BRICKELL ON THE RIVER MASTER
2026 APPROVED BUDGET
BASED ON 738 UNITS
JANUARY 1, 2026 TO DECEMBER 31, 2026

INCOME

	ASSESSMENT	2026 MONTHLY	2026 ANNUALLY	2025 ANNUALLY
4020-0000	ASSESSMENT /GARAGE REPAIRS & SEAWALL LOAN INCC	$194,025.00	$2,328,300.00	$2,328,300.00
4030-0000	POOLED RESERVE INCOME	$36,900.00	$442,800.00	$442,800.00
	TOTAL ASSESSMENT	**$230,925.00**	**$2,771,100.00**	**$2,771,100.00**
	OTHER INCOME			
4022-0000	BANK ACCOUNTS INTEREST	$4,500.00	$54,000.00	$24,000.00
4024-0000	LATE FEES	$1,000.00	$12,000.00	$12,000.00
4026-0000	LEGAL FEES	$700.00	$8,400.00	$8,400.00
4031-0000	MISCELLANEOUS INCOME	$1,500.00	$18,000.00	$12,000.00
4034-0000	BBQ FEES	$150.00	$1,800.00	$1,800.00
4042-0000	REPAIR INCOME	$100.00	$1,200.00	$1,200.00
4049-0000	ROVER INCOME	$300.00	$3,600.00	$3,000.00
4050-0000	VIOLATION INCOME	$100.00	$1,200.00	$2,400.00
4060-0000	GATE KEY INCOME	$1,200.00	$14,400.00	$9,600.00
4069-0000	VALET REIMBURSEMENT	$2,392.00	$28,704.00	$24,000.00
4073-0000	CLUBROOM INCOME	$100.00	$1,200.00	$1,200.00
	TOTAL OTHER INCOME	**$12,042.00**	**$144,504.00**	**$99,600.00**
	TOTAL INCOME	**$242,967.00**	**$2,915,604.00**	**$2,870,700.00**

	EXPENSES	MONTHLY	ANNUALLY	ANNUALLY
	MANAGEMENT SERVICE CONTRACT			
5001-0000	MANAGEMENT FEES	$3,407.68	$40,892.16	$36,480.00
5002-0000	PROPERTY MANAGER SALARY	$5,208.00	$62,496.00	$62,496.00
5004-0000	ADMINISTRATION STAFF	$5,634.00	$67,608.00	$65,004.00
5005-0000	CHIEF ENGINEER	$2,250.00	$27,000.00	$23,088.00
5006-0000	ASSISTANT MAINTENANCE & 1/2 PAINTER	$7,713.00	$92,556.00	$83,016.00
6011-0000	JANITORIAL STAFF	$7,901.00	$94,812.00	$92,052.00
8033-0000	HEALTH CLUB STAFF	$8,373.32	$100,479.84	$97,548.00
9010-0000	EMPLOYEE HEALTH BENEFITS	$4,813.00	$57,756.00	$55,260.00
6063-0000	ACCESS CONTRO/ROVERS	$26,265.00	$315,180.00	$315,180.00
	TOTAL MANAGEMENT SERVICE CONTRACT	**$71,565.00**	**$858,780.00**	**$830,124.00**
	ALL OTHER SERVICE CONTRACTS			
5076-0000	COPIER LEASE	$50.00	$600.00	$600.00
6061-0000	SECURITY & CAMERAS SYSTEM	$2,500.00	$30,000.00	$42,000.00
6073-0000	VALET SERVICE	$11,500.00	$138,000.00	$120,000.00
7011-0000	PACKAGE LOCKER SOFTWARE	$1,048.00	$12,576.00	$4,200.00
	TOTAL ALL OTHER SVC CONTRACTS	**$15,098.00**	**$181,176.00**	**$166,800.00**
	UTILITIES			
5050-0000	ELECTRICITY	$18,000.00	$216,000.00	$216,000.00
5060-0000	TELEPHONE	$250.00	$3,000.00	$9,600.00
5070-0000	WATER & SEWER	$8,500.00	$102,000.00	$96,000.00
5080-0000	GAS	$1,200.00	$14,400.00	$26,700.00
5090-0000	TRASH	$1,600.00	$19,200.00	$19,200.00
6000-0000	PEST CONTROL	$150.00	$1,800.00	$1,800.00

