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RESIDENTIAL

0TCK BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE

For period ending February 28, 2026

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE

February 28, 2026

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is $250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

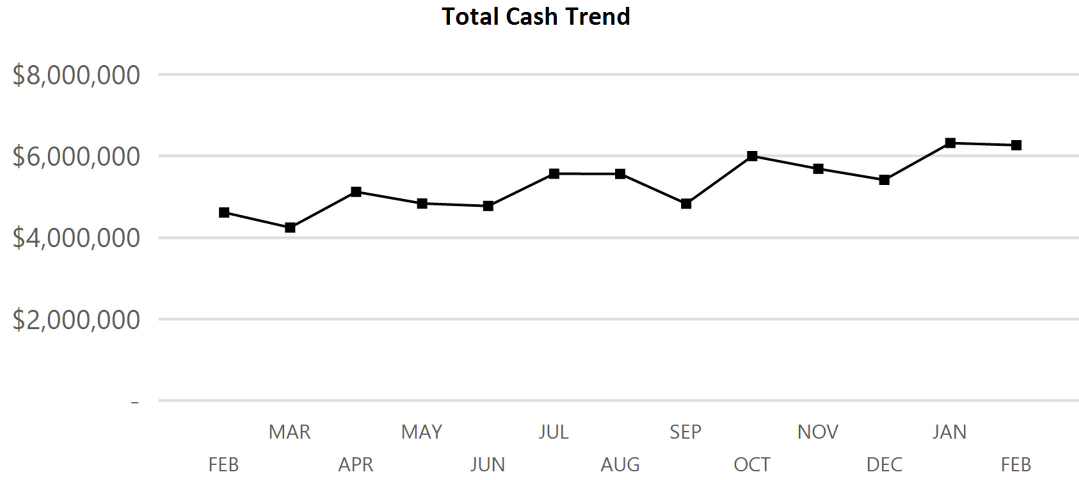
BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Executive Summary

February 28, 2026

TOTAL CASH

Operating	$2,098,023
Other	$17,945
Reserves	$3,605,750
Security Deposits	$367,541
Special Assessment	$178,959
Total Cash	$6,268,218



OPERATING CASH

Beginning Cash	$2,256,555
Change in Cash	($158,533)
Ending Cash	$2,098,023
Less: Accruals	$539,783
Less: Current Accounts Payable	-
Adjusted Operating Cash	$1,558,240

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AH HOA Assessment	($1,328)	$38,426	-	$45,782	$82,880
BC Return Check Fees	-	$90	-	$420	$510
CQ Cabana Quarterly	-	$74	-	-	$74
GQ Garage Maintenance	-	$7,369	-	$14,169	$21,538
II Interest Income	-	-	$3,830	$27,131	$30,961
LF Late Fees	-	-	-	$8,118	$8,118
MQ Maintenance Fees	($42,359)	$179,132	-	$216,799	$353,572
SB Special Assessment	($5,419)	-	-	$2,919	($2,500)
UQ Storage Fee Income	-	$17	-	-	$17
TOTAL	**($49,105)**	**$225,108**	**$3,830**	**$315,337**	**$495,169**

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Executive Summary

February 28, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	$628,657	$620,857	$7,800	$1,261,021	$1,241,714	$19,307	$7,450,279	($6,189,258)
TOTAL EXPENSES	$540,343	$620,860	$80,517	$1,134,638	$1,241,720	$107,082	$7,450,279	$6,315,641
NET INCOME/(LOSS)	$88,314	($3)	$88,317	$126,383	($6)	$126,389	-	$126,383

