

THE CLUB AT BRICKELL BAY PLAZA
Budget Analysis WorkSheet - 2026

GL	Description	Annual Approved	Actual Expenses 8 Month YTD	Proposed Annual
	**REVENUE			
40000	Owner Assessments	\$ 4,549,752.00	\$ 3,033,181.00	\$ 3,385,672.00
40002-00	Reserve Income	\$ 1,259,697.00	\$ 839,798.00	\$ 1,727,706.00
40002-01	Reserve Income-SIRS	\$ -	\$ -	\$ 696,071.00
40011	Late Fee Income	\$ -	\$ 4,700.00	\$ -
40020	Holiday Fund	\$ -	\$ 655.00	\$ -
40025	Returned Check Fees	\$ -	\$ 1,170.00	\$ -
40033	Parking Income	\$ 10,000.00	\$ 45,030.00	\$ 25,000.00
40034	Mailbox Locks / Keys	\$ 800.00	\$ 3,229.00	\$ 800.00
40045	Transfer Fees	\$ 1,196,500.00	\$ 14,039.00	\$ 15,000.00
40046	Administrative Transfer Fees	\$ -	\$ 991,558.00	\$ 1,190,029.00
40050	Laundry/Tokens	\$ 48,000.00	\$ 17,899.00	\$ 30,000.00
40055	Vending Machine	\$ 3,500.00	\$ 2,025.00	\$ 3,500.00
40065	Violation Fees	\$ -	\$ 3,940.00	\$ -
40068	Key Fob Income	\$ 18,000.00	\$ 16,570.00	\$ 18,000.00
40069	Architectural Review	\$ -	\$ 3,502.00	\$ 1,200.00
40070	Auto Decals	\$ 1,400.00	\$ 951.00	\$ 1,400.00
40078	Late Fee Interest	\$ -	\$ 48,898.00	\$ -
40080	Interest Income	\$ -	\$ 13.00	\$ -
40081	Reserve Interest	\$ -	\$ 79,966.00	\$ -
40085	Recovery of Bad Debt	\$ -	\$ 17,639.00	\$ -
40090	Miscellaneous Income	\$ 20,000.00	\$ 6,243.00	\$ 20,000.00
40115-01	Administrative Fee- - Reminder Letter	\$ -	\$ 1,235.00	\$ -

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40115-02	Administrative Fee- - Demand Letter	\$ -	\$ 1,155.00	\$ -
40115-03	Administrative Fee- - ATP	\$ -	\$ 300.00	\$ -
41005	Storage Income	\$ 50,000.00	\$ 60,285.00	\$ 80,000.00
41010	House Charges	\$ -	\$ 816.00	\$ -
41040	Social Activities Income	\$ 1,000.00	\$ 1,428.00	\$ 1,000.00
41106-00	ARC Review	\$ 700.00	\$ -	\$ -
42010	Documents	\$ 400.00	\$ 722.00	\$ 400.00
42020	Cable Income	\$ 26,792.00	\$ 15,628.00	\$ 56,263.00
42090	Utility Reimb.	\$ -	\$ 7,051.00	\$ -
	**TOTAL REVENUE	\$ 7,186,541.00	\$ 5,219,626.00	\$ 7,252,041.00
	EXPENSES			
	**ADMINISTRATIVE			
50005	Accounting Fees	\$ 7,500.00	\$ 5,400.00	\$ 7,500.00
50012-00	Bad Debts	\$ 100,000.00	\$ -	\$ 100,000.00
50015	Bank Charges	\$ 1,000.00	\$ 1,268.00	\$ 1,000.00
50022	Computer Maint/Supp	\$ 16,800.00	\$ 23,942.00	\$ 45,000.00
50026	Unrecorded P-Card Expenses	\$ -	\$ 2,014.00	\$ -
50041	First Aid	\$ 100.00	\$ -	\$ 100.00
50045-00	Legal Fees	\$ 30,000.00	\$ 35,525.00	\$ 40,000.00
50048	Annual Condo Fees	\$ 2,572.00	\$ 1,715.00	\$ 2,572.00

