

Budget_Statement OTCK BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC. 01/01/2026
--

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	401,227	4,814,719
40002 00	Reserve Income	44,677	536,125
40002 01	Reserve Income SIRS	68,401	820,808
40010 00	HOA Assessments	82,494	989,923
40033	Parking Income	1,058	12,700
40059	Garages/Cabanas	21,500	258,004
40068	Card Key Income	333	4,000
41005	Storage Room Rental Income	1,167	14,000
**TOTAL REVENUE		\$620,857	\$7,450,279
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	1,067	12,800
50011	HOA Assessments	82,494	989,923
50012 00	Bad Debts	2,083	25,000
50015	Bank Charges	150	1,800
50022	Computer Maint/Supp	800	9,600
50045 00	Legal Fees	8,333	100,000
50046	Inspection Fees	505	6,060
50048	Annual Condo Fees	150	1,800
50050 00	License,Taxes,Permit	417	5,000
50053	Corporate Annual Rep	10	125
50059	Social Events	1,667	20,000
50065	Office Equipment	333	4,000
50075	Office Supplies	667	8,000
50080	Postage	667	8,000
**TOTAL ADMINISTRATIVE		\$99,343	\$1,192,108
**INSURANCE			
52030	Multiperil Insurance	117,500	1,410,000
52034	Flood Insurance	7,833	93,995
**TOTAL INSURANCE		\$125,333	\$1,503,995
**UTILITIES			
54050 00	Electricity	26,856	322,272
54070 00	Water & Sewer	25,000	300,000
54100 00	Telephone	667	8,000
54100 10	Telephone - Elevator	571	6,848
**TOTAL UTILITIES		\$53,094	\$637,120
**CONTRACTS			
60013	Cable Television	442	5,300
60030	Copier Lease	600	7,200
60035	Elevator Contract	5,833	70,000
60050	Fire Alarm System	917	11,000
60070	Generator	333	4,000
60074	Hvac System	1,875	22,500
61000	Management Services	4,460	53,520
61008	Odor Control	408	4,900
61010	Pest Control	992	11,900

Budget_Statement OTCK BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC. 01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
61025	Postage Meter Lease	125	1,500
61045 00	Security Services	30,048	360,570
61045 05	Security Services - Access Ctrl	2,083	25,000
61050	Telephone Lease	125	1,500
61055	Trash Removal	6,900	82,800
61060	Uniforms Contract	417	5,000
61065	Valet Service	17,383	208,600
61070	Water Treatment	892	10,704
**TOTAL CONTRACTS		\$73,833	\$885,994
**SALARIES & BENEFITS			
65000 02	Salaries - Maintenance	22,919	275,032
65000 05	Salaries - Janitorial	19,453	233,434
65000 06	Salaries - Office	19,196	230,353
65000 30	Salaries - Receiving	6,684	80,203
65000 32	Salaries - Front Desk	13,070	156,839
65000 83	Salaries - Bonuses	4,167	50,000
65040	Group Health & Life	12,500	150,000
**TOTAL SALARIES & BENEFITS		\$97,989	\$1,175,861
**REPAIRS & MAINTENANCE			
70025	R&M-Building	6,667	80,000
70048 180b	R&M Equip - False Alarm Fee - Fire	417	5,000
70048 20a	R&M Equip - Fire Alarm-Sec Equip Repairs	1,667	20,000
70048 22	R&M Equip - HVAC Parts/Repairs	1,667	20,000
70048 25	R&M Equip - Health Club	583	7,000
70045	R&M-Electrical	500	6,000
70050	R&M-Entry System	1,250	15,000
70063	R&M-Generator	250	3,000
70068	R&M-Lighting	889	10,668
70090	R&M-Plumbing	1,667	20,000
70105	R&M-Pumps & Motors	1,392	16,700
70119	R&M-Trash Chute	867	10,400
70165	Decorating	125	1,500
70180	Paint Supplies	833	10,000
70216	R&M Janitorial Supplies	1,083	13,000
70289 00	Contingency	38,333	460,000
**TOTAL REPAIRS & MAINTENANCE		\$58,190	\$698,268
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	44,677	536,125
80004 00	SIRS Reserve Transfer	68,401	820,808
**TOTAL RESERVE TRANSFERS		\$113,078	\$1,356,933
**TOTAL EXPENSES		\$620,860	\$7,450,279
NET INCOME/(LOSS)		(\$3)	\$0

BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

A. ☒ Approved new budget

B. ☐ Amended budget ☐ Retroactive for full year? ☐ Or partial year, if so, From: To

Homeowner's accounts to be adjusted? If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing? If all units pay the same, enter amount \$ /Unit
3. Frequency: If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
- 6 a. Are Reserves included in the budget? (A schedule must be included)
- 6 b. Are SIRS Reserves included in the budget? (A schedule must be included)
7. Is your Late Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)
☐ No Late Fee
☐ Flat rate \$ after days OR
☐ Percentage rate only \$ % after days
8. Is your Interest Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (select one interest fee policy)
☐ No Interest Fee
☐ New Interest rate \$ % per annum after days*
*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification?

Order Instructions

10. Payment Notification Type: ☐ Payment Notification Letter ☐ Statements ☒ Both

11. Delivery Method:

12. Letter of Correspondence to be included:

If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

1625-BRICKELL KEY ONE CONDOMINIUM ASSOCIATION INC. - BudgetActuals
ProposedOperating Budget
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	418,402	5,020,826	401,227	4,814,719
40002-00	Reserve Income	110,219	1,322,632	44,677	536,125
40002-01	Reserve Income-SIRS	0	0	68,401	820,808
40010-00	HOA Assessments	69,043	828,514	82,494	989,923
40011	Late Fee Income	0	0	0	0
40014	Legal Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	0	0	0	0
40033	Parking Income	1,500	18,000	1,058	12,700
40037	Parking Space Rental	0	0	0	0
40059	Garages/Cabanas	21,500	258,004	21,500	258,004
40060	Gate/Key Cards	0	0	0	0
40068	Card Key Income	333	4,000	333	4,000
40078	Late Fee Interest	0	0	0	0
40079	Clubhouse Fee	0	0	0	0
40080	Interest Income	0	0	0	0
40081	Reserve Interest	0	0	0	0
40090	Miscellaneous Income	0	0	0	0
41005	Storage Room Rental Income	1,167	14,000	1,167	14,000
	**TOTAL REVENUE	622,164	7,465,976	620,857	7,450,279
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	1,125	13,500	1,067	12,800
50011	HOA Assessments	69,043	828,514	82,494	989,923
50012-00	Bad Debts	2,083	25,000	2,083	25,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50015	Bank Charges	0	0	150	1,800
50022	Computer Maint/Supp	800	9,600	800	9,600
50026	Unrecorded P-Card Expenses	0	0	0	0
50045-00	Legal Fees	5,000	60,000	8,333	100,000
50046	Inspection Fees	0	0	505	6,060
50048	Annual Condo Fees	150	1,800	150	1,800
50050-00	License,Taxes,Permit	417	5,000	417	5,000
50053	Corporate Annual Rep	10	125	10	125
50059	Social Events	1,250	15,000	1,667	20,000
50065	Office Equipment	333	4,000	333	4,000
50075	Office Supplies	667	8,000	667	8,000
50080	Postage	667	8,000	667	8,000
50090-00	Professional Fees	208	2,500	0	0
50100	Screening Fees	0	0	0	0
50102	Bank Loan Fees	2,246	26,950	0	0
	**TOTAL ADMINISTRATIVE	83,999	1,007,989	99,342	1,192,108
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	169,333	2,032,000	117,500	1,410,000
52034	Flood Insurance	5,796	69,555	7,833	93,995
	**TOTAL PROPERTY INSURANCE	175,129	2,101,555	125,333	1,503,995
	**UTILITIES				
54050-00	Electricity	20,000	240,000	26,856	322,272
54070-00	Water & Sewer	24,167	290,000	25,000	300,000
54100-00	Telephone	833	10,000	667	8,000
54100-10	Telephone- - Elevator	500	6,000	571	6,848
	**TOTAL UTILITIES	45,500	546,000	53,093	637,120
	**CONTRACTS				
60013	Cable Television	417	5,000	442	5,300