Expense Summary

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	$91,172	$99,343	$8,172	$198,738	$198,686	($52)	$1,192,108	$993,370
PROPERTY INSURANCE	$98,961	$125,333	$26,372	$202,149	$250,666	$48,517	$1,503,995	$1,301,846
UTILITIES	$35,965	$53,094	$17,129	$78,219	$106,188	$27,969	$637,120	$558,901
CONTRACTS	$74,248	$73,833	($415)	$143,944	$147,666	$3,722	$885,994	$742,050
OPERATING SALARIES & BENEFITS	$81,806	$97,989	$16,183	$171,759	$195,978	$24,219	$1,175,861	$1,004,102
REPAIRS/MAINTENANCE	$38,100	$58,190	$20,090	$82,258	$116,380	$34,122	$698,268	$616,010
PRIOR YEAR ACTIVITY	-	-	-	$16,908	-	($16,908)	-	($16,908)
RESERVE TRANSFERS	$120,091	$113,078	($7,013)	$240,664	$226,156	($14,508)	$1,356,933	$1,116,269

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Executive Summary

February 28, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR6 - US BANK OPR- MM	OPERATING MONEY MARKET ACCOUNT - US BANK OPR- MM	$1,032,021	$2,021	-	$1,034,042
OP14 - US BANK OPR CLICK	OPERATING CLICK - US BANK OPR CLICK	$1,224,534	$411,265	$571,819	$1,063,981
Total Operating		**$2,256,555**	**$413,286**	**$571,819**	**$2,098,023**
Other					
OP13 - CITY NATIONAL BANK OPR HOLIDAY ACCOUNT	OPERATING HOLIDAY - CITY NATIONAL BANK OPR HOLIDAY ACCOUNT	$17,945	-	-	$17,945
Total Other		**$17,945**	**-**	**-**	**$17,945**
Reserves					
RSV3 - US BANK RSV-MM	RESERVES MONEY MARKET ACCOUNT - US BANK RSV-MM	$3,485,045	$120,091	-	$3,605,136
RSV4 - CENTENNIAL BANK RSV-MM	RESERVES MONEY MARKET ACCOUNT - CENTENNIAL BANK RSV-MM	$614	-	-	$614
Total Reserves		**$3,485,659**	**$120,091**	**-**	**$3,605,750**
Security Deposits					
SEC2 - US BANK SEC DEP	SECURITY DEPOSIT CHECKING ACCOUNT - US BANK SEC DEP	$363,991	$12,800	$9,250	$367,541
Total Security Deposits		**$363,991**	**$12,800**	**$9,250**	**$367,541**
Special Assessment					
SPA3 - BANK UNITED SPA CK	SPA - BANK UNITED SPA CK	$10,096	-	-	$10,096
SPA4 - US BANK SPA CLICK	SPECIAL ASSESSMENT ACCOUNT - US BANK SPA CLICK	$186,265	$7,985	$25,387	$168,863
Total Special Assessment		**$196,361**	**$7,985**	**$25,387**	**$178,959**
Total Cash		**$6,320,512**	**$554,162**	**$606,456**	**$6,268,218**

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 168b	Cash-Operating - 168b US Bank MMA	1,034,042	1,032,021	2,021	1,034,042	1,023,280	10,762
10010 168c	Cash-Operating - 168c US Bank	1,063,981	1,224,534	(160,553)	1,063,981	790,891	273,090
10010 22	Cash-Operating - 22 City National Bank	17,945	17,945	0	17,945	18,545	(600)
10202	Due (To)/From Special Assessment	194,349	193,010	1,339	194,349	1,503	192,846
10300	Accounts Receivable	573,887	819,596	(245,709)	573,887	448,867	125,020
10310	Special Assessment Receivable	2,919	2,919	0	2,919	7,475	(4,556)
10330 00	Other Receivables - 00	0	0	0	0	8,746	(8,746)
10335	Other Receivables-Due From Renters	0	0	0	0	530	(530)
10390 00	Allowance/Bad Debts - 00	(128,844)	(127,083)	(1,761)	(128,844)	(104,166)	(24,678)
10500	Prepaid Insurance	357,962	451,162	(93,199)	357,962	470,915	(112,952)
10505	Prepaid Expenses	69,043	138,511	(69,468)	69,043	7,942	61,101
10549	A/P Clearing	6,004	2,634	3,369	6,004	17,441	(11,437)
10550	A/R Clearing	0	0	0	0	(1,492)	1,492
10560	NSF in Transit	0	0	0	0	450	(450)
10005	Petty Cash	500	500	0	500	500	0
12090 168	Cash-Deposits - 168 - US Bank	367,541	363,991	3,550	367,541	422,467	(54,926)
****TOTAL CURRENT ASSETS**		**$3,559,329**	**$4,119,741**	**($560,412)**	**$3,559,329**	**$3,113,893**	**$445,436**
**RESTRICTED FUNDS							
12010 168	Cash-Reserves - 168 US Bank	3,605,136	3,485,045	120,091	3,605,136	2,195,727	1,409,409
12010 745	Cash-Reserves - 745 Centennial Bank	614	614	0	614	614	0
12049	Due (To)/From Special Assessment	(194,349)	(193,010)	(1,339)	(194,349)	(1,503)	(192,846)
12050 13b	Cash-Spec Assess - 13b Bank United	10,096	10,096	0	10,096	9,862	234
12050 168	Cash-Spec Assess - 168 US Bank	168,863	186,265	(17,402)	168,863	157,990	10,873
****TOTAL RESTRICTED FUNDS**		**$3,590,360**	**$3,489,010**	**$101,350**	**$3,590,360**	**$2,362,690**	**$1,227,670**

