November 14, 2025, only five (5) people have been nominated for the board. As there are only five (5) board seats, no election will be necessary. The Board will start, however, by holding an <u>organizational meeting</u> where officers will be selected.

Enclosed you'll find a number of items. If you are not able to attend the meeting inperson, we kindly ask that you complete the enclosed LIMITED PROXY FORM so that your voice is heard through your vote. There are a number of important questions, including adoption of the 2026 Fiscal Year Budget that keeps dues at the same amount they have been at for the <u>THIRD</u> consecutive year in a row.

The board recognized that everyone has paid a special assessment, that everyone has had electrical panel expenses. It is only due to the hard work and significant efforts of our volunteer board and our volunteer Financial Committee Chair, David Donahue, that we are able to keep dues the same. *Again*.

2025 has been an unparalleled year for the Association in terms of progress, retaining and growing the value in the property, but perhaps most-importantly, extending the longevity and safety of the property, all while having the property look the best it has in recent memory thanks to Bill Hahne's efforts with the landscaping that included a massive tree trim project, cleaning up the property's bushes, plants and other items that were not receiving the attention they needed to look their best. In addition, Bill put in a lot of his own personal time to plant flowers, ensure vendors had access to the property when needed, picking up checks and so much more.

Although the electrical portion of the project is finished, we still have to close the 40-year inspection permit, which will include a new electrical inspection and report from the engineer. Thereafter we will have to meet with the City and get our fines reduced or eliminated. While there is still <u>some</u> work that needs to be done, but the lion's share has

been completed and for roughly \$15,000 less than it would have otherwise if not for the

efforts of Rick Dobreff.

Not only has Rick focused in on the electrical project, even coming down from the

Midwest when the bulk of the work was completed to be on-site, but he's been a major contributor to evaluating the roofing systems, the HVAC System as well as the Seawall.

Moving into 2026 and beyond, we're truly grateful to have Kathy Donahue continuing

to work on our communications, insurance and completion of various and important tasks.

Many, many thanks goes out to the vast majority of you who have paid your dues in-

full and on-time. Unfortunately, that has not been the case universally. The amount of time

spent on collections by management and the board has been too significant not to make

some changes.

Starting January 1, 2026, all Members will move to AUTOPAY. We will not be sending

out "coupon books" or payment invoices. You can sign up now at FLYachtBeachClub.com

and clicking on "PAYMENTS". The instructions are there for you. Also starting January 16,

2026, any party who doesn't pay in-full and prior to the 15th of each month will have to pay all

dues for the balance of the year in one bulk payment. Again, for most of you this isn't a

problem and we can't tell you how much we appreciate your diligence. Thank you.

Many, thanks to John Leopold and Maryrose Nesbitt who've helped provide us with

their experience, knowledge and expertise this year.

Many thanks go to our Members who have been working with us to achieve so many

of these goals. I'd like to express my gratitude to everyone who's paid on-time and in-full. I'd

like to thank those of you who approach challenges in a constructive manner. You make our

efforts worthwhile. I hope we've returned your good faith.

Wishing you all a very happy holiday season and a prosperous 2026!

Sincerely Yours,

Matt Jelinek, Manager

Matt Jelinek

Page 2 of 2

FORT LAUDERDALE YACHT AND BEACH CLUB CONDOMINIUM ASSOCIATION, INC. LIMITED PROXY FORM

The undersigned owner(s) or designated voter of the UNIT indicated below in the <u>Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.</u> appoints:

(if left blank, the Secretary of the Association)

as my proxy-holder to attend the meeting of the members of the Fort Lauderdale Yacht and Beach Club Condominium Association, Inc. being held December 13, 2025 at 10:00 am, local time in the meeting room at the Association, 341 N Birch Rd, Fort Lauderdale, FL 33304 or any legal adjournment thereof. The proxy-holder named above has the authority to vote and act for me/us to the same extent that I/we would if personally present, except that my/our proxy holder's authority is limited as follows: On the Question(s) being asked, I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below.

