

**SECOND NOTICE OF ANNUAL MEETING  
AND  
ORGANIZATIONAL MEETING OF THE BOARD  
THE PLAZA 851 BRICKELL CONDOMINIUM ASSOCIATION, INC.**

TO ALL MEMBERS:

On Wednesday, January 7, 2025 at 6:00 P.M., in the 10<sup>th</sup> Floor Clubroom, located at 950 Brickell Bay Drive, Miami, FL 33131, the Annual Meeting of the Membership of The Plaza 851 Brickell Condominium Association, Inc shall be held for the purpose of electing members of the Board of Directors and such other business as may be lawfully conducted.

The following is the agenda for the Annual Meeting:

1. Appointment of Inspectors of Election
2. Election of the Board of Directors
3. Establishment of a Quorum
4. Establishment of Proper Notice
5. Reading of the Minutes
6. Officer Reports
7. Committee Reports
8. Old Business
9. New Business
10. Adjournment

**\*THE ASSOCIATION HAS IMPLEMENTED ELECTRONIC VOTING THIS YEAR. FOR THOSE OWNERS WHO DID NOT SUBMIT A WRITTEN CONSENT FORM TO PARTICIPATE IN ELECTRONIC VOTING, PLEASE FOLLOW THESE INSTRUCTIONS TO CAST YOUR BALLOT\*:**

Enclosed is the official ballot for the election of the Board of Directors. You may vote only for those candidates reflected on the ballot. You may cast your vote in one of the following ways:

(a) You may mark your ballot, insert it into the unmarked ballot envelope and insert the sealed ballot envelope into the outer envelope. The outer envelope must be filled out with the appropriate information and signed by you. The Association may not accept any ballots cast in this fashion which are not signed. You may then mail or hand deliver your vote to the Association; or

(b) You may mark your ballot, insert it into the unmarked ballot envelope, insert the sealed ballot envelope into the outer envelope, sign as indicated, and bring it with you to the Annual Meeting. You may then cast your vote at the Meeting; or

(c) You may attend the Annual Meeting, at which there will be ballot forms, which you may fill out and cast prior to the meeting.

The ballot should be received before the Annual Meeting is to begin. No ballots that are received after the time the first envelope is opened will be counted.

**\*FOR THOSE OWNERS WHO DID SUBMIT A WRITTEN CONSENT FORM TO PARTICIPATE IN ELECTRONIC VOTING, YOU WILL BE RECEIVING ADDITIONAL COMMUNICATION FROM VOTING PORTALS ON HOW TO PARTICIPATE IN ELECTRONIC VOTING\***

In excess of thirty-three and one-third (33 1/3%) of the Members entitled to vote must be present, in person or by proxy, to constitute a quorum. Should a quorum of the Membership be in attendance, either in person or by proxy, the Association shall conduct all business scheduled for the Annual Meeting. If a quorum is not present, the Board of Directors shall be elected only.

An Organizational Board Meeting shall be held immediately following the 6:00 p.m. Annual Meeting for the purpose of appointing the officers to the Board, and such other business as may lawfully be conducted.

BY ORDER OF THE BOARD OF DIRECTORS

Signed by:   
 \_\_\_\_\_  
 6A77C4F5A8C14F8... (Sign)  
 Australia Alba  
 \_\_\_\_\_ (Print)  
 President  
 \_\_\_\_\_ (Title)

Dated: December 12, 2025

**BALLOT FOR ELECTION OF  
BOARD OF DIRECTORS  
OF  
THE PLAZA 851 BRICKELL CONDOMINIUM ASSOCIATION, INC.  
MEETING OF JANUARY 7, 2025**

You may vote for a maximum of three (3) candidates to be elected to the Board of Directors. *If you vote for more than three (3) candidates, your ballot will be invalid.*

Alba, Australia

Conforme, Jorge

Dossa, Franck

Echeverri, Ricardo

# AUSTRALIA ALBA, ESQ.

CURRENT BOARD PRESIDENT



[australia\\_alba@hotmail.com](mailto:australia_alba@hotmail.com)



(786) 879-0097



- International Tax Attorney licensed in FL, NY and DC
- Real Estate Broker licensed in FL and NY



**>>>>YOUR VOTE COUNTS!!!!**

Many of you already know me, and for those I haven't yet met, I look forward to connecting with you soon. I currently serve as your Board President, and it has been an intense but deeply rewarding experience. The challenges have been real, years of deferred maintenance, low reserves, and a hostile transition, but I stepped into this role to make a difference, and that is exactly what I intend to continue doing.

I am running for re-election because our work is not finished. In just 11 months, and despite considerable obstacles, we have stabilized our operations, increased transparency, initiated long-overdue projects, and begun rebuilding the financial and structural foundation of this community. These are not small achievements, and they reflect the commitment of a Board that works hard and cares deeply.

Last January, we reached a major milestone: for the first time in our community's history, we successfully came together and held a real election. This was a turning point after years of being controlled by the same Board, one that silenced anyone who offered an opinion or tried to get involved. We cannot lose the momentum we fought so hard to gain. I am asking once again for your trust and support so we can continue strengthening our community.

