

reachBCC

RE: 2026 Approved Budget for BCC North SCU LLC

Dear Reach Unit Owner,

Enclosed please find the following important documents:

1. 2026 Approved Operating Budget for the SCU
2. 2026 Approved Reserve Budget for the SCU
3. Schedule of the Monthly SCU Assessment Due per Unit

Please be advised that the 2026 Operating Budget for BCC North SCU LLC was approved by the Shared Components Unit (SCU) Owner on November 20, 2025. The approved budget includes funding of the reserves portion at 100% of the yearly amount recommended in the 2026 Structural Integrity Reserve Study (SIRS) Update. A copy of the 2026 SIRS Update report is available to unit owners upon request.

The Structural Integrity Reserve Study (SIRS) is a newly mandated requirement by the State of Florida for all condominium buildings with three or more stories. Its purpose is to ensure that these buildings comply with current structural integrity and safety standards. Unlike previous reserve studies, SIRS includes additional structural components that must now be funded. Consequently, the estimated replacement costs for these components have been incorporated into the reserve portion of the 2026 budget. These adjustments were made without increasing total reserve contributions for the year.

Overall, the 2026 budget reflects an increase of 3.8 percent. Savings in the insurance category—made possible by improved market conditions—helped offset additional expenses. These expenses include, but are not limited to, increased funding for shared facility expenses, including garage/parking, additional staffing, and wage adjustments designed to improve retention and maintain competitiveness with current market rates.

Assessment payments are due monthly on the first (1st) day of each month and are past due after the tenth (10th) day of each month. Late fees will apply to payments made after the due date. The new monthly assessment amounts become effective on January 1, 2026. A payment coupon book will follow in a separate mailing.

Important Note: The monthly assessment due paid to BCC North SCU LLC is separate from the annual condominium fee paid to Reach Condominium Association Inc.

If you have any questions, please feel free to visit or contact the Management Office by email at management@reachbcc.com or by telephone at 305-363-2708, Ext. 4.

Sincerely,

Reach at Brickell City Centre



KW PROPERTY MANAGEMENT & CONSULTING

Association Name:

BCC North SCU, LLC

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

	2025	2025
	Approved Budget	Approved Budget
	Monthly	Annual

Assessment Income

411000 - Assessment	729,782	8,757,389
415027 - Reserve Assessment Non-structural	55,521	666,248
415030 - Reserve Assessment Structural	58,709	704,512
Total Assessment Income	\$ 844,012	\$ 10,128,149

Other Income

421200 - Prior Year Surplus	8,333	100,000
Total Other Income	\$ 8,333	\$ 100,000

Administrative Expenses

500080 - Accounting/Audit/Tax Fees	2,917	35,000
500240 - Annual Budget Processing	260	3,120
500360 - Bad Debt Expense	8,570	102,844
500400 - Bank Charges	133	1,600
501000 - Corporate Annual Report	12	139
502120 - Legal Expense	1,000	12,000
502440 - Licenses & Permits	250	3,000
504000 - Office Supplies	417	5,000
504400 - Postage & Delivery	150	1,800
501870 - Holiday Decorations	833	10,000
503880 - Newsletters	25	300
505085 - Social Functions	1,667	20,000
506040 - Uniforms	1,250	15,000
500120 - Administrative/Other expenses	200	2,400
500000 - Access/FOB/Gate Cards	100	1,200
500520 - Cellphones/Phones	375	4,500
500800 - Computer Expense & Repair	167	2,000
503440 - SCU Share of Association Budget	1,098	13,181
500810 - Computer Processing	850	10,200
503520 - Meeting Expenses	100	1,200
501400 - Employee Lounge Supplies	150	1,800
505700 - Taxes Property	6	75
504960 - Reserve Study Structural Integrity	167	2,000
502040 - Land Lease Rental	175	2,100
504280 - Pet DNA Testing	180	2,160
Total Administrative Expenses	\$ 21,052	\$ 252,619

Utilities

600000 - Electricity	34,433	413,200
601000 - Natural Gas	5,917	71,000
602000 - Telephone	600	7,200
604040 - Water & Sewer	26,500	318,000
Total Utilities	\$ 67,450	\$ 809,400

Contracts

701080 - Cable TV	51,429	617,148
701960 - Equipment Lease Copier	400	4,800
705160 - Management Overhead Fee	400	4,800
705200 - Management Services	3,414	40,966
702680 - Fitness Center/Gym	129	1,552
705400 - Odor Control Contract	241	2,892
707440 - Trash Chute Cleaning	550	6,600
704920 - Lobby Flowers, Plants & Decor	917	11,000
700160 - Access Control Security System	300	3,600
707760 - Trash/Recycling Collection	4,063	48,750