QUESTION #1: DECLARATION AMENDMENT

Public Records of Broward County Florida, Official Record Book 21512, Page 0203.

DECLARATION, ARTICLE V, "IDENTIFICATION OF UNITS, MAINTENANCE OF UNITS, SHARES IN COMMON ELEMENTS AND VOTING RIGHTS:

SECTION 5.04

"Each unit Owner shall maintain, repair and replace at his expense all portions of his Unit not covered by the insurance policy maintained by the Association, including, but not limited to, window and balcony or terrace glass, screens and associated hardware. Notwithstanding anything to the contrary contained herein, front exterior doors to the Unit shall be maintained, repaired and replaced by the Association, including excluding all exterior hardware except door numbers."

QUESTION #2: 2023 SPECIAL ASSESSMENT SURPLUS

- The Association has a surplus in the amount of \$15,839.58 from the 2023 SPA.
- The Association has a seawall/ground loss remediation project starting in December to (hopefully) extend the life of the seawall for several years along the 210 feet of water frontage the Association enjoys.
- The Association is asking Members to approve a transfer of the 2023 SPA Surplus into the Operating Fund to defray expenses on this project.

OUESTIONS #3 & #4: FISCAL YEAR 2026 BUDGET & FULL RESERVES WAIVER

Please see the attached/enclosed FY 2026 Budget

Question (Place an 'X' or a checkmark in the box to the right of the question				
to cast your vote.)				
1.	Declaration Amendment: Should the Association adopt the			
	amendment to the declaration as indicated above herein, making			
	locks the responsibility of the individual unit owner?			
2.	2. 2023 Special Assessment: Should the Association allocate th			
	surplus of all remaining funds from the 2023 Special Assessment			
	Account into the Operating Fund of the Association to aid in payment			
	for seawall/ground loss remediation?			
3.	Reserves Waiver:			
	Legal Notice: WAIVING OF RESERVES, IN WHOLE OR IN PART, OR			
	ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY			
	RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF			
	UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE			
	ITEMS.			
	Do you want to provide for less than full funding of reserves other than			
	what is required by Florida Statutes §718.112(2)(f) for the next			
	fiscal/calendar year?			
4.	Fiscal Year 2026 Budget: Do you approve of the Fiscal Year 2026			
	Budget for adoption?			
	Please note that these questions are asked together because the answer to both			
	would be the same. The 2026 Budget cannot be adopted without the waiver of full			
	reserve funding.			

UNIT:	341 N BIRCH RD #, Fort Lauderdale, FL 33304
OWNER:	
(Printed Name)	
OWNER:	
(Signature)	
DATE:	

You can return this document by:

Via a photo Emailed to info@AMP-Florida.com;

Or via a photo text messaged to 608-843-4648;

Or via USPS Mail to: 341 N Birch Rd, OFC, Fort Lauderdale, FL 33304;

Or in-person at the meeting.

Fort Lauderdale Yacht and Beach Club Condominium Association, Inc., FY2026 Budget for Adoption

