



Brickell on the River North

Financial Reporting Package

Period Ending 08/31/2026

Corporate Office

14275 SW 142 Avenue Miami, Florida 33186

Office: 305.378.0130 | Fax: 305.378.0259 | Toll Free: 1.800.273.4603 | www.miamimanagement.com

1 of 88

2206

BRICKELL ON THE RIVER NORTH

		Balance as of 08/31/26	Balance as of 07/31/26	Increase (Decrease)
ASSETS				
CURRENT ASSETS				
1002-0000	CASH - OPERATING - CITY NATIONAL BANK	1,875.45	6,307.53	-4,432.08
1005-0000	CASH- HOLIDAY FUNDS- CITY NATIONAL BANK	81.47	109.47	-28.00
1006-0000	CASH - SECURITY DEPOSIT -CITY NATIONAL BANK	122,443.35	122,451.50	-8.15
1012-0000	CASH - MONEY MARKET -CITY NATIONAL BANK	75.78	103.78	-28.00
1014-0000	CASH - SECURITY DEPOSIT - CITIBANK	250,000.00	250,000.00	0.00
1100-0000	ASSESSMENT RECEIVABLE	28,565.46	21,871.88	6,693.58
1103-0000	ALLOWANCE FOR BAD DEBT	-250.00	-228.64	-21.36
1130-0000	PREPAID EXPENSES	512.00	640.00	-128.00
1135-0000	PREPAID TAXES	21,738.00	21,738.00	0.00
1140-0000	PREPAID INSURANCE	208,164.63	249,797.56	-41,632.93
TOTAL CURRENT ASSETS		633,206.14	672,791.08	-39,584.94
RESERVE FUND				
1180-0000	CASH - RESERVE -CITY NATIONAL BANK	3,653,221.19	3,590,233.14	62,988.05
1184-0000	CASH - RSV - ALEX BROWN/RAYMOND JAMES	1,413,773.25	1,409,936.34	3,836.91
1302-0000	DUE FROM OPERATING	99,481.00	96,571.00	2,910.00
TOTAL RESERVE FUND		5,166,475.44	5,096,740.48	69,734.96
FIXED ASSETS				
1217-0000	STORAGE UNITS	32,593.00	32,593.00	0.00
1218-0000	STORAGE UNITS FOR SALE	2,368.00	6,118.00	-3,750.00
TOTAL FIXED ASSETS		34,961.00	38,711.00	-3,750.00
OTHER ASSETS				
1350-0000	EXCHANGE	0.00	3,511.93	-3,511.93
TOTAL OTHER ASSETS		0.00	3,511.93	-3,511.93
TOTAL ASSETS		5,834,642.58	5,811,754.49	22,888.09

BRICKELL ON THE RIVER NORTH

		Balance as of 08/31/26	Balance as of 07/31/26	Increase (Decrease)
LIABILITIES & EQUITY				
CURRENT LIABILITIES				
2010-0000	ACCRUED EXPENSES	101,288.94	77,639.20	23,649.74
2045-0000	NOTES PAYABLE	181,670.96	227,088.70	-45,417.74
2046-0000	SECURITY DEPOSITS	372,451.50	372,451.50	0.00
2060-0000	ASSESSMENTS PAID IN ADVANCE	16,773.51	22,930.48	-6,156.97
2070-0000	HOLIDAY FUNDS	81.47	109.47	-28.00
2080-0000	DUE TO RESERVE	99,481.00	96,571.00	2,910.00
	TOTAL CURRENT LIABILITIES	771,747.38	796,790.35	-25,042.97
DEFERRED PROCEEDS				
2200-0000	DEFERRED COMMISSION INCOME	16,191.00	16,191.00	0.00
	TOTAL DEFERRED PROCEEDS	16,191.00	16,191.00	0.00
RESERVE FUNDS				
3011-0000	RESERVE - INTEREST	204,561.00	193,269.47	11,291.53
3043-0000	RESERVE - STRUCTURAL INTERGERTY FUNDING	2,883,523.53	2,827,780.10	55,743.43
3049-0000	RESERVE - UNINSURED LOSSES	589,471.42	589,471.42	0.00
3080-0000	RESERVE - POOLED	1,488,919.49	1,486,219.49	2,700.00
	TOTAL RESERVE FUNDS	5,166,475.44	5,096,740.48	69,734.96
MEMBERS' EQUITY				
4020..8090-1	CURRENT EARNINGS	55,864.01	63,112.91	-7,248.90
3600-0000	RETAINED EARNINGS	-164,121.57	-164,121.57	0.00
3601-0000	PRIOR YEAR ADJUSTMENTS	-11,513.68	3,041.32	-14,555.00
	TOTAL MEMBERS' EQUITY	-119,771.24	-97,967.34	-21,803.90
	TOTAL LIABILITIES & EQUITY	5,834,642.58	5,811,754.49	22,888.09

