

ASSOCIATION NAME:

Skyline on Brickell Condo Assoc. Inc.

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

	2025	2025
	Approved Budget Monthly	Approved Budget Annual

Assessment Income

411000 - Assessment	411,114	4,933,364
415000 - Reserve Assessment - Structural	35,756	429,072
415001 - Reserve Assessment - Non-Structural	43,333	520,000
Total Assessment Income	\$ 490,203	\$ 5,882,436

Other Income

420720 - Interest Income	12	140
420580 - FOB Income	83	1,000
420940 - Move In/Out	-	-
420180 - Bar Code Income	125	1,500
420260 - AT&T/Comcast Comp Agreement	658	7,900
421660 - Vending Machines	79	950
420760 - Key Income	2	20
421620 - Valet Income	2,083	25,000
421120 - Parking Income	833	10,000
420060 - Antenna / Roof Top	750	9,000
420200 - Bike Income	100	1,200
421260 - Rental Bar B Q	83	1,000
Total Other Income	\$ 4,809	\$ 57,710

Administrative Expenses

500080 - Accounting/Audit/Tax Fees	500	6,000
500360 - Bad Debt Expense	1,667	20,000
500400 - Bank Charges	167	2,000
501000 - Corporate Annual Report	6	70
501560 - Fees Payable to Division	120	1,440
502120 - Legal Expense	3,333	40,000
502440 - Licenses & Permits	583	7,000
504000 - Office Supplies	750	9,000
504440 - Printing & Copying	667	8,000
504640 - Professional Fees Other	2,500	30,000
501870 - Holiday Decorations	833	10,000
504600 - Professional Fees	417	5,000
506040 - Uniforms	500	6,000
505080 - Social Events	417	5,000
500000 - Access/FOB/Gate Cards	-	-
500800 - Computer Expense & Repair	292	3,500
501280 - Electronic Voting	130	1,561
506400 - Working Capital	2,083	25,000
504100 - Owner Expense	83	1,000
501400 - Employee Relations	-	-
500480 - Books & Subscriptions	833	10,000
504280 - Pet DNA Testing	417	5,000
Total Administrative Expenses	\$ 16,298	\$ 195,571



KW PROPERTY MANAGEMENT & CONSULTING

2026	2026
Approved Budget Monthly	Approved Budget Annual

400,533	4,806,398
58,333	700,000
44,583	535,000
\$ 503,450	\$ 6,041,398

12	140
125	1,500
417	5,000
125	1,500
658	7,900
79	950
4	50
2,083	25,000
833	10,000
833	10,000
250	3,000
833	10,000
\$ 6,253	\$ 75,040

500	6,000
1,667	20,000
167	2,000
13	150
120	1,440
3,333	40,000
583	7,000
750	9,000
667	8,000
2,575	30,900
833	10,000
417	5,000
500	6,000
1,833	22,000
21	250
292	3,500
130	1,561
2,083	25,000
83	1,000
208	2,500
833	10,000
417	5,000
\$ 18,025	\$ 216,301

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Utilities		
600000 - Electricity	24,688	296,255
601000 - Natural Gas	172	2,069
602000 - Telephone	343	4,118
604040 - Water & Sewer	14,280	171,358
Total Utilities	\$ 39,483	\$ 473,800

Contracts

704120 - Landscaping/Grounds Contract	5,050	60,600
705200 - Management Services	3,159	37,907
705240 - Management Web Hosting	107	1,284
705560 - Pest Control	535	6,420
700320 - Air Cond/HVAC System	1,770	21,240
701640 - Elevator Contract	2,613	31,350
703360 - Generator	437	5,244
704760 - Life Safety Equipment	754	9,048
702880 - Flowers	482	5,778
705400 - Odor Control Contract	711	8,536
707440 - Trash Chute Cleaning	585	7,020
707960 - Valet Parking Service	22,103	265,237
708280 - Window Services	2,350	28,200
702720 - Fitness Center Equipment	117	1,404
701720 - Elevator Emergency Phone	407	4,879
702800 - Floor Contract Maintenance	500	6,000
707760 - Trash/Recycling Collection	3,620	43,441
704880 - Lobby & Common Area	575	6,900
702144 - Equipment Lease Office Equipment	450	5,400
706640 - Security Equipment	260	3,119
700560 - BDA Maintenance	203	2,440
706020 - Pool & Spa Contract	1,360	16,320
704960 - Lobby Mats	428	5,141
701440 - Cooling Tower Water Conditioning	861	10,331
706520 - Security Gatehouse	20,252	243,029
702120 - Equipment Lease Lockers	760	9,121
Total Contracts	\$ 70,449	\$ 845,389