	TOTAL UTILITIES	**$29,700.00**	**$356,400.00**	**$369,300.00**
	REPAIR & REPLACEMENT			
6009-0000	REPAIR & MAINTENANCE	$1,200.00	$14,400.00	$14,400.00
6014-0000	GATE REPAIR	$150.00	$1,800.00	$1,800.00
6021-0000	POOL REPAIR AND SUPPLY	$1,300.00	$15,600.00	$15,600.00
	TOTAL REPAIR & REPLACEMENT	**$2,650.00**	**$31,800.00**	**$31,800.00**
	MAINTENANCE CONTRACTS			
6004-0000	ELEVATOR MAINTENANCE	$1,400.00	$16,800.00	$18,000.00
6010-0000	GROUND MAINTENANCE	$5,000.00	$60,000.00	$60,000.00
6020-0000	POOL SERVICE	$3,600.00	$43,200.00	$25,200.00
6097-0000	HVAC	$100.00	$1,200.00	$1,200.00
6098-0000	FIRE ALARM SYSTEM	$500.00	$6,000.00	$6,000.00
6032-0000	MAINTENANCE (EQUIP/SERVICE)	$1,500.00	$18,000.00	$18,000.00
	TOTAL MAINTENANCE CONTRACT	**$12,100.00**	**$145,200.00**	**$128,400.00**
	SUPPLIES			
6017-0000	ELECTRICAL	$300.00	$3,600.00	$1,680.00
6019-0000	MAINTENANCE	$2,000.00	$24,000.00	$30,000.00
7020-0000	OFFICE SUPPLIES	$400.00	$4,800.00	$4,800.00
7040-0000	JANITORIAL	$1,000.00	$12,000.00	$18,000.00
	TOTAL SUPPLIES	**$3,700.00**	**$44,400.00**	**$54,480.00**
	ADDITIONAL EXPENSES			
5010-0000	LEGAL EXPENSES	$7,500.00	$90,000.00	$60,000.00
5012-0000	ENGINEERING SERVICES	$7,000.00	$84,000.00	$48,000.00
5020-0000	ACCOUNTING EXPENSES	$600.00	$7,200.00	$7,200.00
5030-0000	INSURANCE	$18,654.00	$223,848.00	$265,980.00
5040-0000	LICENSE & PERMITS	$300.00	$3,600.00	$4,200.00
7000-0000	PRINTING & POSTAGE	$100.00	$1,200.00	$1,800.00
7013-0000	FURNITURE,DOORS,FLOORS,WALLS	$500.00	$6,000.00	$10,200.00
7070-0000	SOCIAL FUNCTIONS	$1,000.00	$12,000.00	$12,000.00
8000-0000	RESERVE TRANSFER	$36,900.00	$442,800.00	$442,800.00
8001-0000	RESERVE INTEREST	$4,500.00	$54,000.00	$0.00
8020-0000	BAD DEBT	$100.00	$1,200.00	$3,000.00
8030-0000	GARAGE REPAIRS/SEAWALL BANK LOAN REPAY	$30,000.00	$360,000.00	$360,000.00
8080-0000	MISCELLANEOUS EXPENSE	$1,000.00	$12,000.00	$12,000.00
	TOTAL ADDITIONAL EXPENSES	**$108,154.00**	**$1,297,848.00**	**$1,292,796.00**
	TOTAL EXPENSES AND RESERVES	**$242,967.00**	**$2,915,604.00**	**$2,873,700.00**