"If the account 'Due to Reserves' appears above, this is an indication that the association's reserves are not fully funded as required by Florida Statutes and per the current approved budget. Management advises that the Board of Directors take the necessary corrective action".

FDIC coverage is \$250,000.00 per depositor at FDIC insured institutions.

*** UNAUDITED FOR MANAGEMENT PURPOSES ONLY ***

BRICKELL ON THE RIVER NORTH TOWER CONDOMINIUM
FOR THE MONTH ENDING 08/31/26
INCOME STATEMENT - BUDGET VS ACTUAL

	Actual Monthly	Budget Monthly	Budget Variance	Actual YTD	Budget YTD	Budget Variance	Yearly Budget	Remaining Budget
INCOME								
ASSESSMENT								
4020-0000 ASSESSMENT INCOME	222,549.05	222,575.00	(25.95)	1,780,563.28	1,780,600.00	(36.72)	2,670,900.00	(890,336.72)
4030-0000 POOLED RESERVE ASSESSMENTS	26,260.00	26,260.00	0.00	210,080.00	210,080.00	0.00	315,120.00	(105,040.00)
4030-1000 UNINSURED LOSSES RESERVES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4167-0000 STRUCTURAL INTEGRITY RESERVE FUNDING	70,700.00	70,700.00	0.00	565,600.00	565,600.00	0.00	848,400.00	(282,800.00)
TOTAL ASSESSMENT	319,509.05	319,535.00	(25.95)	2,556,243.28	2,556,280.00	(36.72)	3,834,420.00	(1,278,176.72)
OTHER INCOME								
4022-0000 BANK ACCOUNTS INTEREST INCOME	11,291.69	6,000.00	5,291.69	77,456.55	48,000.00	29,456.55	72,000.00	5,456.55
4024-0000 LATE FEES	775.00	600.00	175.00	6,300.00	4,800.00	1,500.00	7,200.00	(900.00)
4025-0000 INTEREST INCOME	0.00	0.00	0.00	1,164.22	0.00	1,164.22	0.00	1,164.22
4026-0000 LEGAL FEES	0.00	600.00	(600.00)	5,335.00	4,800.00	535.00	7,200.00	(1,865.00)
4028-0000 ATM INCOME	89.85	200.00	(110.15)	656.02	1,600.00	(943.98)	2,400.00	(1,743.98)
4031-0000 MISCELLANEOUS INCOME	400.00	350.00	50.00	3,670.58	2,800.00	870.58	4,200.00	(529.42)
4042-0000 REPAIR INCOME	1,400.00	1,000.00	400.00	4,640.00	8,000.00	(3,360.00)	12,000.00	(7,360.00)
4045-0000 MOVING INCOME	550.00	1,000.00	(450.00)	5,650.00	8,000.00	(2,350.00)	12,000.00	(6,350.00)
4046-0000 PET REGISTRATION	0.00	0.00	0.00	250.00	0.00	250.00	0.00	250.00
4050-0000 VIOLATION INCOME	0.00	200.00	(200.00)	100.00	1,600.00	(1,500.00)	2,400.00	(2,300.00)
4060-0000 KEY FOB INCOME	300.00	650.00	(350.00)	4,440.00	5,200.00	(760.00)	7,800.00	(3,360.00)
4070-0000 SCREENING INCOME	883.10	1,100.00	(216.90)	6,552.40	8,800.00	(2,247.60)	13,200.00	(6,647.60)
4075-0000 STORAGE ROOM INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4200-0000 COLLECTIONS/ADMINISTRATION FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUB-TOTAL OTHER INCOME	15,689.64	11,700.00	3,989.64	116,214.77	93,600.00	22,614.77	140,400.00	(24,185.23)
TOTAL INCOME	335,198.69	331,235.00	3,963.69	2,672,458.05	2,649,880.00	22,578.05	3,974,820.00	(1,302,361.95)
EXPENSES								
MANAGEMENT SERVICE CONTRACT								
5001-0000 BOOKKEEPING & BACK OFFICE	2,775.00	2,775.00	0.00	22,200.00	22,200.00	0.00	33,300.00	11,100.00
5002-0000 PROPERTY MANAGER CONTRACT	11,115.00	11,115.00	0.00	88,920.00	88,920.00	0.00	133,380.00	44,460.00
5004-0000 ADMINISTRATIVE STAFF	6,250.00	6,250.00	0.00	50,000.00	50,000.00	0.00	75,000.00	25,000.00
5005-0000 CHIEF ENGINEER	8,437.50	8,539.00	101.50	67,500.00	68,312.00	812.00	102,468.00	34,968.00
5006-0000 ASSISTANT MAINTENANCE & 1/2 PAINTER	9,160.20	9,160.00	(0.20)	73,281.60	73,280.00	(1.60)	109,920.00	36,638.40
6011-0000 JANITORIAL STAFF	15,912.00	15,912.00	0.00	127,296.00	127,296.00	0.00	190,944.00	63,648.00
6063-0000 ACCESS CONTROL & FRONT DESK STAFF	24,500.00	24,500.00	0.00	198,400.00	196,000.00	(2,400.00)	294,000.00	95,600.00
9010-0000 EMPLOYEE BENEFITS	4,792.00	5,525.00	733.00	39,760.00	44,200.00	4,440.00	66,300.00	26,540.00
TOTAL MANAGEMENT SERVICE CONTRACT	82,941.70	83,776.00	834.30	667,357.60	670,208.00	2,850.40	1,005,312.00	337,954.40

