BRICKELL KEY
ONE

Dear BK1 Owners,

This package contains full versions of both the condo association and our HOA budgets for 2025. Although we continue seeing the Florida condo lifestyle increase in cost annually, we do believe that smart and reasonable budgeting while managing spending are important components, which helped us to keep Brickell Key One affordable yet, well maintained this year.

One of the largest items in our budget is insurance. This year we were lucky enough with the help of our dear fellow homeowner to decrease the insurance cost for the year of 2025 by approximately **$256,000** compared to the same coverage for 2024, as well as the finance charge decreased from $67,000 from the previous year to **$56,000** with the current renewal. Please take into consideration the projected amount for this year's renewal was around **$2.4 million**, and we successfully **closed the deal under $1.9 million.**

You will see in the below attached budget the prorated according to the factual payments five first months of the year and the rest 7 months the board decided to keep at projected $2.4 million as we are unaware how the Mother's Day weekend flooding will affect our premiums next year.

All of us are aware that changes of the condo laws took effect on the 1st of July this year and brought us many challenges. With all the failing and underbudgeted condos in the state of Florida, the lawmakers decided to separate structural components of the building from the capital reserves and we had to obtain a SIRS (Structural Integrity Reserve Study) in order to comply with the new legislature. It took quite some time to obtain this report as the first draft had a significant if not to say huge increase in reserves contributions from the owners – the number rounded up to around **$2.8 million**, which, if agreed, would increase the reserve contributions by **135%.**

The board is not a separate entity and all five of us are the same homeowners as all of you, who are not on the board, and for us the number seamed not reasonable at all and we refused to believe this is what we had to pay next year. The board worked quite some time to understand which project were moved by the SIRS company, which repairs were already conducted, which numbers in the report were much higher than the real quotes from the vendors. And as you all know, this board never gives up and this week, after sending the reserve study specialists all the documents, evidence and quotes we could, we

BRICKELL KEY
ONE

received the final amount for **reserve contribution for the year of 2025 - $1,322,632**! This is a huge win and achievement for all of us!

Taking into the account significant savings we could reach this year, our maintenance fee (what you pay per quarter) in 2025 will **increase by 0.23%** compared to the adopted 2024 budget, despite adding **$119,372** to the Reserves. You will see an increase from what you are currently paying for the three last quarters of 2024, but please keep in mind that the "amended" budget was not a budget, it was a coverage of your current expenses while spending the excess of money from association's bank account. The majority of our building's expenses stayed the same, the utility bills stayed the same if not increased, the total building expenses were not changed.

Our beloved building is in a good standing now, but let's not forget that despite a large number of repairs finished this year, including the completion of structural 40 years recertification work, our building still requires addressing many more issues, which we could avoid by maintaining the building properly in the previous years. The board is looking for all possible ways to save and get reasonable pricing for all the projects and repairs, but the structural components such as pool, amenity deck, the poor condition of the AC risers and drain pipes require our attention more than cosmetic and aesthetics of the building.

This year we removed unnecessary companies from our payroll, finished the majority of the projects started in the previous years, renegotiated a number of contracts to either reduce the cost or receive a better service for what we pay and we will continue on making improvements in order to make Brickell Key One great again!

Sincerely,

Olena Biletska
President
Brickell Key One and Section One HOA

BRICKELL KEY
ONE

# NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS OF BRICKELL KEY ONE CONOMINIUM ASSOCIATION, INC.

TO ALL MEMBERS:

On Saturday, December 14th, 2024 at 12pm in the Multi-Purpose Room at 520 Brickell Key Drive, Miami, FL 33131 and remotely via GoTo Webinar, a meeting of the Board of Directors will be held for the purpose of considering and adopting the Association budget for the fiscal year 2025. A copy of the budget is enclosed with this Notice.

**TO ATTEND WITH GOTOWEBINAR:**

Register at:

https://attendee.gotowebinar.com/register/1990522209335504472

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The agenda for the meeting is as follows:

1. Call to order.
2. Certify quorum.
3. Proof of notice meeting.
4. Consideration of and adoption of 2024 budget.
5. Adjournment

Dated: Nov 13 2024, 2024

BY ORDER OF THE BOARD OF DIRECTORS

BY: ______________________

Julius Barbat, Vice President

# BRICKELL KEY ONE CONDOMINIUM ASSOCIATION INC.
## Proposed Operating Budget
## January 1, 2025 - December 31, 2025

| GL CODE | DESCRIPTION | 2024 PREVIOUS YEAR BUDGET MONTHLY | 2024 PREVIOUS YEAR BUDGET ANNUAL | 2025 PROPOSED BUDGET MONTHLY | 2025 PROPOSED BUDGET ANNUAL |
|---|---|---|---|---|---|
| | **REVENUE | | | | |
| 40000 | Owner Assessments | 431,577 | 5,178,925 | 418,402 | 5,020,826 |
| 40002-00 | Reserve Income- | 100,272 | 1,203,260 | 110,219 | 1,322,632 |
| 40004 | Special Assess Fees | 0 | 0 | 0 | 0 |
| 40010-00 | HOA Assessments- | 66,679 | 800,149 | 69,043 | 828,514 |
| 40011 | Late Fee Income | 0 | 0 | 0 | 0 |
| 40025 | Returned Check Fees | 0 | 0 | 0 | 0 |
| 40033 | Parking Income | 2,083 | 25,001 | 1,500 | 18,000 |
| 40037 | Parking Space Rental | 250 | 3,000 | 0 | 0 |
| 40059 | Garages/Cabanas | 26,875 | 322,504 | 21,500 | 258,004 |
| 40060 | Gate/Key Cards | 0 | 0 | 0 | 0 |
| 40066 | Transmitter Income | 0 | 0 | 0 | 0 |
| 40068 | Card Key Income | 339 | 4,063 | 333 | 4,000 |
| 40070 | Smart Pass Income | 0 | 0 | 0 | 0 |
| 40078 | Late Fee Interest | 0 | 0 | 0 | 0 |
| 40080 | Interest Income | 0 | 0 | 0 | 0 |
| 40081 | Reserve Interest | 2,396 | 28,749 | 0 | 0 |
| 40087-03 | Insurance- Claim | 0 | 0 | 0 | 0 |
| 40090 | Miscellaneous Income | 0 | 0 | 0 | 0 |
| 40093 | Capital Contribution | 69,083 | 829,000 | 0 | 0 |
| 40095 | Prior Yrs Srpl/(Def) | 16,667 | 200,000 | 0 | 0 |
| 41000 | Rental Income | 1,563 | 18,750 | 0 | 0 |
| 41005 | Storage Room Rental Income | 1,458 | 17,501 | 1,167 | 14,000 |
| 41010 | House Charges | 0 | 0 | 0 | 0 |
| 41040 | Social Activities In | 0 | 0 | 0 | 0 |
| 43670 | Valet Charges | 0 | 0 | 0 | 0 |