APPROVED BY **DATE:** 11/25/2025

APPROVED BY **DATE:** 11/25/2025

2205

BRICKELL ON THE RIVER MASTER

A	C	D	E	F
ITEM	REPLACEMENT COST	FUNDS COLLECTED AS OF 12/31/25	COLLECTED CONTRIBUTION YEARLY AMOUNT	MONTHLY AMOUNT
Paver Replacement	$85,000.00			
Asphalt Overlay	$23,000.00			
PAVING	**$108,000.00**			
Paint Building Exterior	$236,000.00			
Expansion Joints	$600,000.00			
Pools Interior Finish/South	$250,000.00			
Pools Deck Furniture Replacement	$72,000.00			
Swimming Pools Equipment	$75,000.00			
Pools Interior Finish/North	$250,000.00			
SWIMMING POOLS	**$1,483,000.00**			
Canopy Replacement	$108,000.00			
Health Club - Spa Equipment	$48,000.00			
Health Club- Equipment	$102,000.00			
Health Club- Flooring	$18,000.00			
Business Center - Furniture	$15,600.00			
Club Room - Furniture and Flooring	$24,000.00			
Commercial Corridors Carpet	$31,200.00			
Common Areas - Painting	$25,800.00			
Garage - Painting	$62,400.00			
INTERIOR	**$435,000.00**			
Smoke and Heat Detector Replacement 25% of cost	$102,500.00			
Common Area HVAC	$165,000.00			
Elevator Equipment	$375,000.00			
Fountain Equipment	$22,680.00			
MECHANICAL EQUIPMENT	**$665,180.00**			
GRAND TOTAL POOLED RESERVES	**$2,691,180.00**	**$1,880,678.81**	**$442,800.00**	**$36,900.00**

APPROVED BY : _____

APPPROVED BY : _____

2026 MAINTENANCE FEES

TYPE	% OF OWNERSHIP	# OF UNITS	2026 PER UNIT GARAGE REPAIRS SEAWALL LOAN FEE	2026 PER UNIT MONTHLY RESERVE FEE	2026 PER UNIT MONTHLY MAINTENANCE FEE	2026 PER UNIT MONTHLY TOTAL FEE	PER UNIT TYPE MONTHLY
1A - North	0.27942%	9	$48.80	$60.02	$315.58	$375.60	$3,380.40
1A - South	0.33890%	4	$42.09	$51.77	$272.23	$324.00	$1,295.99
2A - North	0.23298%	9	$40.69	$50.04	$263.13	$313.18	$2,818.58
1 - North	0.28163%	22	$49.18	$60.49	$318.08	$378.57	$8,328.56
1 - South	0.32360%	18	$40.19	$49.44	$259.94	$309.37	$5,568.68
2 - North	0.28024%	22	$48.94	$60.19	$316.51	$376.70	$8,287.46
2 - South	0.32200%	22	$39.99	$49.19	$258.65	$307.84	$6,772.51
3 - North	0.19402%	31	$33.88	$41.67	$219.13	$260.80	$8,084.94
3 - South	0.23520%	18	$29.21	$35.93	$188.93	$224.86	$4,047.45
4 - North	0.26615%	22	$46.48	$57.17	$300.60	$357.76	$7,870.78
4 - South	0.24700%	22	$30.68	$37.73	$198.41	$236.14	$5,195.06
5 - North	0.18932%	31	$33.06	$40.66	$213.82	$254.49	$7,889.09
5 - South	0.25690%	18	$31.91	$39.25	$206.36	$245.60	$4,420.87
6 - North	0.22801%	22	$39.82	$48.98	$257.52	$306.49	$6,742.88
6 - South	0.26900%	22	$33.41	$41.09	$216.08	$257.17	$5,657.78
7 - North	0.18932%	31	$33.06	$40.66	$213.82	$254.49	$7,889.09
7 - South	0.38300%	17	$47.57	$58.51	$307.65	$366.16	$6,224.71
8 - North	0.26615%	21	$46.48	$57.17	$300.60	$357.76	$7,513.02
8A - North	0.18628%	1	$32.53	$40.01	$210.39	$250.40	$250.40
8 - South	0.37820%	22	$46.97	$57.78	$303.79	$361.57	$7,954.55
9 - North	0.19402%	31	$33.88	$41.67	$219.13	$260.80	$8,084.94
9- South	0.38300%	18	$47.57	$58.51	$307.65	$366.16	$6,590.87
10 - North	0.28024%	22	$48.94	$60.19	$316.51	$376.70	$8,287.46
10 - South	0.38490%	22	$47.80	$58.80	$309.18	$367.98	$8,095.47
11 - North	0.28135%	22	$49.13	$60.43	$317.76	$378.19	$8,320.28
11A - North	0.27942%	8	$48.80	$60.02	$315.58	$375.60	$3,004.80
11 - South	0.25690%	18	$31.91	$39.25	$206.36	$245.60	$4,420.87
12 - North	0.35293%	10	$61.63	$75.81	$398.61	$474.41	$4,744.14
12 - South	0.26970%	22	$33.50	$41.20	$216.64	$257.84	$5,672.51
14 - North	0.27223%	10	$47.54	$58.47	$307.46	$365.94	$3,659.35
14 - South	0.24700%	22	$30.68	$37.73	$198.41	$236.14	$5,195.06
15 - North	0.37919%	10	$66.22	$81.45	$428.26	$509.71	$5,097.13
15 - South	0.23520%	18	$29.21	$35.93	$188.93	$224.86	$4,047.45
16 - North	0.34685%	10	$60.57	$74.50	$391.74	$466.24	$4,662.41
16 - South	0.32200%	22	$39.99	$49.19	$258.65	$307.84	$6,772.51
17 - North	0.29406%	10	$51.35	$63.16	$332.12	$395.28	$3,952.80
17 - South	0.32360%	22	$40.19	$49.44	$259.94	$309.37	$6,806.17
18 - North	0.35293%	10	$61.63	$75.81	$398.61	$474.41	$4,744.14
19 - North	0.29406%	10	$51.35	$63.16	$332.12	$395.28	$3,952.80
21 - North	0.37919%	10	$66.22	$81.45	$428.26	$509.71	$5,097.13
COMMERCIAL NORTH 201 , 301, 401	0.07929%	3	$13.85	$17.03	$89.55	$106.58	$319.75
COMMERCIAL SOUTH 1S	0.19780%	1	$24.57	$30.22	$158.89	$189.10	$189.10