There are still individuals who have taken advantage of this Association in the past: those who used our copyrighted name for personal business, or who colluded with former management that either looked the other way or enabled misuse of our resources for private gain.

Over these 11 months, we have had to make difficult decisions, say goodbye to familiar faces, and welcome new ones. Only now are we finally seeing things fall into place, and it is essential that we stay united and focused on our future. As both an owner-occupant and an investor, I live the same realities and share the same concerns as all of you. I understand the importance of protecting property values, keeping HOA fees competitive, and improving the everyday experience for residents. I am equipped with the knowledge and discipline needed to guide our Association responsibly. Replacing the current Board now would halt our progress and risk setting the community back at a critical moment. The improvements we are making require continuity to succeed.

Throughout my tenure, I have championed transparency, accountability, and open communication. We have invited constructive input, answered every question, and welcomed every resident who wants to be part of the solution. My goal is simple: a stronger, more efficient, more united Plaza on Brickell where every resident—owner or tenant—feels proud to call home.

# JORGE CONFORME

(Current Board Vice-President)

Email: [conformejorge@yahoo.com](mailto:conformejorge@yahoo.com)

Phone & Whatsapp: (305) 804-8464

## Why I am running for our 851 Association Board?

I am Jorge Conforme, an owner at The Plaza on Brickell since 2008, and I work as an Information Technology Director for a group of companies in the Oil and Fuel industry, with locations in Doral and Hialeah.

Serving on the Board this past year has given me a deep understanding of how our finances were managed in previous years—and the opportunity to make improvements for the benefit of our community. I am proud that we have maintained our condominium fees under budget, with no increase planned for next year, and that a special assessment is not necessary.

My goal is to continue working on behalf of owners to fully replenish our reserves, which were severely underfunded in prior years. Through careful savings, contract negotiations, and insurance management, we expect to finish next year with nearly \$2 million in reserves. There is still more work to do, including reviewing and renegotiating vendor contracts, and I now bring the experience needed to achieve additional savings.

I am asking for your vote to remain on the Board so I can continue managing our money responsibly—as an owner, not a tenant—ensuring our community's financial stability and long-term success. Together, we can preserve the momentum we've earned, safeguard our community's resources, and ensure that every resident—owner or tenant—benefits from a well-managed, thriving community.

# Why am I running for the Plaza Board in 2026

This is a very valid question, especially in light of the adverse and antagonistic climate that we have all witnessed in 2025, with the New Board that was elected this past January.

So let me tell you why. I am a tenant, and a Real Estate Broker. I moved to the Plaza in 2011, representing the co-Developer of the Plaza, with the task of selling 80 condominiums and 21 parking spaces. As of today, I have sold more than 175 units at the Plaza in the 2 towers.

There is a provision in the Condominium Documents at the Plaza and in all buildings built after 2006, that allows basically anyone to run for the Board. You don't need to be an owner; you don't even need to live in the building. This widely common provision was put there so owners-investors could also be represented in the Board of Directors.

Roughly 54% of the 560 units at the Plaza (950) are rented. That comes to 302 units where the owners absolutely don't live at the Plaza. They pay the same maintenance fees as everyone, and they deserve representation as well.

I have convinced more than 175 people to invest their hard-earned money at the Plaza. I directly manage 45 rental units, and I do have the trust of many other owners who live in their condominiums.

Beside the segmentation between owners-occupants, owners-investors, tenants, etc, **I do think that we all want the same thing: we want the Plaza to run smoothly, as a nice and luxury building in Brickell, with decent amenities and a Management that is there to assist and properly serve the Residents, all of them.**

This is why 10 years ago I joined the Board at the time, because I was seeing that the Management was not really assisting and helping the Residents. During these 10 years, with different Board members, **we did many improvements** to the community: the **backdoor entrance**, the **parking garage doors**, the **children's playroom**, the **new lobby**, the **new carpet**, **better run elevators**, etc.....

***This year 2025 we have seen that we are sliding back as a building.***



**What do we all want:** we want a luxury building that is **clean, where the lobby, elevators hallway and elevators floors are constantly polished and shiny**, where **the pavers at the back are cleaned daily**, where the parking garage is not dusty and filthy, where **our windows are cleaned twice a year.**

**We want functioning elevators**, where you are not stressed out having to take additional time every morning when you leave your home. We want functioning elevators, where you can push any button to call the elevator and you don't have to wonder if it will really come or not! This is not acceptable.

We want a **nice and welcoming community**, without the attacks and vitriol that many have witnessed this past year.

We want **nice and friendly frontdesk attendants**, who can promptly retrieve our packages and assist us and our guests, showcasing the luxury level we should expect. We want a **service-oriented Management**, with a background check on new residents that will take 2 hours, not 10 days.

We want **more transparency**, with **frequent meetings**, with the **real amounts spent on consultants and attorney fees** without producing anything positive for the community. We have now **the crucial stucco-painting project that has been hastily interrupted**, with no visibility on what will happen to our building, which is **now half-painted and half-dirty**. This is not acceptable.