4002 Reserve Income \$60,000.00 \$72,000.00 \$12,000.00 \$0.00	Income				
A002 Reserve Income \$60,000.00 \$72,000.00 \$12,000.00 \$12,000.00 \$0.00 \$0.00 \$20.00 \$0.00	Account #	Account Name	FY2025 BUDGET	2026	CHANGE
A016 Late Fee / Interest Income	4001	Maintenance Income	\$433,240.00	\$421,240.00	(\$12,000.00)
A022 Storage Income \$6,660.00 \$6,660.00 \$0.0	4002	Reserve Income	\$60,000.00	\$72,000.00	\$12,000.00
A025	4016	Late Fee / Interest Income	\$0.00	\$0.00	\$0.00
Total S499,900.00 \$0.00		Storage Income	\$6,660.00	\$6,660.00	\$0.00
Total S499,900.00 S499,900.00 SC0.00 S499,900.00 SC0.00 S499,000.00 S4,000.00 S6,000	4025	Bank Interest Income	\$0.00	·	\$0.00
Account # Account Name	4099	Miscellaneous Income	\$0.00	\$0.00	\$0.00
Account # Account Name Yearly Budget 2026 CHANGE 5001 AUDIT FEES \$3,000.00 \$4,000.00 \$1,000.0 5004 Legal Fees \$2,500.00 \$3,500.00 \$1,000.0 5005 Bad Debt \$0.00 \$0.00 \$0.00 5007 Licenses, Taxes, Permits \$1,800.00 \$4,000.00 \$2,200.0 5008 Office Expense \$500.00 \$500.00 \$0.00 5009 Postage/Printing \$300.00 \$300.00 \$0.0 5014 Interest expense \$1,000.00 \$1,000.00 \$0.0 5015 Bank Fees \$200.00 \$600.00 \$400.0 5010 CONTINICENCY \$9,230.00 \$0.00 \$9.00 5100 CONTINICENCY \$9,230.00 \$0.00 \$9.00 5301 Bank Fees \$2500.00 \$12,5950.00 \$9.0 5110 Insurance \$152,950.00 \$12,5950.00 \$0.0 5301 Sank Fees \$2,000.00 \$0.0 \$0.0 <td>Total</td> <td></td> <td>\$499,900.00</td> <td>\$499,900.00</td> <td>\$0.00</td>	Total		\$499,900.00	\$499,900.00	\$0.00
SOOL AUDITEES \$3,000.00 \$4,000.00 \$1,000.00 \$5,000 \$3,100.00 \$5,000	Expense				
5002 PROFESSIONAL FEES \$3,100.00 \$3,500.00 \$1,000.0 5004 Legal Fees \$2,500.00 \$3,500.00 \$1,000.0 5007 Licenses, Taxes, Permits \$1,800.00 \$4,000.00 \$2,200.0 5008 Office Expense \$500.00 \$	Account #	Account Name	Yearly Budget	<u>2026</u>	<u>CHANGE</u>
5004 Legal Fees \$2,500.00 \$3,500.00 \$1,000.0 5005 Bad Debt \$0.00 <td>5001</td> <td>AUDIT FEES</td> <td>\$3,000.00</td> <td></td> <td>\$1,000.00</td>	5001	AUDIT FEES	\$3,000.00		\$1,000.00
5005 Bad Debt \$0.00 \$0.00 \$0.00 5007 Licenses, Taxes, Permits \$1,800.00 \$4,000.00 \$2,200.0 5008 Office Expense \$500.00 \$500.00 \$0.00 5014 Interest expense \$1,000.00 \$1,000.0 \$1,000.0 5015 Bank Fees \$200.00 \$600.00 \$400.0 5099 Miscellaneous \$0.00 \$0.00 \$50.0 5010 CONTINGENCY \$9,230.00 \$50.00 \$50.0 5110 Insurance \$152,950.00 \$152,950.00 \$0.0 5301 Electricity \$68,000.00 \$48,000.00 \$25,000.00 5302 Gas/ Fuel \$0.00 \$500.00 \$50.00 5303 Telephone \$1,600.00 \$900.00 \$6700.0 5304 Fuel \$0.00 \$5,000.00 \$500.00 5404 Trash Removal \$22,000.00 \$9,000.00 \$1330.00 5404 Trash Removal \$22,000.00 \$9,000.00 \$1330.00 <td>5002</td> <td>PROFESSIONAL FEES</td> <td>\$3,100.00</td> <td>\$0.00</td> <td>(\$3,100.00)</td>	5002	PROFESSIONAL FEES	\$3,100.00	\$0.00	(\$3,100.00)
Solon	5004	Legal Fees	\$2,500.00	\$3,500.00	\$1,000.00
5008 Office Expense \$500.00 \$500.00 \$00.00 5009 Postage/Printing \$300.00 \$300.00 \$0.00 5014 Interest expense \$1,000.00 \$1,000.00 \$400.00 5015 Bank Fees \$200.00 \$600.00 \$400.00 5099 Miscellaneous \$0.00 \$0.00 \$0.00 5100 CONTINGENCY \$9,230.00 \$0.00 \$50.00 5110 Insurance \$152,950.00 \$152,950.00 \$0.00 5301 Electricity \$68,000.00 \$48,000.00 \$20,000.00 5302 Water & Sewer \$25,000.00 \$25,000.00 \$20,000.00 5303 Telephone \$1,600.00 \$90.00 \$50.00 5305 Gas/ Fuel \$0.00 \$0.00 \$50.00 5305 Gas/ Fuel \$0.00 \$5,000.00 \$1,700.00 5404 Trash Removal \$22,000.00 \$5,000.00 \$13,000.00 5405 Cable \$20,000.00 \$20,000.00 \$10,0	5005	Bad Debt	\$0.00	\$0.00	\$0.00