| GL CODE | DESCRIPTION | 2024 PREVIOUS YEAR BUDGET MONTHLY | 2024 PREVIOUS YEAR BUDGET ANNUAL | 2025 PROPOSED BUDGET MONTHLY | 2025 PROPOSED BUDGET ANNUAL |
|---|---|---|---|---|---|
| | **TOTAL REVENUE | 719,242 | 8,630,902 | 622,165 | 7,465,976 |
| | | | | | |
| | EXPENSES | | | | |
| | **ADMINISTRATIVE | | | | |
| 50005 | Accounting Fees | 1,250 | 15,000 | 1,125 | 13,500 |
| 50011 | HOA Assessments | 66,679 | 800,149 | 69,043 | 828,514 |
| 50012-00 | Bad Debts- | 2,604 | 31,249 | 2,083 | 25,000 |
| 50015 | Bank Charges | 0 | 0 | 0 | 0 |
| 50022 | Computer Maint/Supp | 521 | 6,251 | 800 | 9,600 |
| 50026 | Unrecorded P-Card Expenses | 0 | 0 | 0 | 0 |
| 50045-00 | Legal Fees- | 6,458 | 77,499 | 5,000 | 60,000 |
| 50046 | Inspection Fees | 260 | 3,124 | 0 | 0 |
| 50048 | Annual Condo Fees | 135 | 1,624 | 150 | 1,800 |
| 50050-00 | License,Taxes,Permit- | 177 | 2,124 | 417 | 5,000 |
| 50053 | Corporate Annual Rep | 07 | 80 | 10 | 125 |
| 50059 | Social Events | 729 | 8,749 | 1,250 | 15,000 |
| 50065 | Office Equipment | 250 | 2,999 | 333 | 4,000 |
| 50075 | Office Supplies | 521 | 6,251 | 667 | 8,000 |
| 50080 | Postage | 1,563 | 18,750 | 667 | 8,000 |
| 50090-00 | Professional FeesProfessional Fees | 0 | 0 | 208 | 2,500 |
| 50090-45 | Professional Fees- - Reserve Study | 1,604 | 19,251 | 0 | 0 |
| 50102 | Bank Loan Fees | 0 | 0 | 2,246 | 26,950 |
| 50110 | Miscellaneous | 0 | 0 | 0 | 0 |
| 50130 | Maintenance Fee Exp | 0 | 0 | 0 | 0 |
| | **TOTAL ADMINISTRATIVE | 82,758 | 993,100 | 83,999 | 1,007,989 |
| | | | | | |
| | **PROPERTY INSURANCE | | | | |
| 52030 | Multiperil Insurance | 240,991 | 2,891,890 | 169,333 | 2,032,000 |
| 52034 | Flood Insurance | 7,245 | 86,943 | 5,796 | 69,555 |

| GL CODE | DESCRIPTION | 2024 PREVIOUS YEAR BUDGET MONTHLY | 2024 PREVIOUS YEAR BUDGET ANNUAL | 2025 PROPOSED BUDGET MONTHLY | 2025 PROPOSED BUDGET ANNUAL |
|---|---|---|---|---|---|
| | **TOTAL PROPERTY INSURANCE | 248,236 | 2,978,833 | 175,130 | 2,101,555 |
| | | | | | |
| | **UTILITIES | | | | |
| 54050-00 | Electricity- | 21,042 | 252,500 | 20,000 | 240,000 |
| 54070-00 | Water & Sewer- | 22,370 | 268,438 | 24,167 | 290,000 |
| 54081 | Fuel, Oil, And Gas | 0 | 0 | 0 | 0 |
| 54100-00 | Telephone- | 863 | 10,353 | 833 | 10,000 |
| 54100-10 | Telephone- - Elevator | 831 | 9,968 | 500 | 6,000 |
| | **TOTAL UTILITIES | 45,106 | 541,259 | 45,500 | 546,000 |
| | | | | | |
| | **CONTRACTS | | | | |
| 60013 | Cable Television | 521 | 6,251 | 417 | 5,000 |
| 60030 | Copier Lease | 477 | 5,721 | 600 | 7,200 |
| 60035 | Elevator Contract | 7,083 | 85,001 | 5,667 | 68,000 |
| 60040 | Elevator Inspection | 291 | 3,494 | 0 | 0 |
| 60050 | Fire Alarm System | 1,000 | 12,001 | 833 | 10,000 |
| 60070 | Generator | 292 | 3,499 | 333 | 4,000 |
| 60074 | Hvac System | 2,083 | 25,001 | 1,875 | 22,500 |
| 61000 | Management Services | 5,104 | 61,249 | 4,333 | 52,000 |
| 61008 | Odor Control | 0 | 0 | 408 | 4,900 |
| 61010 | Pest Control | 1,105 | 13,264 | 917 | 11,000 |
| 61025 | Postage Meter Lease | 156 | 1,875 | 125 | 1,500 |
| 61036 | Roof Contract | 313 | 3,750 | 0 | 0 |
| 61045-00 | Security Services- | 32,904 | 394,850 | 32,083 | 385,000 |
| 61045-05 | Security Services- Access Ctrl | 0 | 0 | 2,083 | 25,000 |
| 61050 | Telephone Lease | 115 | 1,375 | 125 | 1,500 |
| 61055 | Trash Removal | 8,407 | 100,882 | 6,900 | 82,800 |
| 61060 | Uniforms Contract | 521 | 6,251 | 417 | 5,000 |
| 61065 | Valet Service | 22,072 | 264,860 | 16,667 | 200,000 |
| 61070 | Water Treatment | 939 | 11,265 | 750 | 9,000 |