I am limited with space here so I encourage you to get more details and more information at: [www.PlazaBrickell.com/Board2026](http://www.PlazaBrickell.com/Board2026).

I will post there more information and how **we can unite to react, and bring our building back on track, as a smooth and pleasant community, clean, with elevators that work, with a friendly and efficient staff.**

With my best regards,

**Franck Dossa**

Tengo una versión en Español a:  
[www.PlazaBrickell.com/Board2026](http://www.PlazaBrickell.com/Board2026).Gracias.



# RICARDO ECHEVERRI

Industrial Engineer – MBA

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## CONTACT

305-753-5422

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LET YOUR VOICE  
BE HEARD:

**VOTE!!!**



DEAR THE PLAZA ON BRICKELL  
RESIDENTS,

I'm thrilled to apply for a seat on our Board of Directors. I am a seasoned professional with over 17 years of experience in the produce industry, specializing in supply chain management, business strategy, and team leadership.

I hold a degree in Industrial Engineering and an MBA, which have equipped him with a strong foundation in operational efficiency, financial acumen, and strategic planning.

Originally from Medellín, Colombia, I moved to the United States on a tennis scholarship and has since built a successful career. I currently serve as Vice President of the Tropical Division for Fyffes North America, where I oversee procurement, sales, and program development across a range of products, driving growth and profitability for the organization.

I have also been a proud homeowner at The Plaza for 14 years, demonstrating my long-term commitment to the community.

Thank you for your time and consideration. I look forward to the opportunity to discuss how I can contribute to our community!

Best regards,

Ricardo Echeverri

**The Plaza 851 Brickell Condominium Association, Inc.  
950 Brickell Bay Drive, Miami, Florida 33131**

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF  
THE PLAZA 851 BRICKELL CONDOMINIUM ASSOCIATION, INC.  
("ASSOCIATION") AT WHICH THE BUDGET FOR THE FISCAL YEAR  
COMMENCING JANUARY 1, 2026 WILL BE CONSIDERED AND  
ADOPTED**

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Condominium Act, that a meeting of the Board of Directors to consider and adopt the Association's Annual Budget for the fiscal year commencing January 1, 2026 will be held at the following date, time and place:

**Date:** January 07, 2026  
**Time:** 5:45 P.M.  
**Place:** 10th Floor Clubroom  
950 Brickell Bay Drive, Miami, FL 33131

**AGENDA**

1. Call to order by the President;
2. Proof of Notice of Meeting;
3. Establishment of a quorum of Directors;
4. Vote to approve the proposed 2026 Annual Budget
5. Reading and approval of any unapproved previous Board meeting minutes;
6. Adjournment.

Dated this 12th day of December, 2025.

Signed by:



6A77C4F6A8C14F9...  
The Board of Directors

The Plaza 851 Brickell Condominium Association, Inc.

**THE PLAZA 851 BRICKELL CONDOMINIUM ASSOCIATION INC**  
**Schedule Of Proposed Maintenance**  
**January 1, 2026 - December 31, 2026**

| Building#-Unit Type | Unit Remarks | Percentage Of Unit Ownership | Number Of Units | Total Percentage     | Current Payment | Proposed Monthly Without Reserves | Proposed Monthly Reserves | Proposed Monthly SIRS Reserves | Proposed Monthly Per Unit Maintenance | Proposed Monthly Total All Units Maintenance |
|---------------------|--------------|------------------------------|-----------------|----------------------|-----------------|-----------------------------------|---------------------------|--------------------------------|---------------------------------------|--|
| 0000-A              |              | 0.150894000                  | 88              | 13.278672000         | \$687.43        | \$462.35                          | \$121.34                  | \$103.74                       | \$687.43                              | \$60493.84                                   |
| 0000-A-1            |              | 0.137247000                  | 14              | 1.921458000          | \$625.26        | \$420.53                          | \$110.37                  | \$94.36                        | \$625.26                              | \$8753.64                                    |
| 0000-B              |              | 0.134128000                  | 88              | 11.803264000         | \$611.04        | \$410.97                          | \$107.86                  | \$92.21                        | \$611.04                              | \$53771.52                                   |
| 0000-B-1            |              | 0.134908000                  | 14              | 1.888712000          | \$614.60        | \$413.36                          | \$108.49                  | \$92.75                        | \$614.60                              | \$8604.40                                    |
| 0000-C              |              | 0.214644000                  | 86              | 18.459384000         | \$977.86        | \$657.68                          | \$172.61                  | \$147.57                       | \$977.86                              | \$84095.96                                   |
| 0000-D-2            |              | 0.192224000                  | 86              | 16.531264000         | \$875.72        | \$588.98                          | \$154.58                  | \$132.15                       | \$875.71                              | \$75311.06                                   |
| 0000-E              |              | 0.122431000                  | 86              | 10.529066000         | \$557.76        | \$375.13                          | \$98.45                   | \$84.17                        | \$557.75                              | \$47966.50                                   |
| 0000-F              |              | 0.249152000                  | 86              | 21.427072000         | \$1135.06       | \$763.41                          | \$200.36                  | \$171.29                       | \$1135.06                             | \$97615.16                                   |
| 0000-G              |              | 0.375482000                  | 2               | 0.750964000          | \$1710.58       | \$1150.49                         | \$301.95                  | \$258.14                       | \$1710.58                             | \$3421.16                                    |
| 0000-H              |              | 0.273716000                  | 2               | 0.547432000          | \$1246.97       | \$838.68                          | \$220.11                  | \$188.18                       | \$1246.97                             | \$2493.94                                    |
| 0000-I              |              | 0.430459000                  | 2               | 0.860918000          | \$1961.04       | \$1318.94                         | \$346.16                  | \$295.94                       | \$1961.04                             | \$3922.08                                    |
| 0000-J              |              | 0.343705000                  | 2               | 0.687410000          | \$1565.81       | \$1053.13                         | \$276.40                  | \$236.30                       | \$1565.83                             | \$3131.66                                    |
| 0000-K              |              | 0.377432000                  | 2               | 0.754864000          | \$1719.46       | \$1156.47                         | \$303.52                  | \$259.48                       | \$1719.47                             | \$3438.94                                    |
| 0000-L              |              | 0.279760000                  | 2               | 0.559520000          | \$1274.50       | \$857.20                          | \$224.97                  | \$192.34                       | \$1274.51                             | \$2549.02                                    |
| <b>Total</b>        |              |                              | <b>560</b>      | <b>100.000000000</b> |                 |                                   |                           |                                |                                       | <b>\$455568.88</b>                           |