2026	2026
Approved Budget	Approved Budget
Monthly	Annual

762,845	9,154,140
52,622	631,462
60,444	725,323
\$ 875,910	\$ 10,510,925

-	-
\$ -	\$ -

2,917	35,000
260	3,120
11,070	132,839
200	2,400
12	139
1,000	12,000
292	3,500
633	7,600
167	2,000
833	10,000
25	300
2,500	30,000
1,269	15,230
200	2,400
100	1,200
375	4,500
200	2,400
1,122	13,463
850	10,200
150	1,800
150	1,800
6	75
167	2,000
175	2,100
180	2,160
\$ 24,852	\$ 298,227

31,250	375,000
5,583	67,000
608	7,300
27,167	326,000
\$ 64,608	\$ 775,300

52,705	632,458
400	4,800
400	4,800
3,499	41,990
160	1,918
251	3,008
550	6,600
900	10,800
300	3,600
4,375	52,500



KW PROPERTY MANAGEMENT & CONSULTING

Association Name:

BCC North SCU, LLC

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

	2025 Approved Budget Monthly	2025 Approved Budget Annual
701200 - Carpet Cleaning	875	10,500
702840 - Floor Mats	200	2,400
705360 - Music Common Areas	333	4,000
705680 - Pest Control Interior	644	7,725
705280 - Marble Polishing	1,250	15,000
707480 - Trash Collection Roll Off	263	3,150
702765 - Fitness Center/Spa Operator	10,097	121,159
703080 - Fountain, Pool & Spa Maintenance	1,423	17,073
702920 - Foliage Maintenance	2,311	27,736
840000 - Café Operation	750	9,000
Total Contracts	\$ 79,988	\$ 959,851

Insurance

720000 - Insurance	-	-
Total Insurance	\$ -	\$ -

R&M

800240 - Air Cond/HVAC Repairs	1,333	16,000
802960 - Cleaning Equipment Replacement	333	4,000
802680 - Electrical Supplies & Repair	200	2,400
806000 - Landscaping	1,533	18,400
801880 - Contingency	1,000	12,000
807880 - Painting & Supplies	833	10,000
802000 - Custodial Supplies	3,000	36,000
805520 - Hurricane Expenses	500	6,000
807040 - Lighting	300	3,600
802920 - Misc. Equipment Repairs	400	4,800
807400 - Maintenance Supplies	1,000	12,000
808280 - Plumbing Supplies	1,333	16,000
800080 - Access System Repairs	250	3,000
805880 - Keys & Locks	100	1,200
810280 - Trash Chute R&M	750	9,000
808690 - Pool & Spa Repairs	2,750	33,000
805280 - Health Club	1,000	12,000
809840 - Small Equipment Purchase	750	9,000
802400 - Doors Automatic	100	1,200
804800 - Glass	1,167	14,000
807640 - Motor & Pumps Repair	1,250	15,000
830060 - Special Projects	2,000	24,000
810800 - Yearly Drain Cleaning	417	5,000
Total R&M	\$ 22,300	\$ 267,600

Shared Facilities and Parking Cost

809600 - Shared Expenses Parking	70,824	849,883
809610 - Shared Expense Insurance	135,126	1,621,515
809440 - Share of Shared facilities	134,472	1,613,665
809400 - Share of Facilities	33,714	404,569
Total Shared Facilities and Parking Cost	\$ 374,136	\$ 4,489,632

Payroll & Benefits

890000 - Payroll & Benefits	173,191	2,078,287
Total Payroll & Benefits	\$ 173,191	\$ 2,078,287

Reserve Expenses

900001 - Reserve Contribution Structural	58,709	704,512
900002 - Reserve Contribution Non-Structural	55,521	666,248

2026 Approved Budget Monthly	2026 Approved Budget Annual
875	10,500
158	1,890
333	4,000
644	7,725
1,667	20,000
245	2,944
10,399	124,794
1,486	17,832
2,854	34,252
750	9,000
\$ 82,951	\$ 995,411

109,568	1,314,820
\$ 109,568	\$ 1,314,820

1,333	16,000
500	6,000
300	3,600
1,408	16,900
1,000	12,000
833	10,000
3,167	38,000
500	6,000
300	3,600
400	4,800
1,000	12,000
700	8,400
375	4,500
100	1,200
1,250	15,000
2,250	27,000
1,000	12,000
500	6,000
500	6,000
1,000	12,000
1,333	16,000
2,500	30,000
417	5,000
\$ 22,667	\$ 272,000