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
60030	Copier Lease	600	7,200	600	7,200
60035	Elevator Contract	5,667	68,000	5,833	70,000
60050	Fire Alarm System	833	10,000	917	11,000
60070	Generator	333	4,000	333	4,000
60074	Hvac System	1,875	22,500	1,875	22,500
61000	Management Services	4,333	52,000	4,460	53,520
61008	Odor Control	408	4,900	408	4,900
61010	Pest Control	917	11,000	992	11,900
61025	Postage Meter Lease	125	1,500	125	1,500
61045-00	Security Services	32,083	385,000	30,048	360,570
61045-05	Security Services- - Access Ctrl	2,083	25,000	2,083	25,000
61050	Telephone Lease	125	1,500	125	1,500
61055	Trash Removal	6,900	82,800	6,900	82,800
61060	Uniforms Contract	417	5,000	417	5,000
61065	Valet Service	16,667	200,000	17,383	208,600
61070	Water Treatment	750	9,000	892	10,704
	**TOTAL CONTRACTS	74,533	894,400	73,833	885,994
	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	21,033	252,400	22,919	275,032
65000-05	Salaries- - Janitorial	19,583	235,000	19,453	233,434
65000-06	Salaries- - Office	19,667	236,000	19,196	230,353
65000-30	Salaries- - Receiving	7,667	92,000	6,684	80,203
65000-32	Salaries- - Front Desk	13,333	160,000	13,070	156,839
65000-83	Salaries- - Bonuses	4,167	50,000	4,167	50,000
65040	Group Health & Life	12,500	150,000	12,500	150,000
	**TOTAL SALARIES & BENEFITS	97,950	1,175,400	97,988	1,175,861
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	6,250	75,000	6,667	80,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70045	R&M-Electrical	500	6,000	500	6,000
70048-180b	R&M Equip- - False Alarm Fee - Fire	333	4,000	417	5,000
70048-20a	R&M Equip- - Fire Alarm-Sec Equip Repairs	833	10,000	1,667	20,000
70048-22	R&M Equip- - HVAC Parts/Repairs	833	10,000	1,667	20,000
70048-25	R&M Equip- - Health Club	167	2,000	583	7,000
70050	R&M-Entry System	1,250	15,000	1,250	15,000
70063	R&M-Generator	250	3,000	250	3,000
70068	R&M-Lighting	542	6,500	889	10,668
70090	R&M-Plumbing	1,667	20,000	1,667	20,000
70105	R&M-Pumps & Motors	417	5,000	1,392	16,700
70119	R&M-Trash Chute	0	0	867	10,400
70165	Decorating	125	1,500	125	1,500
70180	Paint Supplies	833	10,000	833	10,000
70216	R&M Janitorial Supplies	833	10,000	1,083	13,000
70289-00	Contingency	3,333	40,000	38,333	460,000
70289-20	Contingency- - Equipment	16,667	200,000	0	0
70289-32	Contingency- - Landscape	0	0	0	0
	**TOTAL REPAIRS/MAINTENANCE	34,833	418,000	58,189	698,268
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
74005-123	Special Projects- - Access System	0	0	0	0
74005-130	Special Projects- - Electrical	0	0	0	0
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	110,219	1,322,632	44,677	536,125
80001	Reserve Interest	0	0	0	0
80004-00	SIRS Reserve Transfer	0	0	68,401	820,808

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL RESERVE TRANSFERS	110,219	1,322,632	113,078	1,356,933
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	622,163	7,465,976	620,856	7,450,279
	Operating Net Income or Loss	01	0	01	0

**1625-BRICKELL KEY ONE CONDOMINIUM ASSOCIATION INC. -
Proposed_Maintenance
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 Quarterly Without Reserves	Proposed Quarterly Reserves	Proposed Quarterly SIRS Reserves	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-O1		0.026900000	1	0.026900000	\$482.32	\$390.36	\$36.05	\$55.20	\$481.61	\$481.61
0000-O2		0.033200000	1	0.033200000	\$595.28	\$481.79	\$44.50	\$68.13	\$594.42	\$594.42
0000-O3		0.035700000	3	0.107100000	\$640.09	\$518.06	\$47.85	\$73.26	\$639.17	\$1917.51
0000-O4		0.035800000	1	0.035800000	\$641.89	\$519.52	\$47.98	\$73.46	\$640.96	\$640.96
0000-O5		0.037099998	1	0.037099998	\$665.19	\$538.38	\$49.73	\$76.13	\$664.24	\$664.24
0000-O6		0.037900001	1	0.037900001	\$679.54	\$549.99	\$50.80	\$77.77	\$678.56	\$678.56
0000-O7		0.039000000	2	0.078000000	\$699.27	\$565.95	\$52.27	\$80.03	\$698.25	\$1396.50
0000-O8		0.039400000	1	0.039400000	\$706.44	\$571.76	\$52.81	\$80.85	\$705.42	\$705.42
0000-O9		0.039600000	1	0.039600000	\$710.02	\$574.66	\$53.08	\$81.26	\$709.00	\$709.00
0000-O10		0.039700001	1	0.039700001	\$711.82	\$576.11	\$53.21	\$81.47	\$710.79	\$710.79
0000-O11		0.040500000	2	0.081000000	\$726.17	\$587.72	\$54.28	\$83.11	\$725.11	\$1450.22
0000-A1		0.108400002	14	1.517600028	\$1943.60	\$1573.06	\$145.29	\$222.44	\$1940.79	\$27171.06
0000-A2		0.163800001	14	2.293200014	\$2936.93	\$2377.00	\$219.54	\$336.12	\$2932.66	\$41057.24
0000-A3		0.181600004	15	2.724000060	\$3256.08	\$2635.31	\$243.40	\$372.65	\$3251.36	\$48770.40
0000-A4		0.187000006	15	2.805000090	\$3352.90	\$2713.67	\$250.64	\$383.73	\$3348.04	\$50220.60
0000-A5		0.202000007	1	0.202000007	\$3621.85	\$2931.34	\$270.74	\$414.51	\$3616.59	\$3616.59
0000-A6		0.240899985	9	2.168099865	\$4319.32	\$3495.85	\$322.88	\$494.33	\$4313.06	\$38817.54
0000-A7		0.243599996	1	0.243599996	\$4367.73	\$3535.03	\$326.50	\$499.87	\$4361.40	\$4361.40
0000-A8		0.249599993	1	0.249599993	\$4475.31	\$3622.10	\$334.54	\$512.18	\$4468.82	\$4468.82
0000-A9		0.254799992	1	0.254799992	\$4568.55	\$3697.56	\$341.51	\$522.85	\$4561.92	\$4561.92
0000-A10		0.263099998	1	0.263099998	\$4717.37	\$3818.00	\$352.64	\$539.89	\$4710.53	\$4710.53
0000-B1		0.268299997	74	19.854199778	\$4810.61	\$3893.46	\$359.61	\$550.56	\$4803.63	\$355468.62
0000-B2		0.271100001	4	1.084400004	\$4860.80	\$3934.10	\$363.36	\$556.30	\$4853.76	\$19415.04
0000-B3		0.299699992	15	4.495499880	\$5373.59	\$4349.13	\$401.69	\$614.99	\$5365.81	\$80487.15

