



Association:

1800 Bicayne Plaza Condominium, Inc.

KW PROPERTY MANAGEMENT & CONSULTING

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

PARTIAL RESERVES

	2025	2025
	Approved Budget Monthly	Approved Budget Annual

Assessment Income

411000 - Assessment	192,573	2,310,879
415000 - Reserve Assessment	25,750	309,000
415010 - Reserve Assessment General	-	-
Total Assessment Income	\$ 218,323	\$ 2,619,879

Other Income

420080 - Application/Screening	-	-
420540 - Finance Charges	-	-
420720 - Interest Income	-	-
420780 - Late Fee Income	202	2,425
421000 - Non Sufficient Fee Income	8	100
421020 - Miscellaneous Income/Party Room	-	-
420580 - FOB Income	150	1,800
420620 - Gate Opener/Transponder	-	-
420700 - Insurance Proceeds	-	-
421660 - Vending Machines	-	-
420760 - Key Income	-	-
421120 - Parking Income	231	2,775
Total Other Income	\$ 592	\$ 7,100

Administrative Expenses

500080 - Accounting/Audit/Tax Fees	1,021	12,250
500360 - Bad Debt Expense	8,333	100,000
500400 - Bank Charges	42	500
501000 - Corporate Annual Report	5	62
501560 - Fees Payable to Division	65	780
502120 - Legal Expense	2,500	30,000
502440 - Licenses & Permits	94	1,128
504000 - Office Supplies	125	1,500
504400 - Postage & Delivery	321	3,851
504920 - Reserve Study	-	-
501940 - Information Technology	167	2,000
599999 - Pending Credit Card Transactions	-	-
502200 - Legal Fees Collections	583	6,996
500120 - Administrative/Other expenses	-	-
500000 - Garage Keys	150	1,800
500800 - IT, Networks & Video	-	-
501280 - Electronic Voting	183	2,200
500760 - Computer Equipment Purchase	-	-
506400 - Working Capital	4,167	50,000
500960 - Copier Supplies/Printing	-	-
501400 - Employee Relations	-	-
503480 - Meals & Entertainment	204	2,450
Total Administrative Expenses	\$ 17,960	\$ 215,517

2026	2026
Approved Budget Monthly	Approved Budget Annual

199,941	2,399,293
40,755	489,060
-	-
\$ 240,696	\$ 2,888,353

83	1,000
83	1,000
-	-
208	2,500
25	300
-	-
167	2,000
50	600
-	-
-	-
-	-
-	-
-	-
\$ 617	\$ 7,400

1,167	14,000
12,583	151,000
42	500
5	62
65	780
2,500	30,000
125	1,500
208	2,500
417	5,000
-	-
250	3,000
-	-
1,667	20,000
417	5,000
150	1,800
-	-
167	2,000
-	-
2,083	25,000
100	1,200
125	1,500
417	5,000
\$ 22,487	\$ 269,842

Association:

1800 Bicayne Plaza Condominium, Inc.



KW PROPERTY MANAGEMENT & CONSULTING

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

PARTIAL RESERVES

	2025	2025
	Approved Budget Monthly	Approved Budget Annual

2026	2026
Approved Budget Monthly	Approved Budget Annual

Utilities

600000 - Electricity	14,000	168,000
602000 - Telephone	1,397	16,762
604040 - Water & Sewer	12,945	155,335
701160 - Cable, Internet & Phone	-	-
Total Utilities	\$ 28,341	\$ 340,097

14,700	176,400
1,500	18,000
15,443	185,320
267	3,205
\$ 31,910	\$ 382,925

Contracts

700400 - Alarm & Monitoring	88	1,053
701080 - Cable TV	-	-
701960 - Equipment Lease Copier	438	5,254
703680 - Internet	1,725	20,701
704120 - Landscaping/Grounds Contract	790	9,480
705160 - Management Overhead Fee	328	3,941
705200 - Management Services	2,921	35,051
705560 - Pest Control	152	1,823
705920 - Pool Contract	650	7,800
707000 - Security Services	6,344	76,133
700320 - Air Cond/HVAC System	726	8,710
701640 - Elevator Contract	2,375	28,502
702680 - Fitness Center/Gym	161	1,932
703360 - Generator	222	2,662
705400 - Odor Control Contract	262	3,139
708160 - Water Treatment	285	3,420
700520 - Backflow Certifications	42	504
704680 - Tree Trimming (\$1,800)	-	-
701720 - Elevator Emergency Phone	-	-
703920 - Keys & Locks System	-	-
707760 - Trash/Recycling Collection	4,233	50,800
700040 - Access Control	250	3,000
703882 - Janitorial Other	-	-
700560 - BDA Maintenance	-	-
Total Contracts	\$ 21,992	\$ 263,905