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
****TOTAL ASSETS**		**$7,149,689**	**$7,608,751**	**($459,062)**	**$7,149,689**	**$5,476,583**	**$1,673,106**
LIABILITIES							
**CURRENT LIABILITIES							
20005	Collection Fees due	0	0	0	0	5,961	(5,961)
20010	Accrued Expenses	539,783	488,775	51,008	539,783	372,937	166,846
20012	Accrued Expense S/A	0	0	0	0	4,966	(4,966)
20013	Accrued Exp - Reserve	1,604	1,604	0	1,604	1,230	374
20015	Accrued Expense Insurance Claim	55,852	55,852	0	55,852	55,852	0
20030	Insurance Payable	276,802	368,800	(91,998)	276,802	415,686	(138,883)
20037	Note Payable-Insurance	69,881	93,106	(23,225)	69,881	0	69,881
20040	Income Taxes Payable	0	0	0	0	2,280	(2,280)
20080	Security Deposits	367,541	363,991	3,550	367,541	422,467	(54,926)
20100	Prepaid Assessments	76,218	32,561	43,657	76,218	87,350	(11,133)
20110	Prepaid Spec Assess	5,419	24,160	(18,741)	5,419	0	5,419
20150	Deferred Revenue - Assessments	596,799	1,193,597	(596,799)	596,799	597,667	(869)
20156 00	Prepaid Fees - 00 - General	0	0	0	0	613	(613)
20159 00	Deferred Revenue - Other Income - 00	26,244	48,787	(22,544)	26,244	26,123	120
20400	Due (To)/From HOA	(469,507)	(457,131)	(12,375)	(469,507)	(234,222)	(235,285)
****TOTAL CURRENT LIABILITIES**		**$1,546,634**	**$2,214,102**	**($667,467)**	**$1,546,634**	**$1,758,911**	**($212,277)**
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	8,577,147	8,577,147	0	8,577,147	8,577,147	0
21010 01	S/A Liability-Spent - 01 Air Condition	(44,232)	(44,232)	0	(44,232)	(48,819)	4,587
21010 126p	S/A Liability-Spent - 126p Fire Repairs	(4,481)	(4,481)	0	(4,481)	0	(4,481)
21010 15	S/A Liability-Spent - 15 Concrete Repair	(5,479,164)	(5,479,164)	0	(5,479,164)	(5,479,164)	0
21010 31	S/A Liability-Spent - 31 Engineer Fees	(1,447,370)	(1,447,370)	0	(1,447,370)	(1,306,169)	(141,202)

