

BRICKELL ON THE RIVER MASTER
2026 APPROVED BUDGET
BASED ON 738 UNITS
JANUARY 1, 2026 TO DECEMBER 31, 2026

INCOME

	ASSESSMENT	2026 MONTHLY	2026 ANNUALLY	2025 ANNUALLY
4020-0000	ASSESSMENT /GARAGE REPAIRS & SEAWALL LOAN INCC	\$194,025.00	\$2,328,300.00	\$2,328,300.00
4030-0000	POOLED RESERVE INCOME	\$36,900.00	\$442,800.00	\$442,800.00
	TOTAL ASSESSMENT	\$230,925.00	\$2,771,100.00	\$2,771,100.00
	OTHER INCOME			
4022-0000	BANK ACCOUNTS INTEREST	\$4,500.00	\$54,000.00	\$24,000.00
4024-0000	LATE FEES	\$1,000.00	\$12,000.00	\$12,000.00
4026-0000	LEGAL FEES	\$700.00	\$8,400.00	\$8,400.00
4031-0000	MISCELLANEOUS INCOME	\$1,500.00	\$18,000.00	\$12,000.00
4034-0000	BBQ FEES	\$150.00	\$1,800.00	\$1,800.00
4042-0000	REPAIR INCOME	\$100.00	\$1,200.00	\$1,200.00
4049-0000	ROVER INCOME	\$300.00	\$3,600.00	\$3,000.00
4050-0000	VIOLATION INCOME	\$100.00	\$1,200.00	\$2,400.00
4060-0000	GATE KEY INCOME	\$1,200.00	\$14,400.00	\$9,600.00
4069-0000	VALET REIMBURSEMENT	\$2,392.00	\$28,704.00	\$24,000.00
4073-0000	CLUBROOM INCOME	\$100.00	\$1,200.00	\$1,200.00
	TOTAL OTHER INCOME	\$12,042.00	\$144,504.00	\$99,600.00
	TOTAL INCOME	\$242,967.00	\$2,915,604.00	\$2,870,700.00

	EXPENSES	MONTHLY	ANNUALLY	ANNUALLY
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MANAGEMENT SERVICE CONTRACT

5001-0000	MANAGEMENT FEES	\$3,407.68	\$40,892.16	\$36,480.00
5002-0000	PROPERTY MANAGER SALARY	\$5,208.00	\$62,496.00	\$62,496.00
5004-0000	ADMINISTRATION STAFF	\$5,634.00	\$67,608.00	\$65,004.00
5005-0000	CHIEF ENGINEER	\$2,250.00	\$27,000.00	\$23,088.00
5006-0000	ASSISTANT MAINTENANCE & 1/2 PAINTER	\$7,713.00	\$92,556.00	\$83,016.00
6011-0000	JANITORIAL STAFF	\$7,901.00	\$94,812.00	\$92,052.00
8033-0000	HEALTH CLUB STAFF	\$8,373.32	\$100,479.84	\$97,548.00
9010-0000	EMPLOYEE HEALTH BENEFITS	\$4,813.00	\$57,756.00	\$55,260.00
6063-0000	ACCESS CONTRO/ROVERS	\$26,265.00	\$315,180.00	\$315,180.00
	TOTAL MANAGEMENT SERVICE CONTRACT	\$71,565.00	\$858,780.00	\$830,124.00

ALL OTHER SERVICE CONTRACTS

5076-0000	COPIER LEASE	\$50.00	\$600.00	\$600.00
6061-0000	SECURITY & CAMERAS SYSTEM	\$2,500.00	\$30,000.00	\$42,000.00
6073-0000	VALET SERVICE	\$11,500.00	\$138,000.00	\$120,000.00
7011-0000	PACKAGE LOCKER SOFTWARE	\$1,048.00	\$12,576.00	\$4,200.00
	TOTAL ALL OTHER SVC CONTRACTS	\$15,098.00	\$181,176.00	\$166,800.00

UTILITIES

5050-0000	ELECTRICITY	\$18,000.00	\$216,000.00	\$216,000.00
5060-0000	TELEPHONE	\$250.00	\$3,000.00	\$9,600.00
5070-0000	WATER & SEWER	\$8,500.00	\$102,000.00	\$96,000.00
5080-0000	GAS	\$1,200.00	\$14,400.00	\$26,700.00
5090-0000	TRASH	\$1,600.00	\$19,200.00	\$19,200.00
6000-0000	PEST CONTROL	\$150.00	\$1,800.00	\$1,800.00