COMMERCIAL NORTH 202 , 302, 402, 502	0.08703%	4	$15.20	$18.69	$98.29	$116.99	$467.95
COMMERCIAL SOUTH 2S	0.24220%	1	$30.08	$37.00	$194.55	$231.55	$231.55
COMMERCIAL NORTH 203 , 303, 403, 503	0.08012%	4	$13.99	$17.21	$90.49	$107.70	$430.79
COMMERCIAL SOUTH 3S	0.46300%	1	$57.50	$70.73	$371.91	$442.64	$442.64
COMMERCIAL NORTH 204 , 304, 404, 504	0.08040%	4	$14.04	$17.27	$90.81	$108.07	$432.30
COMMERCIAL NORTH 501	0.07930%	1	$13.85	$17.03	$89.56	$106.60	$106.60
ROOF TOP 1 2 3 4 North	0.00028%	4	$0.05	$0.06	$0.32	$0.38	$1.51
ROOF TOP 1 2 3 4 South	0.00030%	4	$0.04	$0.05	$0.24	$0.29	$1.15
OUT PARCEL	0.00039%	1	$117.00	$143.91	$756.70	$900.61	$900.61
TOTAL		738 + OUTPARCEL					$230,925.00

RESERVES	$36,900.00		
ASSESSMENTS/GARAGE REPAIR LOAN	$194,025.00	Total Income	$230,925.00
RESERVES FOR NORTH TOWER	$21,479.49	Based on .5821%	
ASSESSMENTS FOR NORTH TOWER	$112,941.95	Based on .5821%	
RESERVES FOR SOUTH TOWER	$15,276.60	Based on .414%	
ASSESSMENTS FOR SOUTH TOWER	$80,326.35	Based on .414%	
RESERVES FOR OUT PARCEL	$143.91	Based on .0039%	
ASSESSMENTS FOR OUT PARCEL	$756.70	Based on .0039%	

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