

**THE PLAZA 901 BRICKELL CONDOMINIUM ASSOCIATION
INC**

Operating Budget

January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	281,904	3,382,844	297,737	3,572,844
40002-00	Reserve Income	97,500	1,170,000	39,917	479,000
40002-01	Reserve Income-SIRS	0	0	41,750	501,000
40011	Late Fee Income	282	3,386	391	4,688
40025	Returned Check Fees	30	360	125	1,500
40030	Screening Fees	0	0	0	0
40060	Keys, Locks & Lock- Out Fees	92	1,106	83	1,000
40068	Key Fob Income	65	780	333	4,000
40079	Clubhouse Rental	213	2,561	458	5,500
40080	Interest Income	38	453	42	500
40081	Reserve Interest	2,478	29,738	1,250	15,000
40090	Miscellaneous Income	471	5,650	250	3,000
41005	Storage Income	6,608	79,296	6,009	72,109
41010	House Charges	0	0	0	0
	**TOTAL REVENUE	389,681	4,676,174	388,345	4,660,141
	EXPENSES				
	**ADMINISTRATIVE				
50004	Administrative & General	625	7,500	625	7,500
50008	Accounting Fees-CPA	433	5,200	542	6,500
50012-00	Bad Debts	100	1,200	100	1,200
50015	Bank Charges	83	1,000	94	1,125
50022	Computer Expense	417	5,000	458	5,500
50026	Credit Card Fees	125	1,500	0	0
50035	Dues & Subscriptions	292	3,500	333	4,000
50045-00	Legal Fees	542	6,500	667	8,000
50048	Annual Condo Fees	147	1,760	150	1,800
50050-00	License,Taxes,Permit	417	5,000	417	5,000
50053	Corporate Annual Rep	05	62	05	62
50069	Furniture & Accessories	155	1,865	192	2,300
50075	Office Supplies	417	5,000	525	6,300
50080	Postage	142	1,700	142	1,700
50081	Copy & Print	208	2,500	183	2,200

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
50090-00	Professional Fees	2,242	26,900	2,417	29,000
50100	Screening Fees	333	4,000	167	2,000
	**TOTAL ADMINISTRATIVE	6,683	80,187	7,016	84,187
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	75,445	905,339	64,584	775,007
52040	Ins Finance Charge	2,981	35,769	2,087	25,040
	**TOTAL PROPERTY INSURANCE	78,426	941,108	66,671	800,047
	**UTILITIES				
54050-00	Electricity	18,980	227,759	19,583	235,000
54070-00	Water & Sewer	19,167	230,000	20,667	248,000
54080	Gas Utilities	3,419	41,025	3,652	43,828
54100-00	Telephone	150	1,800	50	600
	**TOTAL UTILITIES	41,716	500,584	43,952	527,428
	**CONTRACTS				
60013	Cable Television	31,387	376,644	31,395	376,734
60023	Carpet Contract	194	2,332	186	2,235
60028	Muzak Services	41	493	41	494
60033	Smart Building Services	1,118	13,415	1,173	14,081
60035	Elevator Contract	3,461	41,529	3,732	44,784
60050	Fire Alarm System	866	10,392	867	10,400
60060	Floor Care	990	11,877	866	10,392
60074	Hvac System	1,400	16,800	1,522	18,264
60078	Interior Plant & Flowers	1,325	15,900	1,325	15,900
61000	Management Services	6,233	74,794	6,508	78,093
61008	Odor Control	214	2,568	214	2,568
61010	Pest Control	235	2,820	241	2,890
61031	Bidirectional Antenna System	452	5,421	0	0
61055	Trash Removal	6,043	72,510	6,689	80,265
61061	Uniforms	167	2,000	333	4,000
61070	Water Treatment	255	3,062	255	3,062
61075	Window Services	750	9,000	833	10,000
	**TOTAL CONTRACTS	55,131	661,557	56,180	674,162

