FirstService
RESIDENTIAL

0TC1 THE CLUB AT BRICKELL BAY PLAZA

RESIDENT PACKAGE - FR0

For period ending December 31, 2025

Confidential - For Management Use Only

THE CLUB AT BRICKELL BAY PLAZA

RESIDENT PACKAGE - FR0

December 31, 2025

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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.

THE CLUB AT BRICKELL BAY PLAZA

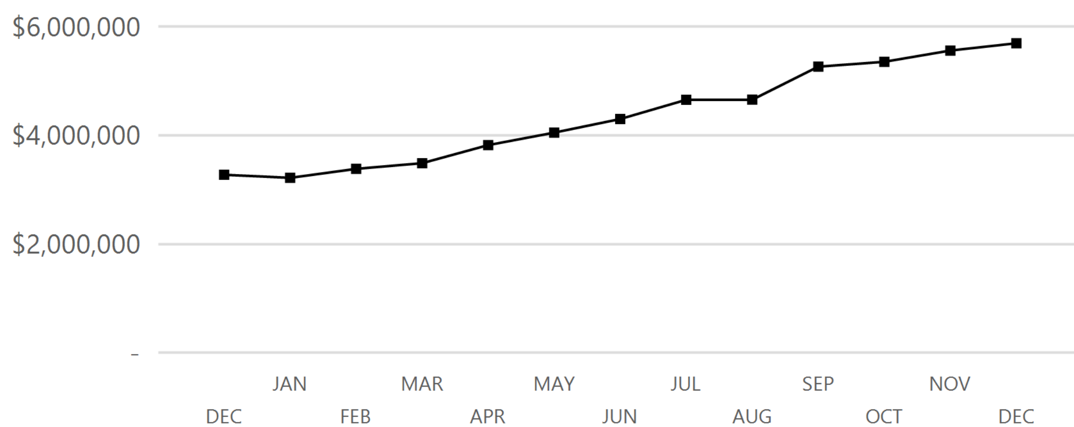
Executive Summary

December 31, 2025

TOTAL CASH

Operating	$612,059
Other	-
Reserves	$5,080,288
Security Deposits	-
Special Assessment	-
Total Cash	$5,692,348

Total Cash Trend



OPERATING CASH

Beginning Cash	$557,917
Change in Cash	$54,143
Ending Cash	$612,059
Less: Accruals	$260,117
Less: Current Accounts Payable	$15,682
Adjusted Operating Cash	$336,260

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	$90	$30	-	$90	$210
HC House Chgs/Work Ordr	-	-	-	$80	$80
II Interest Income	$5,714	$5,618	$5,513	$153,751	$170,596
LF Late Fees	$225	$200	$175	$5,435	$6,035
MM Maintenance Fees	($20,777)	$3,988	($1,362)	$379,355	$361,202
UD Demand/30 Day Collection Notice	$105	$105	$70	$105	$385
UF Reminder Collection Cost	$29	-	-	$10	$39
UP ATP Collection Cost	-	-	-	$150	$150
VF Violation Fees	-	-	-	$200	$200
TOTAL	**($14,615)**	**$9,941**	**$4,396**	**$539,175**	**$538,897**

THE CLUB AT BRICKELL BAY PLAZA

Executive Summary

December 31, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	$649,135	$598,872	$50,263	$7,706,561	$7,186,541	$520,020	$7,186,541	$520,020
TOTAL EXPENSES	$608,186	$598,861	($9,325)	$7,078,193	$7,186,541	$108,348	$7,186,541	$108,348
NET INCOME/(LOSS)	$40,949	$11	$40,938	$628,368	-	$628,368	-	$628,368