BRICKELL ON THE RIVER NORTH TOWER CONDOMINIUM

FOR THE MONTH ENDING 08/31/26

INCOME STATEMENT - BUDGET VS ACTUAL

OTHER SERVICE CONTRACTS (RECURRING)

5076-0000	COPIER & LEASE MAINTENANCE
5067-0000	ACCESS /CAMERA SYSTEM
6066-0000	CONCIERGE SERVICES
6999-0000	TOTAL ALL OTHER SVC CONTRACTS

UTILITIES:

5050-0000	ELECTRICITY
5060-0000	TELEPHONE
5070-0000	WATER & SEWER
5090-0000	TRASH COLLECTION
6000-0000	PEST CONTROL
7012-0000	FUEL
7999-0000	TOTAL UTILITIES

REPAIRS & REPLACEMENT

6009-0000	REPAIRS & MAINTENANCE
6032-0000	ENGINEERING & MAINTENANCE REPAIR
6061-0000	SECURITY CAMERA SYSTEM
7013-0000	FURNITURE,DOORS,FLOORS,WALL, FOUNTAIN
8999-0000	TOTAL REPAIRS & REPLACEMENT

REPAIRS & REPLACEMENT (RECURRING)

6004-0000	ELEVATOR MAINTENANCE
6038-0000	JANITORIAL (EQUIPMENT & SERVICES)
6075-0000	WINDOW CLEANING
6097-0000	HVAC
6098-0000	FIRE ALARM MAINTENANCE
9999-0000	TOTAL REPAIRS & REPLACEMENT (RECURRING)