| GL CODE | DESCRIPTION | 2024 PREVIOUS YEAR BUDGET MONTHLY | 2024 PREVIOUS YEAR BUDGET ANNUAL | 2025 PROPOSED BUDGET MONTHLY | 2025 PROPOSED BUDGET ANNUAL |
|---|---|---|---|---|---|
| 61075 | Window Services | 1,875 | 22,500 | 0 | 0 |
| | **TOTAL CONTRACTS | 85,258 | 1,023,089 | 74,533 | 894,400 |
| | | | | | |
| | **SALARIES & BENEFITS | | | | |
| 65000-02 | Salaries- - Maintenance | 26,764 | 321,164 | 21,033 | 252,400 |
| 65000-05 | Salaries- - Janitorial | 20,853 | 250,231 | 19,583 | 235,000 |
| 65000-06 | Salaries- - Office | 22,567 | 270,809 | 19,667 | 236,000 |
| 65000-30 | Salaries- - Receiving | 5,835 | 70,016 | 7,667 | 92,000 |
| 65000-32 | Salaries- - Front Desk | 16,154 | 193,846 | 13,333 | 160,000 |
| 65000-83 | Salaries- - Bonuses | 5,411 | 64,937 | 4,167 | 50,000 |
| 65040 | Group Health & Life | 11,784 | 141,408 | 12,500 | 150,000 |
| | **TOTAL SALARIES & BENEFITS | 109,368 | 1,312,411 | 97,950 | 1,175,400 |
| | | | | | |
| | **REPAIRS/MAINTENANCE | | | | |
| 70025 | R&M-Building | 6,250 | 74,999 | 6,250 | 75,000 |
| 70045 | R&M-Electrical | 625 | 7,500 | 500 | 6,000 |
| 70046 | Engineering Supplies | 917 | 11,000 | 0 | 0 |
| 70048-00 | R&M Equip- | 0 | 0 | 0 | 0 |
| 70048-02 | R&M Equip- - Alarm | 0 | 0 | 0 | 0 |
| 70048-05 | R&M Equip- - Building | 0 | 0 | 0 | 0 |
| 70048-180b | R&M Equip- - False Alarm Fee - Fire | 333 | 4,000 | 333 | 4,000 |
| 70048-20a | R&M Equip- - Fire Alarm-Sec Equip Repairs | 1,667 | 20,000 | 833 | 10,000 |
| 70048-22 | R&M Equip- - HVAC Parts/Repairs | 1,250 | 15,001 | 833 | 10,000 |
| 70048-25 | R&M Equip- - Health Club | 208 | 2,501 | 167 | 2,000 |
| 70048-57 | R&M Equip- - Sprinklers | 0 | 0 | 0 | 0 |
| 70050 | R&M-Entry System | 1,333 | 15,999 | 1,250 | 15,000 |
| 70060 | R&M-General | 0 | 0 | 0 | 0 |
| 70063 | R&M-Generator | 188 | 2,250 | 250 | 3,000 |

| GL CODE | DESCRIPTION | 2024 PREVIOUS YEAR BUDGET MONTHLY | 2024 PREVIOUS YEAR BUDGET ANNUAL | 2025 PROPOSED BUDGET MONTHLY | 2025 PROPOSED BUDGET ANNUAL |
|---|---|---|---|---|---|
| 70068 | R&M-Lighting | 677 | 8,126 | 542 | 6,500 |
| 70090 | R&M-Plumbing | 2,500 | 30,001 | 1,667 | 20,000 |
| 70105 | R&M-Pumps & Motors | 521 | 6,251 | 417 | 5,000 |
| 70165 | Decorating | 115 | 1,375 | 125 | 1,500 |
| 70180 | Paint Supplies | 1,458 | 17,499 | 833 | 10,000 |
| 70216 | R&M Janitorial Supplies | 1,458 | 17,499 | 833 | 10,000 |
| 70289-00 | Contingency- | 4,167 | 49,999 | 3,333 | 40,000 |
| 70289-20 | Contingency- - Equipment | 21,875 | 262,499 | 16,667 | 200,000 |
| | **TOTAL REPAIRS/MAINTENANCE | 45,542 | 546,499 | 34,833 | 418,000 |
| | | | | | |
| | **SPECIAL ASSESSMENT | | | | |
| 73000 | Special Assess Transfer | 0 | 0 | 0 | 0 |
| | **TOTAL SPECIAL ASSESSMENT | 0 | 0 | 0 | 0 |
| | | | | | |
| | **RESERVE TRANSFERS | | | | |
| 80000-00 | Reserve Transfers- | 100,272 | 1,203,260 | 110,219 | 1,322,632 |
| 80001 | Reserve Interest | 0 | 0 | 0 | 0 |
| | **TOTAL RESERVE TRANSFERS | 100,272 | 1,203,260 | 110,219 | 1,322,632 |
| | | | | | |
| | **TOTAL EXPENSES | 716,540 | 8,598,451 | 622,164 | 7,465,976 |
| | | | | | |
| | Operating Net Income or Loss | 2,702 | 32,451 | 01 | 0 |