Expense Summary

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	$106,045	$23,244	($82,801)	$300,882	$278,752	($22,130)	$278,752	($22,130)
PROPERTY INSURANCE	$87,040	$167,423	$80,383	$1,524,580	$2,009,120	$484,540	$2,009,120	$484,540
UTILITIES	$74,464	$67,337	($7,127)	$855,024	$808,000	($47,024)	$808,000	($47,024)
CONTRACTS	$62,225	$105,243	$43,018	$1,166,176	$1,262,971	$96,795	$1,262,971	$96,795
OPERATING SALARIES & BENEFITS	$80,858	$108,639	$27,781	$1,445,959	$1,303,701	($142,258)	$1,303,701	($142,258)
REPAIRS/MAINTENANCE	$60,306	$15,840	($44,466)	$338,411	$190,300	($148,111)	$190,300	($148,111)
SPECIAL PROJECTS	$5,081	$6,163	$1,082	$76,998	$74,000	($2,998)	$74,000	($2,998)
PRIOR YEAR ACTIVITY	$20,971	-	($20,971)	-	-	-	-	-
RESERVE TRANSFERS	$111,196	$104,972	($6,224)	$1,370,163	$1,259,697	($110,466)	$1,259,697	($110,466)

Executive Summary

December 31, 2025

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR4 - US BANK OPR KLIK	OPERATING KLIK CHECKING ACCOUNT - US BANK OPR KLIK	($8,804)	$746,749	$840,752	($102,806)
MM03 - METROPOLITAN BANK OPR MM ULTRA-INSURED -MLA	OPERATING MONEY MARKET ULTRA-INSURED- MLA - METROPOLITAN BANK OPR MM ULTRA-INSURED - MLA	$87,852	$282	-	$88,134
OPR1 - TRUIST Bank OPR	OPERATING ACCOUNT - TRUIST Bank OPR	$478,869	$290,178	$142,315	$626,732
CIT1 - Cash In Transit - Operating	- Cash In Transit - Operating	-	-	-	-
Total Operating		**$557,917**	**$1,037,209**	**$983,067**	**$612,059**
Reserves					
CIT3 - Cash In Transit - Reserve	- Cash In Transit - Reserve	-	-	-	-
RSV4 - METROPOLITAN BANK RSV MM ULTRA-INSURED - MLA	RESERVES MONEY MARKET ULTRA-INSURED- MLA - METROPOLITAN BANK RSV MM ULTRA-INSURED - MLA	$1,999,279	$111,196	$31,170	$2,079,305
RSV5 - MORGAN STANLEY BANK RSV BROKERAGE 478-086643-388	RESERVES BROKERAGE 478-086643-388 - MORGAN STANLEY BANK RSV BROKERAGE 478-086643-388	$3,000,983	$1	-	$3,000,983
Total Reserves		**$5,000,262**	**$111,196**	**$31,170**	**$5,080,288**
Security Deposits					
CIT2 - Cash In Transit - Security Deposit	- Cash In Transit - Security Deposit	-	-	-	-
Total Security Deposits		**-**	**-**	**-**	**-**
Total Cash		**$5,558,179**	**$1,148,406**	**$1,014,237**	**$5,692,348**