84,927	1,019,127
-	-
152,764	1,833,170
33,071	396,846
\$ 270,762	\$ 3,249,143

187,437	2,249,239
\$ 187,437	\$ 2,249,239

60,444	725,323
52,622	631,462



KW PROPERTY MANAGEMENT & CONSULTING

Association Name: BCC North SCU, LLC

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

	2025 Approved Budget Monthly	2025 Approved Budget Annual
<u>Total Reserve Expenses</u>	\$ 114,230	\$ 1,370,760
<u>Total Expenses</u>	\$ 852,346	\$ 10,228,149
<u>Net Income/(Loss)</u>	\$ -	\$ -

2026 Approved Budget Monthly	2026 Approved Budget Annual
\$ 113,065	\$ 1,356,785
\$ 875,910	\$ 10,510,925
\$ -	\$ -

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.



KW PROPERTY MANAGEMENT & CONSULTING

Association Name: BCC North SCU, LLC

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

Description	Estimated Replacement Cost	Estimated Total Useful Life	Estimated Remaining Useful Life	Projected Fund Balance as of 12/31/25	2026 Monthly Contribution	2026 Annual Contribution	2026 Partial Reserve Contribution (if applicable)
<u>STRUCTURAL COMPONENTS</u>							
Roof	652,608	25	16				
Fireproofing and Fire Protection Systems	1,171,174	5 to 40	1 - 30				
Waterproofing and Exterior Painting	5,663,653	10 to 24	9 - 15				
Plumbing	1,856,565	12 to 45	3 - 30				
Electrical Systems	1,034,648	9 to 40	1 - 30				
Windows & Doors	1,613,833	25 to 45	16 - 30				
Structural Members	665,004	10 to 24	9 - 15				
Other SIRS Components	4,708,585	12 to 44	3 - 30				
Items affecting above > \$10K							
Pooled Reserves - Structural				1,540,131	60,444	725,323	
<u>NON-STRUCTURAL COMPONENTS</u>							
Paving	44,765	25	16				
Elevators	4,134,352	14 to 24	4 - 15				
Building & Grounds	564,135	8 to 38	1 - 29				
Pool & Spa	251,045	6 to 24	1 - 50				
Decorating	2,734,290	7 to 30	1 - 21				
Equipment	197,336	3 to 20	1 - 11				
Mechanical	3,715,740	10 to 40	1 - 30				
Interior Painting	156,660	12	3				
Pooled Reserves - Non-Structural				1,957,017	52,622	631,462	
Grand Total	\$ 22,109,322			\$ 1,540,131	\$ 113,065	\$ 1,356,785	



ASSOCIATION NAME:

BCC North SCU LLC

KW PROPERTY MANAGEMENT & CONSULTING

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

Yearly Maintenance: **9,154,140**
Yearly Reserve Allocation: **1,356,785**

MONTHLY							
Unit Type	Unit Numbers	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
N-A1	808, 908, 1008, 1108, 1208, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508, 3608, 3708, 3808, 3908, 4008, 4108	33	0.1883%	6.21%	1,436.19	212.87	1,649.05
N-A2	806, 906, 1006, 1106, 1206, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306, 3406, 3506, 3606, 3706, 3806, 3906, 4006, 4106	33	0.1562%	5.16%	1,191.92	176.66	1,368.58
N-A3	905, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405, 3505, 3605, 3705, 3805, 3905, 4005, 4105	32	0.1696%	5.43%	1,293.45	191.71	1,485.16
N-A6	804	1	0.1697%	0.17%	1,294.92	191.93	1,486.85
N-A7	709	1	0.2027%	0.20%	1,546.55	229.22	1,775.77
N-B1	712, 812, 912, 1012, 1112, 1201, 1212, 1401, 1412, 1501, 1512, 1601, 1612, 1701, 1712, 1801, 1812, 1901, 1912, 2001, 2012, 2101, 2112, 2201, 2212, 2301, 2312, 2401, 2412, 2501, 2512, 2601, 2612, 2701, 2712, 2801, 2812, 2901, 2912, 3001, 3012, 3101, 3112, 3201, 3212, 3301, 3312, 3401, 3412, 3501, 3512, 3601, 3612	53	0.2440%	12.93%	1,861.45	275.90	2,137.35
N-B1M	711, 811, 911, 1011, 1111, 1202, 1211, 1402, 1411, 1502, 1511, 1602, 1611, 1702, 1711, 1802, 1811, 1902, 1911, 2002, 2011, 2102, 2111, 2202, 2211, 2302, 2311, 2402, 2411, 2502, 2511, 2602, 2611, 2702, 2711, 2802, 2811, 2902, 2911, 3002, 3011, 3102, 3111, 3202, 3211, 3302, 3311, 3402, 3411, 3502, 3511, 3602, 3611	53	0.2440%	12.93%	1,861.45	275.90	2,137.35
N-B2-A	809, 909, 1009	3	0.2656%	0.80%	2,026.26	300.32	2,326.58
N-B2-B	1109, 1209, 1409, 1509, 1609, 1709, 1809, 1909, 2009	9	0.2643%	2.38%	2,015.96	298.80	2,314.76
N-B2-C	2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209	12	0.2648%	3.18%	2,020.37	299.45	2,319.82
N-B2-D	3309, 3409, 3509, 3609, 3709, 3809, 3909, 4009, 4109	9	0.2691%	2.42%	2,052.75	304.25	2,357.00
N-B3	807, 907, 1007, 1107, 1207, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407, 3507, 3607, 3707, 3807, 3907, 4007, 4107	33	0.2400%	7.92%	1,830.55	271.32	2,101.87
N-B4-A	810, 910, 1010, 1110, 1210, 1410, 1510, 1610, 1710, 1810, 1910, 2010	12	0.2301%	2.76%	1,755.50	260.19	2,015.70