92	1,104
-	-
236	2,834
1,830	21,956
856	10,272
328	3,941
2,970	35,635
186	2,230
777	9,324
6,543	78,519
299	3,591
2,228	26,735
202	2,427
250	3,000
282	3,390
314	3,762
45	541
-	-
245	2,934
-	-
4,380	52,566
146	1,751
-	-
300	3,600
\$ 22,509	\$ 270,112

Insurance

720000 - Insurance	54,489	653,872
Total Insurance	\$ 54,489	\$ 653,872

50,138	601,657
\$ 50,138	\$ 601,657

R&M

800240 - Air Cond/HVAC Repairs	1,000	12,000
803640 - Fitness Center	229	2,748
802680 - Electrical Supplies & Repair	333	4,000
803520 - Fire Safety Equipment	833	10,000

1,667	20,000
500	6,000
667	8,000
833	10,000

Association:

1800 Bicayne Plaza Condominium, Inc.



KW PROPERTY MANAGEMENT & CONSULTING

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

PARTIAL RESERVES

	2025	2025
	Approved Budget Monthly	Approved Budget Annual
805840 - Janitorial Supplies	833	10,000
807880 - Painting & Supplies	417	5,000
808240 - Plumbing R&M	833	10,000
808640 - Pool Repairs & Supplies	167	2,000
800040 - Access Control R&M	167	2,000
802800 - Elevators Inspections	96	1,150
802760 - Elevator R&M	833	10,000
804680 - General R&M	4,167	50,000
804100 - Fuel	208	2,500
807400 - Maintenance Supplies	417	5,000
805240 - Hardware Supplies	250	3,000
810280 - Trash Chute R&M	125	1,500
802120 - Diesel, Fuel & Gas	-	-
803360 - Fire Extinguisher Inspections	436	5,232
804160 - Furniture & Accessories	42	500
Total R&M	\$ 11,386	\$ 136,630
Other Expenses		
Total Other Expenses	\$ -	\$ -
Payroll & Benefits		
890000 - Payroll & Benefits	58,997	707,958
Total Payroll & Benefits	\$ 58,997	\$ 707,958
Reserve Expenses		
900000 - Reserve Contributions	25,750	309,000
900003 - Reserve Expense	-	-
900010 - Reserve Contribution - General	-	-
Total Reserve Expenses	\$ 25,750	\$ 309,000
Total Expenses	\$ 218,915	\$ 2,626,979
Net Income/(Loss)	\$ -	\$ -

2026	2026
Approved Budget Monthly	Approved Budget Annual
900	10,800
1,000	12,000
1,250	15,000
167	2,000
250	3,000
125	1,500
-	-
2,083	25,000
250	3,000
667	8,000
-	-
125	1,500
-	-
250	3,000
83	1,000
\$ 10,817	\$ 129,800
\$ -	\$ -
\$ 62,696	\$ 752,358
\$ 62,696	\$ 752,358
\$ 40,755	\$ 489,060
\$ -	\$ -
\$ -	\$ -
\$ 40,755	\$ 489,060
\$ 241,313	\$ 2,895,753
\$ -	\$ -

Summary of Assessments

	2025
Assessment	2,310,879
Reserves Assessment	309,000
Total	2,619,879

	2026
Assessment	2,399,293
Reserves Assessment	489,060
Total	2,888,353

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.

Association: 1800 Bicayne Plaza Condominium, Inc.



KW PROPERTY MANAGEMENT & CONSULTING

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

PARTIAL RESERVES	2025	2025
	Approved Budget Monthly	Approved Budget Annual

2026	2026
Approved Budget Monthly	Approved Budget Annual

APPROVED BY:

12/9/2025
DATE

APPROVED BY:

12/10/2025
DATE

Yearly Maintenance Non Commercial Expenses: 420,621

Yearly Maintenance 1,978,672

Yearly Reserves: 489,060

Maintenance and Reserve Income Per Unit for the period Beginning January 1, 2026 to December 31, 2026