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Quarterly Without Reserves	Proposed Quarterly Reserves	Proposed Quarterly SIRS Reserves	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-B4		0.321999997	15	4.829999955	\$5773.43	\$4672.74	\$431.58	\$660.75	\$5765.07	\$86476.05
0000-B5		0.323300004	1	0.323300004	\$5796.75	\$4691.60	\$433.32	\$663.42	\$5788.34	\$5788.34
0000-B6		0.336199991	1	0.336199991	\$6028.04	\$4878.80	\$450.61	\$689.89	\$6019.30	\$6019.30
0000-B7		0.346500009	12	4.158000108	\$6212.72	\$5028.27	\$464.42	\$711.02	\$6203.71	\$74444.52
0000-B8		0.347099990	1	0.347099990	\$6223.47	\$5036.98	\$465.22	\$712.26	\$6214.46	\$6214.46
0000-B9		0.353199986	10	3.531999860	\$6332.85	\$5125.50	\$473.40	\$724.77	\$6323.67	\$63236.70
0000-C1		0.353799999	1	0.353799999	\$6343.61	\$5134.21	\$474.20	\$726.00	\$6334.41	\$6334.41
0000-C2		0.357499987	3	1.072499961	\$6409.94	\$5187.90	\$479.16	\$733.60	\$6400.66	\$19201.98
0000-C3		0.360399991	2	0.720799982	\$6461.94	\$5229.98	\$483.05	\$739.55	\$6452.58	\$12905.16
0000-C4		0.360799980	2	0.721599960	\$6469.11	\$5235.79	\$483.58	\$740.37	\$6459.74	\$12919.48
0000-C5		0.361000001	1	0.361000001	\$6472.71	\$5238.69	\$483.85	\$740.78	\$6463.32	\$6463.32
0000-C6		0.372700006	1	0.372700006	\$6682.48	\$5408.48	\$499.53	\$764.79	\$6672.80	\$6672.80
0000-C7		0.392199993	1	0.392199993	\$7032.12	\$5691.45	\$525.67	\$804.80	\$7021.92	\$7021.92
0000-C8		0.393299997	1	0.393299997	\$7051.85	\$5707.41	\$527.14	\$807.06	\$7041.61	\$7041.61
0000-C9		0.395700008	1	0.395700008	\$7094.87	\$5742.24	\$530.36	\$811.98	\$7084.58	\$7084.58
0000-D1		0.403299987	24	9.679199688	\$7231.14	\$5852.53	\$540.55	\$827.58	\$7220.66	\$173295.84
0000-D2		0.435499996	1	0.435499996	\$7808.48	\$6319.80	\$583.71	\$893.65	\$7797.16	\$7797.16
0000-D3		0.446799994	1	0.446799994	\$8011.09	\$6483.79	\$598.85	\$916.84	\$7999.48	\$7999.48
0000-D4		0.449800001	1	0.449800001	\$8064.88	\$6527.32	\$602.87	\$923.00	\$8053.19	\$8053.19
0000-D5		0.452199996	1	0.452199996	\$8107.92	\$6562.15	\$606.09	\$927.92	\$8096.16	\$8096.16
0000-D6		0.453500003	1	0.453500003	\$8131.22	\$6581.01	\$607.83	\$930.59	\$8119.43	\$8119.43
0000-D7		0.460000068	1	0.460000068	\$8247.77	\$6675.34	\$616.54	\$943.93	\$8235.81	\$8235.81
0000-D8		0.465900004	1	0.465900004	\$8353.56	\$6760.96	\$624.45	\$956.04	\$8341.45	\$8341.45
0000-D9		0.471100003	1	0.471100003	\$8446.79	\$6836.42	\$631.42	\$966.71	\$8434.55	\$8434.55
0000-E1		0.475800008	9	4.282200072	\$8531.06	\$6904.62	\$637.72	\$976.35	\$8518.69	\$76668.21
0000-E2		0.488799989	1	0.488799989	\$8764.15	\$7093.27	\$655.14	\$1003.03	\$8751.44	\$8751.44
0000-E3		0.495200008	2	0.990400016	\$8878.90	\$7186.15	\$663.72	\$1016.16	\$8866.03	\$17732.06
0000-E4		0.497999996	1	0.497999996	\$8929.11	\$7226.78	\$667.48	\$1021.91	\$8916.17	\$8916.17
0000-E5		0.504800022	1	0.504800022	\$9051.02	\$7325.46	\$676.59	\$1035.86	\$9037.91	\$9037.91
0000-E6		0.515299976	1	0.515299976	\$9239.29	\$7477.83	\$690.66	\$1057.41	\$9225.90	\$9225.90