FirstService RESIDENTIAL

THE CLUB AT BRICKELL BAY PLAZA

Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 168	Cash-Operating - 168 US Bank	(102,806)	(8,804)	(94,002)	(102,806)	(186,818)	84,012
10010 25	Cash-Operating - 25 Truist Bank	626,732	478,869	147,863	626,732	141,698	485,034
10014 168	Cash-Money Market - 168 US Bank	0	0	0	0	812	(812)
10014 599	Cash-Money Market - 599 Metropolitan Bank	88,134	87,852	282	88,134	0	88,134
10200	Due (To)/From Reserves	881,763	881,763	0	881,763	43,718	838,045
10207	Due (To)/From Security	(2,949)	(2,949)	0	(2,949)	(2,949)	0
10300	Accounts Receivable	590,310	580,964	9,346	590,310	620,004	(29,694)
10330 00	Other Receivables - 00	2,065	0	2,065	2,065	116,309	(114,243)
10330 85	Other Receivables - 85 Vendors	957	7,120	(6,163)	957	17,529	(16,571)
10335	Other Receivables-Holiday Funds	795	0	795	795	850	(55)
10336	Settlement Income Receivable	25,576	0	25,576	25,576	0	25,576
10390 00	Allowance/Bad Debts - 00	(590,310)	(571,479)	(18,831)	(590,310)	(620,004)	29,694
10500	Prepaid Insurance	420,724	512,591	(91,867)	420,724	824,058	(403,334)
10505	Prepaid Expenses	12,779	3,835	8,944	12,779	3,804	8,975
10549	A/P Clearing	2,818	55,105	(52,287)	2,818	169,273	(166,455)
10550	A/R Clearing	(1,285)	(27,647)	26,362	(1,285)	(2,980)	1,695
10560	NSF in Transit	0	0	0	0	364	(364)
10005	Petty Cash	1,000	1,000	0	1,000	1,000	0
12091	Due (To)/From Oper	2,949	2,949	0	2,949	2,949	0
****TOTAL CURRENT ASSETS**		**$1,959,252**	**$2,001,169**	**($41,917)**	**$1,959,252**	**$1,129,616**	**$829,636**
**RESTRICTED FUNDS							
12010 168	Cash-Reserves - 168 US Bank	0	0	0	0	3,319,116	(3,319,116)
12010 30	Cash-Reserves - 30 Morgan Stanley DW	3,000,983	3,000,983	1	3,000,983	0	3,000,983
12010 599	Cash-Reserves - 599 Metropolitan Bank	2,079,305	1,999,279	80,026	2,079,305	0	2,079,305
12045	Due (To)/From Operating	(881,763)	(881,763)	0	(881,763)	(43,718)	(838,045)

THE CLUB AT BRICKELL BAY PLAZA

Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
****TOTAL RESTRICTED FUNDS**		**$4,198,526**	**$4,118,499**	**$80,026**	**$4,198,526**	**$3,275,398**	**$923,128**
**OTHER ASSETS							
19010	Utility Deposits	0	0	0	0	65,000	(65,000)
****TOTAL OTHER ASSETS**		**$0**	**$0**	**$0**	**$0**	**$65,000**	**($65,000)**
****TOTAL ASSETS**		**$6,157,778**	**$6,119,668**	**$38,109**	**$6,157,778**	**$4,470,014**	**$1,687,764**
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	15,682	0	15,682	15,682	101,935	(86,254)
20005	Collection Fees due	144	144	0	144	194	(50)
20010	Accrued Expenses	260,117	303,201	(43,084)	260,117	413,593	(153,477)
20013	Accrued Exp - Reserve	0	0	0	0	32,599	(32,599)
20030	Insurance Payable	379,443	570,462	(191,018)	379,443	547,558	(168,115)
20080	Security Deposits	2,524	2,524	0	2,524	2,524	0
20082 18	Other Deposits - 18 Elevator	425	425	0	425	425	0
20085	Bond Liability	0	0	0	0	65,000	(65,000)
20100	Prepaid Assessments	51,348	41,214	10,135	51,348	62,799	(11,451)
20115 40	Other Current Liab - 40 Due to Owners	6,336	6,336	0	6,336	6,336	0
20159 00	Deferred Revenue - 00	423,308	428,667	(5,358)	423,308	15,628	407,680
****TOTAL CURRENT LIABILITIES**		**$1,139,327**	**$1,352,971**	**($213,644)**	**$1,139,327**	**$1,248,591**	**($109,264)**
**INSURANCE CLAIMS							
23000	Ins Claim Liab-Rec'd	0	909,203	(909,203)	0	909,203	(909,203)
23010 00	Ins Claim Liab-Spent - 00	0	(213,828)	213,828	0	(213,828)	213,828