MONTHLY								
Unit Type	# units per Type	Ownership % Per Unit without	Ownership % Per Unit with Commercial	Total Ownership % Per Unit without	Total ownership % Per Unit with	Maintenance Per Unit	Reserves Per Unit	Total Maintenance with Reserves Per Unit
201	1	0.7520%	0.6790%	0.7520%	0.6790%	1,383.19	276.73	1,659.91
202	1	0.3880%	0.3500%	0.3880%	0.3500%	713.11	142.64	855.76
203	1	0.5680%	0.5130%	0.5680%	0.5130%	1,044.98	209.07	1,254.05
204	1	0.3430%	0.3100%	0.3430%	0.3100%	631.38	126.34	757.73
205	1	0.4350%	0.3930%	0.4350%	0.3930%	800.49	160.17	960.66
206	1	0.6290%	0.5680%	0.6290%	0.5680%	1,157.05	231.49	1,388.54
207	1	0.3130%	0.2830%	0.3130%	0.2830%	576.35	115.34	691.69
208	1	0.3190%	0.2880%	0.3190%	0.2880%	586.70	117.37	704.07
209	1	0.3250%	0.2930%	0.3250%	0.2930%	597.04	119.41	716.46
210	1	0.3380%	0.3050%	0.3380%	0.3050%	621.39	124.30	745.69
301	1	0.7520%	0.6790%	0.7520%	0.6790%	1,383.19	276.73	1,659.91
302	1	0.3880%	0.3500%	0.3880%	0.3500%	713.11	142.64	855.76
303	1	0.5680%	0.5130%	0.5680%	0.5130%	1,044.98	209.07	1,254.05
304	1	0.3430%	0.3100%	0.3430%	0.3100%	631.38	126.34	757.73
305	1	0.4350%	0.3930%	0.4350%	0.3930%	800.49	160.17	960.66
306	1	0.6290%	0.5680%	0.6290%	0.5680%	1,157.05	231.49	1,388.54
307	1	0.3130%	0.2830%	0.3130%	0.2830%	576.35	115.34	691.69
308	1	0.3190%	0.2880%	0.3190%	0.2880%	586.70	117.37	704.07
309	1	0.3250%	0.2930%	0.3250%	0.2930%	597.04	119.41	716.46
310	1	0.3380%	0.3050%	0.3380%	0.3050%	621.39	124.30	745.69
401	1	0.7520%	0.6790%	0.7520%	0.6790%	1,383.19	276.73	1,659.91
402	1	0.3880%	0.3500%	0.3880%	0.3500%	713.11	142.64	855.76
403	1	0.5680%	0.5130%	0.5680%	0.5130%	1,044.98	209.07	1,254.05
404	1	0.3430%	0.3100%	0.3430%	0.3100%	631.38	126.34	757.73
405	1	0.4350%	0.3930%	0.4350%	0.3930%	800.49	160.17	960.66
406	1	0.3570%	0.3220%	0.3570%	0.3220%	656.08	131.23	787.31
407	1	0.3130%	0.2830%	0.3130%	0.2830%	576.35	115.34	691.69
408	1	0.3190%	0.2880%	0.3190%	0.2880%	586.70	117.37	704.07
409	1	0.3250%	0.2930%	0.3250%	0.2930%	597.04	119.41	716.46
410	1	0.3380%	0.3050%	0.3380%	0.3050%	621.39	124.30	745.69
501	1	0.7520%	0.6790%	0.7520%	0.6790%	1,383.19	276.73	1,659.91
502	1	0.3880%	0.3500%	0.3880%	0.3500%	713.11	142.64	855.76
503	1	0.5680%	0.5130%	0.5680%	0.5130%	1,044.98	209.07	1,254.05
504	1	0.3430%	0.3100%	0.3430%	0.3100%	631.38	126.34	757.73
505	1	0.4350%	0.3930%	0.4350%	0.3930%	800.49	160.17	960.66
506	1	0.3570%	0.3220%	0.3570%	0.3220%	656.08	131.23	787.31

Yearly
Maintenance
Non
Commercial

Yearly Maintenance 1,978,672

Yearly Reserves: 489,060

Expenses: 420,621

Maintenance and Reserve Income Per Unit for the period Beginning January 1, 2026 to December 31, 2026