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Quarterly Without Reserves	Proposed Quarterly Reserves	Proposed Quarterly SIRS Reserves	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-E7		0.518899977	2	1.037799954	\$9303.84	\$7530.07	\$695.49	\$1064.79	\$9290.35	\$18580.70
0000-E8		0.523699999	1	0.523699999	\$9389.91	\$7599.73	\$701.92	\$1074.64	\$9376.29	\$9376.29
0000-E9		0.531300008	1	0.531300008	\$9526.17	\$7710.02	\$712.11	\$1090.24	\$9512.37	\$9512.37
0000-F1		0.531700015	1	0.531700015	\$9533.34	\$7715.82	\$712.64	\$1091.06	\$9519.52	\$9519.52
0000-F2		0.533900023	1	0.533900023	\$9572.79	\$7747.75	\$715.59	\$1095.57	\$9558.91	\$9558.91
0000-F3		0.534399986	1	0.534399986	\$9581.75	\$7755.00	\$716.26	\$1096.60	\$9567.86	\$9567.86
0000-F4		0.540899992	1	0.540899992	\$9698.30	\$7849.33	\$724.98	\$1109.94	\$9684.25	\$9684.25
0000-F5		0.560999990	1	0.560999990	\$10058.69	\$8141.01	\$751.92	\$1151.18	\$10044.11	\$10044.11
0000-F6		0.564000010	1	0.564000010	\$10112.47	\$8184.55	\$755.94	\$1157.34	\$10097.83	\$10097.83
0000-F7		0.565800011	2	1.131600022	\$10144.75	\$8210.67	\$758.35	\$1161.03	\$10130.05	\$20260.10
0000-F8		0.569700000	7	3.987900000	\$10214.68	\$8267.26	\$763.58	\$1169.04	\$10199.88	\$71399.16
0000-F9		0.574000007	2	1.148000014	\$10291.79	\$8329.66	\$769.34	\$1177.86	\$10276.86	\$20553.72
0000-G1		0.574100018	1	0.574100018	\$10293.57	\$8331.11	\$769.47	\$1178.06	\$10278.64	\$10278.64
0000-G2		0.603500009	1	0.603500009	\$10820.71	\$8757.75	\$808.88	\$1238.39	\$10805.02	\$10805.02
0000-G3		0.605799973	1	0.605799973	\$10861.95	\$8791.13	\$811.96	\$1243.11	\$10846.20	\$10846.20
0000-G4		0.621299981	1	0.621299981	\$11139.87	\$9016.06	\$832.74	\$1274.92	\$11123.72	\$11123.72
0000-G5		0.633199990	1	0.633199990	\$11353.24	\$9188.75	\$848.69	\$1299.34	\$11336.78	\$11336.78
0000-G6		0.637300014	1	0.637300014	\$11426.74	\$9248.25	\$854.18	\$1307.75	\$11410.18	\$11410.18
0000-G7		0.645500004	1	0.645500004	\$11573.77	\$9367.24	\$865.17	\$1324.58	\$11556.99	\$11556.99
0000-G8		0.654799998	2	1.309599996	\$11740.52	\$9502.20	\$877.64	\$1343.66	\$11723.50	\$23447.00
0000-G9		0.705500007	1	0.705500007	\$12649.56	\$10237.94	\$945.59	\$1447.70	\$12631.23	\$12631.23
0000-H1		0.753199995	1	0.753199995	\$13504.83	\$10930.14	\$1009.52	\$1545.58	\$13485.24	\$13485.24
0000-H2		0.824899971	1	0.824899971	\$14790.40	\$11970.62	\$1105.62	\$1692.71	\$14768.95	\$14768.95
0000-H3		0.926299989	1	0.926299989	\$16608.50	\$13442.10	\$1241.53	\$1900.79	\$16584.42	\$16584.42
0000-H4		0.950999975	1	0.950999975	\$17051.36	\$13800.54	\$1274.64	\$1951.47	\$17026.65	\$17026.65
0000-H5		0.968200028	1	0.968200028	\$17359.76	\$14050.14	\$1297.69	\$1986.77	\$17334.60	\$17334.60
Total			316	100.000099307						\$1790395.97

1625-BRICKELL KEY ONE CONDOMINIUM ASSOCIATION INC.
Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
30003-03	SIRS Reserves	Building Exterior	\$2,115,925	10	4
30003-80	SIRS Reserves	Roof	\$430,187	30	29
30003-42	SIRS Reserves	Plumbing	\$1,141,901	45	5
30003-90	SIRS Reserves	Windows	\$308,183	30	29
30003-70	SIRS Reserves	Structure	\$623,220	10	4
30003-30	SIRS Reserves	Fire Proofing	\$1,001,982	40	4
30003-20	SIRS Reserves	Electrical	\$1,074,131	40	5
30003-00	SIRS Reserves	SIRS Reserves	\$820,808	25	24
30000-100b	Reserves	Wall Paper	\$957,351	12	5
30000-19a	Reserves	Furniture/Fixtures/Equipment	\$247,609	11	5
30000-16b	Reserves	Equipment - Exercise	\$212,582	13	5
30005-44		Planter Box	\$236,295	24	4
30000-97	Reserves	Misc. Building Comp.	\$1,563,374	36	8
30000-17	Reserves	Flooring	\$575,081	12	6
30000-41	Reserves	Paint (Interior)	\$280,258	24	5
30000-35	Reserves	Mechanical	\$2,796,592	24	12
30000-66	Reserves	Security Equipment	\$136,298	20	8
30000-15	Reserves	Elevator	\$2,240,000	25	23
30000-60	Reserves	Roof	\$551,008	30	29
30000-00	Reserves	Reserves	\$536,125	25	24
		Totals	\$17,848,910		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$2,556,748
Additional Reserve Funding Thru Year End	\$501,360
Total Reserves Thru Year End	\$3,058,108
Estimated Expenses Thru Year End	\$0

Balance To Be Funded	\$14,790,802
Annual Contribution	\$536,125
Monthly Contribution	\$44,677

1625-BRICKELL KEY ONE CONDOMINIUM ASSOCIATION INC.
SIRS Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-03	SIRS Reserves	Building Exterior	\$2,115,925	10	4
30003-80	SIRS Reserves	Roof	\$460,187	30	29
30003-42	SIRS Reserves	Plumbing	\$1,141,901	45	5
30003-90	SIRS Reserves	Windows	\$308,183	30	29
30003-70	SIRS Reserves	Structure	\$623,220	10	4
30003-30	SIRS Reserves	Fire Proofing	\$1,001,982	40	4
30003-20	SIRS Reserves	Electrical	\$1,074,131	40	5
30003-00	SIRS Reserves	SIRS Reserves	\$820,808	25	24
		Totals	\$7,546,337		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$350,488
Additional Reserve Funding Thru Year End	\$0
Total Reserves Thru Year End	\$350,488
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$7,195,849
Annual Contribution	\$820,808
Monthly Contribution	\$68,401

Recurring Charges Listing
BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.
As of 01/02/2026

