KW PROPERTY MANAGEMENT & CONSULTING

Association Name: Vue at Brickell Condominium Association, Inc.

Budget Worksheet for period Beginning January 1, 2026 to December 31, 2026

	Act	2025 Approved Budget Monthly	2025 Approved Budget Annual	2026 Approved Budget Monthly	2026 Approved Budget Annual
Assessment Income					
411000 - Assessment		319,434	3,833,204	316,906	3,802,875
415027 - Reserve Assessment Non-Structural		25,458	305,500	26,333	316,000
415030 - Reserve Assessment Structural		52,683	632,200	54,525	654,300
Total Assessment Income		$ 397,575	$ 4,770,904	$ 397,765	$ 4,773,175
Other Income					
420080 - Application/Screening		458	5,500	583	7,000
420160 - Bad Debt Recovery		$ -	$ -	$ -	$ -
420540 - Finance Charges		625	7,500	625	7,500
420720 - Interest Income		667	8,000	667	8,000
420780 - Late Fee Income		833	10,000	833	10,000
421000 - Non Sufficient Fee Income		31	375	50	600
421020 - Other Income		1,042	12,500	1,208	14,500
421680 - Violation / Fine Income		175	2,100	467	5,600
420620 - Gate Opener/Transponder		417	5,000	417	5,000
421620 - Valet Income		750	9,000	250	3,000
421160 - Pet Fees		83	1,000	83	1,000
Total Other Income		$ 5,081	$ 60,975	$ 5,183	$ 62,200
Total Income		$ 402,657	$ 4,831,879	$ 402,948	$ 4,835,375
Administrative Expenses					
500080 - Accounting/Audit/Tax Fees		608	7,300	608	7,300
500360 - Bad Debt Expense		375	4,500	375	4,500
500400 - Bank Charges		33	400	33	400
501000 - Corporate Annual Report		5	63	5	63
501560 - Fees Payable to Division		108	1,292	108	1,292
502120 - Legal Expense		1,500	18,000	1,500	18,000
502440 - Licenses & Permits		625	7,500	625	7,500
504000 - Office Supplies		375	4,500	375	4,500
504400 - Postage & Delivery		133	1,600	133	1,600
504440 - Printing & Copying		250	3,000	250	3,000
504520 - Prior Year Deficit Funding		8,333	100,000	3,333	40,000
506040 - Uniforms		417	5,004	417	5,000
502200 - Legal Fees Collections		208	2,500	208	2,500
503890 - Office Equipment		167	2,000	167	2,000
500000 - Transmitter Expense		58	700	58	700
503720 - Miscellaneous		542	6,500	542	6,500
501440 - Engineering Fees		1,667	20,000	1,667	20,000
503960 - R&M Equip Office		292	3,500	292	3,500
Total Administrative Expenses		$ 15,697	$ 188,359	$ 10,696	$ 128,355
Utilities					
600000 - Electricity		17,083	205,000	17,083	205,000
601000 - Natural Gas		1,417	17,000	1,417	17,000
602000 - Telephone		550	6,600	117	1,400
604040 - Water & Sewer		35,000	420,000	35,433	425,200
Total Utilities		$ 54,050	$ 648,600	$ 54,050	$ 648,600
Contracts					
703680 - Internet		8,075	96,900	8,075	96,900
704120 - Landscaping/Grounds Contract		2,000	24,000	2,000	24,000
705160 - Management Overhead Fee		491	5,891	501	6,010
705200 - Management Services		9,531	114,373	9,724	116,689
705240 - Management Web Hosting		582	6,978	593	7,119
705560 - Pest Control		343	4,121	349	4,183
707000 - Security Services		15,968	191,616	16,823	201,871
700320 - Air Cond/HVAC System		1,850	22,200	1,850	22,200
701640 - Elevator Contract		3,976	47,708	4,107	49,279
703360 - Generator		128	1,535	179	2,148
705400 - Odor Control Contract		326	3,910	214	2,568
708160 - Water Treatment		431	5,172	431	5,172
708280 - Window Services		-	-	2,500	30,000
702520 - Fire Safety Equipment		2,336	28,030	2,336	28,030
707760 - Trash/Recycling Collection		8,763	105,156	8,740	104,880

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702840 - Floor Mats		147	1,766	335	4,017
700560 - BDA Maintenance		371	4,454	393	4,714
706020 - Pool & Spa Contract		814	9,765	600	7,200
707400 - Trash Chute		133	1,600	133	1,600
703520 - Health Club Contract		119	1,433	90	1,074
705430 - Package System		453	5,436	443	5,316
Total Contracts		$ 56,837	$ 682,044	$ 60,414	$ 724,971
Insurance					
720000 - Insurance		95,823	1,149,874	88,611	1,063,326
Total Insurance		$ 95,823	$ 1,149,874	$ 88,611	$ 1,063,326
R&M					
800240 - Air Cond/HVAC Repairs		1,500	18,000	1,500	18,000
802680 - Electrical Supplies & Repair		583	7,000	375	4,500
807600 - Miscellaneous Repairs		625	7,500	625	7,500
807880 - Painting & Supplies		500	6,000	500	6,000
808240 - Plumbing R&M		833	10,000	833	10,000
809760 - Signage		250	3,000	250	3,000
800040 - Access Control R&M		458	5,500	458	5,500
802760 - Elevator R&M		708	8,500	708	8,500
804040 - Fountain Pool & Spa Maintenance		292	3,500	8	100
806960 - Life Safety Equipment		833	10,000	1,250	15,000
804480 - Gate Repair Expenses		333	4,000	333	4,000
807400 - Maintenance Supplies		1,333	16,000	1,083	13,000
803720 - Fitness Center/Gym Supplies		167	2,000	292	3,500
801520 - Cleaning		833	10,000	833	10,000
800440 - Closed Circuit TV		83	1,000	83	1,000
808280 - Plumbing Supplies		333	4,000	333	4,000
806160 - Landscaping Extras		333	4,000	333	4,000
808840 - Radio & Pagers		42	500	42	500
810360 - Trash Compactor R&M		250	3,000	250	3,000
804160 - Furniture & Accessories		292	3,500	292	3,500
802400 - Doors Automatic		250	3,000	250	3,000
807440 - Maintenance Supplies & Repairs		667	8,000	667	8,000
Total R&M		$ 11,500	$ 138,000	$ 11,300	$ 135,600
Total Other Expenses		$ -	$ -	$ -	$ -
Payroll & Benefits					
890000 - Payroll & Benefits		88,889	1,066,662	96,109	1,153,307
890360 - Payroll Medical Benefit		1,720	20,640	910	10,915
Total Payroll & Benefits		$ 90,609	$ 1,087,302	$ 97,019	$ 1,164,223
Reserve Expenses					
900001 - Reserve Contribution Structural		52,683	632,200	54,525	654,300
900002 - Reserve Contribution Non-Structural		25,458	305,500	26,333	316,000
Total Reserve Expenses		$ 78,142	$ 937,700	$ 80,858	$ 970,300
Total Expenses		$ 402,657	$ 4,831,879	$ 402,948	$ 4,835,375
Net Income/(Loss)		$ -	$ -	$ -	$ -

Disclaimer: The Budget and figures are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

APPROVED BY: _____ **DATE:** 11/06/25

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