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
21010 39	S/A Liability-Spent - 39 Loan Interest	(637,609)	(637,609)	0	(637,609)	(637,609)	0
21010 96	S/A Liability-Spent - 96 Miscellaneous	(426,173)	(426,173)	0	(426,173)	(397,258)	(28,915)
****TOTAL SPECIAL ASSESSMENT LIABILITIES**		**$538,118**	**$538,118**	**$0**	**$538,118**	**$708,129**	**($170,010)**
**SPECIAL ASSESSMENT II LIABILITIES							
21020 00	S/A II Liab - Billed - 00	3,000,869	3,000,869	0	3,000,869	3,000,869	0
21030 03	S/A II Liab - Spent - 03 Garage Repair	(7,800)	(7,800)	0	(7,800)	(7,800)	0
21030 14	S/A II Liab - Spent - 14 A/C Repairs	(1,578,000)	(1,578,000)	0	(1,578,000)	(1,578,000)	0
21030 15	S/A II Liab - Spent - 15 Electric	(679,501)	(679,501)	0	(679,501)	(512,763)	(166,738)
21030 18	S/A II Liab - Spent - 18 Roofing	(1,579,364)	(1,579,364)	0	(1,579,364)	(1,579,364)	0
21030 34	S/A II Liab - Spent - 34 Professional Fees	(414,450)	(414,450)	0	(414,450)	(414,450)	0
****TOTAL SPECIAL ASSESSMENT II LIABILITIES**		**($1,258,246)**	**($1,258,246)**	**$0**	**($1,258,246)**	**($1,091,508)**	**($166,738)**
**SPECIAL ASSESSMENT III LIABILITIES							
21042	Special Assessment - Other Revenue	150,000	150,000	0	150,000	0	150,000
****TOTAL SPECIAL ASSESSMENT III LIABILITIES**		**$150,000**	**$150,000**	**$0**	**$150,000**	**$0**	**$150,000**
**INSURANCE CLAIMS							
23000	Ins Claim Liab-Rec'd	271,684	271,684	0	271,684	204,749	66,935
23010 00	Ins Claim Liab-Spent - 00	(259,518)	(259,518)	0	(259,518)	(259,518)	0
****TOTAL INSURANCE CLAIMS**		**$12,166**	**$12,166**	**$0**	**$12,166**	**($54,769)**	**$66,935**
**RESERVE LIABILITIES							
30000 00	Reserves - 00	2,288,475	2,243,798	44,677	2,288,475	1,811,482	476,993
30003 00	SIRS Reserves - 00	933,702	865,302	68,401	933,702	87,622	846,080

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
30080	Reserve-Interest	381,970	374,956	7,014	381,970	296,007	85,962
****TOTAL RESERVE LIABILITIES**		**$3,604,147**	**$3,484,055**	**$120,091**	**$3,604,147**	**$2,195,111**	**$1,409,036**
****TOTAL LIABILITIES**		**$4,592,820**	**$5,140,196**	**($547,376)**	**$4,592,820**	**$3,515,874**	**$1,076,946**
**MEMBERS EQUITY							
38015	Prior Year Adj-Special Assessment Funding	552,237	552,237	0	552,237	552,237	0
38020 00	Prior Year Adjustment - 00	0	0	0	0	(200,000)	200,000
38880	Fund Balance	772,052	772,052	0	772,052	1,591,802	(819,750)
38885	Fund Balance-Fixed Assets	1,106,197	1,106,197	0	1,106,197	(137,559)	1,243,755
Current Year Net Income/ (Loss)		126,383	38,069	88,314	126,383	154,229	(27,846)
****TOTAL MEMBERS EQUITY**		**$2,556,869**	**$2,468,555**	**$88,314**	**$2,556,869**	**$1,960,709**	**$596,160**
****TOTAL LIABILITIES & EQUITY**		**$7,149,689**	**$7,608,751**	**($459,062)**	**$7,149,689**	**$5,476,583**	**$1,673,106**