OTCK 0000 BRICKELL KEY ONE CONDO ASSN
C/O FirstService Residential 520 BRICKELL KEY DRIVE
MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	A1	AH	Charge	14	224.53	01/01/2025	12/31/3000	3,143.42
Unit Type	A10	AH	Charge	1	544.96	01/01/2025	12/31/3000	544.96
Unit Type	A2	AH	Charge	14	339.28	01/01/2025	12/31/3000	4,749.92
Unit Type	A3	AH	Charge	15	376.15	01/01/2025	12/31/3000	5,642.25
Unit Type	A4	AH	Charge	15	387.33	01/01/2025	12/31/3000	5,809.95
Unit Type	A5	AH	Charge	1	418.40	01/01/2025	12/31/3000	418.40
Unit Type	A6	AH	Charge	9	498.97	01/01/2025	12/31/3000	4,490.73
Unit Type	A7	AH	Charge	1	504.57	01/01/2025	12/31/3000	504.57
Unit Type	A8	AH	Charge	1	516.99	01/01/2025	12/31/3000	516.99
Unit Type	A9	AH	Charge	1	527.76	01/01/2025	12/31/3000	527.76
Unit Type	B1	AH	Charge	74	555.73	01/01/2025	12/31/3000	41,124.02
Unit Type	B2	AH	Charge	4	561.53	01/01/2025	12/31/3000	2,246.12
Unit Type	B3	AH	Charge	15	620.76	01/01/2025	12/31/3000	9,311.40
Unit Type	B4	AH	Charge	15	666.95	01/01/2025	12/31/3000	10,004.25
Unit Type	B5	AH	Charge	1	669.65	01/01/2025	12/31/3000	669.65
Unit Type	B6	AH	Charge	1	696.37	01/01/2025	12/31/3000	696.37
Unit Type	B7	AH	Charge	12	717.70	01/01/2025	12/31/3000	8,612.40
Unit Type	B8	AH	Charge	1	718.94	01/01/2025	12/31/3000	718.94
Unit Type	B9	AH	Charge	10	731.58	01/01/2025	12/31/3000	7,315.80
Unit Type	C1	AH	Charge	1	732.82	01/01/2025	12/31/3000	732.82
Unit Type	C2	AH	Charge	3	740.48	01/01/2025	12/31/3000	2,221.44
Unit Type	C3	AH	Charge	2	746.49	01/01/2025	12/31/3000	1,492.98
Unit Type	C4	AH	Charge	2	747.32	01/01/2025	12/31/3000	1,494.64
Unit Type	C5	AH	Charge	1	747.73	01/01/2025	12/31/3000	747.73
Unit Type	C6	AH	Charge	1	771.97	01/01/2025	12/31/3000	771.97
Unit Type	C7	AH	Charge	1	812.36	01/01/2025	12/31/3000	812.36
Unit Type	C8	AH	Charge	1	814.64	01/01/2025	12/31/3000	814.64
Unit Type	C9	AH	Charge	1	819.61	01/01/2025	12/31/3000	819.61
Unit Type	D1	AH	Charge	24	835.35	01/01/2025	12/31/3000	20,048.40
Unit Type	D2	AH	Charge	1	902.04	01/01/2025	12/31/3000	902.04
Unit Type	D3	AH	Charge	1	925.45	01/01/2025	12/31/3000	925.45
Unit Type	D4	AH	Charge	1	931.66	01/01/2025	12/31/3000	931.66
Unit Type	D5	AH	Charge	1	936.64	01/01/2025	12/31/3000	936.64
Unit Type	D6	AH	Charge	1	939.33	01/01/2025	12/31/3000	939.33
Unit Type	D7	AH	Charge	1	952.79	01/01/2025	12/31/3000	952.79
Unit Type	D8	AH	Charge	1	965.01	01/01/2025	12/31/3000	965.01

Recurring Charges Listing
BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.
As of 01/02/2026

OTCK 0000 BRICKELL KEY ONE CONDO ASSN
C/O FirstService Residential 520 BRICKELL KEY DRIVE
MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	D9	AH	Charge	1	975.78	01/01/2025	12/31/3000	975.78
Unit Type	E1	AH	Charge	9	985.52	01/01/2025	12/31/3000	8,869.68
Unit Type	E2	AH	Charge	1	1,012.44	01/01/2025	12/31/3000	1,012.44
Unit Type	E3	AH	Charge	2	1,025.70	01/01/2025	12/31/3000	2,051.40
Unit Type	E4	AH	Charge	1	1,031.50	01/01/2025	12/31/3000	1,031.50
Unit Type	E5	AH	Charge	1	1,045.58	01/01/2025	12/31/3000	1,045.58
Unit Type	E6	AH	Charge	1	1,067.33	01/01/2025	12/31/3000	1,067.33
Unit Type	E7	AH	Charge	2	1,074.79	01/01/2025	12/31/3000	2,149.58
Unit Type	E8	AH	Charge	1	1,084.73	01/01/2025	12/31/3000	1,084.73
Unit Type	E9	AH	Charge	1	1,100.47	01/01/2025	12/31/3000	1,100.47
Unit Type	F1	AH	Charge	1	1,101.30	01/01/2025	12/31/3000	1,101.30
Unit Type	F2	AH	Charge	1	1,105.86	01/01/2025	12/31/3000	1,105.86
Unit Type	F3	AH	Charge	1	1,106.89	01/01/2025	12/31/3000	1,106.89
Unit Type	F4	AH	Charge	1	1,120.36	01/01/2025	12/31/3000	1,120.36
Unit Type	F5	AH	Charge	1	1,161.99	01/01/2025	12/31/3000	1,161.99
Unit Type	F6	AH	Charge	1	1,168.20	01/01/2025	12/31/3000	1,168.20
Unit Type	F7	AH	Charge	2	1,171.93	01/01/2025	12/31/3000	2,343.86
Unit Type	F8	AH	Charge	7	1,180.01	01/01/2025	12/31/3000	8,260.07
Unit Type	F9	AH	Charge	2	1,188.92	01/01/2025	12/31/3000	2,377.84
Unit Type	G1	AH	Charge	1	1,189.12	01/01/2025	12/31/3000	1,189.12
Unit Type	G2	AH	Charge	1	1,250.02	01/01/2025	12/31/3000	1,250.02
Unit Type	G3	AH	Charge	1	1,254.78	01/01/2025	12/31/3000	1,254.78
Unit Type	G4	AH	Charge	1	1,286.89	01/01/2025	12/31/3000	1,286.89
Unit Type	G5	AH	Charge	1	1,311.54	01/01/2025	12/31/3000	1,311.54
Unit Type	G6	AH	Charge	1	1,320.03	01/01/2025	12/31/3000	1,320.03
Unit Type	G7	AH	Charge	1	1,337.01	01/01/2025	12/31/3000	1,337.01
Unit Type	G8	AH	Charge	2	1,356.28	01/01/2025	12/31/3000	2,712.56
Unit Type	G9	AH	Charge	1	1,461.29	01/01/2025	12/31/3000	1,461.29
Unit Type	H1	AH	Charge	1	1,560.09	01/01/2025	12/31/3000	1,560.09
Unit Type	H2	AH	Charge	1	1,708.60	01/01/2025	12/31/3000	1,708.60
Unit Type	H3	AH	Charge	1	1,918.63	01/01/2025	12/31/3000	1,918.63
Unit Type	H4	AH	Charge	1	1,969.79	01/01/2025	12/31/3000	1,969.79
Unit Type	H5	AH	Charge	1	2,005.42	01/01/2025	12/31/3000	2,005.42
Unit Type	O1	AH	Charge	1	55.72	01/01/2025	12/31/3000	55.72
Unit Type	O10	AH	Charge	1	82.23	01/01/2025	12/31/3000	82.23
Unit Type	O11	AH	Charge	2	83.89	01/01/2025	12/31/3000	167.78
Unit Type	O2	AH	Charge	1	68.77	01/01/2025	12/31/3000	68.77
Unit Type	O3	AH	Charge	3	73.94	01/01/2025	12/31/3000	221.82

Recurring Charges Listing
BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.
As of 01/02/2026

