



1010 Brickell Condo - Consolidated Budget

2025 Proposed Operating Budget

Description	2024 Annual Approved Budget	8 Months YTD	2024 Annualized Actual	2025 Proposed Annual Budget	Annual Variance
**REVENUE					
Owner Assessments	6,499,800	4,333,206	6,499,810	6,478,235	-21,565
Reserve Income-	795,372	530,244	795,366	816,937	21,565
Total Maintenance Fees + Reserves	7,295,172			7,295,172	0
Late Fee Income	3,996	10,318	15,477	15,000	11,004
Common Area Income	9,996	9,795	14,693	10,045	49
Exclusive Elevator Usage	35,004	9,979	14,968	16,470	-18,534
Returned Check Fees	996	690	1,035	996	0
Screening Fees	36,996	17,266	25,899	25,000	-11,996
Parking Income	80,004	43,743	65,614	142,000	61,996
Parking Reimb. - 1000 Brickell	263,952	125,353	188,030	379,479	115,527
Car Wash Income	6,000	4,000	6,000	6,000	0
Vending Machine	504	269	404	504	0
Keys, Locks, Lock-Outs	24,996	10,619	15,928	16,000	-8,996
Late Fee Interest	0	5,608	8,412	0	0
Interest Income	50,004	13,830	20,745	50,004	0
Reserve Interest	0	23,472	35,208	0	0
Miscellaneous Income	0	8,146	12,219	0	0
Storage Income	12,996	16,864	25,296	12,996	0
House Charges	0	4,950	7,425	0	0
Legal Settlement	0	30,000	45,000	0	0
**TOTAL REVENUE	7,820,616	5,198,352	7,797,529	7,969,666	149,050
EXPENSES					
**ADMINISTRATIVE					
Administration	7,500	3,142	4,713	4,000	-3,500
Accounting Fees-CPA	11,004	6,136	9,204	11,004	0
Bad Debts-	0	0	0	0	0
Bank Charges	2,100	721	1,082	1,082	-1,018
Computer/IT	9,000	4,267	6,400	7,741	-1,259
Unrecorded US Bank PCard Expenses	0	6,216	9,324	0	0
Dues & Subscriptions	5,448	3,679	5,519	5,400	-48
Legal Fees-	75,000	41,837	62,756	270,000	195,000
Legal Fees- - 558 Fees	699,996	382,429	573,644	250,000	-449,996
Annual Condo Fees	1,704	0	0	1,000	-704
License,Taxes,Permit-	5,196	3,436	5,154	5,000	-196
Annual Certificate of Use	1,848	1,806	2,709	1,848	0
Corporate Annual Rep	60	0	0	62	2
Resident Activities & Res	20,004	3,022	4,533	30,000	9,996
Office Equipment Lease	5,004	776	1,164	3,260	-1,744

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Office Supplies	7,500	3,453	5,180	6,000	-1,500
Postage	5,004	1,747	2,620	5,000	-4
Other Professional Fees	14,004	-55	-82	14,000	-4
Screening Fees	6,996	2,540	3,810	3,300	-3,696
Miscellaneous	1,500	79	118	0	-1,500
Holiday Decoration	6,000	0	0	3,000	-3,000
**TOTAL ADMINISTRATIVE	884,868	465,231	697,848	621,697	-263,171
**PROPERTY INSURANCE					
Multiperil Insurance	1,510,728	902,124	1,353,186	1,561,634	50,906
Ins Finance Charge	53,268	31,385	47,078	58,590	5,322
Contingency Ins.	0	4,601	6,902	150,000	150,000
**TOTAL PROPERTY INSURANCE	1,563,996	938,110	1,407,166	1,770,224	206,228
**UTILITIES					
Electricity-	411,096	214,598	321,897	321,900	-89,196
Water & Sewer-	295,056	249,538	374,306	156,242	-138,814
Water & Sewer- Reimbursement	0	0	0	102,419	102,419
Gas/Fuel Oil	63,600	41,508	62,262	55,600	-8,000
Generator Fuel	3,804	0	0	3,800	-4
Telephone-	8,376	6,386	9,579	7,700	-676
**TOTAL UTILITIES	781,932	512,030	768,044	647,661	-134,271
**CONTRACTS					
Cable Television	298,356	198,024	297,036	233,876	-64,480
Communication System	3,612	2,400	3,600	3,618	6
Carpet Contract	5,328	3,221	4,832	5,780	452
Elevator Contract	71,580	59,232	88,848	85,200	13,620
Equipment Contract- - Boiler	5,004	3,000	4,500	12,000	6,996
Equipment Contract- - Office Equipment	3,504	1,320	1,980	3,260	-244
Fire Alarm System	660	909	1,364	710	50
Fire Alarm Maint	18,468	12,736	19,104	20,631	2,163
Floor Care	16,536	403	604	32,500	15,964
Generator	3,876	2,226	3,339	7,400	3,524
CO Sensors/ Pressurization fans	15,504	10,300	15,450	15,972	468
Hvac System	13,380	10,672	16,008	14,584	1,204
Interior Plant	0	93	140	0	0
IT & Security Maintenance	0	2,143	3,214	0	0
Internet Svc/Support	0	0	0	74,261	74,261
Lawn Maintenance	18,576	10,396	15,594	18,230	-346
Lobby Fragrance	3,852	2,568	3,852	3,852	0
Management Services	72,720	49,440	74,160	75,000	2,280
Management Software	10,788	7,189	10,784	10,788	0