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50050-00	License,Taxes,Permit	\$ 2,600.00	\$ 4,568.00	\$ 5,000.00
50050-05	License,Taxes,Permit- - Backflow Cert.	\$ 700.00	\$ -	\$ 1,200.00
50050-15	License,Taxes,Permit- - Elevators	\$ 3,900.00	\$ 2,550.00	\$ 5,000.00
50050-16b	License,Taxes,Permit- - Fire Alarm Inspect	\$ -	\$ 880.00	\$ -
50050-18b	License,Taxes,Permit- - Fire Extg Inspection	\$ 800.00	\$ 1,124.00	\$ 800.00
50050-19	License,Taxes,Permit- - Fire Pump/Sprinklr	\$ 2,500.00	\$ 2,064.00	\$ 3,000.00
50050-40	License,Taxes,Permit- - Other	\$ 475.00	\$ 133.00	\$ 475.00
50050-45	License,Taxes,Permit- - Pool/Spa	\$ 625.00	\$ 448.00	\$ 625.00
50053	Corporate Annual Rep	\$ 63.00	\$ 61.00	\$ 63.00
50054	Management Collected Fees	\$ 1,000.00	\$ 2,980.00	\$ 1,000.00
50059	Social Events	\$ 6,000.00	\$ -	\$ 6,000.00
50075	Office Supplies	\$ 6,000.00	\$ 7,910.00	\$ 15,000.00
50081	Printing And Postage	\$ 4,000.00	\$ 1,006.00	\$ 4,000.00
50099	Valet Expense	\$ 84,600.00	\$ 56,520.00	\$ -
50105	Property Taxes	\$ 1,017.00	\$ 9,998.00	\$ 5,000.00
50110	Miscellaneous	\$ 5,000.00	\$ 12,867.00	\$ 15,000.00
50112	Holiday Expense	\$ 1,500.00	\$ 242.00	\$ 2,000.00
	**TOTAL ADMINISTRATIVE	\$ 278,752.00	\$ 173,215.00	\$ 260,335.00

GL	Description	Annual Approved	Actual Expenses 8 Month YTD	Proposed Annual
	**PROPERTY INSURANCE			
52028	General Liability	\$ 142,381.00	\$ 94,789.00	\$ 85,077.00
52032	Umbrella Insurance	\$ 28,636.00	\$ 19,066.00	\$ 24,724.00
52033	Windstorm Insurance	\$ 1,628,312.00	\$ 866,843.00	\$ 9,627.00
52034	Flood Insurance	\$ 76,207.00	\$ 45,041.00	\$ 64,587.00
52035	Directors & Officers	\$ 10,884.00	\$ 6,094.00	\$ 12,890.00
52036	Fidelity Bond	\$ 1,365.00	\$ 1,672.00	\$ 1,365.00
52037	Glass Insurance	\$ 5,668.00	\$ 3,774.00	\$ 1,105.00
52038	Property & Equipment	\$ 7,428.00	\$ 4,945.00	\$ 813,404.00
52040	Ins Finance Charge	\$ 70,002.00	\$ 34,375.00	\$ 27,562.00
52048	Workers Comp Audit Fees	\$ 12,027.00	\$ -	\$ 12,027.00
52063	Workers Comp Ins.	\$ 26,210.00	\$ 19,163.00	\$ 18,704.00
	**TOTAL PROPERTY INSURANCE	\$ 2,009,120.00	\$ 1,095,762.00	\$ 1,071,072.00
	**UTILITIES			
54050-00	Electricity	\$ 380,000.00	\$ 201,150.00	\$ 380,000.00
54070-00	Water & Sewer	\$ 400,000.00	\$ 351,998.00	\$ 400,000.00
54080	Gas/Fuel Oil	\$ 10,000.00	\$ 6,896.00	\$ 10,000.00
54100-00	Telephone	\$ 18,000.00	\$ 9,727.00	\$ 18,000.00
	**TOTAL UTILITIES	\$ 808,000.00	\$ 569,771.00	\$ 808,000.00
	**CONTRACTS			
60013	Cable Television	\$ 540,000.00	\$ 366,208.00	\$ 231,480.00
60021-20	Contracts- Fire Alarm System	\$ 12,000.00	\$ 8,044.00	\$ 13,000.00
60021-30	Contracts- Generator	\$ 1,800.00	\$ 1,911.00	\$ 3,500.00