**THE PLAZA 851 BRICKELL CONDOMINIUM ASSOCIATION  
INC**

**Proposed Operating Budget  
January 1, 2026 - December 31, 2026**

| GL CODE  | DESCRIPTION                                     | 2025 PREVIOUS<br>YEAR<br>BUDGET<br>MONTHLY | 2025 PREVIOUS<br>YEAR<br>BUDGET<br>ANNUAL | 2026 PROPOSED<br>BUDGET<br>MONTHLY | 2026 PROPOSED<br>BUDGET<br>ANNUAL |
|----------|---|--|---|------------------------------------|-----------------------------------|
|          | <b>**REVENUE</b>                                |  |   |                                    |                                   |
| 40000    | Owner Assessments                               | 355,571                                    | 4,266,848                                 | 306,404                            | 3,676,848                         |
| 40002-00 | Reserve Income                                  | 100,000                                    | 1,200,000                                 | 80,417                             | 965,000                           |
| 40002-01 | Reserve Income-SIRS                             | 0  | 0   | 68,750                             | 825,000                           |
| 40011    | Late Fee Income                                 | 500  | 6,000                                     | 500                                | 6,000                             |
| 40014    | Legal Fee Income                                | 0  | 0   | 0                                  | 0                                 |
| 40025    | Returned Check Fees                             | 0  | 0   | 83                                 | 1,000                             |
| 40051    | Dumpster Fees                                   | 0  | 0   | 0                                  | 0                                 |
| 40061    | Clubhouse Rental<br>Income                      | 500  | 6,000                                     | 500                                | 6,000                             |
| 40064    | Market Place Income                             | 850  | 10,200                                    | 800                                | 9,600                             |
| 40068    | Key Fob Income                                  | 450  | 5,400                                     | 625                                | 7,500                             |
| 40079    | Childrens Usage<br>Room                         | 21   | 257                                       | 125                                | 1,500                             |
| 40080    | Interest Income                                 | 1,000                                      | 12,000                                    | 1,000                              | 12,000                            |
| 40081    | Reserve Interest                                | 0  | 0   | 2,917                              | 35,000                            |
| 40090    | Miscellaneous Income                            | 0  | 0   | 250                                | 3,000                             |
| 41005    | Storage Income                                  | 3,000                                      | 36,000                                    | 1,610                              | 19,320                            |
| 41117-00 | Repair Income                                   | 200  | 2,400                                     | 200                                | 2,400                             |
| 48095    | Pet Fees  | 400  | 4,800                                     | 313                                | 3,750                             |
|          | <b>**TOTAL REVENUE</b>                          | <b>462,492</b>                             | <b>5,549,905</b>                          | <b>464,493</b>                     | <b>5,573,918</b>                  |
|          | <b>EXPENSES</b>                                 |  |   |                                    |                                   |
|          | <b>**ADMINISTRATIVE</b>                         |  |   |                                    |                                   |
| 50008    | Accounting Fees-CPA                             | 570  | 6,840                                     | 567                                | 6,800                             |
| 50012-00 | Bad Debts                                       | 50   | 600                                       | 50                                 | 600                               |
| 50015    | Bank Charges                                    | 0  | 0   | 36                                 | 427                               |
| 50021    | Furniture &<br>Accessories                      | 250  | 3,000                                     | 250                                | 3,000                             |
| 50023    | Computer  | 200  | 2,400                                     | 200                                | 2,400                             |
| 50029    | Electronic Voting                               | 56   | 675                                       | 250                                | 3,000                             |
| 50045-00 | Legal Fees                                      | 2,300                                      | 27,600                                    | 2,500                              | 30,000                            |
| 50048    | Fees to Division /<br>Condominium Filing<br>Fee | 187  | 2,240                                     | 187                                | 2,240                             |
| 50050-00 | License, Taxes, Permit                          | 600  | 7,200                                     | 600                                | 7,200                             |
| 50053    | Corporate Annual Rep                            | 05   | 61  | 05                                 | 62                                |