Insurance

720000 - Insurance	922	11,068
720280 - Insurance Crime	322	3,865
720400 - Insurance Directors & Officers	394	4,731
720600 - Insurance Finance Charges	4,260	51,125
720800 - Insurance General Liability	6,940	83,279
721080 - Insurance Property	109,831	1,317,976
721160 - Insurance Umbrella	1,431	17,166
721240 - Insurance Worker's Compensation	48	574
720680 - Insurance Flood	2,249	26,993



KW PROPERTY MANAGEMENT & CONSULTING

2026	2026
Approved Budget Monthly	Approved Budget Annual
26,169	314,030
250	3,000
364	4,365
15,137	181,639
\$ 41,920	\$ 503,035

5,050	60,600
3,254	39,049
120	1,440
535	6,420
1,549	18,585
3,069	36,827
145	1,740
754	9,052
482	5,778
462	5,548
253	3,033
21,335	256,015
7,000	84,000
117	1,404
358	4,291
-	-
4,105	49,257
667	8,000
437	5,238
-	-
212	2,541
1,199	14,388
676	8,114
1,022	12,260
18,614	223,364
839	10,073
\$ 72,252	\$ 867,019

-	-
316	3,794
692	8,303
3,304	39,645
11,261	135,130
77,192	926,298
2,223	26,678
42	506
1,910	22,925



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	2025 Approved Budget Monthly	2025 Approved Budget Annual
720320 - Insurance Cyber Liability	200	2,397
720840 - Insurance Glass	2,861	34,336
Total Insurance	\$ 129,459	\$ 1,553,510
R&M		
800240 - Air Cond/HVAC Repairs	2,500	30,000
802680 - Electrical Supplies & Repair	1,500	18,000
805840 - Janitorial Supplies	2,000	24,000
807880 - Painting & Supplies	1,250	15,000
808240 - Plumbing R&M	1,667	20,000
808640 - Pool Repairs & Supplies	250	3,000
809160 - Roof R&M	333	4,000
800040 - Access Control R&M	1,333	16,000
802760 - Elevator R&M	1,667	20,000
804680 - General R&M	6,667	80,000
806960 - Life Safety Equipment	1,250	15,000
809320 - Security Equipment	333	4,000
804480 - Gate Repair Expenses	1,250	15,000
803080 - Exterior Repairs	1,250	15,000
805880 - Keys & Locks	417	5,000
810280 - Trash Chute R&M	167	2,000
806160 - Landscaping Extras	4,167	50,000
810560 - Water Damages	3,333	40,000
Total R&M	\$ 31,333	\$ 376,000
Other Expenses		
830000 - Special Projects	-	-
821500 - Tennis Court Maintenance	125	1,500
Total Other Expenses	\$ 125	\$ 1,500
Payroll & Benefits		
890000 - Payroll & Benefits	89,907	1,078,888
890440 - Payroll Temp Services	907	10,886
890260 - Payroll Housekeeping/Janitorial	19,242	230,901
890250 - Payroll Gatehouse	18,719	224,629
Total Payroll & Benefits	\$ 128,775	\$ 1,545,304
Reserve Expenses		
900000 - Reserve Contributions - SIRS	35,756	429,072
900002 - Reserve Contribution Non-Structural	43,333	520,000
Total Reserve Expenses	\$ 79,089	\$ 949,072
Total Expenses	\$ 495,012	\$ 5,940,146
Net Income/(Loss)	\$ -	\$ -