THE CLUB AT BRICKELL BAY PLAZA

Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
23010 01	Ins Claim Liab-Spent - 01 Claim 1	0	(51,927)	51,927	0	(51,927)	51,927
****TOTAL INSURANCE CLAIMS**		**$0**	**$643,447**	**($643,447)**	**$0**	**$643,447**	**($643,447)**
**RESERVE LIABILITIES							
30000 00	Reserves - 00	3,084,866	3,067,311	17,555	3,084,866	2,858,026	226,840
30000 60	Reserves - 60 Roof	232,117	232,117	0	232,117	232,117	0
30003 001	SIRS Reserves - 001 Pooled	675,000	618,750	56,250	675,000	0	675,000
30080	Reserve-Interest	331,541	325,319	6,222	331,541	221,075	110,466
****TOTAL RESERVE LIABILITIES**		**$4,323,524**	**$4,243,497**	**$80,026**	**$4,323,524**	**$3,311,218**	**$1,012,306**
**SETTLEMENT							
23015	Settlement Recovery Proceeds	0	25,576	(25,576)	0	0	0
****TOTAL SETTLEMENT**		**$0**	**$25,576**	**($25,576)**	**$0**	**$0**	**$0**
****TOTAL LIABILITIES**		**$5,462,851**	**$6,265,492**	**($802,641)**	**$5,462,851**	**$5,203,256**	**$259,595**
**MEMBERS EQUITY							
38012	Reserve Contribution	(124,998)	(124,998)	0	(124,998)	(124,998)	0
38880	Fund Balance	191,557	(608,245)	799,801	191,557	(608,245)	799,801
Current Year Net Income/ (Loss)		628,368	587,419	40,949	628,368	0	628,368
****TOTAL MEMBERS EQUITY**		**$694,927**	**($145,824)**	**$840,750**	**$694,927**	**($733,243)**	**$1,428,170**
****TOTAL LIABILITIES & EQUITY**		**$6,157,778**	**$6,119,668**	**$38,109**	**$6,157,778**	**$4,470,014**	**$1,687,764**

THE CLUB AT BRICKELL BAY PLAZA

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	379,148	379,146	2	0.0%	4,549,772	4,549,752	20	0.0%	4,549,752	(20)
40002	Reserve Income	104,975	104,972	3	0.0%	1,259,697	1,259,697	0	0.0%	1,259,697	0
40011	Late Fee Income	(1,366)	0	(1,366)	0.0%	4,934	0	4,934	0.0%	0	(4,934)
40020	Holiday Fund	4,447	0	4,447	0.0%	7,558	0	7,558	0.0%	0	(7,558)
40025	Returned Check Fees	270	0	270	0.0%	1,920	0	1,920	0.0%	0	(1,920)
40033	Parking Income	6,891	837	6,054	>100%	68,617	10,000	58,617	>100%	10,000	(58,617)
40034	Mailbox Locks / Keys	65	63	2	3.2%	3,948	800	3,148	>100%	800	(3,148)
40045	Transfer Fees	505	99,712	(99,207)	-99.5%	15,575	1,196,500	(1,180,925)	-98.7%	1,196,500	1,180,925
40046	Administrative Transfer Fee	163,030	0	163,030	0.0%	1,435,025	0	1,435,025	0.0%	0	(1,435,025)
40050	Laundry/Tokens	0	4,000	(4,000)	-100.0%	22,069	48,000	(25,931)	-54.0%	48,000	25,931
40055	Vending Machine	673	288	385	>100%	5,693	3,500	2,193	62.7%	3,500	(2,193)
40065	Violation Fees	580	0	580	0.0%	4,520	0	4,520	0.0%	0	(4,520)
40068	Key Fob Income	2,574	1,500	1,074	71.6%	23,416	18,000	5,416	30.1%	18,000	(5,416)
40069	Architectural Review	2	0	2	0.0%	4,606	0	4,606	0.0%	0	(4,606)
40070	Auto Decals	71	113	(42)	-37.6%	1,303	1,400	(97)	-6.9%	1,400	97
40078	Late Fee Interest	(38,338)	0	(38,338)	0.0%	28,182	0	28,182	0.0%	0	(28,182)
40080	Interest Income	287	0	287	0.0%	899	0	899	0.0%	0	(899)
40081	Reserve Interest	6,222	0	6,222	0.0%	110,466	0	110,466	0.0%	0	(110,466)
40090	Miscellaneous Income	762	1,663	(901)	-54.2%	7,752	20,000	(12,248)	-61.2%	20,000	12,248
40115	Administrative Fee	340	0	340	0.0%	3,860	0	3,860	0.0%	0	(3,860)
41005	Storage Income	10,155	4,163	5,992	>100%	89,195	50,000	39,195	78.4%	50,000	(39,195)
41010	House Charges	0	0	0	0.0%	816	0	816	0.0%	0	(816)
41040	Social Activities Income	301	87	214	>100%	3,485	1,000	2,485	>100%	1,000	(2,485)
41106	ARC Review	0	62	(62)	-100.0%	0	700	(700)	-100.0%	700	700
42010	Documents	196	37	159	>100%	1,225	400	825	>100%	400	(825)