## UNIT TYPE

| Building#-Unit Type | UNIT NUMBER | Building#-Unit Type | UNIT NUMBER | Building#-Unit Type | UNIT NUMBER | Building#-Unit Type | UNIT NUMBER | Building#-Unit Type | UNIT NUMBER |
|---|---|---|---|---|---|---|---|---|---|
| 0000-A1 | A517 | 0000-A6 | A607 | 0000-B1 CONT. | A1505 | 0000-B7 CONT. | A914 | 0000-D9 | A1506 |
| | A617 | | A707 | | A1510 | | A1014 | 0000-E1 | A300 |
| | A717 | | A807 | | A1513 | | A1114 | | A509 |
| | A817 | | A907 | | A1519 | | A1214 | | A609 |
| | A917 | | A1007 | | A1602 | | A1414 | | A709 |
| | A1017 | | A1107 | | A1603 | | A1514 | | A809 |
| | A1117 | | A1207 | | A1605 | | A1614 | | A909 |
| | A1217 | | A1803 | | A1610 | | A1714 | | A1009 |
| | A1317 | | A1903 | | A1513 | 0000-B8 | A1605 | | A1109 |
| | A1417 | 0000-A7 | A507 | | A1619 | 0000-B9 | A504 | | A1209 |
| | A1517 | 0000-A8 | A1407 | | A1702 | | A604 | 0000-E2 | PH02 |
| | A1617 | 0000-A9 | A1914 | | A1705 | | A704 | 0000-E3 | BH42 |
| | A1717 | 0000-B1 | A505 | | A1710 | | A804 | | BH44 |
| | A1817 | | A510 | | A1713 | | A904 | 0000-E4 | BH43 |
| | A1917 | | A602 | | A1719 | | A1004 | 0000-E5 | BH45 |
| 0000-A10 | A309 | | A603 | | A1802 | | A1104 | 0000-E6 | A1507 |
| 0000-A2 | A501 | | A605 | | A1810 | | A1204 | 0000-E7 | PH11 |
| | A601 | | A610 | | A1813 | | A1304 | | PH13 |
| | A701 | | A613 | | A1819 | | A1404 | 0000-E8 | A1919 |
| | A801 | | A619 | | A1902 | | A1504 | 0000-E9 | A301 |
| | A901 | | A702 | | A1910 | 0000-C1 | A1916 | 0000-F1 | A1804 |
| | A1001 | | A703 | | A1913 | 0000-C2 | A302 | 0000-F2 | A1905 |
| | A1101 | | A705 | | A2010 | | A305 | 0000-F3 | A2014 |
| | A1201 | | A710 | | A2013 | | A308 | 0000-F4 | A1406 |
| | A1301 | | A713 | 0000-B2 | A502 | 0000-C3 | A1816 | 0000-F5 | BH23 |
| | A1401 | | A719 | | A503 | | A1821 | 0000-F6 | A2017 |
| | A1501 | | A802 | | A513 | 0000-C4 | A304 | 0000-F7 | BH22 |
| | A1601 | | A803 | | A519 | | A307 | | BH24 |
| | A1701 | | A805 | 0000-B3 | A500 | 0000-C5 | A1703 | 0000-F8 | A606 |
| | A1801 | | A810 | | A600 | 0000-C6 | A1505 | | A706 |
| | A1901 | | A813 | | A700 | 0000-C7 | A201 | | A806 |
| 0000-A3 | A511 | | A819 | | A800 | 0000-C8 | A200 | | A906 |
| | A611 | | A902 | | A900 | 0000-C9 | A2001 | | A1006 |
| | A711 | | A903 | | A1000 | 0000-D1 | A516 | | A1106 |
| | A811 | | A905 | | A1100 | | A521 | | A1206 |
| | A911 | | A910 | | A1200 | | A616 | 0000-F9 | PH10 |
| | A1011 | | A913 | | A1400 | | A621 | | A506 |
| | A1111 | | A919 | | A1500 | | A716 | 0000-G1 | BH25 |
| | A1211 | | A1002 | | A1600 | | A721 | 0000-G2 | A1705 |
| | A1311 | | A1003 | | A1700 | | A816 | 0000-G3 | PH15 |
| | A1411 | | A1005 | | A1800 | | A821 | 0000-G4 | A1805 |
| | A1511 | | A1010 | | A1900 | | A916 | 0000-G5 | A1704 |
| | A1611 | | A1013 | | A2000 | | A921 | 0000-G6 | 2002 |
| | A1711 | | A1019 | 0000-B4 | A515 | | A1016 | 0000-G7 | PH01 |
| | A1811 | | A1102 | | A615 | | A1021 | 0000-G8 | A310 |
| | A1911 | | A1103 | | A715 | | A1116 | | A313 |
| | A2011 | | A1105 | | A815 | | A1121 | 0000-G9 | PH17 |
| 0000-A4 | A512 | | A1110 | | A915 | | A1216 | 0000-H1 | PH03 |
| | A612 | | A1113 | | A1015 | | A1221 | 0000-H2 | PH12 |
| | A712 | | A1119 | | A1115 | | A1416 | 0000-H3 | BH21 |
| | A812 | | A1202 | | A1215 | | A1421 | 0000-H4 | BH20 |
| | A912 | | A1203 | | A1415 | | A1516 | 0000-H5 | PH04 |
| | A1012 | | A1205 | | A1515 | | A1521 | 0000-O1 | O304 |
| | A1112 | | A1210 | | A1615 | | A1616 | 0000-O10 | O201 |
| | A1212 | | A1213 | | A1715 | | A1621 | 0000-O11 | O202 |
| | A1312 | | A1219 | | A1815 | | A1716 | 0000-O2 | O204 |
| | A1412 | | A1402 | | A1915 | | A1721 | 0000-O3 | O301 |
| | A1512 | | A1403 | | A2015 | 0000-D2 | A1607 | 0000-O4 | O303 |
| | A1612 | | A1405 | 0000-B5 | A303 | 0000-D3 | A1409 | 0000-O5 | O205 |
| | A1712 | | A1410 | 0000-B6 | A1814 | 0000-D4 | A306 | 0000-O6 | O208 |
| | A1812 | | A1413 | 0000-B7 | A514 | 0000-D5 | A1606 | 0000-O7 | O302 |
| | A1912 | | A1419 | | A614 | 0000-D6 | PH00 | | O306 |
| | A2012 | | A1502 | | A714 | 0000-D7 | A1904 | 0000-O8 | O206 |
| 0000-A5 | A411 | | A1503 | | A814 | 0000-D8 | A2003 | 0000-O9 | O203 |