KW PROPERTY MANAGEMENT & CONSULTING

2026 Approved Budget Monthly	2026 Approved Budget Annual
204	2,451
2,857	34,282
\$ 100,001	\$ 1,200,011
6,250	75,000
1,500	18,000
2,000	24,000
1,250	15,000
4,167	50,000
250	3,000
417	5,000
1,333	16,000
2,500	30,000
7,500	90,000
1,250	15,000
333	4,000
833	10,000
2,083	25,000
208	2,500
167	2,000
3,333	40,000
3,333	40,000
\$ 38,708	\$ 464,500
4,167	50,000
83	1,000
\$ 4,250	\$ 51,000
99,443	1,193,320
-	-
13,055	156,663
19,132	229,589
\$ 131,631	\$ 1,579,572
58,333	700,000
44,583	535,000
\$ 102,917	\$ 1,235,000
\$ 509,703	\$ 6,116,438
\$ -	\$ -



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

	2025	2025
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2026	2026
Approved Budget Monthly	Approved Budget Annual

Summary of Assessments

	2025
Assessment	4,933,364
Reserve Assessment	949,072
Total	5,882,436

	2026
Assessment	4,806,398
Reserve Assessment	1,235,000
Total	6,041,398

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.

Carol Sumner
APPROVED BY:

12/18/25
DATE

[Signature]
APPROVED BY:

12/18/25
DATE

Skyline on Brickell Condo Assoc. Inc.



KW PROPERTY MANAGEMENT & CONSULTING

Yearly Maintenance: 4,806,398

Yearly Reserve Allocation: 1,235,000

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

MONTHLY

Unit Type	Sq Ft	# units Per Type	Total ownership		Maintenance Per Unit	Reserves Per Unit	Total
			Ownership %	%			Maintenance with Reserves
			Per Unit	Per Unit Type			Per Unit
A	1367	26	0.3607%	9.38%	1,444.80	371.24	1,816.04
AU	1762	6	0.4649%	2.79%	1,862.28	478.51	2,340.79
B	1367	26	0.3607%	9.38%	1,444.80	371.24	1,816.04
BU	1762	6	0.4649%	2.79%	1,862.28	478.51	2,340.79
C	791	26	0.2087%	5.43%	836.02	214.81	1,050.83
COM1	554	1	0.1462%	0.15%	585.53	150.45	735.98
COM2	283	1	0.0747%	0.07%	299.11	76.85	375.96
COM3	522	1	0.1377%	0.14%	551.71	141.76	693.47
COM4	111	1	0.0293%	0.03%	117.32	30.14	147.46
CU	1188	6	0.3135%	1.88%	1,255.61	322.63	1,578.24
D	791	26	0.2087%	5.43%	836.02	214.81	1,050.83
DU	1188	6	0.3135%	1.88%	1,255.61	322.63	1,578.24
E	791	26	0.2087%	5.43%	836.02	214.81	1,050.83
EU	1762	6	0.4649%	2.79%	1,862.28	478.51	2,340.79
F	791	26	0.2087%	5.43%	836.02	214.81	1,050.83
FU	1762	6	0.4649%	2.79%	1,862.28	478.51	2,340.79
G	1367	26	0.3607%	9.38%	1,444.80	371.24	1,816.04
GU	1188	6	0.3135%	1.88%	1,255.61	322.63	1,578.24
H	1367	26	0.3607%	9.38%	1,444.80	371.24	1,816.04
HU	1188	6	0.3135%	1.88%	1,255.61	322.63	1,578.24
I	791	26	0.2087%	5.43%	836.02	214.81	1,050.83
J	791	26	0.2087%	5.43%	836.02	214.81	1,050.83
K	791	26	0.2087%	5.43%	836.02	214.81	1,050.83
L	791	26	0.2087%	5.43%	836.02	214.81	1,050.83
Total		364		100.000%			