THE CLUB AT BRICKELL BAY PLAZA

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
42020	Cable Income	5,358	2,229	3,129	>100%	42,420	26,792	15,628	58.3%	26,792	(15,628)
42090	Utility Reimb.	1,990	0	1,990	0.0%	9,607	0	9,607	0.0%	0	(9,607)
	OPERATING REVENUE TOTAL:	**$649,135**	**$598,872**	**$50,263**	**8.4%**	**$7,706,561**	**$7,186,541**	**$520,020**	**7.2%**	**$7,186,541**	**($520,020)**
	TOTAL REVENUE:	**$649,135**	**$598,872**	**$50,263**	**8.4%**	**$7,706,561**	**$7,186,541**	**$520,020**	**7.2%**	**$7,186,541**	**($520,020)**
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	625	625	0	0.0%	7,900	7,500	(400)	-5.3%	7,500	(400)
50012	Bad Debts	81,181	8,337	(72,844)	<-100%	81,181	100,000	18,819	18.8%	100,000	18,819
50015	Bank Charges	125	87	(38)	-43.7%	1,793	1,000	(793)	-79.3%	1,000	(793)
50022	Computer Maint/Supp	198	1,400	1,202	85.9%	29,638	16,800	(12,838)	-76.4%	16,800	(12,838)
50026	Unrecorded P-Card Expenses	(5,795)	0	5,795	0.0%	(30,943)	0	30,943	0.0%	0	30,943
50041	First Aid	0	12	12	100.0%	0	100	100	100.0%	100	100
50045	Legal Fees	3,903	2,500	(1,403)	-56.1%	68,967	30,000	(38,967)	<-100%	30,000	(38,967)
50048	Annual Condo Fees	214	218	4	1.7%	2,572	2,572	0	0.0%	2,572	0
50050	License,Taxes,Permit	2,077	213	(1,864)	<-100%	8,938	2,600	(6,338)	<-100%	2,600	(6,338)
50050	License,Taxes,Permit - Elevators	117	325	208	64.0%	3,018	3,900	882	22.6%	3,900	882
50050	License,Taxes,Permit - Pool/Spa	52	53	1	1.7%	656	625	(31)	-5.0%	625	(31)
50050	License,Taxes,Permit - Fire Pump/Sprinklr	254	212	(42)	-19.9%	986	2,500	1,514	60.5%	2,500	1,514
50050	License,Taxes,Permit - Backflow Cert.	0	62	62	100.0%	0	700	700	100.0%	700	700
50050	License,Taxes,Permit - Other	17	35	18	52.4%	200	475	275	57.9%	475	275
50050	License,Taxes,Permit - Fire Extg Inspection	281	63	(218)	<-100%	2,248	800	(1,448)	<-100%	800	(1,448)