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Odor Control	4,176	3,122	4,683	9,360	5,184
Pest Control	7,704	5,136	7,704	7,704	0
Pool/Spa Contract	18,324	11,703	17,554	15,120	-3,204
Food Service	5,004	1,904	2,856	5,000	-4
Roof Contract	3,396	0	0	12,000	8,604
Security Services-	235,656	157,048	235,572	256,080	20,424
Trash Removal	90,588	54,538	81,807	73,474	-17,114
Trash Chute	2,496	3,221	4,832	2,500	4
Uniforms Contract	14,004	12,463	18,694	14,004	0
Valet Service	351,000	261,970	392,955	362,253	11,253
Water Treatment	7,536	4,788	7,182	7,182	-354
Window Services	15,000	4,012	6,018	15,550	550
**TOTAL CONTRACTS	1,316,628	896,177	1,344,266	1,397,889	81,261
**SALARIES & BENEFITS					
Salaries- - General	366,912	216,824	325,236	381,504	14,592
Salaries- - Maintenance	580,620	338,134	507,201	582,024	1,404
Salaries- - Janitorial	264,744	156,572	234,858	278,847	14,103
Salaries- - Front Desk	194,772	118,768	178,152	199,181	4,409
Salaries- - Overtime	11,616	16,068	24,102	6,368	-5,248
Salaries Amenities Staff	288,984	163,096	244,644	282,048	-6,936
Medical Insurance	143,772	78,302	117,453	0	-143,772
PTO/Holiday	73,260	87,725	131,587	88,996	15,736
Bonuses	46,308	0	0	35,032	-11,276
**TOTAL SALARIES & BENEFITS	1,970,988	1,175,489	1,763,233	1,854,000	-116,988
**REPAIRS/MAINTENANCE					
R&M-Air Conditioning	15,000	22,864	34,296	5,000	-10,000
R&M-Common Area	27,000	2,868	4,302	10,000	-17,000
R&M-Elevator	0	0	0	250,000	250,000
R&M- Locks & Keys	12,000	12,881	19,322	12,000	0
R&M Equip- - Miscellaneous	30,000	19,231	28,846	54,000	24,000
R&M Equip- - Radio/Pager	996	0	0	996	0
R&M-Gate	996	455	682	996	0
R&M-Garage	3,504	7,767	11,650	12,000	8,496
R&M-Lighting	3,996	519	778	2,000	-1,996
Lands/Lightning Extras	9,000	10,222	15,333	10,550	1,550

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Maintenance Repairs	184,992	71,936	107,904	106,537	-78,455
R & M - Fire	9,996	31,792	47,688	13,744	3,748
R&M - Pool-	0	11,784	17,676	1,500	1,500
R&M - Pool- - Chemicals/Supply	600	1,516	2,274	2,500	1,900
Cleaning Supplies	37,992	48,591	72,886	70,683	32,691
Maintenance Supplies	9,996	15,194	22,791	13,500	3,504
Paint Supplies	9,504	3,025	4,537	7,004	-2,500
Electrical Supplies	6,804	1,893	2,839	4,200	-2,604
Plumbing Supplies	1,992	1,367	2,051	1,992	0
Contingency-	140,004	51,827	77,740	282,056	142,052
**TOTAL REPAIRS/MAINTENANCE	504,372	315,732	473,595	861,258	356,886
**SPECIAL PROJECTS					
Capital Improvements-	0	-680	-1,020	0	0
**TOTAL SPECIAL PROJECTS		-680	-1,020		
**RESERVE TRANSFERS					
Reserve TransfersReserve Transfers	0	0	0	0	0
Reserve Transfers- - Pooled	795,372	530,244	795,366	816,937	21,565
Reserve Interest	0	23,472	35,208	0	0
**TOTAL RESERVE TRANSFERS	795,372	553,716	830,574	816,937	21,565
**PRIOR YEAR ACTIVITY					
Prior Year Expense-	0	62,036	93,054	0	0
**TOTAL PRIOR YEAR ACTIVITY		62,036	93,054		
**TOTAL EXPENSES	7,818,156	4,917,841	7,376,760	7,969,666	151,510
Operating Net Income or Loss	2,460	280,511	420,769		-2,460