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60021-56a	Contracts- Landscape Maintenance	\$ 12,000.00	\$ 7,200.00	\$ -
60035	Elevator Contract	\$ 40,000.00	\$ 32,931.00	\$ 40,000.00
60037-50	Equipment Lease- - Postage Meter	\$ 900.00	\$ 2,261.00	\$ 900.00
60074	Hvac System	\$ 22,200.00	\$ 14,800.00	\$ 23,500.00
60075	Janitorial Service	\$ 359,520.00	\$ 218,562.00	\$ -
61000	Management Services	\$ 101,100.00	\$ 67,390.00	\$ 101,100.00
61008	Odor Control	\$ 10,496.00	\$ 7,107.00	\$ 7,000.00
61010	Pest Control	\$ 7,720.00	\$ 5,745.00	\$ 12,000.00
61020	Pool/Spa Contract	\$ 16,800.00	\$ 11,950.00	\$ 17,600.00
61030	Radio/Pager Contract	\$ -	\$ -	\$ 10,000.00
61045-00	Security Services	\$ 45,000.00	\$ 39,099.00	\$ -
61055	Trash Removal	\$ 86,000.00	\$ 72,168.00	\$ 78,500.00
61070	Water Treatment	\$ 7,435.00	\$ 5,142.00	\$ 7,435.00
	**TOTAL CONTRACTS	\$ 1,262,971.00	\$ 860,518.00	\$ 546,015.00
	**SALARIES & BENEFITS			
65000-01	Salaries- - Manager	\$ 80,000.00	\$ 45,807.00	\$ 90,000.00
65000-02	Salaries- - Maintenance	\$ 151,840.00	\$ 111,437.00	\$ 120,000.00
65000-09	Salaries- - Security	\$ 615,097.00	\$ 485,941.00	\$ -
65000-11	Salaries- - Admin	\$ 51,417.00	\$ 35,995.00	\$ 56,160.00
65000-12	Salaries- - Asst Mgr	\$ 55,702.00	\$ 27,364.00	\$ 56,160.00
65000-14	Salaries- - Engineer	\$ 72,100.00	\$ 45,448.00	\$ 75,000.00
65000-32	Salaries - Front Desk		\$ -	\$ 692,120.00
65000-81	Salaries-- Housekeeping	\$ -	\$ -	\$ 342,242.00

GL	Description	Annual Approved	Actual Expenses 8 Month YTD	Proposed Annual
65000-83	Salaries- - Bonuses	\$ 25,000.00	\$ 18,680.00	\$ 37,000.00
65030	Salaries - Inhouse Admin	\$ 41,600.00	\$ 29,395.00	\$ -
65040	Medical Insurance	\$ 40,000.00	\$ 26,010.00	\$ 45,216.00
65056	Hiring Costs	\$ 20,000.00	\$ 19,987.00	\$ 30,000.00
65070	Payroll Burden	\$ 53,963.00	\$ 50,999.00	\$ 60,000.00
65071	Payroll Burden - Inhouse Payroll	\$ 96,982.00	\$ 84,529.00	\$ 140,000.00
	**TOTAL SALARIES & BENEFITS	\$ 1,303,701.00	\$ 981,592.00	\$ 1,743,898.00
	**REPAIRS/MAINTENANCE			
70040	R&M-Elevator	\$ 50,000.00	\$ 20,420.00	\$ 50,000.00
70043-15	Repairs/Maintenance- Electrical	\$ 3,000.00	\$ 780.00	\$ 3,000.00
70043-20	Repairs/Maintenance- Fire Extinguisher	\$ 500.00	\$ -	\$ 500.00
70043-24	Repairs/Maintenance- HVAC	\$ 20,000.00	\$ 12,361.00	\$ 20,000.00
70043-28	Repairs/Maintenance- Hurricane	\$ 1,500.00	\$ -	\$ 1,500.00
70043-48	Repairs/Maintenance- Locks & Keys	\$ 800.00	\$ 1,072.00	\$ 800.00
70048-180	R&M Equipment- - False Alarm Fee	\$ 3,000.00	\$ 504.00	\$ 3,000.00
70048-20	R&M Equipment- - Fire	\$ 3,000.00	\$ 3,578.00	\$ 3,000.00
70048-24	R&M Equipment- - Fire Sprinkler	\$ 8,500.00	\$ 12,000.00	\$ 8,500.00
70048-54	R&M Equipment- - Security Equipment	\$ 3,400.00	\$ -	\$ 16,360.00
70048-87a	R&M Equipment- - Exercise Room	\$ 2,100.00	\$ 4,078.00	\$ 2,100.00
70054	R&M-Gate	\$ 3,500.00	\$ 920.00	\$ 3,500.00
70060	R&M-General	\$ 7,000.00	\$ 10,941.00	\$ 17,000.00
70063	R&M-Generator	\$ 1,500.00	\$ -	\$ 1,500.00