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
	**SALARIES & BENEFITS				
65000-00	Salaries- - General	99,917	1,199,000	86,760	1,041,117
	**TOTAL SALARIES & BENEFITS	99,917	1,199,000	86,760	1,041,117
	**REPAIRS/MAINTENANCE				
70005	HVAC Supplies	167	2,000	417	5,000
70025	R&M-Building	583	7,000	583	7,000
70048-35	R&M Equip- - Miscellaneous	208	2,500	333	4,000
70048-48	R&M Equip- - Radio/Pager	250	3,000	267	3,200
70050	R & M- Access Control/Security	417	5,000	583	7,000
70051	R&M-Gym Supplies	83	1,000	167	2,000
70066	Hardware Supplies	333	4,000	250	3,000
70075	R&M-Maint Equipment	83	1,000	250	3,000
70084	R & M - Fire safety Maint.	583	7,000	417	5,000
70125	Signs & Banners	42	500	42	500
70141	Lock & Key Supplies	250	3,000	250	3,000
70176	Cleaning Supplies	1,000	12,000	1,417	17,000
70180	Paint Supplies	500	6,000	250	3,000
70181	Electrical Supplies	417	5,000	500	6,000
70182	Plumbing Supplies	83	1,000	83	1,000
70183	Health/Safety Supplies	333	4,000	333	4,000
70190	R&M-Misc Supplies	417	5,000	417	5,000
70289-00	Contingency	2,083	25,000	2,083	25,000
	**TOTAL REPAIRS/MAINTENANCE	7,832	94,000	8,642	103,700
	**SPECIAL PROJECTS				
74005-00	Special Projects	0	0	36,208	434,500
	**TOTAL SPECIAL PROJECTS	0	0	36,208	434,500
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	0	0
80000-001	Reserve Transfers- - Pooled	60,000	720,000	39,917	479,000
80001	Reserve Interest	2,478	29,738	1,250	15,000

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
80004-00	SIRS Reserve transfer	37,500	450,000	41,750	501,000
	**TOTAL RESERVE TRANSFERS	99,978	1,199,738	82,917	995,000
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	389,683	4,676,174	388,346	4,660,141
	Operating Net Income or Loss	-02	0	-01	0

THE PLAZA 901 BRICKELL CONDOMINIUM ASSOCIATION INC
Schedule Of Maintenance
January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A		0.183875000	78	14.342250000	\$697.63	\$547.46	\$73.40	\$76.77	\$697.63	\$54415.14
0000-B		0.166770000	60	10.006200000	\$632.73	\$496.54	\$66.57	\$69.63	\$632.74	\$37964.40
0000-B1		0.166770000	8	1.334160000	\$632.73	\$496.54	\$66.57	\$69.63	\$632.74	\$5061.92
0000-C		0.266072000	60	15.964320000	\$1009.49	\$792.19	\$106.21	\$111.09	\$1009.49	\$60569.40
0000-C1		0.266072000	8	2.128576000	\$1009.49	\$792.19	\$106.21	\$111.09	\$1009.49	\$8075.92
0000-D		0.264409000	64	16.922176000	\$1003.18	\$787.24	\$105.54	\$110.39	\$1003.17	\$64202.88
0000-D1		0.264409000	8	2.115272000	\$1003.18	\$787.24	\$105.54	\$110.39	\$1003.17	\$8025.36
0000-E		0.151804000	62	9.411848000	\$575.95	\$451.98	\$60.60	\$63.38	\$575.96	\$35709.52
0000-E1		0.151804000	8	1.214432000	\$575.95	\$451.98	\$60.60	\$63.38	\$575.96	\$4607.68
0000-F		0.306221000	78	23.885238000	\$1161.82	\$911.73	\$122.23	\$127.85	\$1161.81	\$90621.18
0000-G		0.468953000	2	0.937906000	\$1779.23	\$1396.25	\$187.19	\$195.79	\$1779.23	\$3558.46
0000-H		0.341143000	2	0.682286000	\$1294.30	\$1015.71	\$136.17	\$142.43	\$1294.31	\$2588.62
0000-I		0.527631000	2	1.055262000	\$2001.85	\$1570.95	\$210.61	\$220.29	\$2001.85	\$4003.70
Total			440	99.999926000						\$379404.18