TOTAL UTILITIES		\$29,700.00	\$356,400.00	\$369,300.00
REPAIR & REPLACEMENT				
6009-0000	REPAIR & MAINTENANCE	\$1,200.00	\$14,400.00	\$14,400.00
6014-0000	GATE REPAIR	\$150.00	\$1,800.00	\$1,800.00
6021-0000	POOL REPAIR AND SUPPLY	\$1,300.00	\$15,600.00	\$15,600.00
TOTAL REPAIR & REPLACEMENT		\$2,650.00	\$31,800.00	\$31,800.00
MAINTENANCE CONTRACTS				
6004-0000	ELEVATOR MAINTENANCE	\$1,400.00	\$16,800.00	\$18,000.00
6010-0000	GROUND MAINTENANCE	\$5,000.00	\$60,000.00	\$60,000.00
6020-0000	POOL SERVICE	\$3,600.00	\$43,200.00	\$25,200.00
6097-0000	HVAC	\$100.00	\$1,200.00	\$1,200.00
6098-0000	FIRE ALARM SYSTEM	\$500.00	\$6,000.00	\$6,000.00
6032-0000	MAINTENANCE (EQUIP/SERVICE)	\$1,500.00	\$18,000.00	\$18,000.00
TOTAL MAINTENANCE CONTRACT		\$12,100.00	\$145,200.00	\$128,400.00
SUPPLIES				
6017-0000	ELECTRICAL	\$300.00	\$3,600.00	\$1,680.00
6019-0000	MAINTENANCE	\$2,000.00	\$24,000.00	\$30,000.00
7020-0000	OFFICE SUPPLIES	\$400.00	\$4,800.00	\$4,800.00
7040-0000	JANITORIAL	\$1,000.00	\$12,000.00	\$18,000.00
TOTAL SUPPLIES		\$3,700.00	\$44,400.00	\$54,480.00
ADDITIONAL EXPENSES				
5010-0000	LEGAL EXPENSES	\$7,500.00	\$90,000.00	\$60,000.00
5012-0000	ENGINEERING SERVICES	\$7,000.00	\$84,000.00	\$48,000.00
5020-0000	ACCOUNTING EXPENSES	\$600.00	\$7,200.00	\$7,200.00
5030-0000	INSURANCE	\$18,654.00	\$223,848.00	\$265,980.00
5040-0000	LICENSE & PERMITS	\$300.00	\$3,600.00	\$4,200.00
7000-0000	PRINTING & POSTAGE	\$100.00	\$1,200.00	\$1,800.00
7013-0000	FURNITURE,DOORS,FLOORS,WALLS	\$500.00	\$6,000.00	\$10,200.00
7070-0000	SOCIAL FUNCTIONS	\$1,000.00	\$12,000.00	\$12,000.00
8000-0000	RESERVE TRANSFER	\$36,900.00	\$442,800.00	\$442,800.00
8001-0000	RESERVE INTEREST	\$4,500.00	\$54,000.00	\$0.00
8020-0000	BAD DEBT	\$100.00	\$1,200.00	\$3,000.00
8030-0000	GARAGE REPAIRS/SEAWALL BANK LOAN REPAY	\$30,000.00	\$360,000.00	\$360,000.00
8080-0000	MISCELLANEOUS EXPENSE	\$1,000.00	\$12,000.00	\$12,000.00
TOTAL ADDITIONAL EXPENSES		\$108,154.00	\$1,297,848.00	\$1,292,796.00
TOTAL EXPENSES AND RESERVES		\$242,967.00	\$2,915,604.00	\$2,873,700.00

APPROVED BY

DATE:

11/25/2025

APPROVED BY

DATE:

11/25/2025

BRICKELL ON THE RIVER MASTER

A	C	D	E	F
ITEM	REPLACEMENT COST	FUNDS COLLECTED AS OF 12/31/25	COLLECTED CONTRIBUTION YEARLY AMOUNT	MONTHLY AMOUNT
Paver Replacement	\$85,000.00			
Asphalt Overlay	\$23,000.00			
PAVING	\$108,000.00			
Paint Building Exterior	\$236,000.00			
Expansion Joints	\$600,000.00			
Pools Interior Finish/South	\$250,000.00			
Pools Deck Furniture Replacement	\$72,000.00			
Swimming Pools Equipment	\$75,000.00			
Pools Interior Finish/North	\$250,000.00			
SWIMMING POOLS	\$1,483,000.00			
Canopy Replacement	\$108,000.00			
Health Club - Spa Equipment	\$48,000.00			
Health Club- Equipment	\$102,000.00			
Health Club- Flooring	\$18,000.00			
Business Center - Furniture	\$15,600.00			
Club Room - Furniture and Flooring	\$24,000.00			
Commercial Corridors Carpet	\$31,200.00			
Common Areas - Painting	\$25,800.00			
Garage - Painting	\$62,400.00			
INTERIOR	\$435,000.00			
Smoke and Heat Detector Replacement 25% of cost	\$102,500.00			
Common Area HVAC	\$165,000.00			
Elevator Equipment	\$375,000.00			
Fountain Equipment	\$22,680.00			
MECHANICAL EQUIPMENT	\$665,180.00			
GRAND TOTAL POOLED RESERVES	\$2,691,180.00	\$1,880,678.81	\$442,800.00	\$36,900.00

APPROVED BY :

APPROVED BY :

2026 MAINTENANCE FEES							PER UNIT TYPE MONTHLY	
TYPE	OWNERSHIP	# OF UNITS	2026 PER UNIT		2026 PER UNIT		2026 PER UNIT	
			GARAGE REPAIRS SEAWALL LOAN FEE	MONTHLY RESERVE FEE	MONTHLY MAINTENANCE FEE	MONTHLY TOTAL FEE	TYPE	MONTHLY
1A - North	0.27942%	9	\$48.80	\$60.02	\$315.58	\$375.60		\$3,380.40
1A - South	0.33890%	4	\$42.09	\$51.77	\$272.23	\$324.00		\$1,295.99
2A - North	0.23298%	9	\$40.69	\$50.04	\$263.13	\$313.18		\$2,818.58
1 - North	0.28163%	22	\$49.18	\$60.49	\$318.08	\$378.57		\$8,328.56
1 - South	0.32360%	18	\$40.19	\$49.44	\$259.94	\$309.37		\$5,568.68
2 - North	0.28024%	22	\$48.94	\$60.19	\$316.51	\$376.70		\$8,287.46
2 - South	0.32200%	22	\$39.99	\$49.19	\$258.65	\$307.84		\$6,772.51
3 - North	0.19402%	31	\$33.88	\$41.67	\$219.13	\$260.80		\$8,084.94
3 - South	0.23520%	18	\$29.21	\$35.93	\$188.93	\$224.86		\$4,047.45
4 - North	0.26615%	22	\$46.48	\$57.17	\$300.60	\$357.76		\$7,870.78
4 - South	0.24700%	22	\$30.68	\$37.73	\$198.41	\$236.14		\$5,195.06
5 - North	0.18932%	31	\$33.06	\$40.66	\$213.82	\$254.49		\$7,889.09
5 - South	0.25690%	18	\$31.91	\$39.25	\$206.36	\$245.60		\$4,420.87
6 - North	0.22801%	22	\$39.82	\$48.98	\$257.52	\$306.49		\$6,742.88
6 - South	0.26900%	22	\$33.41	\$41.09	\$216.08	\$257.17		\$5,657.78
7 - North	0.18932%	31	\$33.06	\$40.66	\$213.82	\$254.49		\$7,889.09
7 - South	0.38300%	17	\$47.57	\$58.51	\$307.65	\$366.16		\$6,224.71
8 - North	0.26615%	21	\$46.48	\$57.17	\$300.60	\$357.76		\$7,513.02
8A - North	0.18628%	1	\$32.53	\$40.01	\$210.39	\$250.40		\$250.40
8 - South	0.37820%	22	\$46.97	\$57.78	\$303.79	\$361.57		\$7,954.55
9 - North	0.19402%	31	\$33.88	\$41.67	\$219.13	\$260.80		\$8,084.94
9 - South	0.38300%	18	\$47.57	\$58.51	\$307.65	\$366.16		\$6,590.87
10 - North	0.28024%	22	\$48.94	\$60.19	\$316.51	\$376.70		\$8,287.46
10 - South	0.38490%	22	\$47.80	\$58.80	\$309.18	\$367.98		\$8,095.47
11 - North	0.28135%	22	\$49.13	\$60.43	\$317.76	\$378.19		\$8,320.28
11A - North	0.27942%	8	\$48.80	\$60.02	\$315.58	\$375.60		\$3,400.80
11 - South	0.25690%	18	\$31.91	\$39.25	\$206.36	\$245.60		\$4,420.87
12 - North	0.35293%	10	\$61.63	\$75.81	\$398.61	\$474.41		\$4,744.14
12 - South	0.26970%	22	\$33.50	\$41.20	\$216.64	\$257.84		\$5,672.51
14 - North	0.27223%	10	\$47.54	\$58.47	\$307.46	\$365.94		\$3,659.35
14 - South	0.24700%	22	\$30.68	\$37.73	\$198.41	\$236.14		\$5,195.06
15 - North	0.37919%	10	\$66.22	\$81.45	\$428.26	\$509.71		\$5,097.13
15 - South	0.23520%	18	\$29.21	\$35.93	\$188.93	\$224.86		\$4,047.45
16 - North	0.34685%	10	\$60.57	\$74.50	\$391.74	\$466.24		\$4,662.41
16 - South	0.32200%	22	\$39.99	\$49.19	\$258.65	\$307.84		\$6,772.51
17 - North	0.29406%	10	\$51.35	\$63.16	\$332.12	\$395.28		\$3,952.80
17 - South	0.32360%	22	\$40.19	\$49.44	\$259.94	\$309.37		\$6,806.17
18 - North	0.35293%	10	\$61.63	\$75.81	\$398.61	\$474.41		\$4,744.14
19 - North	0.29406%	10	\$51.35	\$63.16	\$332.12	\$395.28		\$3,952.80
21 - North	0.37919%	10	\$66.22	\$81.45	\$428.26	\$509.71		\$5,097.13
COMMERCIAL NORTH 201 , 301, 401			\$13.85	\$17.03	\$89.55	\$106.58		\$319.75
COMMERCIAL SOUTH 1S			\$24.57	\$30.22	\$158.89	\$189.10		\$189.10