OTCK 0000 BRICKELL KEY ONE CONDO ASSN
C/O FirstService Residential 520 BRICKELL KEY DRIVE
MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	O4	AH	Charge	1	74.15	01/01/2025	12/31/3000	74.15
Unit Type	O5	AH	Charge	1	76.84	01/01/2025	12/31/3000	76.84
Unit Type	O6	AH	Charge	1	78.50	01/01/2025	12/31/3000	78.50
Unit Type	O7	AH	Charge	2	80.78	01/01/2025	12/31/3000	161.56
Unit Type	O8	AH	Charge	1	81.61	01/01/2025	12/31/3000	81.61
Unit Type	O9	AH	Charge	1	82.02	01/01/2025	12/31/3000	82.02
Totals:				316				207,129.04
Unit Type	A1	MQ	Charge	14	1,719.07	01/01/2025	12/31/3000	24,066.98
Unit Type	A10	MQ	Charge	1	4,172.41	01/01/2025	12/31/3000	4,172.41
Unit Type	A2	MQ	Charge	14	2,597.65	01/01/2025	12/31/3000	36,367.10
Unit Type	A3	MQ	Charge	15	2,879.93	01/01/2025	12/31/3000	43,198.95
Unit Type	A4	MQ	Charge	15	2,965.57	01/01/2025	12/31/3000	44,483.55
Unit Type	A5	MQ	Charge	1	3,203.45	01/01/2025	12/31/3000	3,203.45
Unit Type	A6	MQ	Charge	9	3,820.35	01/01/2025	12/31/3000	34,383.15
Unit Type	A7	MQ	Charge	1	3,863.16	01/01/2025	12/31/3000	3,863.16
Unit Type	A8	MQ	Charge	1	3,958.32	01/01/2025	12/31/3000	3,958.32
Unit Type	A9	MQ	Charge	1	4,040.79	01/01/2025	12/31/3000	4,040.79
Unit Type	B1	MQ	Charge	74	4,254.88	01/01/2025	12/31/3000	314,861.12
Unit Type	B2	MQ	Charge	4	4,299.27	01/01/2025	12/31/3000	17,197.08
Unit Type	B3	MQ	Charge	15	4,752.83	01/01/2025	12/31/3000	71,292.45
Unit Type	B4	MQ	Charge	15	5,106.48	01/01/2025	12/31/3000	76,597.20
Unit Type	B5	MQ	Charge	1	5,127.10	01/01/2025	12/31/3000	5,127.10
Unit Type	B6	MQ	Charge	1	5,331.67	01/01/2025	12/31/3000	5,331.67
Unit Type	B7	MQ	Charge	12	5,495.02	01/01/2025	12/31/3000	65,940.24
Unit Type	B8	MQ	Charge	1	5,504.53	01/01/2025	12/31/3000	5,504.53
Unit Type	B9	MQ	Charge	10	5,601.27	01/01/2025	12/31/3000	56,012.70
Unit Type	C1	MQ	Charge	1	5,610.79	01/01/2025	12/31/3000	5,610.79
Unit Type	C2	MQ	Charge	3	5,669.46	01/01/2025	12/31/3000	17,008.38
Unit Type	C3	MQ	Charge	2	5,715.45	01/01/2025	12/31/3000	11,430.90
Unit Type	C4	MQ	Charge	2	5,721.79	01/01/2025	12/31/3000	11,443.58
Unit Type	C5	MQ	Charge	1	5,724.98	01/01/2025	12/31/3000	5,724.98
Unit Type	C6	MQ	Charge	1	5,910.51	01/01/2025	12/31/3000	5,910.51
Unit Type	C7	MQ	Charge	1	6,219.76	01/01/2025	12/31/3000	6,219.76
Unit Type	C8	MQ	Charge	1	6,237.21	01/01/2025	12/31/3000	6,237.21
Unit Type	C9	MQ	Charge	1	6,275.26	01/01/2025	12/31/3000	6,275.26

Recurring Charges Listing
BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.
As of 01/02/2026

OTCK 0000 BRICKELL KEY ONE CONDO ASSN
C/O FirstService Residential 520 BRICKELL KEY DRIVE
MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	D1	MQ	Charge	24	6,395.79	01/01/2025	12/31/3000	153,498.96
Unit Type	D2	MQ	Charge	1	6,906.44	01/01/2025	12/31/3000	6,906.44
Unit Type	D3	MQ	Charge	1	7,085.64	01/01/2025	12/31/3000	7,085.64
Unit Type	D4	MQ	Charge	1	7,133.22	01/01/2025	12/31/3000	7,133.22
Unit Type	D5	MQ	Charge	1	7,171.28	01/01/2025	12/31/3000	7,171.28
Unit Type	D6	MQ	Charge	1	7,191.89	01/01/2025	12/31/3000	7,191.89
Unit Type	D7	MQ	Charge	1	7,294.98	01/01/2025	12/31/3000	7,294.98
Unit Type	D8	MQ	Charge	1	7,388.55	01/01/2025	12/31/3000	7,388.55
Unit Type	D9	MQ	Charge	1	7,471.01	01/01/2025	12/31/3000	7,471.01
Unit Type	E1	MQ	Charge	9	7,545.54	01/01/2025	12/31/3000	67,909.86
Unit Type	E2	MQ	Charge	1	7,751.71	01/01/2025	12/31/3000	7,751.71
Unit Type	E3	MQ	Charge	2	7,853.20	01/01/2025	12/31/3000	15,706.40
Unit Type	E4	MQ	Charge	1	7,897.61	01/01/2025	12/31/3000	7,897.61
Unit Type	E5	MQ	Charge	1	8,005.44	01/01/2025	12/31/3000	8,005.44
Unit Type	E6	MQ	Charge	1	8,171.96	01/01/2025	12/31/3000	8,171.96
Unit Type	E7	MQ	Charge	2	8,229.05	01/01/2025	12/31/3000	16,458.10
Unit Type	E8	MQ	Charge	1	8,305.18	01/01/2025	12/31/3000	8,305.18
Unit Type	E9	MQ	Charge	1	8,425.70	01/01/2025	12/31/3000	8,425.70
Unit Type	F1	MQ	Charge	1	8,432.04	01/01/2025	12/31/3000	8,432.04
Unit Type	F2	MQ	Charge	1	8,466.93	01/01/2025	12/31/3000	8,466.93
Unit Type	F3	MQ	Charge	1	8,474.86	01/01/2025	12/31/3000	8,474.86
Unit Type	F4	MQ	Charge	1	8,577.94	01/01/2025	12/31/3000	8,577.94
Unit Type	F5	MQ	Charge	1	8,896.70	01/01/2025	12/31/3000	8,896.70
Unit Type	F6	MQ	Charge	1	8,944.27	01/01/2025	12/31/3000	8,944.27
Unit Type	F7	MQ	Charge	2	8,972.82	01/01/2025	12/31/3000	17,945.64
Unit Type	F8	MQ	Charge	7	9,034.67	01/01/2025	12/31/3000	63,242.69
Unit Type	F9	MQ	Charge	2	9,102.87	01/01/2025	12/31/3000	18,205.74
Unit Type	G1	MQ	Charge	1	9,104.45	01/01/2025	12/31/3000	9,104.45
Unit Type	G2	MQ	Charge	1	9,570.69	01/01/2025	12/31/3000	9,570.69
Unit Type	G3	MQ	Charge	1	9,607.17	01/01/2025	12/31/3000	9,607.17
Unit Type	G4	MQ	Charge	1	9,852.98	01/01/2025	12/31/3000	9,852.98
Unit Type	G5	MQ	Charge	1	10,041.70	01/01/2025	12/31/3000	10,041.70
Unit Type	G6	MQ	Charge	1	10,106.71	01/01/2025	12/31/3000	10,106.71
Unit Type	G7	MQ	Charge	1	10,236.76	01/01/2025	12/31/3000	10,236.76
Unit Type	G8	MQ	Charge	2	10,384.24	01/01/2025	12/31/3000	20,768.48
Unit Type	G9	MQ	Charge	1	11,188.27	01/01/2025	12/31/3000	11,188.27
Unit Type	H1	MQ	Charge	1	11,944.74	01/01/2025	12/31/3000	11,944.74
Unit Type	H2	MQ	Charge	1	13,081.80	01/01/2025	12/31/3000	13,081.80