5009 Postage/Printing \$300.00 \$300.00 \$0.0 5014 Interest expense \$1,000.00 \$1,000.0 \$400.0 5099 Miscellaneous \$0.00 \$0.00 \$0.00 5100 CONTINGENCY \$9,230.00 \$0.00 \$9.230.0 5101 Insurance \$152,950.00 \$152,950.00 \$20,000.00 5301 Electricity \$68,000.00 \$48,000.00 \$20,000.00 5302 Water & Sewer \$25,000.00 \$25,000.00 \$0.00 5303 Telephone \$1,600.00 \$900.00 \$0.00 5304 Fool Heating \$6,700.00 \$5,000.00 \$0.00 5403 Elevator Contract \$1,870.00 \$5,000.00 \$130.00 5404 Trash Removal \$22,000.00 \$9,000.00 \$13,000.00 5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance. \$15,000.00 \$10,000.00 \$0.0 5412 Accounting \$10,0		Licenses, Taxes, Permits	\$1,800.00	\$4,000.00	\$2,200.00
Solid Interest expense \$1,000.00 \$1,000.00 \$1,000.00 \$00.00 \$400.00 \$00.00 \$400.00 \$00.00		Office Expense	\$500.00	\$500.00	\$0.00
5015 Bank Fees \$200.00 \$600.00 \$400.0 5099 Miscellaneous \$0.00 \$0.00 \$0.00 5100 CONTINGENCY \$9,230.00 \$0.00 \$9.230.00 \$110 Insurance \$152,950.00 \$152,950.00 \$0.0 \$301 Electricity \$68,000.00 \$48,000.00 \$90.00 \$302 Water & Sewer \$25,000.00 \$900.00 \$0.00 \$303 Telephone \$1,600.00 \$900.00 \$700.0 \$305 Gas / Fuel \$0.00 \$0.00 \$0.00 \$306 Pool Heating \$6,700.00 \$5,000.00 \$1700.0 \$403 Elevator Contract \$1,870.00 \$2,000.00 \$130.0 \$404 Trash Removal \$22,000.00 \$9,000.00 \$130.00 \$410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 \$411 Lawn / Landscape Maintenance \$15,000.00 \$15,000.00 \$700.0 \$412 Accounting \$10,000.00 \$3,000.0	5009	Postage/Printing	\$300.00	\$300.00	\$0.00
Sogn	5014	Interest expense		\$1,000.00	\$1,000.00
5100 CONTINGENCY \$9,230.00 \$0.00 \$9,230.0 5110 Insurance \$152,950.00 \$152,950.00 \$0.00 5301 Electricity \$68,000.00 \$48,000.00 \$20,000.00 5302 Water & Sewer \$25,000.00 \$25,000.00 \$0.00 5303 Telephone \$1,600.00 \$900.00 \$0.00 5305 Gas / Fuel \$0.00 \$0.00 \$0.00 5306 Pool Heating \$6,700.00 \$5,000.00 \$130.00 5403 Elevator Contract \$1,870.00 \$2,000.00 \$130.00 5404 Trash Removal \$22,000.00 \$9,000.00 \$130.00 5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance. \$15,000.00 \$10,000.00 \$0.0 5412 Accounting \$3,000.00 \$3,000.00 \$0.0 5413 Tree Trimming \$3,600.00 \$4,500.00 \$0.0 5414 Pest Control \$3,600.00	5015	Bank Fees	\$200.00	\$600.00	\$400.00
5110 Insurance \$152,950.00 \$152,950.00 \$0.0 5301 Electricity \$68,000.00 \$48,000.00 \$20,000.0 5302 Water & Sewer \$25,000.00 \$25,000.00 \$0.0 5303 Telephone \$1,600.00 \$900.00 \$0.00 5305 Gas / Fuel \$0.00 \$0.00 \$0.00 5306 Pool Heating \$6,700.00 \$5,000.00 \$1,700.0 5403 Elevator Contract \$1,870.00 \$2,000.00 \$130.0 5404 Trash Removal \$22,000.00 \$9,000.00 \$130.00 5405 Cable \$20,000.00 \$20,000.00 \$130.00 5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance \$15,000.00 \$15,000.00 \$0.0 5412 Accounting \$10,000.00 \$15,000.00 \$0.0 5413 Tree Trimming \$3,600.00 \$3,000.00 \$0.0 5414 Pest Control \$3,600.00	5099	Miscellaneous	\$0.00	\$0.00	\$0.00
S301 Electricity	5100	CONTINGENCY	\$9,230.00	\$0.00	(\$9,230.00)
5302 Water & Sewer \$25,000.00 \$25,000.00 \$0.0 5303 Telephone \$1,600.00 \$900.00 \$6700.0 5305 Gas / Fuel \$0.00 \$0.00 \$0.00 5306 Pool Heating \$6,700.00 \$5,000.00 \$51,000.00 5403 Elevator Contract \$1,870.00 \$2,000.00 \$130.00 5404 Trash Removal \$22,000.00 \$9,000.00 \$130.00 5405 Cable \$20,000.00 \$20,000.00 \$0.00 5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance. \$15,000.00 \$15,000.00 \$0.0 5412 Accounting \$10,000.00 \$10,000.00 \$0.0 5412 Accounting \$3,000.00 \$3,000.00 \$0.0 5414 Pest Control \$3,600.00 \$3,000.00 \$0.0 5414 Pest Control \$3,600.00 \$4,500.00 \$90.0 5415 Management Services \$20,000.00	5110	Insurance	\$152,950.00	\$152,950.00	\$0.00
