Euclid Plaza Condominium Association
2026 Approved Budget
January 1 2026 - December 31 2026

GL Account	2026 Approved Budget
Income	
6100 - Maintenance Fees	$125,375.38
Total	**$125,375.38**
Expense	
7000 - Admin Billing Fees	$30.00
7010 - Management Fees	$12,632.88
7020 - Professional Services	$5,000.00
7024 - Accounting & Audit	$500.00
7030 - Legal Expense	$6,000.00
7046 - Printing & Postage	$140.00
7080 - Taxes & Corporate Fees	$395.00
7081 - License & Permits	$3,000.00
7740 - Insurance Expense	$46,823.40
7810 - Electricity	$1,752.82
7816 - Natural Gas	$2,800.00
7820 - Water & Sewer	$16,300.00
7830 - Trash Removal	$5,067.00
7835 - Bulk Trash	$350.00
7870 - Telephone/Internet	$1,700.00
7874 - Telephone-Elevator Contract	$650.00
7210 - Grounds-Lawn/Landscaping Contract	$1,856.40
7270 - Grounds-Tree Trimming	$1,000.00
7310 - Security & Safety Equipment Contract	$1,000.00
7323 - Elevator Maintenance Contract	$2,953.00
7324 - Fire Alarm Inspection	$300.00
7510 - Janitorial	$4,324.88
7620 - Pest Control Contract	$1,500.00
7100 - R&M-General	$500.00
7126 - R&M - Electrical	$600.00
7130 - R&M-Plumbing	$2,000.00
7146 - R&M-Gate / Door Access	$700.00
7180 - R&M-Elevator	$4,000.00
7320 - R&M -Fire Alarm	$900.00
7322 - R&M - Fire Extinguishers	$600.00
Total	**$125,375.38**

Operating Budget	**$125,375.38**
Reserve Budget	**$19,968.00**
Total	**$145,343.38**

UNIT	%	Monthly Total Maintenance Fee w/ Full Reserves
201	0.09890	$1,197.87
301	0.09880	$1,196.66
401	0.09880	$1,196.66
202	0.07790	$943.52
302	0.07790	$943.52
402	0.07790	$943.52
203	0.07870	$953.21
303	0.07870	$953.21
403	0.07870	$953.21
204	0.07790	$943.52
304	0.07790	$943.52
404	0.07790	$943.52
TOTAL	100.000%	$12,111.95

Euclid Plaza Condo Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2025	$ 145,534	$ 17,575	12.07 %	$ 19,200	$ 273	$ 0
01/01/2026	163,736	37,048	22.62	19,968	472	0

Please note that the full reserve study can be found in the portal at portal.tridentfl.com.

Euclid Plaza Condominium Association
2026 Approved Special Assessment

Company	Service	Estimated Cost
Brouss	Full Elevator Modernization	$85,300.00
Miami Security Systems	Upgrade Fire Alarm Panel	$24,067.00
TBD	A/C Unit for machine room	$5,000.00
TBD	Electrical upgrade	$13,000.00
City of Miami Beach	Permits	$5,000.00
TBD	Engineering and Design	$5,000.00
	Contingency - 10%	$13,736.70
	Trident SA set up fee	$300.00
	Total	**$151,403.70**

If you are able to pay in full it is greatly appreciated. Payments will be due in four (4) consecutive monthly payments and will start on January 1st, 2026.

Payments can be made in the same way that you pay your monthly dues

UNIT	%	Total Per unit	4 Payments
201	0.0989	$14,973.83	$3,743.46
301	0.0988	$14,958.69	$3,739.67
401	0.0988	$14,958.69	$3,739.67
202	0.0779	$11,794.35	$2,948.59
302	0.0779	$11,794.35	$2,948.59
402	0.0779	$11,794.35	$2,948.59
203	0.0787	$11,915.47	$2,978.87
303	0.0787	$11,915.47	$2,978.87
403	0.0787	$11,915.47	$2,978.87
204	0.0779	$11,794.35	$2,948.59
304	0.0779	$11,794.35	$2,948.59
404	0.0779	$11,794.35	$2,948.59
	1	$151,403.70	

All related proposals and supporting documentation are available in the homeowner portal at portal.tridentmiami.com. To access them, please navigate to Documents and open the 2025 Special Assessment folder.