SUPPLIES

6017-0000	ELECTRICAL
6019-0000	MAINTENANCE
7020-0000	OFFICE SUPPLIES EXPENSE
7040-0000	JANITORIAL SUPPLIES
9999-0001	TOTAL SUPPLIES

Actual Monthly	Budget Monthly	Budget Variance	Actual YTD	Budget YTD	Budget Variance	Yearly Budget	Remaining Budget
1,222.17	300.00	(922.17)	1,222.17	2,400.00	1,177.83	3,600.00	2,377.83
500.00	1,000.00	500.00	4,826.00	8,000.00	3,174.00	12,000.00	7,174.00
0.00	20.00	20.00	0.00	160.00	160.00	240.00	240.00
1,722.17	1,320.00	(402.17)	6,048.17	10,560.00	4,511.83	15,840.00	9,791.83
17,994.88	16,000.00	(1,994.88)	132,373.26	128,000.00	(4,373.26)	192,000.00	59,626.74
3,038.21	3,250.00	211.79	24,555.85	26,000.00	1,444.15	39,000.00	14,444.15
31,200.07	24,000.00	(7,200.07)	236,503.83	192,000.00	(44,503.83)	288,000.00	51,496.17
5,889.10	5,000.00	(889.10)	49,398.61	40,000.00	(9,398.61)	60,000.00	10,601.39
362.02	350.00	(12.02)	4,946.16	2,800.00	(2,146.16)	4,200.00	(746.16)
0.00	200.00	200.00	1,493.08	1,600.00	106.92	2,400.00	906.92
58,484.28	48,800.00	(9,684.28)	449,270.79	390,400.00	(58,870.79)	585,600.00	136,329.21
2,715.50	1,000.00	(1,715.50)	5,945.09	8,000.00	2,054.91	12,000.00	6,054.91
1,380.30	0.00	(1,380.30)	1,380.30	0.00	(1,380.30)	0.00	(1,380.30)
1,604.74	1,300.00	(304.74)	14,278.03	10,400.00	(3,878.03)	15,600.00	1,321.97
7,541.72	1,000.00	(6,541.72)	10,410.01	8,000.00	(2,410.01)	12,000.00	1,589.99
13,242.26	3,300.00	(9,942.26)	32,013.43	26,400.00	(5,613.43)	39,600.00	7,586.57
6,525.72	6,000.00	(525.72)	49,536.03	48,000.00	(1,536.03)	72,000.00	22,463.97
0.00	200.00	200.00	230.05	1,600.00	1,369.95	2,400.00	2,169.95
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3,315.27	1,000.00	(2,315.27)	12,454.39	8,000.00	(4,454.39)	12,000.00	(454.39)
4,012.50	5,500.00	1,487.50	17,912.95	44,000.00	26,087.05	66,000.00	48,087.05
13,853.49	12,700.00	(1,153.49)	80,133.42	101,600.00	21,466.58	152,400.00	72,266.58
0.00	200.00	200.00	3,410.44	1,600.00	(1,810.44)	2,400.00	(1,010.44)
(955.10)	2,000.00	2,955.10	10,622.69	16,000.00	5,377.31	24,000.00	13,377.31
487.06	350.00	(137.06)	5,693.53	2,800.00	(2,893.53)	4,200.00	(1,493.53)
0.00	1,200.00	1,200.00	7,470.07	9,600.00	2,129.93	14,400.00	6,929.93
(488.04)	3,750.00	4,218.04	27,196.73	30,000.00	2,803.27	45,000.00	17,803.27