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	401,227	401,227	0	0.0%	802,455	802,454	1	0.0%	4,814,719	4,012,265
40002	Reserve Income	44,677	44,677	0	0.0%	89,354	89,354	0	0.0%	536,125	446,771
40002	Reserve Income SIRS	68,401	68,401	0	0.0%	136,801	136,802	(1)	0.0%	820,808	684,007
40010	HOA Assessments	82,494	82,494	0	0.0%	164,987	164,988	(1)	0.0%	989,923	824,936
40020	Holiday Fund	0	0	0	0.0%	2,650	0	2,650	0.0%	0	(2,650)
40025	Returned Check Fees	30	0	30	0.0%	270	0	270	0.0%	0	(270)
40033	Parking Income	1,000	1,058	(58)	-5.5%	2,100	2,116	(16)	-0.8%	12,700	10,600
40059	Garages/Cabanas	21,500	21,500	0	0.0%	43,001	43,000	1	0.0%	258,004	215,003
40060	Gate/Key Cards	50	0	50	0.0%	50	0	50	0.0%	0	(50)
40068	Card Key Income	200	333	(133)	-39.9%	500	666	(166)	-24.9%	4,000	3,500
40080	Interest Income	2,021	0	2,021	0.0%	4,259	0	4,259	0.0%	0	(4,259)
40081	Reserve Interest	7,014	0	7,014	0.0%	14,508	0	14,508	0.0%	0	(14,508)
41005	Storage Room Rental Income	43	1,167	(1,124)	-96.3%	87	2,334	(2,247)	-96.3%	14,000	13,913
	OPERATING REVENUE TOTAL:	**$628,657**	**$620,857**	**$7,800**	**1.3%**	**$1,261,021**	**$1,241,714**	**$19,307**	**1.6%**	**$7,450,279**	**$6,189,258**
	TOTAL REVENUE:	**$628,657**	**$620,857**	**$7,800**	**1.3%**	**$1,261,021**	**$1,241,714**	**$19,307**	**1.6%**	**$7,450,279**	**$6,189,258**
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	1,067	1,067	0	0.0%	2,133	2,134	1	0.0%	12,800	10,667
50011	HOA Assessments	82,494	82,494	0	0.0%	164,987	164,988	1	0.0%	989,923	824,936
50012	Bad Debts	2,083	2,083	0	0.0%	4,167	4,166	(1)	0.0%	25,000	20,833
50015	Bank Charges	200	150	(50)	-33.3%	228	300	72	24.0%	1,800	1,572
50022	Computer Maint/Supp	58	800	743	92.8%	724	1,600	876	54.7%	9,600	8,876
50026	Unrecorded P-Card Expenses	(4,722)	0	4,722	0.0%	6,924	0	(6,924)	0.0%	0	(6,924)
50045	Legal Fees	5,330	8,333	3,003	36.0%	13,132	16,666	3,534	21.2%	100,000	86,868

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50046	Inspection Fees	0	505	505	100.0%	0	1,010	1,010	100.0%	6,060	6,060
50048	Annual Condo Fees	0	150	150	100.0%	0	300	300	100.0%	1,800	1,800
50050	License,Taxes,Permit	1,926	417	(1,509)	<-100%	1,926	834	(1,092)	<-100%	5,000	3,074
50053	Corporate Annual Rep	10	10	0	-4.2%	21	20	(1)	-4.2%	125	104
50059	Social Events	1,017	1,667	650	39.0%	2,817	3,334	517	15.5%	20,000	17,183
50065	Office Equipment	614	333	(281)	-84.4%	614	666	52	7.8%	4,000	3,386
50075	Office Supplies	1,079	667	(412)	-61.7%	1,048	1,334	286	21.4%	8,000	6,952
50080	Postage	17	667	650	97.4%	17	1,334	1,317	98.7%	8,000	7,983
	ADMINISTRATIVE TOTAL:	**$91,172**	**$99,343**	**$8,172**	**8.2%**	**$198,738**	**$198,686**	**($52)**	**0.0%**	**$1,192,108**	**$993,370**
PROPERTY INSURANCE											
52030	Multiperil Insurance	89,900	117,500	27,600	23.5%	183,050	235,000	51,950	22.1%	1,410,000	1,226,950
52034	Flood Insurance	9,061	7,833	(1,228)	-15.7%	19,098	15,666	(3,432)	-21.9%	93,995	74,897
	PROPERTY INSURANCE TOTAL:	**$98,961**	**$125,333**	**$26,372**	**21.0%**	**$202,149**	**$250,666**	**$48,517**	**19.4%**	**$1,503,995**	**$1,301,846**
UTILITIES											
54050	Electricity	20,414	26,856	6,442	24.0%	44,674	53,712	9,038	16.8%	322,272	277,598
54070	Water & Sewer	13,496	25,000	11,504	46.0%	29,725	50,000	20,275	40.5%	300,000	270,275
54100	Telephone	1,505	667	(838)	<-100%	2,740	1,334	(1,406)	<-100%	8,000	5,260
54100	Telephone - Elevator	551	571	20	3.6%	1,080	1,142	62	5.4%	6,848	5,768
	UTILITIES TOTAL:	**$35,965**	**$53,094**	**$17,129**	**32.3%**	**$78,219**	**$106,188**	**$27,969**	**26.3%**	**$637,120**	**$558,901**
CONTRACTS											
60013	Cable Television	823	442	(381)	-86.2%	1,262	884	(378)	-42.8%	5,300	4,038
60030	Copier Lease	463	600	137	22.8%	978	1,200	222	18.5%	7,200	6,222
60035	Elevator Contract	6,528	5,833	(695)	-11.9%	10,397	11,666	1,269	10.9%	70,000	59,603
60050	Fire Alarm System	917	917	0	0.0%	1,834	1,834	0	0.0%	11,000	9,166
60070	Generator	147	333	186	55.9%	480	666	186	27.9%	4,000	3,520
60074	Hvac System	1,873	1,875	2	0.1%	3,746	3,750	4	0.1%	22,500	18,754