**Schedule Of Proposed Maintenance**
**BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.**
**Brickell Key One Condo-2025**

| Building#- Unit Type | Percentage Of Unit Ownership | Number Of Units | Total Percentage | Current Payment (Per 2024 Amended Budget) | Proposed Monthly Per Unit Maintenance | Proposed Quarterly Per Unit Maintenance | Proposed Quarterly Total All Units Maintenance 2025 | Proposed Quarterly Total All Units Maintenance (2024 Unamended Budget) | Change in % (2024 vs 2025) | Change in Value (2024 vs 2025) |
|---|---|---|---|---|---|---|---|---|---|---|
| 0000-O1 | 0.026900000 | 1 | 0.026900000 | $350.18 | $160.77 | $482.31 | $482.31 | $481.21 | 0.23% | $1.10 |
| 0000-O2 | 0.033200000 | 1 | 0.033200000 | $432.19 | $198.42 | $595.26 | $595.26 | $593.91 | 0.23% | $1.35 |
| 0000-O3 | 0.035700000 | 3 | 0.107100000 | $464.74 | $213.37 | $640.11 | $1,920.33 | $1,915.89 | 0.23% | $4.44 |
| 0000-O4 | 0.035800000 | 1 | 0.035800000 | $466.05 | $213.97 | $641.91 | $641.91 | $640.42 | 0.23% | $1.49 |
| 0000-O5 | 0.037099998 | 1 | 0.037099998 | $482.96 | $221.73 | $665.19 | $665.19 | $663.67 | 0.23% | $1.52 |
| 0000-O6 | 0.037900001 | 1 | 0.037900001 | $493.38 | $226.51 | $679.53 | $679.53 | $677.99 | 0.23% | $1.54 |
| 0000-O7 | 0.039000000 | 2 | 0.078000000 | $507.70 | $233.09 | $699.27 | $1,398.54 | $1,395.34 | 0.23% | $3.20 |
| 0000-O8 | 0.039400000 | 1 | 0.039400000 | $512.90 | $235.48 | $706.44 | $706.44 | $704.82 | 0.23% | $1.62 |
| 0000-O9 | 0.039600000 | 1 | 0.039600000 | $515.51 | $236.68 | $710.04 | $710.04 | $708.40 | 0.23% | $1.64 |
| 0000-O10 | 0.039700001 | 1 | 0.039700001 | $516.81 | $237.28 | $711.84 | $711.84 | $710.18 | 0.23% | $1.66 |
| 0000-O11 | 0.040500000 | 2 | 0.081000000 | $527.23 | $242.06 | $726.18 | $1,452.36 | $1,449.00 | 0.23% | $3.36 |
| 0000-A1 | 0.108400002 | 14 | 1.517600028 | $1411.14 | $647.87 | $1,943.61 | $27,210.54 | $27,148.10 | 0.23% | $62.44 |
| 0000-A2 | 0.163800001 | 14 | 2.293200014 | $2132.33 | $978.97 | $2,936.91 | $41,116.74 | $41,022.66 | 0.23% | $94.08 |
| 0000-A3 | 0.181600004 | 15 | 2.724000060 | $2364.06 | $1085.36 | $3,256.08 | $48,841.20 | $48,729.15 | 0.23% | $112.05 |
| 0000-A4 | 0.187000006 | 15 | 2.805000090 | $2434.36 | $1117.63 | $3,352.89 | $50,293.35 | $50,178.15 | 0.23% | $115.20 |
| 0000-A5 | 0.202000007 | 1 | 0.202000007 | $2629.62 | $1207.28 | $3,621.84 | $3,621.84 | $3,613.55 | 0.23% | $8.29 |
| 0000-A6 | 0.240899985 | 9 | 2.168099865 | $3136.02 | $1439.77 | $4,319.31 | $38,873.79 | $38,784.78 | 0.23% | $89.01 |
| 0000-A7 | 0.243599996 | 1 | 0.243599996 | $3171.17 | $1455.91 | $4,367.73 | $4,367.73 | $4,357.72 | 0.23% | $10.01 |
| 0000-A8 | 0.249599993 | 1 | 0.249599993 | $3249.27 | $1491.77 | $4,475.31 | $4,475.31 | $4,465.05 | 0.23% | $10.26 |
| 0000-A9 | 0.254799992 | 1 | 0.254799992 | $3316.97 | $1522.85 | $4,568.55 | $4,568.55 | $4,558.08 | 0.23% | $10.47 |
| 0000-A10 | 0.263099998 | 1 | 0.263099998 | $3425.02 | $1572.46 | $4,717.38 | $4,717.38 | $4,706.55 | 0.23% | $10.83 |
| 0000-B1 | 0.268299997 | 74 | 19.854199778 | $3492.71 | $1603.53 | $4,810.59 | $355,983.66 | $355,168.92 | 0.23% | $814.74 |
| 0000-B2 | 0.271100001 | 4 | 1.084400004 | $3529.17 | $1620.26 | $4,860.78 | $19,443.12 | $19,398.64 | 0.23% | $44.48 |
| 0000-B3 | 0.299699992 | 15 | 4.495499880 | $3901.48 | $1791.20 | $5,373.60 | $80,604.00 | $80,419.20 | 0.23% | $184.80 |