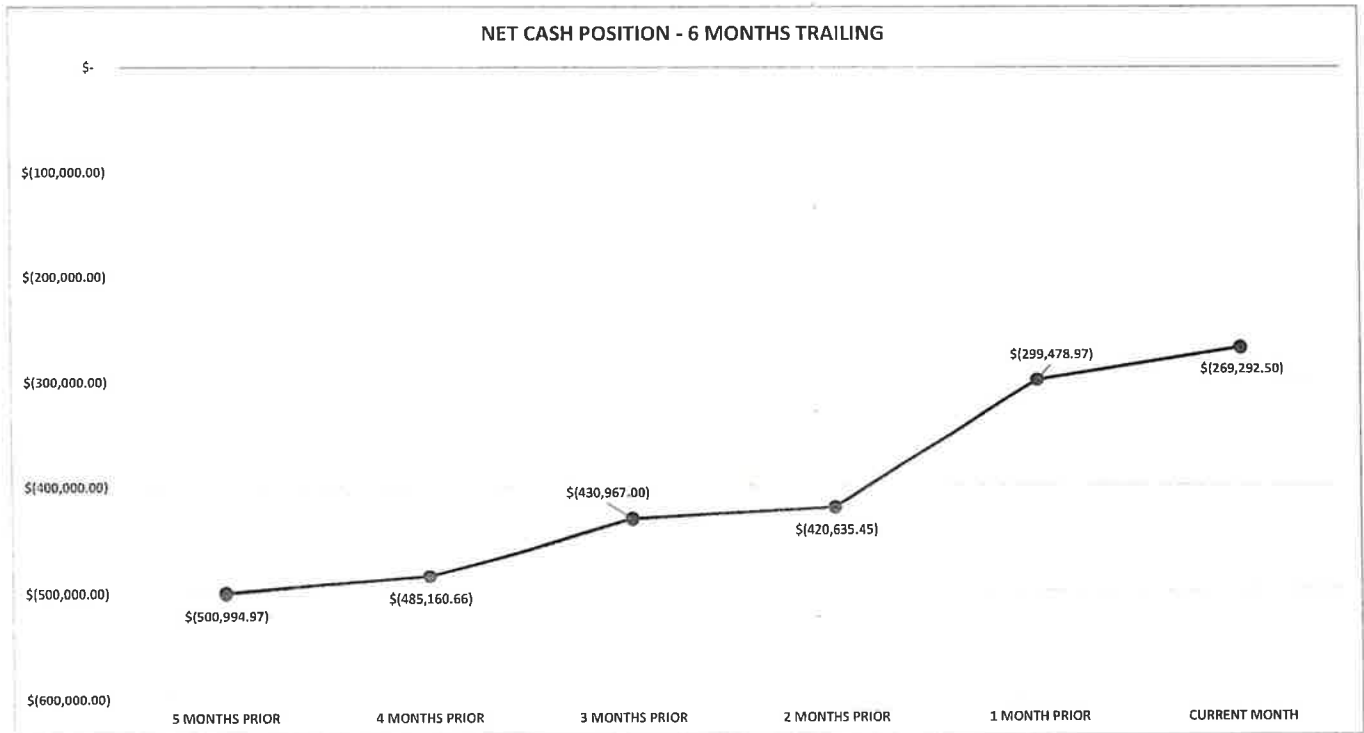
BRICKELL ON THE RIVER NORTH TOWER CONDOMINIUM
FOR THE MONTH ENDING 08/31/26
INCOME STATEMENT - BUDGET VS ACTUAL