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
61000	Management Services	4,634	4,460	(174)	-3.9%	9,269	8,920	(349)	-3.9%	53,520	44,251
61008	Odor Control	415	408	(7)	-1.6%	829	816	(13)	-1.6%	4,900	4,071
61010	Pest Control	292	992	701	70.6%	583	1,984	1,401	70.6%	11,900	11,317
61025	Postage Meter Lease	710	125	(585)	<-100%	799	250	(549)	<-100%	1,500	701
61045	Security Services	28,630	30,048	1,418	4.7%	57,279	60,096	2,817	4.7%	360,570	303,291
61045	Security Services - Access Ctrl	3,351	2,083	(1,268)	-60.9%	4,255	4,166	(89)	-2.1%	25,000	20,745
61050	Telephone Lease	100	125	25	19.8%	200	250	50	19.8%	1,500	1,300
61055	Trash Removal	5,844	6,900	1,056	15.3%	11,687	13,800	2,113	15.3%	82,800	71,113
61060	Uniforms Contract	743	417	(326)	-78.1%	1,160	834	(326)	-39.1%	5,000	3,840
61065	Valet Service	17,887	17,383	(504)	-2.9%	37,402	34,766	(2,636)	-7.6%	208,600	171,198
61070	Water Treatment	891	892	1	0.1%	1,783	1,784	1	0.1%	10,704	8,921
	CONTRACTS TOTAL:	**$74,248**	**$73,833**	**($415)**	**-0.6%**	**$143,944**	**$147,666**	**$3,722**	**2.5%**	**$885,994**	**$742,050**
OPERATING SALARIES & BENEFITS											
65000	Salaries - Janitorial	12,173	19,453	7,280	37.4%	25,200	38,906	13,706	35.2%	233,434	208,234
65000	Salaries - Maintenance	23,721	22,919	(802)	-3.5%	51,952	45,838	(6,114)	-13.3%	275,032	223,080
65000	Salaries - Front Desk	16,732	13,070	(3,662)	-28.0%	30,241	26,140	(4,101)	-15.7%	156,839	126,598
65000	Salaries - Office	7,688	19,196	11,508	59.9%	22,065	38,392	16,327	42.5%	230,353	208,288
65000	Salaries - Receiving	6,710	6,684	(26)	-0.4%	14,491	13,368	(1,123)	-8.4%	80,203	65,712
65000	Salaries - Bonuses	4,167	4,167	0	0.0%	8,333	8,334	1	0.0%	50,000	41,667
65040	Group Health & Life	10,615	12,500	1,885	15.1%	19,477	25,000	5,523	22.1%	150,000	130,523
	OPERATING SALARIES & BENEFITS TOTAL:	**$81,806**	**$97,989**	**$16,183**	**16.5%**	**$171,759**	**$195,978**	**$24,219**	**12.4%**	**$1,175,861**	**$1,004,102**
REPAIRS/MAINTENANCE											
70025	R&M-Building	893	6,667	5,774	86.6%	3,251	13,334	10,083	75.6%	80,000	76,749
70045	R&M-Electrical	3,727	500	(3,227)	<-100%	3,727	1,000	(2,727)	<-100%	6,000	2,273
70048	R&M Equip - HVAC Parts/Repairs	0	1,667	1,667	100.0%	0	3,334	3,334	100.0%	20,000	20,000

