

BRICKELL ON THE RIVER NORTH
2026 APPROVED BUDGET
BASED ON 404 UNITS
JANUARY 1, 2026 TO DECEMBER 31, 2026

INCOME		2026	2026	2025
		<u>MONTHLY</u>	<u>ANNUALLY</u>	<u>ANNUALLY</u>
ASSESSMENT				
4020-0000	ASSESSMENT	\$222,575.00	\$2,670,900.00	\$2,670,900.00
4030-0000	POOLED RESERVE ASSESSMENTS	\$26,260.00	\$315,120.00	\$315,120.00
4167-0000	STRUCTURAL INTERGERTY RESERVE FUNDING	\$70,700.00	\$848,400.00	\$848,400.00
TOTAL FEES		\$319,535.00	\$3,834,420.00	\$3,834,420.00
OTHER INCOME				
4022-0000	BANK ACCOUNT INTEREST INCOME	\$6,000.00	\$72,000.00	\$72,000.00
4024-0000	LATE FEES	\$600.00	\$7,200.00	\$12,000.00
4026-0000	LEGAL FEES	\$600.00	\$7,200.00	\$4,800.00
4028-0000	ATM INCOME	\$200.00	\$2,400.00	\$1,800.00
4031-0000	MISCELLANEOUS INCOME	\$350.00	\$4,200.00	\$3,000.00
4042-0000	REPAIR INCOME	\$1,000.00	\$12,000.00	\$24,000.00
4045-0000	MOVING INCOME	\$1,000.00	\$12,000.00	\$18,000.00
4050-0000	VIOLATION INCOME	\$200.00	\$2,400.00	\$3,600.00
4060-0000	KEY FOB INCOME	\$650.00	\$7,800.00	\$6,000.00
4070-0000	SCREENING INCOME	\$1,100.00	\$13,200.00	\$18,000.00
TOTAL OTHER INCOME		\$11,700.00	\$140,400.00	\$163,200.00
TOTAL INCOME		\$331,235.00	\$3,974,820.00	\$3,997,620.00
EXPENSES				
MANAGEMENT SERVICE CONTRACT				
5001-0000	BOOKKEEPING AND BACK OFFICE	\$2,775.00	\$33,300.00	\$30,900.00
5002-0000	PROPERTY MANAGER CONTRACT	\$11,115.00	\$133,380.00	\$130,620.00
5004-0000	ADMINISTRATIVE STAFF	\$6,250.00	\$75,000.00	\$78,132.00
5005-0000	CHIEF ENGINEER	\$8,539.00	\$102,468.00	\$98,412.00
5006-0000	ASSISTANT ENGINEER & 1/2 PAINTER	\$9,160.00	\$109,920.00	\$107,856.00
6011-0000	JANITORIAL STAFF/SUPERVISOR & 3 JANITORS	\$15,912.00	\$190,944.00	\$184,548.00
6063-0000	ACCESS CONTROL & FRONT DESK STAFF	\$24,500.00	\$294,000.00	\$293,796.00
9010-0000	EMPLOYEE BENEFITS	\$5,525.00	\$66,300.00	\$55,260.00
TOTAL MANAGEMENT SERVICE CONTRACT		\$83,776.00	\$1,005,312.00	\$979,524.00
OTHER SERVICE CONTRACTS (RECURRING)				
5076-0000	COPIER & LEASE MAINTENANCE	\$300.00	\$3,600.00	\$4,800.00
6067-0000	COMPUTER /CAMERAS SYSTEM	\$1,000.00	\$12,000.00	\$12,000.00
6066-0000	CONCIERGE SERVICES	\$20.00	\$240.00	\$240.00
TOTAL OTHER SERVICE CONTRACTS (RECURRING)		\$1,320.00	\$15,840.00	\$17,040.00
UTILITIES				
5050-0000	ELECTRICITY	\$16,000.00	\$192,000.00	\$192,000.00
5060-0000	TELEPHONE	\$3,250.00	\$39,000.00	\$42,000.00
5070-0000	WATER AND SEWER	\$24,000.00	\$288,000.00	\$288,000.00
5090-0000	TRASH COLLECTION	\$5,000.00	\$60,000.00	\$60,000.00
6000-0000	PEST CONTROL	\$350.00	\$4,200.00	\$4,200.00
7012-0000	FUEL	\$200.00	\$2,400.00	\$2,400.00
TOTAL UTILITIES		\$48,800.00	\$585,600.00	\$588,600.00