	Actual Monthly	Budget Monthly	Budget Variance	Actual YTD	Budget YTD	Budget Variance	Yearly Budget	Remaining Budget
ADDITIONAL EXPENSES								
5078-0000 FUNDING OPERATING DEFICIT	0.00	16,667.00	16,667.00	16,667.00	133,336.00	116,669.00	200,004.00	183,337.00
5010-0000 LEGAL	16,667.03	5,000.00	(11,667.03)	85,111.48	40,000.00	(45,111.48)	60,000.00	(25,111.48)
5020-0000 ACCOUNTING	0.00	800.00	800.00	0.00	6,400.00	6,400.00	9,600.00	9,600.00
5012-0000 ENGINEERING SERVICES	0.00	4,000.00	4,000.00	0.00	32,000.00	32,000.00	48,000.00	48,000.00
5030-0000 INSURANCE	41,632.93	43,317.00	1,684.07	358,172.68	346,536.00	(11,636.68)	519,804.00	161,631.32
5040-0000 LICENSES & PERMITS	0.00	200.00	200.00	2,483.00	1,600.00	(883.00)	2,400.00	(83.00)
5041-0000 CORPORATE ANNUAL REPORT	0.00	5.00	5.00	0.00	40.00	40.00	60.00	60.00
5045-0000 CONDOMINIUM FILING FEES	128.00	140.00	12.00	1,024.00	1,120.00	96.00	1,680.00	656.00
5048-0000 FINANCIAL BALCONY LIGHT PROJECT	3,295.13	3,150.00	(145.13)	26,361.04	25,200.00	(1,161.04)	37,800.00	11,438.96
7000-0000 PRINTING & POSTAGE	393.21	350.00	(43.21)	5,998.67	2,800.00	(3,198.67)	4,200.00	(1,798.67)
7070-0000 SOCIAL FUNCTIONS	0.00	200.00	200.00	0.00	1,600.00	1,600.00	2,400.00	2,400.00
7110-0000 COLLECTIONS / ADMIN EXPENSE	25.00	0.00	(25.00)	475.00	0.00	(475.00)	0.00	(475.00)
8000-0000 POOLED RESERVE TRANSFER	26,260.00	26,260.00	0.00	210,080.00	210,080.00	0.00	315,120.00	105,040.00
8001-0000 RESERVE INTEREST TRANSFER	11,291.53	6,000.00	(5,291.53)	77,455.59	48,000.00	(29,455.59)	72,000.00	(5,455.59)
8020-0000 BAD DEBT EXPENSE	0.00	100.00	100.00	0.00	800.00	800.00	1,200.00	1,200.00
8070-0000 BANK CHARGES	64.90	0.00	(64.90)	64.90	0.00	(64.90)	0.00	(64.90)
8080-0000 MISCELLANEOUS EXPENSE	2,014.00	700.00	(1,314.00)	5,080.54	5,600.00	519.46	8,400.00	3,319.46
8000-1000 UNINSURED LOSS RESERVE TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9167-0000 STRUCTURAL INTERGRITY RESERVE	70,700.00	70,700.00	0.00	565,600.00	565,600.00	0.00	848,400.00	282,800.00
TOTAL ADDITIONAL EXPENSES	172,671.73	177,589.00	4,917.27	1,354,573.90	1,420,712.00	66,138.10	2,131,068.00	776,494.10
TOTAL EXPENSES AND RESERVES	342,447.59	331,235.00	(11,212.59)	2,616,594.04	2,649,880.00	33,285.96	3,974,820.00	1,358,225.96
NET INCOME	(7,248.90)	0.00	(7,248.90)	55,864.01	0.00	55,864.01	0.00	55,864.01