Recurring Charges Listing
BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.
As of 01/02/2026

OTCK 0000 BRICKELL KEY ONE CONDO ASSN
C/O FirstService Residential 520 BRICKELL KEY DRIVE
MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	H3	MQ	Charge	1	14,689.87	01/01/2025	12/31/3000	14,689.87
Unit Type	H4	MQ	Charge	1	15,081.57	01/01/2025	12/31/3000	15,081.57
Unit Type	H5	MQ	Charge	1	15,354.34	01/01/2025	12/31/3000	15,354.34
Unit Type	O1	MQ	Charge	1	426.60	01/01/2025	12/31/3000	426.60
Unit Type	O10	MQ	Charge	1	629.59	01/01/2025	12/31/3000	629.59
Unit Type	O11	MQ	Charge	2	642.28	01/01/2025	12/31/3000	1,284.56
Unit Type	O2	MQ	Charge	1	526.51	01/01/2025	12/31/3000	526.51
Unit Type	O3	MQ	Charge	3	566.15	01/01/2025	12/31/3000	1,698.45
Unit Type	O4	MQ	Charge	1	567.74	01/01/2025	12/31/3000	567.74
Unit Type	O5	MQ	Charge	1	588.35	01/01/2025	12/31/3000	588.35
Unit Type	O6	MQ	Charge	1	601.04	01/01/2025	12/31/3000	601.04
Unit Type	O7	MQ	Charge	2	618.49	01/01/2025	12/31/3000	1,236.98
Unit Type	O8	MQ	Charge	1	624.83	01/01/2025	12/31/3000	624.83
Unit Type	O9	MQ	Charge	1	628.00	01/01/2025	12/31/3000	628.00
Totals:				316				1,585,866.24
Unit	0606	UQ	Charge	1	65.00	01/01/2025	12/31/3000	65.00
Unit	0617	UQ	Charge	1	65.00	01/01/2025	12/31/3000	65.00
Totals:				2				130.00
Totals By Charge Code:								
AH				316				207,129.04
MQ				316				1,585,866.24
UQ				2				130.00

Recurring Charges Listing
BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.
As of 01/02/2026

0TCK 000C BRICKELL KEY ONE CONDO ASSN
C/O FirstService Residential 520 BRICKELL KEY DRIVE
MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	C	CQ	Charge	16	1,097.99	01/01/2025	12/31/3000	17,567.84
Totals:				16				17,567.84
Totals By Charge Code:								
CQ				16				17,567.84

Recurring Charges Listing
BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.
As of 01/02/2026

0TCK 000G BRICKELL KEY ONE CONDO ASSN
C/O FirstService Residential 520 BRICKELL KEY DRIVE
MIAMI, FL 33131

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	G	GQ	Charge	71	661.03	01/01/2025	12/31/3000	46,933.13
Totals:				71				46,933.13
Totals By Charge Code:								
GQ				71				46,933.13

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION INC.

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

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL	ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)
	**REVENUE						
40000	Owner Assessments	418,402	5,020,826	401,227	4,814,719	-206,107	-4.11
40002-00	Reserve Income	110,219	1,322,632	113,078	1,356,933	34,301	2.59
40010-00	HOA Assessments	69,043	828,514	82,494	989,923	161,409	19.48
40011	Late Fee Income	0	0	0	0	0	0.00
40014	Legal Fee Income	0	0	0	0	0	0.00
40025	Returned Check Fees	0	0	0	0	0	0.00
40030	Screening Fees	0	0	0	0	0	0.00
40033	Parking Income	1,500	18,000	1,058	12,700	-5,300	-29.44
40037	Parking Space Rental	0	0	0	0	0	0.00
40059	Garages/Cabanas	21,500	258,004	21,500	258,004	0	0.00
40060	Gate/Key Cards	0	0	0	0	0	0.00
40068	Card Key Income	333	4,000	333	4,000	0	0.00
40078	Late Fee Interest	0	0	0	0	0	0.00
40079	Clubhouse Fee	0	0	0	0	0	0.00
40080	Interest Income	0	0	0	0	0	0.00
40081	Reserve Interest	0	0	0	0	0	0.00
40090	Miscellaneous Income	0	0	0	0	0	0.00
41005	Storage Room Rental Income	1,167	14,000	1,167	14,000	0	0.00
	**TOTAL REVENUE	622,164	7,465,976	620,857	7,450,279	-15,697	-0.21
	EXPENSES						
	**ADMINISTRATIVE						
50005	Accounting Fees	1,125	13,500	1,067	12,800	-700	-5.19
50011	HOA Assessments	69,043	828,514	82,494	989,923	161,409	19.48

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL	ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)
50012-00	Bad Debts	2,083	25,000	2,083	25,000	0	0.00
50015	Bank Charges	0	0	150	1,800	1,800	100.00
50022	Computer Maint/Supp	800	9,600	800	9,600	0	0.00
50026	Unrecorded P-Card Expenses	0	0	0	0	0	0.00
50045-00	Legal Fees	5,000	60,000	8,333	100,000	40,000	66.67
50046	Inspection Fees	0	0	505	6,060	6,060	100.00
50048	Annual Condo Fees	150	1,800	150	1,800	0	0.00
50050-00	License, Taxes, Permit	417	5,000	417	5,000	0	0.00
50053	Corporate Annual Rep	10	125	10	125	0	0.00
50059	Social Events	1,250	15,000	1,667	20,000	5,000	33.33
50065	Office Equipment	333	4,000	333	4,000	0	0.00
50075	Office Supplies	667	8,000	667	8,000	0	0.00
50080	Postage	667	8,000	667	8,000	0	0.00
50090-00	Professional Fees	208	2,500	0	0	-2,500	-100.00
50100	Screening Fees	0	0	0	0	0	0.00
50102	Bank Loan Fees	2,246	26,950	0	0	-26,950	-100.00
	**TOTAL ADMINISTRATIVE	83,999	1,007,989	99,342	1,192,108	184,119	18.27
	**PROPERTY INSURANCE						
52030	Multiperil Insurance	169,333	2,032,000	117,500	1,410,000	-622,000	-30.61
52034	Flood Insurance	5,796	69,555	7,833	93,995	24,440	35.14
	**TOTAL PROPERTY INSURANCE	175,129	2,101,555	125,333	1,503,995	-597,560	-28.43
	**UTILITIES						
54050-00	Electricity	20,000	240,000	26,856	322,272	82,272	34.28
54070-00	Water & Sewer	24,167	290,000	25,000	300,000	10,000	3.45
54100-00	Telephone	833	10,000	667	8,000	-2,000	-20.00