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BRICKELL ON THE RIVER NORTH

2026 RESERVE FUNDING

REPLACEMENT COST *	FUNDS COLLECTED	COLLECTED AMOUNT	MONTHLY AMOUNT
Pooled Reserves	\$1,398,826.77	\$315,120.00	\$26,260.00
Uninsured Losses Reserve	\$598,171.42	\$0.00	\$0.00
Structural Integrity Reserve Study	\$2,472,771.18	\$848,400.00	\$70,700.00
TOTAL - Pooled Reserves, Uninsured Losses & SIRS	\$4,469,769.37	\$1,163,520.00	\$96,960.00

* See attached Reserve Studies

*No funding for Uninsured Losses this year

2026 MAINTENANCE FEES

TYPE	% OF OWNERSHIP	# OF UNITS	2026 PER UNIT RESERVE FEE	2026 PER UNIT MONTHLY MAINTENANCE FEE	2026 PER UNIT MONTHLY TOTAL FEE NO MASTER	2026 PER UNIT TYPE MONTHLY	RESERVES	2025 PER UNIT TYPE MONTHLY	2025 vs 2026 Variance \$ INCREASE
1A - 11A	0.27942%	17	\$270.93	\$621.92	\$892.84	\$15,178.36	\$4,605.74	892.84	\$0.00
2A	0.23298%	9	\$225.90	\$518.56	\$744.45	\$6,700.07	\$2,033.08	744.45	\$0.00
1	0.28163%	22	\$273.07	\$626.84	\$899.91	\$19,797.94	\$6,007.51	899.91	\$0.00
2 & 10	0.28024%	44	\$271.72	\$623.74	\$895.46	\$39,400.45	\$11,955.71	895.46	\$0.00
3 & 9	0.19402%	62	\$188.12	\$431.84	\$619.94	\$38,437.63	\$11,663.55	619.96	\$0.00
4 & 8	0.26615%	43	\$258.06	\$592.38	\$850.44	\$36,569.02	\$11,096.54	850.44	\$0.00
5 & 7	0.18932%	62	\$183.56	\$421.38	\$604.94	\$37,506.51	\$11,381.01	604.94	\$0.00
6	0.22801%	22	\$221.08	\$507.49	\$728.57	\$16,028.58	\$4,863.73	728.57	\$0.00
8A	0.18628%	1	\$180.62	\$414.61	\$595.23	\$595.23	\$180.62	595.23	\$0.00
11	0.28135%	22	\$272.80	\$626.21	\$899.01	\$19,778.26	\$6,001.53	899.01	\$0.00
12 & 18	0.35293%	20	\$342.20	\$785.53	\$1,127.73	\$22,554.70	\$6,844.02	1127.73	\$0.00
14	0.27223%	10	\$263.95	\$605.92	\$869.87	\$8,698.70	\$2,639.54	869.87	\$0.00
15 & 21	0.37919%	20	\$367.66	\$843.98	\$1,211.64	\$24,232.90	\$7,353.25	1211.64	\$0.00
16	0.34685%	10	\$336.31	\$772.00	\$1,108.31	\$11,083.07	\$3,363.06	1108.31	\$0.00
17 & 19	0.29406%	20	\$285.12	\$654.50	\$939.62	\$18,792.49	\$5,702.41	939.62	\$0.00
COMMERCIAL 201 301 401	0.07929%	3	\$76.88	\$176.48	\$253.36	\$760.08	\$230.64	253.36	\$0.00
COMMERCIAL 202 302 402 502	0.08703%	4	\$84.38	\$193.71	\$278.09	\$1,112.37	\$337.54	278.09	\$0.00
COMMERCIAL 203 303 403 503	0.08012%	4	\$77.68	\$178.33	\$256.01	\$1,024.05	\$310.74	256.01	\$0.00
COMMERCIAL 204 304 405 504	0.08040%	4	\$77.96	\$178.95	\$256.91	\$1,027.62	\$311.82	256.91	\$0.00
COMMERCIAL 501	0.07930%	1	\$76.89	\$176.50	\$253.39	\$253.39	\$76.89	253.39	\$0.00
ROOF TOP 1 2 3 4	0.00028%	4	\$0.27	\$0.62	\$0.89	\$3.58	\$1.09	0.89	\$0.00
TOTAL		404	\$4,335.16	\$0.62	\$0.89	\$319,535.00	\$96,960.00		

RESERVES	\$26,260.00
STRUCTURAL INTEGRITY RESERVES	\$70,700.00
ASSESSMENTS	\$222,575.00
INCOME	\$319,535.00

DATE:12/4/25

DATE 12/4/25

APPROVED BY 

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