BRICKELL ON THE RIVER NORTH

August 31, 2026

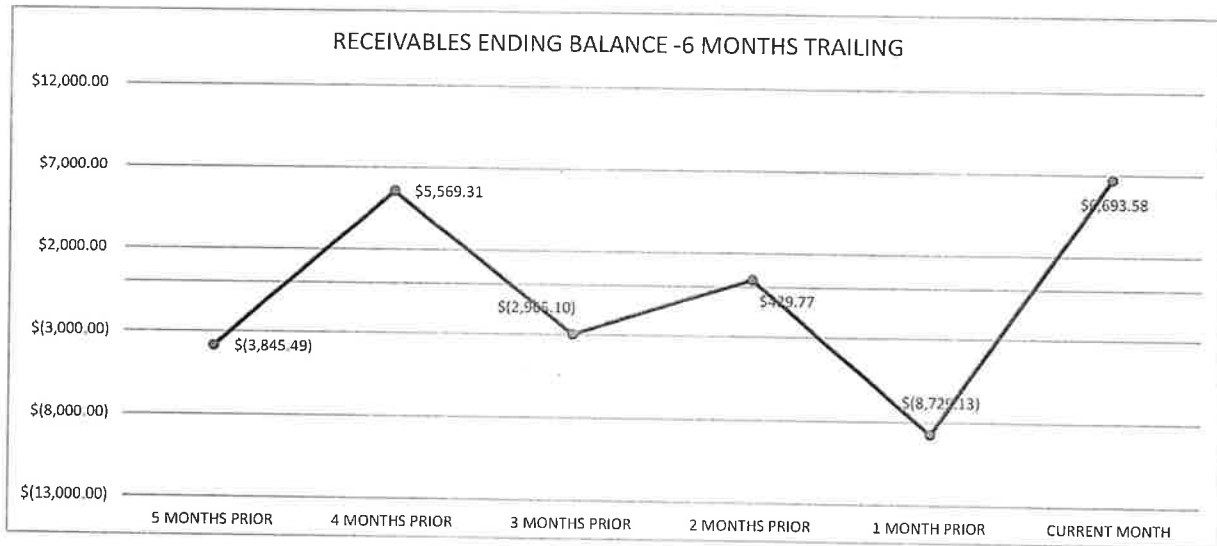
DESCRIPTION	08/31/26	07/31/26	06/30/26	05/31/26	04/30/26	03/31/26
CASH POSITION						
1002-0000 CASH - OPERATING - CITY NATIONAL BANK	\$ 1,875.45	\$ 6,307.53	\$ 4,006.41	\$ 15,428.58	\$ 8,567.58	\$ 19,567.54
1100-0000 PLUS: ASSESSMENT RECEIVABLE	28,565.46	21,871.88	30,601.01	30,171.24	33,136.34	27,567.03
CURRENT LIABILITIES						
2010-0000 ACCRUED EXPENSES	-101,288.94	-77,639.20	-159,871.87	-131,195.00	-130,490.31	-103,275.16
2045-0000 NOTES PAYABLE	-181,670.96	-227,088.70	-272,506.44	-317,924.18	-363,341.92	-408,759.66
2060-0000 ASSESSMENTS PAID IN ADVANCE	-16,773.51	-22,930.48	-22,864.56	-27,447.64	-33,032.35	-36,094.72
NET CASH POSITION	\$ (269,292.50)	\$ (299,478.97)	\$ (420,635.45)	\$ (430,967.00)	\$ (485,160.66)	\$ (500,994.97)



BRICKELL ON THE RIVER NORTH

August 31, 2026

DESCRIPTION	08/31/26	07/31/26	06/30/26	05/31/26	04/30/26	03/31/26
COLLECTIONS						
ASSESSMENT RECEIVABLE						
BEGINNING BALANCE	21,871.88	30,601.01	30,171.24	33,136.34	27,567.03	31,412.52
LESS: ENDING BALANCE	28,565.46	21,871.88	30,601.01	30,171.24	33,136.34	27,567.03
NET (DECREASE) INCREASE	\$ 6,693.58	\$ (8,729.13)	\$ 429.77	\$ (2,965.10)	\$ 5,569.31	\$ (3,845.49)



BRICKELL ON THE RIVER NORTH
August 31, 2026

EXPENSES	MONTHLY ACTUAL		YEAR TO DATE ACTUAL	
MANAGEMENT SERVICE CONTRACT	82,941.70	24%	MANAGEMENT SERVICE CONTRACT	667,357.60 26%
OTHER SERVICE CONTRACTS	1,722.17	1%	OTHER SERVICE CONTRACTS	6,048.17 0%
UTILITIES	58,484.28	17%	UTILITIES	449,270.79 17%
REPAIRS & REPLACEMENT	13,242.26	4%	REPAIRS & REPLACEMENT	32,013.43 1%
REPAIRS & REPLACEMENT (RECURRING)	13,853.49	4%	REPAIRS & REPLACEMENT (RECURRING)	80,133.42 3%
SUPPLIES	(468.04)	0%	SUPPLIES	27,196.73 1%
ADDITIONAL EXPENSES	172,671.73	50%	ADDITIONAL EXPENSES	1,354,573.90 52%
	342,447.59	100%		2,616,594.04 100%