| GL CODE  | DESCRIPTION                       | 2025 PREVIOUS YEAR BUDGET MONTHLY | 2025 PREVIOUS YEAR BUDGET ANNUAL | 2026 PROPOSED BUDGET MONTHLY | 2026 PROPOSED BUDGET ANNUAL |
|----------|-----------------------------------|-----------------------------------|----------------------------------|------------------------------|-----------------------------|
| 50054    | Administrative Collection Fee     | 0                                 | 0                                | 83                           | 1,000                       |
| 50055    | Meetings                          | 28                                | 336                              | 42                           | 500                         |
| 50061    | Sign & Banners                    | 100                               | 1,200                            | 100                          | 1,200                       |
| 50075    | Office Supplies                   | 250                               | 3,000                            | 250                          | 3,000                       |
| 50081    | Printing And Postage              | 300                               | 3,600                            | 300                          | 3,600                       |
| 50125    | Web Page/Internet                 | 150                               | 1,800                            | 0                            | 0                           |
| 50127    | Contingency                       | 1,000                             | 12,000                           | 1,000                        | 12,000                      |
| 50555    | Holiday Decorations / Events      | 167                               | 2,004                            | 226                          | 2,713                       |
|          | <b>**TOTAL ADMINISTRATIVE</b>     | <b>6,213</b>                      | <b>74,556</b>                    | <b>6,645</b>                 | <b>79,742</b>               |
|          | <b>**PROPERTY INSURANCE</b>       |                                   |                                  |                              |                             |
| 52028    | Liability                         | 9,583                             | 115,000                          | 9,828                        | 117,937                     |
| 52031    | Property                          | 84,000                            | 1,008,000                        | 45,968                       | 551,610                     |
| 52032    | Umbrella Insurance                | 2,208                             | 26,496                           | 5,519                        | 66,232                      |
| 52034    | Flood Insurance                   | 7,300                             | 87,600                           | 8,176                        | 98,106                      |
| 52035    | Directors & Officers              | 538                               | 6,456                            | 723                          | 8,670                       |
| 52036    | Utility Bond                      | 0                                 | 0                                | 83                           | 1,000                       |
| 52039    | Insurance Deductible              | 4,167                             | 50,000                           | 0                            | 0                           |
| 52040    | Ins Finance Charge                | 4,394                             | 52,728                           | 1,814                        | 21,762                      |
| 52042    | EPL Insurance                     | 631                               | 7,572                            | 631                          | 7,566                       |
| 52043    | Cyber Liability                   | 195                               | 2,340                            | 185                          | 2,220                       |
| 52047    | Doc Stamps / Surety Bond          | 400                               | 4,800                            | 204                          | 2,450                       |
| 52050    | Employee Dishonesty               | 131                               | 1,572                            | 130                          | 1,554                       |
|          | <b>**TOTAL PROPERTY INSURANCE</b> | <b>113,547</b>                    | <b>1,362,564</b>                 | <b>73,259</b>                | <b>879,107</b>              |
|          | <b>**UTILITIES</b>                |                                   |                                  |                              |                             |
| 54050-00 | Electricity                       | 31,000                            | 372,000                          | 23,000                       | 276,000                     |
| 54070-00 | Water & Sewer                     | 30,000                            | 360,000                          | 26,417                       | 317,000                     |
| 54080    | Gas/Fuel Oil                      | 4,400                             | 52,800                           | 4,333                        | 52,000                      |
| 54100-00 | Telephone                         | 475                               | 5,700                            | 525                          | 6,300                       |
|          | <b>**TOTAL UTILITIES</b>          | <b>65,875</b>                     | <b>790,500</b>                   | <b>54,275</b>                | <b>651,300</b>              |
|          | <b>**CONTRACTS</b>                |                                   |                                  |                              |                             |
| 60013    | Cable Television                  | 18,431                            | 221,172                          | 19,219                       | 230,630                     |
| 60023    | Carpet Contract                   | 72                                | 864                              | 75                           | 900                         |
| 60045    | Elevator Maint Con                | 6,046                             | 72,553                           | 6,637                        | 79,644                      |