| 0000-B4 | 0.321999997 | 15 | 4.829999955 | $4191.78 | $1924.48 | $5,773.44 | $86,601.60 | $86,403.00 | 0.23% | $198.60 |
| 0000-B5 | 0.323300004 | 1 | 0.323300004 | $4208.69 | $1932.25 | $5,796.75 | $5,796.75 | $5,783.45 | 0.23% | $13.30 |
| 0000-B6 | 0.336199991 | 1 | 0.336199991 | $4376.63 | $2009.35 | $6,028.05 | $6,028.05 | $6,014.23 | 0.23% | $13.82 |
| 0000-B7 | 0.346500009 | 12 | 4.158000108 | $4510.72 | $2070.91 | $6,212.73 | $74,552.76 | $74,381.76 | 0.23% | $171.00 |
| 0000-B8 | 0.347099990 | 1 | 0.347099990 | $4518.53 | $2074.49 | $6,223.47 | $6,223.47 | $6,209.21 | 0.23% | $14.26 |
| 0000-B9 | 0.353199986 | 10 | 3.531999860 | $4597.93 | $2110.95 | $6,332.85 | $63,328.50 | $63,183.40 | 0.23% | $145.10 |
| 0000-C1 | 0.353799999 | 1 | 0.353799999 | $4605.74 | $2114.54 | $6,343.62 | $6,343.62 | $6,329.07 | 0.23% | $14.55 |
| 0000-C2 | 0.357499987 | 3 | 1.072499961 | $4653.91 | $2136.65 | $6,409.95 | $19,229.85 | $19,185.75 | 0.23% | $44.10 |
| 0000-C3 | 0.360399991 | 2 | 0.720799982 | $4691.67 | $2153.98 | $6,461.94 | $12,923.88 | $12,894.28 | 0.23% | $29.60 |
| 0000-C4 | 0.360799980 | 2 | 0.721599960 | $4696.87 | $2156.37 | $6,469.11 | $12,938.22 | $12,908.58 | 0.23% | $29.64 |
| 0000-C5 | 0.361000001 | 1 | 0.361000001 | $4699.48 | $2157.57 | $6,472.71 | $6,472.71 | $6,457.87 | 0.23% | $14.84 |
| 0000-C6 | 0.372700006 | 1 | 0.372700006 | $4851.78 | $2227.50 | $6,682.50 | $6,682.50 | $6,667.17 | 0.23% | $15.33 |
| 0000-C7 | 0.392199993 | 1 | 0.392199993 | $5105.64 | $2344.04 | $7,032.12 | $7,032.12 | $7,016.00 | 0.23% | $16.12 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 0000-C8 | 0.393299997 | 1 | 0.393299997 | $5119.95 | $2350.61 | $7,051.83 | $7,051.83 | $7,035.68 | 0.23% | $16.15 |
| 0000-C9 | 0.395700008 | 1 | 0.395700008 | $5151.20 | $2364.96 | $7,094.88 | $7,094.88 | $7,078.61 | 0.23% | $16.27 |
| 0000-D1 | 0.403299987 | 24 | 9.679199688 | $5250.13 | $2410.38 | $7,231.14 | $173,547.36 | $173,149.68 | 0.23% | $397.68 |
| 0000-D2 | 0.435499996 | 1 | 0.435499996 | $5669.31 | $2602.83 | $7,808.49 | $7,808.49 | $7,790.59 | 0.23% | $17.90 |
| 0000-D3 | 0.446799994 | 1 | 0.446799994 | $5816.42 | $2670.36 | $8,011.08 | $8,011.08 | $7,992.73 | 0.23% | $18.35 |
| 0000-D4 | 0.449800001 | 1 | 0.449800001 | $5855.46 | $2688.30 | $8,064.90 | $8,064.90 | $8,046.40 | 0.23% | $18.50 |
| 0000-D5 | 0.452199996 | 1 | 0.452199996 | $5886.71 | $2702.64 | $8,107.92 | $8,107.92 | $8,089.33 | 0.23% | $18.59 |
| 0000-D6 | 0.453500003 | 1 | 0.453500003 | $5903.63 | $2710.40 | $8,131.20 | $8,131.20 | $8,112.59 | 0.23% | $18.61 |
| 0000-D7 | 0.460000068 | 1 | 0.460000068 | $5988.25 | $2749.26 | $8,247.78 | $8,247.78 | $8,228.86 | 0.23% | $18.92 |
| 0000-D8 | 0.465900004 | 1 | 0.465900004 | $6065.06 | $2784.52 | $8,353.56 | $8,353.56 | $8,334.41 | 0.23% | $19.15 |
| 0000-D9 | 0.471100003 | 1 | 0.471100003 | $6132.75 | $2815.59 | $8,446.77 | $8,446.77 | $8,427.43 | 0.23% | $19.34 |
| 0000-E1 | 0.475800008 | 9 | 4.282200072 | $6193.93 | $2843.68 | $8,531.04 | $76,779.36 | $76,603.59 | 0.23% | $175.77 |
| 0000-E2 | 0.488799989 | 1 | 0.488799989 | $6363.16 | $2921.38 | $8,764.14 | $8,764.14 | $8,744.06 | 0.23% | $20.08 |
| 0000-E3 | 0.495200008 | 2 | 0.990400016 | $6446.48 | $2959.64 | $8,878.92 | $17,757.84 | $17,717.10 | 0.23% | $40.74 |
| 0000-E4 | 0.497999996 | 1 | 0.497999996 | $6482.93 | $2976.37 | $8,929.11 | $8,929.11 | $8,908.64 | 0.23% | $20.47 |