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL	ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)
54100-10	Telephone- - Elevator	500	6,000	571	6,848	848	14.13
	**TOTAL UTILITIES	45,500	546,000	53,093	637,120	91,120	16.69
	**CONTRACTS						
60013	Cable Television	417	5,000	442	5,300	300	6.00
60030	Copier Lease	600	7,200	600	7,200	0	0.00
60035	Elevator Contract	5,667	68,000	5,833	70,000	2,000	2.94
60050	Fire Alarm System	833	10,000	917	11,000	1,000	10.00
60070	Generator	333	4,000	333	4,000	0	0.00
60074	Hvac System	1,875	22,500	1,875	22,500	0	0.00
61000	Management Services	4,333	52,000	4,460	53,520	1,520	2.92
61008	Odor Control	408	4,900	408	4,900	0	0.00
61010	Pest Control	917	11,000	992	11,900	900	8.18
61025	Postage Meter Lease	125	1,500	125	1,500	0	0.00
61045-00	Security Services	32,083	385,000	30,048	360,570	-24,430	-6.35
61045-05	Security Services- - Access Ctrl	2,083	25,000	2,083	25,000	0	0.00
61050	Telephone Lease	125	1,500	125	1,500	0	0.00
61055	Trash Removal	6,900	82,800	6,900	82,800	0	0.00
61060	Uniforms Contract	417	5,000	417	5,000	0	0.00
61065	Valet Service	16,667	200,000	17,383	208,600	8,600	4.30
61070	Water Treatment	750	9,000	892	10,704	1,704	18.93
	**TOTAL CONTRACTS	74,533	894,400	73,833	885,994	-8,406	-0.94
	**SALARIES & BENEFITS						
65000-02	Salaries- - Maintenance	21,033	252,400	22,919	275,032	22,632	8.97
65000-05	Salaries- - Janitorial	19,583	235,000	19,453	233,434	-1,566	-0.67
65000-06	Salaries- - Office	19,667	236,000	19,196	230,353	-5,647	-2.39
65000-30	Salaries- - Receiving	7,667	92,000	6,684	80,203	-11,797	-12.82

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL	ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)
65000-32	Salaries- - Front Desk	13,333	160,000	13,070	156,839	-3,161	-1.98
65000-83	Salaries- - Bonuses	4,167	50,000	4,167	50,000	0	0.00
65040	Group Health & Life	12,500	150,000	12,500	150,000	0	0.00
	**TOTAL SALARIES & BENEFITS	97,950	1,175,400	97,988	1,175,861	461	0.04
	**REPAIRS/MAINTENANCE						
70025	R&M-Building	6,250	75,000	6,667	80,000	5,000	6.67
70045	R&M-Electrical	500	6,000	500	6,000	0	0.00
70048-180b	R&M Equip- - False Alarm Fee - Fire	333	4,000	417	5,000	1,000	25.00
70048-20a	R&M Equip- - Fire Alarm-Sec Equip Repairs	833	10,000	1,667	20,000	10,000	100.00
70048-22	R&M Equip- - HVAC Parts/Repairs	833	10,000	1,667	20,000	10,000	100.00
70048-25	R&M Equip- - Health Club	167	2,000	583	7,000	5,000	250.00
70050	R&M-Entry System	1,250	15,000	1,250	15,000	0	0.00
70063	R&M-Generator	250	3,000	250	3,000	0	0.00
70068	R&M-Lighting	542	6,500	889	10,668	4,168	64.12
70090	R&M-Plumbing	1,667	20,000	1,667	20,000	0	0.00
70105	R&M-Pumps & Motors	417	5,000	1,392	16,700	11,700	234.00
70119	R&M-Trash Chute	0	0	867	10,400	10,400	100.00
70165	Decorating	125	1,500	125	1,500	0	0.00
70180	Paint Supplies	833	10,000	833	10,000	0	0.00
70216	R&M Janitorial Supplies	833	10,000	1,083	13,000	3,000	30.00
70289-00	Contingency	3,333	40,000	38,333	460,000	420,000	1050.00
70289-20	Contingency- - Equipment	16,667	200,000	0	0	-200,000	-100.00
70289-32	Contingency- - Landscape	0	0	0	0	0	0.00

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL	ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)
	**TOTAL REPAIRS/MAINTEN ANCE	34,833	418,000	58,189	698,268	280,268	67.05
	**SPECIAL PROJECTS						
74005-123	Special Projects- - Access System	0	0	0	0	0	0.00
74005-130	Special Projects- - Electrical	0	0	0	0	0	0.00
	**TOTAL SPECIAL PROJECTS	0	0	0	0	0	0.00
	**RESERVE TRANSFERS						
80000-00	Reserve Transfers	110,219	1,322,632	113,078	1,356,933	34,301	2.59
80001	Reserve Interest	0	0	0	0	0	0.00
	**TOTAL RESERVE TRANSFERS	110,219	1,322,632	113,078	1,356,933	34,301	2.59
	**PRIOR YEAR ACTIVITY						
70298-00	Prior Year Expense	0	0	0	0	0	0.00
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0	0	0.00
	**TOTAL EXPENSES	622,163	7,465,976	620,856	7,450,279	-15,697	-0.21
	Operating Net Income or Loss	01	0	01	0	0	0.00

Donis Salazar 12/29/2025
TREASURER

BRICKELL KEY ONE CONDOMINIUM							
2026 PROPOSED							
CABANAS AND GARAGED MAINTENANCE SCHEDULE							
Building # - Unit Tye	2025 QUARTERLY PAYMENTS	PROPOSED 2026 QUARTERLY PAYMENTS	APPROVED ANNUALLY PAYMENT	Building # - Unit Tye	2025 QUARTERLY PAYMENTS	PROPOSED 2026 QUARTERLY PAYMENTS	PROPOSED ANNUAL PAYMENT
000G-G053	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G133	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G054	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G134	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G055	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G135	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G056	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G136	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G057	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G137	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G058	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G138	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G059	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G139	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G060	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G140	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G061	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G141	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G062	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G142	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G063	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G143	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G064	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G144	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G065	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G145	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G066	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G146	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G067	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G147	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G068	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G148	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G069	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G149	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G070	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G150	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G071	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G151	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G072	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G152	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G073	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G153	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G074	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G154	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G075	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G155	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G076	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G156	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G077	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G157	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G078	\$ 661.03	\$ 661.03	\$ 2,644.12	000G-G158	\$ 661.03	\$ 661.03	\$ 2,644.12
000G-G079	\$ 661.03	\$ 661.03	\$ 2,644.12	TOTAL 000G- 71			\$ 187,732.52
000G-G080	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C321	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G116	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C322	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G117	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C323	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G118	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C324	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G119	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C325	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G120	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C326	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G121	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C327	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G122	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C328	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G123	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C421	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G124	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C422	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G125	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C423	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G126	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C424	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G127	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C425	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G128	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C426	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G129	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C427	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G130	\$ 661.03	\$ 661.03	\$ 2,644.12	000C-C428	\$ 1,097.99	\$ 1,097.99	\$ 4,391.96
000G-G131	\$ 661.03	\$ 661.03	\$ 2,644.12	TOTAL 000C- 16			\$ 70,271.36
000G-G132	\$ 661.03	\$ 661.03	\$ 2,644.12				

Total Budget **\$ 258,003.88**