| GL CODE   | DESCRIPTION                            | 2025 PREVIOUS<br>YEAR<br>BUDGET<br>MONTHLY | 2025 PREVIOUS<br>YEAR<br>BUDGET<br>ANNUAL | 2026 PROPOSED<br>BUDGET<br>MONTHLY | 2026 PROPOSED<br>BUDGET<br>ANNUAL |
|-----------|--|--|---|------------------------------------|-----------------------------------|
| 60051     | Fire Monitoring and Annual Inspection  | 1,088                                      | 13,061                                    | 1,141                              | 13,696                            |
| 60072     | Gym Equipment                          | 100  | 1,200                                     | 100                                | 1,200                             |
| 60074     | Hvac System                            | 2,400                                      | 28,800                                    | 2,573                              | 30,870                            |
| 60083     | Internet Svc/Support                   | 5,000                                      | 60,000                                    | 5,000                              | 60,000                            |
| 61000     | Management Services                    | 7,805                                      | 93,661                                    | 7,002                              | 84,024                            |
| 61008     | Odor Control                           | 650  | 7,800                                     | 500                                | 6,000                             |
| 61010     | Pest Control                           | 251  | 3,012                                     | 259                                | 3,108                             |
| 61036     | Roof Contract                          | 170  | 2,040                                     | 145                                | 1,735                             |
| 61055     | Trash Removal                          | 11,226                                     | 134,712                                   | 8,924                              | 107,087                           |
| 61070     | Water Treatment                        | 500  | 6,000                                     | 736                                | 8,832                             |
|           | <b>**TOTAL CONTRACTS</b>               | <b>53,739</b>                              | <b>644,875</b>                            | <b>52,311</b>                      | <b>627,726</b>                    |
|           | <b>**SALARIES &amp; BENEFITS</b>       |  |   |                                    |                                   |
| 65000-00  | Salaries- - General                    | 76,663                                     | 919,951                                   | 74,170                             | 890,044                           |
| 65040     | Medical Insurance                      | 5,780                                      | 69,359                                    | 7,496                              | 89,952                            |
| 65058     | Bonuses                                | 1,000                                      | 12,000                                    | 2,216                              | 26,587                            |
|           | <b>**TOTAL SALARIES &amp; BENEFITS</b> | <b>83,443</b>                              | <b>1,001,310</b>                          | <b>83,882</b>                      | <b>1,006,583</b>                  |
|           | <b>**REPAIRS/MAINTENANCE</b>           |  |   |                                    |                                   |
| 70005     | HVAC Repairs                           | 20,000                                     | 240,000                                   | 9,167                              | 110,000                           |
| 70020     | R&M-Boiler                             | 700  | 8,400                                     | 750                                | 9,000                             |
| 70025     | R&M-Building                           | 4,000                                      | 48,000                                    | 4,000                              | 48,000                            |
| 70040     | Elevator Repairs Mechanical            | 500  | 6,000                                     | 500                                | 6,000                             |
| 70041     | Elevator Repairs Cosmetic              | 400  | 4,800                                     | 400                                | 4,800                             |
| 70043-48  | R&M- Locks & Keys                      | 300  | 3,600                                     | 300                                | 3,600                             |
| 70048-19  | R&M Equip- - Fire Extinguisher         | 200  | 2,400                                     | 200                                | 2,400                             |
| 70048-54a | R&M Equip- - Security Cameras          | 700  | 8,400                                     | 700                                | 8,400                             |
| 70048-65  | R&M Equip- - Uniforms                  | 200  | 2,400                                     | 200                                | 2,400                             |
| 70051     | Gym Equipment Repairs                  | 845  | 10,140                                    | 833                                | 10,000                            |
| 70068     | Light Fixtures                         | 1,000                                      | 12,000                                    | 833                                | 10,000                            |
| 70073     | SMS Emergency Text System              | 50   | 600                                       | 0                                  | 0                                 |
| 70082     | R&M Floor Repairs                      | 1,800                                      | 21,600                                    | 1,800                              | 21,600                            |
| 70093     | Interior Lobby Flowers                 | 248  | 2,976                                     | 250                                | 3,000                             |
| 70110     | R&M-Roof                               | 200  | 2,400                                     | 200                                | 2,400                             |