| 0000-E5 | 0.504800022 | 1 | 0.504800022 | $6571.45 | $3017.01 | $9,051.03 | $9,051.03 | $9,030.28 | 0.23% | $20.75 |
| 0000-E6 | 0.515299976 | 1 | 0.515299976 | $6708.14 | $3079.76 | $9,239.28 | $9,239.28 | $9,218.12 | 0.23% | $21.16 |
| 0000-E7 | 0.518899977 | 2 | 1.037799954 | $6755.00 | $3101.28 | $9,303.84 | $18,607.68 | $18,565.04 | 0.23% | $42.64 |
| 0000-E8 | 0.523699999 | 1 | 0.523699999 | $6817.49 | $3129.97 | $9,389.91 | $9,389.91 | $9,368.38 | 0.23% | $21.53 |
| 0000-E9 | 0.531300008 | 1 | 0.531300008 | $6916.43 | $3175.40 | $9,526.20 | $9,526.20 | $9,504.34 | 0.23% | $21.86 |
| 0000-F1 | 0.531700015 | 1 | 0.531700015 | $6921.64 | $3177.79 | $9,533.37 | $9,533.37 | $9,511.49 | 0.23% | $21.88 |
| 0000-F2 | 0.533900023 | 1 | 0.533900023 | $6950.27 | $3190.93 | $9,572.79 | $9,572.79 | $9,550.85 | 0.23% | $21.94 |
| 0000-F3 | 0.534399986 | 1 | 0.534399986 | $6956.78 | $3193.92 | $9,581.76 | $9,581.76 | $9,559.80 | 0.23% | $21.96 |
| 0000-F4 | 0.540899992 | 1 | 0.540899992 | $7041.40 | $3232.77 | $9,698.31 | $9,698.31 | $9,676.07 | 0.23% | $22.24 |
| 0000-F5 | 0.560999990 | 1 | 0.560999990 | $7303.06 | $3352.90 | $10,058.70 | $10,058.70 | $10,035.63 | 0.23% | $23.07 |
| 0000-F6 | 0.564000010 | 1 | 0.564000010 | $7342.11 | $3370.83 | $10,112.49 | $10,112.49 | $10,089.31 | 0.23% | $23.18 |
| 0000-F7 | 0.565800011 | 2 | 1.131600022 | $7365.55 | $3381.58 | $10,144.74 | $20,289.48 | $20,243.00 | 0.23% | $46.48 |
| 0000-F8 | 0.569700000 | 7 | 3.987900000 | $7416.32 | $3404.89 | $10,214.67 | $71,502.69 | $71,338.82 | 0.23% | $163.87 |
| 0000-F9 | 0.574000007 | 2 | 1.148000014 | $7472.29 | $3430.59 | $10,291.77 | $20,583.54 | $20,536.38 | 0.23% | $47.16 |
| 0000-G1 | 0.574100018 | 1 | 0.574100018 | $7473.60 | $3431.19 | $10,293.57 | $10,293.57 | $10,269.98 | 0.23% | $23.59 |
| 0000-G2 | 0.603500009 | 1 | 0.603500009 | $7856.32 | $3606.90 | $10,820.70 | $10,820.70 | $10,795.91 | 0.23% | $24.79 |
| 0000-G3 | 0.605799973 | 1 | 0.605799973 | $7886.26 | $3620.65 | $10,861.95 | $10,861.95 | $10,837.06 | 0.23% | $24.89 |
| 0000-G4 | 0.621299981 | 1 | 0.621299981 | $8088.04 | $3713.29 | $11,139.87 | $11,139.87 | $11,114.33 | 0.23% | $25.54 |
| 0000-G5 | 0.633199990 | 1 | 0.633199990 | $8242.95 | $3784.41 | $11,353.23 | $11,353.23 | $11,327.21 | 0.23% | $26.02 |
| 0000-G6 | 0.637300014 | 1 | 0.637300014 | $8296.32 | $3808.92 | $11,426.76 | $11,426.76 | $11,400.55 | 0.23% | $26.21 |
| 0000-G7 | 0.645500004 | 1 | 0.645500004 | $8403.08 | $3857.93 | $11,573.79 | $11,573.79 | $11,547.24 | 0.23% | $26.55 |
| 0000-G8 | 0.654799998 | 2 | 1.309599996 | $8524.14 | $3913.51 | $11,740.53 | $23,481.06 | $23,427.22 | 0.23% | $53.84 |
| 0000-G9 | 0.705500007 | 1 | 0.705500007 | $9184.15 | $4216.52 | $12,649.56 | $12,649.56 | $12,620.57 | 0.23% | $28.99 |
| 0000-H1 | 0.753199995 | 1 | 0.753199995 | $9805.10 | $4501.61 | $13,504.83 | $13,504.83 | $13,473.87 | 0.23% | $30.96 |
| 0000-H2 | 0.824899971 | 1 | 0.824899971 | $10738.49 | $4930.13 | $14,790.39 | $14,790.39 | $14,756.49 | 0.23% | $33.90 |
| 0000-H3 | 0.926299989 | 1 | 0.926299989 | $12058.51 | $5536.16 | $16,608.48 | $16,608.48 | $16,570.43 | 0.23% | $38.05 |
| 0000-H4 | 0.950999975 | 1 | 0.950999975 | $12380.06 | $5683.79 | $17,051.37 | $17,051.37 | $17,012.28 | 0.23% | $39.09 |
| 0000-H5 | 0.968200028 | 1 | 0.968200028 | $12603.96 | $5786.58 | $17,359.74 | $17,359.74 | $17,319.97 | 0.23% | $39.77 |
| **Total** | | **316** | **100.000099307** | | | | | **$1,788,885.47** | | |