GL	Description	Annual Approved	Actual Expenses 8 Month YTD	Proposed Annual
70090	R&M-Plumbing	\$ 5,000.00	\$ 4,757.00	\$ 7,500.00
70095	R&M-Pool/Spa/Fountai	\$ 4,500.00	\$ 5,172.00	\$ 5,184.00
70110	R&M-Roof	\$ 2,000.00	\$ -	\$ 2,000.00
70119	R&M-Trash Chute	\$ 2,000.00	\$ 384.00	\$ 2,000.00
70176	Cleaning Supplies		\$ -	\$ 12,500.00
70233-16	Supplies- -Electrical	\$ 10,000.00	\$ 4,615.00	\$ 10,000.00
70233-291	Supplies- -Landscaping	\$ 2,000.00	\$ 351.00	\$ 2,000.00
70233-311	Supplies- -Maint Tools/Equip	\$ 5,000.00	\$ 3,421.00	\$ 8,000.00
70233-321	Supplies- -Paint Materials	\$ 10,000.00	\$ 19,030.00	\$ 10,000.00
70233-341	Supplies- -Plumbing	\$ 4,000.00	\$ 1,733.00	\$ 4,000.00
70233-35	Supplies- -Hardware	\$ 3,000.00	\$ 4,683.00	\$ 3,000.00
70289-00	Contingency	\$ 35,000.00	\$ 66,210.00	\$ 100,000.00
	**TOTAL REPAIRS/MAINTENANCE	\$ 190,300.00	\$ 177,010.00	\$ 296,944.00
	**SPECIAL PROJECTS			
74005-00	Special Projects	\$ 72,000.00	\$ 30,043.00	\$ 100,000.00
74005-400	Special Projects- Catastrophic Events	\$ 2,000.00	\$ 87.00	\$ 2,000.00
	**TOTAL SPECIAL PROJECTS	\$ 74,000.00	\$ 30,130.00	\$ 102,000.00
	**RESERVE TRANSFERS			
80000-00	Reserve Transfers	\$ 1,259,697.00	\$ 839,798.00	\$ 1,727,706.00
80001	Reserve Interest	\$ -	\$ 79,966.00	\$ -
80004-00	SIRS Reserve Transfer	\$ -	\$ -	\$ 696,071.00
	**TOTAL RESERVE TRANSFERS	\$ 1,259,697.00	\$ 919,764.00	\$ 2,423,777.00

GL	Description	Annual Approved	Actual Expenses 8 Month YTD	Proposed Annual
	**PRIOR YEAR ACTIVITY			
70298-00	Prior Year Expense	\$ -	\$ (20,971.00)	\$ -
	**TOTAL PRIOR YEAR ACTIVITY		\$ (20,971.00)	
	**TOTAL EXPENSES	\$ 7,186,541.00	\$ 4,786,791.00	\$ 7,252,041.00
	Operating Net Income or Loss		\$ 432,835.00	

The Club at Brickell Bay Plaza-2026