| GL CODE   | DESCRIPTION                                 | 2025 PREVIOUS<br>YEAR<br>BUDGET<br>MONTHLY | 2025 PREVIOUS<br>YEAR<br>BUDGET<br>ANNUAL | 2026 PROPOSED<br>BUDGET<br>MONTHLY | 2026 PROPOSED<br>BUDGET<br>ANNUAL |
|-----------|---|--|---|------------------------------------|-----------------------------------|
| 70115     | Access Control /<br>Security Repairs        | 500  | 6,000                                     | 500                                | 6,000                             |
| 70119     | R&M-Trash Chute                             | 285  | 3,420                                     | 277                                | 3,320                             |
| 70160     | Windows & Doors                             | 400  | 4,800                                     | 400                                | 4,800                             |
| 70170     | Hurricane<br>Prep./Clean-up                 | 100  | 1,200                                     | 100                                | 1,200                             |
| 70175     | Hardware Supplies                           | 150  | 1,800                                     | 150                                | 1,800                             |
| 70176     | Cleaning Supplies                           | 2,500                                      | 30,000                                    | 2,012                              | 24,140                            |
| 70180     | Paint Supplies                              | 1,150                                      | 13,800                                    | 833                                | 10,000                            |
| 70181     | Electrical Supplies                         | 150  | 1,800                                     | 150                                | 1,800                             |
| 70182     | Plumbing Supplies                           | 200  | 2,400                                     | 200                                | 2,400                             |
| 70190     | Miscellaneous<br>Expense                    | 2,300                                      | 27,600                                    | 2,083                              | 25,000                            |
| 70191     | HVAC Supplies                               | 100  | 1,200                                     | 100                                | 1,200                             |
| 70192     | Health & Safety<br>Supplies                 | 300  | 3,600                                     | 300                                | 3,600                             |
| 70289-00  | Contingency                                 | 300  | 3,600                                     | 300                                | 3,600                             |
|           | <b>**TOTAL<br/>REPAIRS/MAINTEN<br/>ANCE</b> | <b>39,578</b>                              | <b>474,936</b>                            | <b>27,538</b>                      | <b>330,460</b>                    |
|           | <b>**SPECIAL<br/>PROJECTS</b>               |  |   |                                    |                                   |
| 74005-07  | Special Projects-<br>Capital Improve        | 0  | 0   | 14,500                             | 174,000                           |
|           | <b>**TOTAL SPECIAL<br/>PROJECTS</b>         | <b>0</b>                                   | <b>0</b>                                  | <b>14,500</b>                      | <b>174,000</b>                    |
|           | <b>**RESERVE<br/>TRANSFERS</b>              |  |   |                                    |                                   |
| 80000-00  | Reserve Transfers                           | 100,000                                    | 1,200,000                                 | 0                                  | 0                                 |
| 80000-001 | Reserve Transfers--<br>Pooled               | 0  | 0   | 80,417                             | 965,000                           |
| 80001     | Reserve Interest                            | 0  | 0   | 2,917                              | 35,000                            |
| 80004-00  | SIRS Reserve<br>Transfer                    | 0  | 0   | 68,750                             | 825,000                           |
|           | <b>**TOTAL RESERVE<br/>TRANSFERS</b>        | <b>100,000</b>                             | <b>1,200,000</b>                          | <b>152,083</b>                     | <b>1,825,000</b>                  |
|           | <b>**TOTAL<br/>EXPENSES</b>                 | <b>462,395</b>                             | <b>5,548,741</b>                          | <b>464,493</b>                     | <b>5,573,918</b>                  |
|           | Operating Net Income<br>or Loss             | 97   | 1,164                                     | 0                                  | 0                                 |

| # Component  | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|--|-------------------|------------------------|----------------------|
| <b>A. Roof</b>                                     |                   |                        |                      |
| 2377 Roofing (Mod. Bitumen) - Replace              | 20                | 2                      | \$773,000            |
| <b>B. Structure</b>                                |                   |                        |                      |
| 2341 Building Exterior - Restoration (2026)        | 0                 | 0                      | \$2,000,000          |
| 2341 Building Exterior - Restoration (Future)      | 10                | 10                     | \$1,400,000          |
| <b>C. Fireproofing and Fire Protection Systems</b> |                   |                        |                      |
| 2533 Stairwell Fans - Repair/Replace               | 15                | 2                      | \$90,600             |
| 2557 Fire Alarm System - Modernize                 | 25                | 7                      | \$1,260,000          |
| 2558 Exit/Emergency Fixtures - Replace             | 20                | 5                      | \$37,290             |
| 2560 Fire Sprinkler Pump/Controls - Repl           | 40                | 22                     | \$72,100             |
| <b>D. Plumbing</b>                                 |                   |                        |                      |
| 2579 Plumbing System - Allowance                   | 1                 | 0                      | \$5,770              |
| <b>E. Electrical Systems</b>                       |                   |                        |                      |
| 2551 Electrical System - Allowance                 | 10                | 8                      | \$10,300             |
| <b>F. Waterproofing and Exterior Painting</b>      |                   |                        |                      |
| 2320 North Grassy Area/Planters - Resurface        | 20                | 2                      | \$243,000            |
| 2343 Building Exterior - Seal/Paint (Future)       | 10                | 10                     | \$1,600,000          |
| <b>G. Windows and Exterior Doors</b>               |                   |                        |                      |
| 2367 Common Windows & Doors - Replace              | 40                | 22                     | \$639,000            |
| 2371 Utility Doors - Partial Replace               | 10                | 0                      | \$25,800             |
| <b>H. Other SIRS-Related Components</b>            |                   |                        |                      |
| 2326 Balcony Railings - Replace                    | 30                | 12                     | \$3,910,000          |
| <b>14 Total Funded Components</b>                  |                   |                        |                      |