COMMERCIAL NORTH 202 , 302, 402, 502	0.08703%	4	\$15.20	\$18.69	\$98.29	\$116.99	\$467.95
COMMERCIAL SOUTH 25	0.24220%	1	\$30.08	\$37.00	\$194.55	\$231.55	\$231.55
COMMERCIAL NORTH 203 , 303, 403, 503	0.08012%	4	\$13.99	\$17.21	\$90.49	\$107.70	\$430.79
COMMERCIAL SOUTH 35	0.46300%	1	\$57.50	\$70.73	\$371.91	\$442.64	\$442.64
COMMERCIAL NORTH 204 , 304, 404, 504	0.08040%	4	\$14.04	\$17.27	\$90.81	\$108.07	\$432.30
COMMERCIAL NORTH 501	0.07930%	1	\$13.85	\$17.03	\$89.56	\$106.60	\$106.60
ROOF TOP 1 2 3 4 North	0.00028%	4	\$0.05	\$0.06	\$0.32	\$0.38	\$1.51
ROOF TOP 1 2 3 4 South	0.00030%	4	\$0.04	\$0.05	\$0.24	\$0.29	\$1.15
OUT PARCEL	0.00039%	1	\$117.00	\$143.91	\$756.70	\$900.61	\$900.61

TOTAL **738 + OUTPARCEL** **\$230,925.00**

RESERVES **\$36,900.00**

ASSESSMENTS/GARAGE REPAIR LOAN **\$194,025.00** **Total Income** **\$230,925.00**

RESERVES FOR NORTH TOWER **\$21,479.49** **Based on .5821%**

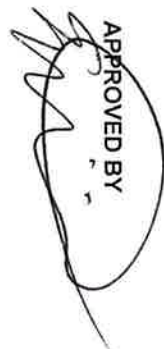
ASSESSMENTS FOR NORTH TOWER **\$112,941.95** **Based on .5821%**

RESERVES FOR SOUTH TOWER **\$15,276.60** **Based on .414%**

ASSESSMENTS FOR SOUTH TOWER **\$80,326.35** **Based on .414%**

RESERVES FOR OUT PARCEL **\$143.91** **Based on .0039%**

ASSESSMENTS FOR OUT PARCEL **\$756.70** **Based on .0039%**

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