ASSOCIATION NAME:

BCC North SCU LLC

KW PROPERTY MANAGEMENT & CONSULTING

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

Yearly Maintenance: 9,154,140
Yearly Reserve Allocation: 1,356,785

MONTHLY							
Unit Type	Unit Numbers	# units per Type	Ownership % per Unit	Total ownership % per unit type	Maintenace per unit	Reserves per Unit	Total Maintenance with Reserves per Unit
N-B4-B	2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110, 3210	12	0.2330%	2.80%	1,777.58	263.46	2,041.04
N-B4-C	3310, 3410, 3510, 3610, 3710, 3810, 3910, 4010, 4110	9	0.2351%	2.12%	1,793.76	265.86	2,059.63
N-B5	710	1	0.3042%	0.30%	2,320.56	343.94	2,664.50
N-B8	1001	1	0.2419%	0.24%	1,845.27	273.50	2,118.76
N-B8-M	1002	1	0.2419%	0.24%	1,845.27	273.50	2,118.76
N-C1	805	1	0.3682%	0.37%	2,809.10	416.35	3,225.45
N-C2	904	1	0.2971%	0.30%	2,266.12	335.87	2,601.99
N-C3	903	1	0.3563%	0.36%	2,717.87	402.83	3,120.70
N-C4-A	1004, 1204, 1404, 1504, 1604, 1704, 1804, 1904, 2004	9	0.3165%	2.85%	2,414.74	357.90	2,772.64
N-C4-B	2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204	12	0.3202%	3.84%	2,442.70	362.05	2,804.74
N-C4-C	3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004, 4104	9	0.3235%	2.91%	2,467.71	365.75	2,833.46
N-C5-A	1003, 1203, 1403, 1503, 1603, 1703, 1803, 1903, 2003	9	0.3580%	3.22%	2,731.11	404.79	3,135.90
N-C5-B	2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203	12	0.3648%	4.38%	2,782.61	412.43	3,195.04
N-C5-C	3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003, 4103	9	0.3700%	3.33%	2,822.34	418.31	3,240.66
N-C6	1104	1	0.3711%	0.37%	2,831.17	419.62	3,250.80
N-C7	1103	1	0.4120%	0.41%	3,143.13	465.86	3,608.99
N-C13	4202, 4302	2	0.4832%	0.97%	3,686.12	546.34	4,232.46
N-C14	3711, 3811, 3911, 4011, 4111	5	0.4873%	2.44%	3,717.02	550.92	4,267.94
N-C14-M	3701, 3801, 3901, 4001, 4101	5	0.4884%	2.44%	3,725.85	552.23	4,278.07
N-C15	4303	1	0.5964%	0.60%	4,549.89	674.36	5,224.25
N-D1	4201, 4301	2	0.7843%	1.57%	5,983.13	886.79	6,869.93
N-D2	4203	1	0.7918%	0.79%	6,040.52	895.30	6,935.82
N-D3	4204	1	0.6728%	0.67%	5,132.60	760.73	5,893.33
Total		390		100.0000%			