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50050	License,Taxes,Permit - Fire Alarm Inspect	0	0	0	0.0%	880	0	(880)	0.0%	0	(880)
50053	Corporate Annual Rep	0	8	8	100.0%	61	63	2	2.8%	63	2
50054	Management Collected Fees	725	87	(638)	<-100%	4,200	1,000	(3,200)	<-100%	1,000	(3,200)
50059	Social Events	13,684	500	(13,184)	<-100%	13,684	6,000	(7,684)	<-100%	6,000	(7,684)
50075	Office Supplies	413	500	87	17.5%	15,535	6,000	(9,535)	<-100%	6,000	(9,535)
50081	Printing And Postage	3,571	337	(3,234)	<-100%	7,279	4,000	(3,279)	-82.0%	4,000	(3,279)
50099	Valet Expense	0	7,050	7,050	100.0%	49,470	84,600	35,130	41.5%	84,600	35,130
50105	Property Taxes	(92)	82	174	>100%	9,957	1,017	(8,940)	<-100%	1,017	(8,940)
50110	Miscellaneous	3,000	413	(2,587)	<-100%	20,922	5,000	(15,922)	<-100%	5,000	(15,922)
50112	Holiday Expense	1,497	125	(1,372)	<-100%	1,739	1,500	(239)	-15.9%	1,500	(239)
	ADMINISTRATIVE TOTAL:	**$106,045**	**$23,244**	**($82,801)**	**<-100%**	**$300,882**	**$278,752**	**($22,130)**	**-7.9%**	**$278,752**	**($22,130)**
PROPERTY INSURANCE											
52028	General Liability	14,183	11,866	(2,317)	-19.5%	148,853	142,381	(6,472)	-4.5%	142,381	(6,472)
52032	Umbrella Insurance	(5,100)	2,390	7,490	>100%	21,104	28,636	7,532	26.3%	28,636	7,532
52033	Windstorm Insurance	69,084	135,689	66,606	49.1%	1,138,720	1,628,312	489,592	30.1%	1,628,312	489,592
52034	Flood Insurance	5,712	6,346	634	10.0%	67,520	76,207	8,687	11.4%	76,207	8,687
52035	Directors & Officers	1,665	907	(758)	-83.6%	11,903	10,884	(1,019)	-9.4%	10,884	(1,019)
52036	Fidelity Bond	385	111	(274)	<-100%	3,044	1,365	(1,679)	<-100%	1,365	(1,679)
52037	Glass Insurance	143	476	333	70.0%	4,619	5,668	1,049	18.5%	5,668	1,049
52038	Property & Equipment	(997)	619	1,616	>100%	5,800	7,428	1,628	21.9%	7,428	1,628
52040	Ins Finance Charge	2,616	5,828	3,212	55.1%	44,769	70,002	25,233	36.0%	70,002	25,233
52048	Workers Comp Audit Fees	0	1,005	1,005	100.0%	0	12,027	12,027	100.0%	12,027	12,027
52063	Workers Comp Ins.	(651)	2,186	2,837	>100%	78,247	26,210	(52,037)	<-100%	26,210	(52,037)
	PROPERTY INSURANCE TOTAL:	**$87,040**	**$167,423**	**$80,383**	**48.0%**	**$1,524,580**	**$2,009,120**	**$484,540**	**24.1%**	**$2,009,120**	**$484,540**

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
UTILITIES											
54050	Electricity	25,898	31,663	5,765	18.2%	308,470	380,000	71,530	18.8%	380,000	71,530
54070	Water & Sewer	45,339	33,337	(12,002)	-36.0%	520,565	400,000	(120,565)	-30.1%	400,000	(120,565)
54080	Gas/Fuel Oil	1,485	837	(648)	-77.4%	10,373	10,000	(373)	-3.7%	10,000	(373)
54100	Telephone	1,743	1,500	(243)	-16.2%	15,616	18,000	2,384	13.2%	18,000	2,384
	UTILITIES TOTAL:	**$74,464**	**$67,337**	**($7,127)**	**-10.6%**	**$855,024**	**$808,000**	**($47,024)**	**-5.8%**	**$808,000**	**($47,024)**
CONTRACTS											
60013	Cable Television	18,000	45,000	27,000	60.0%	438,208	540,000	101,792	18.9%	540,000	101,792
60021	Contracts Fire Alarm System	1,006	1,000	(6)	-0.6%	12,066	12,000	(66)	-0.6%	12,000	(66)
60021	Contracts Generator	310	150	(160)	<-100%	2,531	1,800	(731)	-40.6%	1,800	(731)
60021	Contracts Landscape Maintenance	0	1,000	1,000	100.0%	6,200	12,000	5,800	48.3%	12,000	5,800
60035	Elevator Contract	4,212	3,337	(875)	-26.2%	49,780	40,000	(9,780)	-24.4%	40,000	(9,780)
60037	Equipment Lease - Postage Meter	58	75	17	22.7%	2,717	900	(1,817)	<-100%	900	(1,817)
60074	Hvac System	1,850	1,850	0	0.0%	22,200	22,200	0	0.0%	22,200	0
60075	Janitorial Service	17,437	29,960	12,523	41.8%	331,989	359,520	27,531	7.7%	359,520	27,531
61000	Management Services	8,424	8,425	1	0.0%	101,085	101,100	15	0.0%	101,100	15
61008	Odor Control	573	871	298	34.2%	8,984	10,496	1,512	14.4%	10,496	1,512
61010	Pest Control	990	647	(343)	-53.0%	8,845	7,720	(1,125)	-14.6%	7,720	(1,125)
61020	Pool/Spa Contract	1,650	1,400	(250)	-17.9%	18,300	16,800	(1,500)	-8.9%	16,800	(1,500)
61045	Security Services	(1,648)	3,750	5,398	>100%	47,727	45,000	(2,727)	-6.1%	45,000	(2,727)
61055	Trash Removal	8,712	7,163	(1,549)	-21.6%	107,800	86,000	(21,800)	-25.3%	86,000	(21,800)
61070	Water Treatment	651	615	(36)	-5.8%	7,745	7,435	(310)	-4.2%	7,435	(310)
	CONTRACTS TOTAL:	**$62,225**	**$105,243**	**$43,018**	**40.9%**	**$1,166,176**	**$1,262,971**	**$96,795**	**7.7%**	**$1,262,971**	**$96,795**
OPERATING SALARIES & BENEFITS											
65000	Salaries - Manager	7,064	6,663	(401)	-6.0%	73,470	80,000	6,530	8.2%	80,000	6,530
65000	Salaries - Maintenance	2,821	12,657	9,836	77.7%	148,785	151,840	3,055	2.0%	151,840	3,055