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

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70048	R&M Equip - Health Club	0	583	583	100.0%	0	1,166	1,166	100.0%	7,000	7,000
70048	R&M Equip - Fire Alarm-Sec Equip Repairs	1,328	1,667	339	20.4%	1,715	3,334	1,619	48.6%	20,000	18,285
70048	R&M Equip - False Alarm Fee - Fire	1,585	417	(1,168)	<-100%	9,645	834	(8,811)	<-100%	5,000	(4,645)
70050	R&M-Entry System	316	1,250	934	74.7%	316	2,500	2,184	87.4%	15,000	14,684
70063	R&M-Generator	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
70068	R&M-Lighting	0	889	889	100.0%	0	1,778	1,778	100.0%	10,668	10,668
70090	R&M-Plumbing	0	1,667	1,667	100.0%	1,310	3,334	2,024	60.7%	20,000	18,690
70105	R&M-Pumps & Motors	0	1,392	1,392	100.0%	0	2,784	2,784	100.0%	16,700	16,700
70119	R&M-Trash Chute	0	867	867	100.0%	0	1,734	1,734	100.0%	10,400	10,400
70165	Decorating	0	125	125	100.0%	0	250	250	100.0%	1,500	1,500
70180	Paint Supplies	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70216	R&M Janitorial Supplies	2,608	1,083	(1,525)	<-100%	3,135	2,166	(969)	-44.7%	13,000	9,865
70289	Contingency	27,644	38,333	10,689	27.9%	59,160	76,666	17,506	22.8%	460,000	400,840
	REPAIRS/MAINTENANCE TOTAL:	**$38,100**	**$58,190**	**$20,090**	**34.5%**	**$82,258**	**$116,380**	**$34,122**	**29.3%**	**$698,268**	**$616,010**
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	0	0	0	0.0%	16,908	0	(16,908)	0.0%	0	(16,908)
	PRIOR YEAR ACTIVITY TOTAL:	**$0**	**$0**	**$0**	**0.0%**	**$16,908**	**$0**	**($16,908)**	**0.0%**	**$0**	**($16,908)**
RESERVE TRANSFERS											
80000	Reserve Transfers	44,677	44,677	0	0.0%	89,354	89,354	0	0.0%	536,125	446,771
80001	Reserve Interest	7,014	0	(7,014)	0.0%	14,508	0	(14,508)	0.0%	0	(14,508)
80004	SIRS Reserve Transfer	68,401	68,401	0	0.0%	136,801	136,802	1	0.0%	820,808	684,007
	RESERVE TRANSFERS TOTAL:	**$120,091**	**$113,078**	**($7,013)**	**-6.2%**	**$240,664**	**$226,156**	**($14,508)**	**-6.4%**	**$1,356,933**	**$1,116,269**

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Income Statement

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
	TOTAL EXPENSES:	**$540,343**	**$620,860**	**$80,517**	**13.0%**	**$1,134,638**	**$1,241,720**	**$107,082**	**8.6%**	**$7,450,279**	**$6,315,641**
	NET INCOME/ (LOSS):	**88,314**	**(3)**	**$88,317**	**<-100%**	**126,383**	**(6)**	**126,389**	**<-100%**	**0**	**(126,383)**