Executive Summary Table

Report # 27154-4
No-Site-Visit

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Building Exteriors			
2307 Awnings (Door/Entry) - Replace	40	13	\$37,000
Mechanical/Electrical/Plumbing			
2303 Monument Light - Replace	15	5	\$94,900
2503 Card/Fob Reader System - Replace	20	1	\$27,100
2505 Automatic Doors - Replace	20	1	\$29,900
2513 Elevators - Modernize	25	6	\$2,990,000
2517 Elevator Cabs - Remodel	25	6	\$123,600
2522 HVAC (10th Floor Hallway) - Replace	15	0	\$7,570
2522 HVAC (Amenity/Eng Room) - Replace	15	10	\$13,000
2522 HVAC (Club Room - #1) - Replace	15	0	\$28,800
2522 HVAC (Club Room - #2) - Replace	15	0	\$13,000
2522 HVAC (Elevator Room - #1) - Replace	15	7	\$8,650
2522 HVAC (Elevator Room - #2) - Replace	15	9	\$8,650
2522 HVAC (Gym) - Replace	15	0	\$91,900
2522 HVAC (Lobby) - Replace	15	13	\$72,100
2522 HVAC (Lounge) - Replace	15	8	\$11,900
2522 HVAC (Lunch Room) - Replace	15	0	\$13,000
2522 HVAC (Office) - Replace	15	0	\$13,000
2522 HVAC (Storage (42nd Lvl) - Replace	15	0	\$8,650
2522 HVAC (Storage Rooms) - Replace	15	0	\$123,000
2522 RTU's (Hallways) - Replace	15	13	\$1,333,900
2536 Heat Exchangers - Replace	30	11	\$159,000
2537 Cooling Tower - Repair	10	0	\$50,200
2537 Cooling Tower - Replace	30	10	\$639,000
2538 Chilled Water Pumps - Replace	10	1	\$72,300
2540 VF Drives (2016) - Replace	20	10	\$23,700
2540 VF Drives (2023) - Replace	20	17	\$14,400
2540 VF Drives (2023) - Replace	20	17	\$37,900
2541 Trash Compactor - Replace	15	12	\$14,400
2542 Trash Chute - Replace	50	31	\$262,000
2543 Surveillance System - Upgrade/Repl.	10	8	\$31,000
2571 Boilers - Replace	20	1	\$201,000
2573 Water Storage Tank - Replace	20	1	\$44,600
2575 Domestic Water System - Replace	20	1	\$82,700
2732 Men's Steam Generator (2023) - Rep	10	7	\$10,800
2732 Women's Steam Generator (Old) - Rep	10	0	\$10,800
Common Interiors			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2701 Interior Surfaces - Repaint	10	9	\$178,250
2705 Interior Lights - Replace	20	1	\$114,800
2709 Tile Floor (Elevator Landings) - Replace	25	6	\$206,500
2711 Carpeting - Replace	10	9	\$169,000
2725 Fitness Room - Remodel	15	4	\$30,600
2727 Fitness Eqpmt (Cardio) - Replace	15	13	\$42,700
2728 Fitness Eqpmt (Strength) - Replace	15	13	\$50,000
2731 Steam Rooms - Refurbish/Re-tile	20	1	\$51,500
2749 Bathrooms - Remodel	20	1	\$180,000
2750 Lobby - Remodel	20	11	\$531,000
2753 Club Room - Remodel	20	1	\$111,000
2754 Lounge Room - Remodel	20	1	\$30,300
2757 Business/Conf. Rooms - Remodel	20	9	\$47,400
2758 Theater Room - Remodel	20	1	\$26,800

49 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.



Executive Summary Table

Report # 27154-4
No-Site-Visit

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
A. Roof			
2377 Roofing (Mod. Bitumen) - Replace	20	1	\$793,000
B. Structure			
2341 Building Exterior - Restoration	10	3	\$680,000
C. Fireproofing and Fire Protection Systems			
2533 Stairwell/Stack Vault Fans - Replc.	15	0	\$90,640
2557 Fire Alarm System - Modernize	25	6	\$438,000
2558 Exit/Emergency Fixtures - Replace	20	4	\$22,550
2560 Fire Sprinkler Pump/Control - Repl	40	21	\$46,400
D. Plumbing			
2579 Plumbing System - Allowance	10	3	\$45,300
E. Electrical Systems			
2551 Electrical System - Allowance	10	3	\$25,800
F. Waterproofing and Exterior Painting			
2343 Building Exterior - Seal/Paint	10	3	\$703,000
G. Windows and Exterior Doors			
2367 Windows & Doors (Common) - Replace	40	21	\$414,000
2371 Utility Doors - Replace	30	13	\$28,800
H. Other SIRS-Related Components			
2326 Balcony Railings - Replace	30	13	\$2,970,000

12 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.