5303 Telephone \$1,600.00 \$900.00 (\$700.0 5305 Gay / Fuel \$0.00 \$0.00 \$0.00 5306 Pool Heating \$6,700.00 \$5,000.00 \$13.00 5403 Elevator Contract \$1,870.00 \$2,000.00 \$130.00 5404 Trash Removal \$22,000.00 \$9,000.00 \$130.00 5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance. \$15,000.00 \$15,000.00 \$0.0 5412 Accounting \$10,000.00 \$10,000.00 \$0.0 5413 Tree Trimming \$3,600.00 \$3,000.00 \$0.0 5414 Pest Control \$3,600.00 \$4,500.00 \$900.0 5415 Management Services \$20,000.00 \$20,000.00 \$0.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$2,500.00 \$6,000.0 5502 Electrical	5301	Electricity	\$68,000.00	\$48,000.00	(\$20,000.00)
5305 Gas / Fuel \$0.00 \$0.00 \$0.00 5306 Pool Heating \$6,700.00 \$5,000.00 \$1,700.0 5403 Elevator Contract \$1,870.00 \$2,000.00 \$130.00 5404 Trash Removal \$22,000.00 \$9,000.00 \$130.00 5405 Cable \$20,000.00 \$20,000.00 \$700.0 5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance. \$15,000.00 \$15,000.00 \$0.0 5412 Accounting \$10,000.00 \$10,000.00 \$0.0 5413 Tree Trimming \$3,600.00 \$3,000.00 \$0.0 5413 Tree Trimming \$3,600.00 \$4,500.00 \$900.0 5414 Pest Control \$3,600.00 \$4,500.00 \$900.0 5415 Management Services \$20,000.00 \$20,000.00 \$0.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance	5302	Water & Sewer	\$25,000.00	\$25,000.00	\$0.00
S306 Pool Heating \$6,700.00 \$5,000.00 \$13,000.50 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$130.00 \$10.00 \$130.00 \$130.00 \$1	5303	Telephone	\$1,600.00	\$900.00	(\$700.00)
Section Sect	5305	Gas / Fuel	\$0.00	\$0.00	\$0.00
5404 Trash Removal \$22,000.00 \$9,000.00 (\$13,000.0) 5405 Cable \$20,000.00 \$20,000.00 \$0.0 5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance. \$15,000.00 \$15,000.00 \$0.0 5412 Accounting \$10,000.00 \$10,000.00 \$0.0 5413 Tree Trimming \$3,000.00 \$3,000.00 \$0.0 5414 Pest Control \$3,600.00 \$4,500.00 \$900.0 5415 Management Services \$20,000.00 \$20,000.00 \$900.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC <td>5306</td> <td>Pool Heating</td> <td>\$6,700.00</td> <td>\$5,000.00</td> <td>(\$1,700.00)</td>	5306	Pool Heating	\$6,700.00	\$5,000.00	(\$1,700.00)
5405 Cable \$20,000.00 \$20,000.00 \$0.0 5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance. \$15,000.00 \$15,000.00 \$0.0 5412 Accounting \$10,000.00 \$10,000.00 \$0.0 5413 Tree Trimming \$3,000.00 \$3,000.00 \$0.0 5414 Pest Control \$3,600.00 \$4,500.00 \$900.0 5415 Management Services \$20,000.00 \$20,000.00 \$0.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,000.00 \$2,500.00 \$1,400.0 5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5503 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$1,000.00 \$6,000.0 5507 Roof <td< td=""><td>5403</td><td>Elevator Contract</td><td>\$1,870.00</td><td>\$2,000.00</td><td>\$130.00</td></td<>	5403	Elevator Contract	\$1,870.00	\$2,000.00	\$130.00
5410 Pool / Spa Contract \$3,500.00 \$4,200.00 \$700.0 5411 Lawn / Landscape Maintenance. \$15,000.00 \$15,000.00 \$0.0 5412 Accounting \$10,000.00 \$10,000.00 \$0.0 5413 Tree Trimming \$3,000.00 \$3,000.00 \$0.0 5414 Pest Control \$3,600.00 \$4,500.00 \$900.0 5415 Management Services \$20,000.00 \$20,000.00 \$900.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$0.0 5507 Roof \$4,000.00 \$1,500.00 \$6,000.0 5509 Pool / Spa	5404	Trash Removal	\$22,000.00	\$9,000.00	(\$13,000.00)
5411 Lawn / Landscape Maintenance. \$15,000.00 \$10,000.00 \$0.0 5412 Accounting \$10,000.00 \$10,000.00 \$0.0 5413 Tree Trimming \$3,000.00 \$3,000.00 \$0.0 5414 Pest Control \$3,600.00 \$4,500.00 \$900.0 5415 Management Services \$20,000.00 \$20,000.00 \$0.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$6,000.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$50.0 5513 Irrigation / Sprinkler	5405	Cable	\$20,000.00	\$20,000.00	\$0.00