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

| # Component                                  | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|--|-------------------|------------------------|----------------------|
| <b>Mechanical/Electrical/Plumbing</b>        |                   |                        |                      |
| 2503 Card/Fob Reader System - Replace        | 15                | 2                      | \$20,100             |
| 2505 Automatic Door (Rear) - Replace         | 20                | 8                      | \$13,800             |
| 2505 Automatic Doors (Lobby) - Replace       | 20                | 2                      | \$36,800             |
| 2513 Elevators - Modernize                   | 25                | 7                      | \$6,180,000          |
| 2517 Elevator Cabs - Remodel                 | 25                | 7                      | \$185,000            |
| 2522 HVAC (10th Level) - Replace             | 15                | 6                      | \$6,630              |
| 2522 HVAC (Basement) - Replace               | 15                | 0                      | \$8,280              |
| 2522 HVAC (Business Center) - Replace        | 15                | 0                      | \$14,400             |
| 2522 HVAC (Club Room) - Replace              | 15                | 7                      | \$25,800             |
| 2522 HVAC (Corridors) - Replace              | 15                | 0                      | \$64,400             |
| 2522 HVAC (Elevator Landings) - Replace      | 15                | 0                      | \$51,500             |
| 2522 HVAC (Elevator Room 1) - Replace        | 15                | 12                     | \$4,970              |
| 2522 HVAC (Elevator Room 2) - Replace        | 15                | 5                      | \$4,970              |
| 2522 HVAC (Gym 1) - Replace                  | 15                | 0                      | \$25,800             |
| 2522 HVAC (Gym 2) - Replace                  | 15                | 0                      | \$18,000             |
| 2522 HVAC (Lobby) - Replace                  | 15                | 0                      | \$51,500             |
| 2522 HVAC (Receiving Office) - Replace       | 15                | 8                      | \$6,630              |
| 2522 HVAC (RTU's) - Replace                  | 15                | 13                     | \$1,717,000          |
| 2522 HVAC (Trash Room) - Replace             | 15                | 0                      | \$4,110              |
| 2536 Heat Exchangers - Replace               | 30                | 12                     | \$98,300             |
| 2537 Cooling Tower - Refurbish               | 10                | 0                      | \$206,000            |
| 2538 Cooling Tower - Replace                 | 30                | 10                     | \$755,000            |
| 2539 Condenser Water Pumps - Replace         | 10                | 1                      | \$30,100             |
| 2540 VF Drives (2007) - Replace              | 20                | 1                      | \$54,100             |
| 2540 VF Drives (2015) - Replace              | 20                | 9                      | \$18,000             |
| 2540 VF Drives (2023) - Replace              | 20                | 17                     | \$18,000             |
| 2541 Trash Compactor - Replace               | 15                | 13                     | \$16,500             |
| 2542 Trash Chute - Replace                   | 50                | 32                     | \$337,000            |
| 2543 Surveillance System - Partial Allowance | 5                 | 2                      | \$23,200             |
| 2571 Boilers - Replace                       | 20                | 1                      | \$240,000            |
| 2573 Water Storage Tank - Replace            | 30                | 11                     | \$44,600             |
| 2575 Domestic Water Systems - Replace        | 20                | 4                      | \$111,000            |
| <b>Common Interiors</b>                      |                   |                        |                      |
| 2311 Ground Level Deck (Tile) - Replace      | 25                | 7                      | \$22,750             |
| 2701 Interior Surfaces - Repaint             | 10                | 1                      | \$185,150            |
| 2705 Interior Lights - Replace               | 20                | 5                      | \$183,750            |
| 2709 Tile Floor (10th Level) - Replace       | 20                | 5                      | \$21,000             |

| # Component                                   | Useful Life<br>(yrs) | Rem.<br>Useful Life<br>(yrs) | Current<br>Average<br>Cost |
|---|----------------------|------------------------------|----------------------------|
| 2709 Tile Floor (Elevator Landings) - Replace | 20                   | 5                            | \$274,750                  |
| 2711 Carpeting - Replace                      | 10                   | 8                            | \$260,000                  |
| 2725 Fitness Room - Remodel                   | 15                   | 7                            | \$33,700                   |
| 2727 Fitness Eqpmt (Cardio) - Replace         | 15                   | 7                            | \$59,400                   |
| 2728 Fitness Eqpmt (Strength) - Replace       | 15                   | 7                            | \$84,700                   |
| 2731 Steam Rooms - Refurbish/Re-tile          | 20                   | 0                            | \$12,300                   |
| 2732 Steam Generators - Replace               | 10                   | 0                            | \$18,500                   |
| 2749 Bathroom (Lobby) - Remodel               | 20                   | 5                            | \$7,360                    |
| 2749 Bathrooms (10th Level) - Remodel         | 20                   | 5                            | \$25,800                   |
| 2749 Bathrooms (Gym) - Remodel                | 20                   | 5                            | \$51,500                   |
| 2750 Lobby - Remodel                          | 20                   | 12                           | \$552,000                  |
| 2753 Club Room - Remodel                      | 20                   | 5                            | \$49,100                   |
| 2754 Children's Playroom - Remodel            | 20                   | 13                           | \$63,200                   |
| 2757 Business Center - Remodel                | 20                   | 5                            | \$21,500                   |
| 2758 Theatre Room - Remodel                   | 20                   | 5                            | \$30,600                   |
| <b>51 Total Funded Components</b>             |                      |                              |                            |

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.