# BRICKELL KEY ONE CONDOMINIUM
## 2025 PROPOSED
## CABANAS AND GARAGED MAINTENANCE SCHEDULE

| Building # - Unit Tye | 2024 QUARTERLY PAYMENTS | PROPOSED 2025 QUARTERLY PAYMENTS | APPROVED ANNUALLY PAYMENT | Building # - Unit Tye | 2024 QUARTERLY PAYMENTS | PROPOSED 2025 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**

Brickell Key

Brickell Key Section One
Homeowners Assoc., Inc.

# NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS OF BRICKELL KEY SECTION ONE HOMEOWNERS ASSOCIATION, INC.

TO ALL MEMBERS:

On Saturday, December 14th, 2024 at 1pm in the Multi-Purpose Room at 520 Brickell Key Drive, Miami, FL 33131 and remotely via GoTo Webinar, a meeting of the Board of Directors will be held for the purpose of considering and adopting the Association budget for the fiscal year 2025. A copy of the budget is enclosed with this Notice. As our governing documents specify that there is no requirement for the establishment of Reserves, there are no Reserves factored into the budget.

**TO ATTEND WITH GOTOWEBINAR:**

Register at:

https://attendee.gotowebinar.com/register/1990522209335504472

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The agenda for the meeting is as follows:

1. Call to order.
2. Certify quorum.
3. Proof of notice meeting.
4. Consideration of and adoption of 2024 budget.
5. Adjournment

Dated: November 15, 2024

BY ORDER OF THE BOARD OF DIRECTORS

BY: ______________________

Olena Biletska, President

# BRICKELL KEY SECTION ONE HOMEOWNERS ASSOCIATION INC.
## Proposed Operating Budget
## January 1, 2025 - December 31, 2025

| GL CODE | DESCRIPTION | 2024 PREVIOUS YEAR BUDGET MONTHLY | 2024 PREVIOUS YEAR BUDGET ANNUAL | 2025 PROPOSED BUDGET MONTHLY | 2025 PROPOSED BUDGET ANNUAL |
|---|---|---|---|---|---|
| | **REVENUE | | | | |
| 40000 | Owner Assessments | 60,054 | 720,644 | 69,043 | 828,514 |
| 40010-00 | Brickell Key Condo Two Contribution- | 14,054 | 168,648 | 14,488 | 173,861 |
| 40025 | Returned Check Fees | 0 | 0 | 0 | 0 |
| 40060 | Gate/Key Cards | 0 | 0 | 0 | 0 |
| 40078 | Late Fee Interest | 0 | 0 | 0 | 0 |
| 40081 | Reserve Interest | 0 | 0 | 0 | 0 |
| | **TOTAL REVENUE | 74,108 | 889,292 | 83,531 | 1,002,375 |
| | | | | | |
| | EXPENSES | | | | |
| | **ADMINISTRATIVE | | | | |
| 50005 | Accounting Fees | 1,000 | 12,000 | 1,000 | 12,000 |
| 50012-00 | Bad Debts- | 417 | 5,000 | 417 | 5,000 |
| 50015 | Bank Charges | 0 | 0 | 0 | 0 |
| 50045-00 | Legal Fees- | 83 | 1,000 | 83 | 1,000 |
| 50050-00 | License,Taxes,Permit- | 0 | 0 | 31 | 375 |
| 50080 | Postage | 500 | 6,000 | 500 | 6,000 |
| 50099 | Misc. - Other | 250 | 3,000 | 0 | 0 |
| | **TOTAL ADMINISTRATIVE | 2,250 | 27,000 | 2,031 | 24,375 |
| | | | | | |
| | **PROPERTY INSURANCE | | | | |
| 52030 | Multiperil Insurance | 2,083 | 25,000 | 2,083 | 25,000 |
| 52034 | Flood Insurance | 0 | 0 | 833 | 10,000 |
| | **TOTAL PROPERTY INSURANCE | 2,083 | 25,000 | 2,917 | 35,000 |
| | | | | | |

| GL CODE | DESCRIPTION | 2024 PREVIOUS YEAR BUDGET MONTHLY | 2024 PREVIOUS YEAR BUDGET ANNUAL | 2025 PROPOSED BUDGET MONTHLY | 2025 PROPOSED BUDGET ANNUAL |
|---|---|---|---|---|---|
| | **UTILITIES | | | | |
| 54050-00 | Electricity- | 2,917 | 35,000 | 3,125 | 37,500 |
| 54070-00 | Water & Sewer- | 2,500 | 30,000 | 2,500 | 30,000 |
| 54081 | Fuel, Oil, And Gas | 1,167 | 14,000 | 1,167 | 14,000 |
| | **TOTAL UTILITIES | 6,584 | 79,000 | 6,792 | 81,500 |
| | | | | | |
| | **CONTRACTS | | | | |
| 60090 | Lawn Maintenance | 6,667 | 80,000 | 7,192 | 86,300 |
| 61000 | Management Services | 737 | 8,840 | 808 | 9,700 |
| 61045-00 | Security ServicesSecurity Services | 0 | 0 | 13,750 | 165,000 |
| | **TOTAL CONTRACTS | 7,404 | 88,840 | 21,750 | 261,000 |
| | | | | | |
| | **SALARIES & BENEFITS | | | | |
| 65000-02 | Salaries- - Maintenance | 9,015 | 108,174 | 12,917 | 155,000 |
| 65000-05 | Salaries- - Janitorial | 7,879 | 94,545 | 8,333 | 100,000 |
| 65000-06 | Salaries- - Office | 8,444 | 101,322 | 8,333 | 100,000 |
| 65000-09 | Salaries- - Security | 11,282 | 135,378 | 0 | 0 |
| 65000-10 | Salaries- - Concierge | 5,538 | 66,461 | 0 | 0 |
| 65000-30 | Salaries- - Receiving | 1,924 | 23,085 | 3,333 | 40,000 |
| 65000-32 | Salaries- Front Desk | 0 | 0 | 5,417 | 65,000 |
| 65000-83 | Salaries- - Bonuses | 1,500 | 18,000 | 1,500 | 18,000 |
| 65040 | Medical Insurance | 5,624 | 67,487 | 5,625 | 67,500 |
| | **TOTAL SALARIES & BENEFITS | 51,206 | 614,452 | 45,458 | 545,500 |
| | | | | | |
| | **REPAIRS/MAINTENANCE | | | | |
| 70048-30 | R&M Equip- - Lawn | 1,667 | 20,000 | 1,667 | 20,000 |
| 70095 | R&M-Pool/Spa/Fountai | 833 | 10,000 | 1,550 | 18,600 |
| 70289-00 | Contingency- | 2,083 | 25,000 | 1,367 | 16,400 |
| | **TOTAL REPAIRS/MAINTENANCE | 4,583 | 55,000 | 4,583 | 55,000 |

| GL CODE | DESCRIPTION | 2024 PREVIOUS YEAR BUDGET MONTHLY | 2024 PREVIOUS YEAR BUDGET ANNUAL | 2025 PROPOSED BUDGET MONTHLY | 2025 PROPOSED BUDGET ANNUAL |
|---|---|---|---|---|---|
| | | | | | |
| | **RESERVE TRANSFERS | | | | |
| 80001 | Reserve Interest | 0 | 0 | 0 | 0 |
| | **TOTAL RESERVE TRANSFERS | 0 | 0 | 0 | 0 |
| | | | | | |
| | **TOTAL EXPENSES | 74,110 | 889,292 | 83,531 | 1,002,375 |
| | | | | | |
| | Operating Net Income or Loss | -02 | 0 | 0 | 0 |