5412 Accounting \$10,000.00 \$10,000.00 \$0.00 5413 Tree Trimming \$3,000.00 \$3,000.00 \$0.00 5414 Pest Control \$3,600.00 \$4,500.00 \$900.0 5415 Management Services \$20,000.00 \$20,000.00 \$0.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$6,000.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$6,000.0 5514 Shrubs and Landscape \$1,000.00 \$1,500.00 \$450.0 5519 Fire and Safety <td< td=""><td>5410</td><td>Pool / Spa Contract</td><td>\$3,500.00</td><td>\$4,200.00</td><td>\$700.00</td></td<>	5410	Pool / Spa Contract	\$3,500.00	\$4,200.00	\$700.00
5413 Tree Trimming \$3,000.00 \$3,000.00 \$0.00 5414 Pest Control \$3,600.00 \$4,500.00 \$900.00 5415 Management Services \$20,000.00 \$20,000.00 \$0.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M-Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$0.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.0 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$500.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety <	5411	Lawn / Landscape Maintenance.	\$15,000.00		\$0.00
5414 Pest Control \$3,600.00 \$4,500.00 \$900.0 5415 Management Services \$20,000.00 \$20,000.00 \$0.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M-Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$6,000.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.0 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$450.0 5514 Shrubs and Landscape \$1,000.00 \$1,500.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,500.00 \$500.0 5520 Dock Repairs & Maintenan	5412	Accounting	\$10,000.00	\$10,000.00	\$0.00
5415 Management Services \$20,000.00 \$20,000.00 \$0.0 5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$0.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.0 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$450.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,500.00 \$50.0 5520 Dock Repairs & Maintenance \$1,000.00 \$72,000.00 \$12,000.0 5901 Reserves	5413	Tree Trimming	\$3,000.00	\$3,000.00	\$0.00
5417 Janitorial \$15,450.00 \$18,000.00 \$2,550.0 5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.0 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M-Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$0.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.0 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$450.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.0 5520 Dock Repairs & Maintenance \$1,000.00 \$72,000.00 \$12,000.00 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.00 Total	5414	Pest Control	\$3,600.00	\$4,500.00	\$900.00
5501 Building Repairs & Maintenance \$20,000.00 \$26,000.00 \$6,000.00 5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$0.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.0 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$450.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.0 5520 Dock Repairs & Maintenance \$1,000.00 \$72,000.00 \$12,000.0 5901 Reserves Transfer \$60,000.00 \$499,900.00 \$0.0 Total \$499,900.00 \$499,900.00 \$0.0	5415	Management Services	\$20,000.00	\$20,000.00	\$0.00
5502 Electrical \$1,100.00 \$2,500.00 \$1,400.0 5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$0.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.0 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$50.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.0 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.0 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.0 Total \$499,900.00 \$499,900.00 \$0.0	5417	Janitorial	\$15,450.00	\$18,000.00	\$2,550.00