MONTHLY								
Unit Type	# units per Type	Ownership % Per Unit without	Ownership % Per Unit with Commercial	Total Ownership % Per Unit without	Total ownership % Per Unit with	Maintenance Per Unit	Reserves Per Unit	Total Maintenance with Reserves Per Unit
507	1	0.3130%	0.2830%	0.3130%	0.2830%	576.35	115.34	691.69
508	1	0.3190%	0.2880%	0.3190%	0.2880%	586.70	117.37	704.07
509	1	0.3250%	0.2930%	0.3250%	0.2930%	597.04	119.41	716.46
510	1	0.3380%	0.3050%	0.3380%	0.3050%	621.39	124.30	745.69
603	1	0.5590%	0.5050%	0.5590%	0.5050%	1,028.63	205.81	1,234.44
604	1	0.3870%	0.3490%	0.3870%	0.3490%	711.11	142.23	853.35
605	1	0.5680%	0.5130%	0.5680%	0.5130%	1,044.98	209.07	1,254.05
606	1	0.4030%	0.3640%	0.4030%	0.3640%	741.46	148.35	889.80
607	1	0.7090%	0.6400%	0.7090%	0.6400%	1,303.81	260.83	1,564.64
701 to 2101	14	0.3940%	0.3560%	5.5160%	4.9840%	725.11	145.09	870.20
702 to 2102	14	0.5650%	0.5100%	7.9100%	7.1400%	1,038.98	207.85	1,246.83
703 to 2103	14	0.5590%	0.5050%	7.8260%	7.0700%	1,028.63	205.81	1,234.44
704 to 2104	14	0.3870%	0.3490%	5.4180%	4.8860%	711.11	142.23	853.35
705 to 2105	14	0.5680%	0.5130%	7.9520%	7.1820%	1,044.98	209.07	1,254.05
706 to 2106	14	0.4030%	0.3640%	5.6420%	5.0960%	741.46	148.35	889.80
707 to 2107	14	0.7090%	0.6400%	9.9260%	8.9600%	1,303.81	260.83	1,564.64
708 to 2108	14	0.7010%	0.6330%	9.8140%	8.8620%	1,289.46	257.98	1,547.44
709 to 2109	14	0.4100%	0.3700%	5.7400%	5.1800%	753.80	150.79	904.60
710 to 2110	14	0.5850%	0.5280%	8.1900%	7.3920%	1,075.67	215.19	1,290.85
PH-1	1	0.3940%	0.3560%	0.3940%	0.3560%	725.11	145.09	870.20
PH-2	1	0.5650%	0.5100%	0.5650%	0.5100%	1,038.98	207.85	1,246.83
PH-3	1	0.5590%	0.5050%	0.5590%	0.5050%	1,028.63	205.81	1,234.44
PH-4	1	0.3870%	0.3490%	0.3870%	0.3490%	711.11	142.23	853.35
PH-5	1	0.5680%	0.5130%	0.5680%	0.5130%	1,044.98	209.07	1,254.05
PH-6	1	0.4030%	0.3640%	0.4030%	0.3640%	741.46	148.35	889.80
PH-7	1	1.2360%	1.1160%	1.2360%	1.1160%	2,273.40	454.83	2,728.23
PH-8	1	1.2300%	1.1100%	1.2300%	1.1100%	2,261.41	452.38	2,713.79
PH-9	1	0.4100%	0.3700%	0.4100%	0.3700%	753.80	150.79	904.60
PH-10	1	0.5850%	0.5280%	0.5850%	0.5280%	1,075.67	215.19	1,290.85
CU-1	1	0.0000%	0.6090%	0.0000%	0.6090%	1,004.18	248.20	1,252.37
CU-2	1	0.0000%	1.4130%	0.0000%	1.4130%	2,329.89	575.87	2,905.75
CU-3	1	0.0000%	1.3370%	0.0000%	1.3370%	2,204.57	544.89	2,749.47
CU-4	1	0.0000%	0.6620%	0.0000%	0.6620%	1,091.57	269.80	1,361.37
CU-5	1	0.0000%	0.7000%	0.0000%	0.7000%	1,154.23	285.29	1,439.51
CU-6	1	0.0000%	0.7740%	0.0000%	0.7740%	1,276.24	315.44	1,591.69
CU-7	1	0.0000%	0.7620%	0.0000%	0.7620%	1,256.46	310.55	1,567.01

Yearly Maintenance Non Commercial Expenses: 420,621

Yearly Maintenance: 1,978,672

Yearly Reserves: 489,060

Maintenance and Reserve Income Per Unit for the period Beginning January 1, 2026 to December 31, 2026

MONTHLY								
Unit Type	# units per Type	Ownership % Per Unit without	Ownership % Per Unit with Commercial	Total Ownership % Per Unit without	Total ownership % Per Unit with	Maintenance Per Unit	Reserves Per Unit	Total Maintenance with Reserves Per Unit
CU-8	1	0.0000%	0.7290%	0.0000%	0.7290%	1,202.04	297.10	1,499.15
CU-9	1	0.0000%	0.7620%	0.0000%	0.7620%	1,256.46	310.55	1,567.01
CU-10	1	0.0000%	1.9730%	0.0000%	1.9730%	3,253.27	804.10	4,057.36
CU-11	1	0.0000%	0.0040%	0.0000%	0.0040%	6.60	1.63	8.23
Total	206			100.0%	100.0%			