5503 R&M - Elevator \$1,000.00 \$5,000.00 \$4,000.0 5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$0.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.0 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$500.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.0 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.0 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.0 Total \$499,900.00 \$499,900.00 \$0.0	5501	Building Repairs & Maintenance	\$20,000.00	\$26,000.00	\$6,000.00
5504 Plumbing \$7,000.00 \$15,000.00 \$8,000.0 5505 HVAC \$11,000.00 \$11,000.00 \$0.0 5507 Roof \$4,000.00 \$10,000.00 \$6,000.0 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.0 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$500.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.0 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.0 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.0 Total \$499,900.00 \$499,900.00 \$0.0	5502	Electrical	\$1,100.00	\$2,500.00	\$1,400.00
5505 HVAC \$11,000.00 \$11,000.00 \$0.00 5507 Roof \$4,000.00 \$10,000.00 \$6,000.00 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.00 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 \$500.00 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.00 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.00 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.0 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.0 Total \$499,900.00 \$499,900.00 \$0.00	5503	R&M - Elevator	\$1,000.00	\$5,000.00	\$4,000.00
5507 Roof \$4,000.00 \$10,000.00 \$6,000.00 5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.00 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 (\$500.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.0 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.0 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.0 Total \$499,900.00 \$499,900.00 \$0.0	5504	Plumbing	\$7,000.00	\$15,000.00	\$8,000.00
5509 Pool / Spa \$1,500.00 \$1,500.00 \$0.00 5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 (\$500.00 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.00 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.00 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.00 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.00 Total \$499,900.00 \$499,900.00 \$0.00	5505	HVAC	\$11,000.00	\$11,000.00	\$0.00
5513 Irrigation / Sprinkler \$2,000.00 \$1,500.00 (\$500.0 5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.0 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.0 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.0 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.0 Total \$499,900.00 \$499,900.00 \$0.0	5507	Roof	\$4,000.00	\$10,000.00	\$6,000.00
5514 Shrubs and Landscape \$1,000.00 \$1,450.00 \$450.00 5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.00 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.00 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.00 Total \$499,900.00 \$499,900.00 \$0.00	5509	Pool / Spa	\$1,500.00	\$1,500.00	\$0.00
5519 Fire and Safety \$1,000.00 \$1,000.00 \$0.00 5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.00 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.00 Total \$499,900.00 \$499,900.00 \$0.00	5513	Irrigation / Sprinkler	\$2,000.00	\$1,500.00	(\$500.00)
5520 Dock Repairs & Maintenance \$1,000.00 \$1,500.00 \$500.0 5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.0 Total \$499,900.00 \$499,900.00 \$0.00	5514	Shrubs and Landscape	\$1,000.00	\$1,450.00	\$450.00
5901 Reserves Transfer \$60,000.00 \$72,000.00 \$12,000.0 Total \$499,900.00 \$499,900.00 \$0.00	5519	Fire and Safety	\$1,000.00	\$1,000.00	\$0.00
Total \$499,900.00 \$499,900.00 \$0.00	5520	Dock Repairs & Maintenance	\$1,000.00	\$1,500.00	\$500.00
	5901	Reserves Transfer	\$60,000.00	\$72,000.00	\$12,000.00
Net Income \$0.00 \$0.00 \$0.0	Total		\$499,900.00	\$499,900.00	\$0.00
	Net Income	2	\$0.00	\$0.00	\$0.00

 $LEGAL\ NOTICE: Condominium\ Associations\ are\ required\ by\ law\ to\ provide\ any\ Member\ who\ requests\ copies\ of\ financial\ reports\ with\ that\ information\ within\ ten\ (10)\ days\ following\ the\ date\ of\ request\ .$ Any\ Member\ may\ request\ this\ information.

THE BUDGET CONTAINED IN THIS OFFERING CIRCULAR HAS BEEN PREPARED IN ACCORDANCE WITH THE CONDOMINIUM ACT AND IS A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AND APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF ITS PREPARATION.

Ft. Lauderdale Yacht and Beach Club – House Rules 2025

- **1. NO SMOKING / NO VAPING:** Not allowed on balconies, patios, hallways, pool, dock, parking areas, or common grounds.
- **2. OCCUPANCY & GUESTS:** Units residential use only. Guests are welcome. Owners are responsible for the conduct of all occupants, including tenants and short-term renters.
- **3. PARKING & VEHICLES:** One assigned space per unit; visitor parking 3 hours; no overnight, commercial vehicles, trailers, boats, or RVs. Owner must post the assigned parking space number in the unit and inform renters of that information.
- **4. DOCK & DECK:** No reserving furniture. After use, lower umbrellas and return lounges/chairs to original location. Fishing permitted; no diving; no fireworks.
- **5. POOL:** Open 7:00 AM–dusk; children under 3 require swim diapers; adult supervision required; no glass containers. Pets are not allowed in the pool area.
- **6. BALCONIES & PATIOS** Must be neat; no storage; no laundry/towels on railings.
- **7. PETS:** Limit one pet per unit. Pets must be leashed, picked up after, and may not disturb others.
- **8. TRASH, RECYCLING & LAUNDRY ROOMS:** Trash bagged; follow posted recycling rules; no trash in halls. Laundry rooms are for residents only. No heavy items may be washed in building machines; these must be washed offsite. Any damage to equipment is the responsibility of the unit owner.
- **9. RENOVATIONS & CONTRACTORS:** No weekend work without approval. Pads required in elevator (available in closet by elevator). Trades may not use property luggage carts. Contractors must use walk-off mats and clean common areas daily.
- **10. SAFETY & SECURITY:** No grills/outdoor cooking; no open flames; exits/halls clear; gates and doors must be secured.
- **11. ENFORCEMENT:** Owners responsible for compliance with our House Rules.
- **12. POSTING OF RULES:** Each owner must post a copy of these rules in their unit where residents and guests can easily see them.

ENJOY FT. LAUDERDALE YACHT AND BEACH CLUB.....IT IS OUR VERY SPECIAL PLACE!