THE CLUB AT BRICKELL BAY PLAZA

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
65000	Salaries - Engineer	5,693	6,012	319	5.3%	67,851	72,100	4,249	5.9%	72,100	4,249
65000	Salaries - Security	18,020	51,259	33,239	64.8%	707,864	615,097	(92,767)	-15.1%	615,097	(92,767)
65000	Salaries - Admin	4,377	4,282	(95)	-2.2%	53,625	51,417	(2,208)	-4.3%	51,417	(2,208)
65000	Salaries - Asst Mgr	4,608	4,640	32	0.7%	45,845	55,702	9,857	17.7%	55,702	9,857
65000	Salaries - Bonuses	11,250	2,087	(9,163)	<-100%	43,850	25,000	(18,850)	-75.4%	25,000	(18,850)
65030	Salaries - Inhouse Admin	0	3,463	3,463	100.0%	29,032	41,600	12,568	30.2%	41,600	12,568
65040	Medical Insurance	3,468	3,337	(131)	-3.9%	39,882	40,000	118	0.3%	40,000	118
65056	Hiring Costs	4,044	1,663	(2,381)	<-100%	28,879	20,000	(8,879)	-44.4%	20,000	(8,879)
65070	Payroll Burden	11,004	4,496	(6,508)	<-100%	78,307	53,963	(24,344)	-45.1%	53,963	(24,344)
65071	Payroll Burden - Inhouse Payroll	8,510	8,080	(430)	-5.3%	128,569	96,982	(31,587)	-32.6%	96,982	(31,587)
	OPERATING SALARIES & BENEFITS TOTAL:	**$80,858**	**$108,639**	**$27,781**	**25.6%**	**$1,445,959**	**$1,303,701**	**($142,258)**	**-10.9%**	**$1,303,701**	**($142,258)**
REPAIRS/MAINTENANCE											
70040	R&M-Elevator	0	4,163	4,163	100.0%	45,770	50,000	4,230	8.5%	50,000	4,230
70043	Repairs/Maintenance Electrical	0	250	250	100.0%	858	3,000	2,142	71.4%	3,000	2,142
70043	Repairs/Maintenance Fire Extinguisher	0	38	38	100.0%	0	500	500	100.0%	500	500
70043	Repairs/Maintenance Hurricane	0	125	125	100.0%	0	1,500	1,500	100.0%	1,500	1,500
70043	Repairs/Maintenance Locks & Keys	0	63	63	100.0%	1,072	800	(272)	-34.0%	800	(272)
70043	Repairs/Maintenance HVAC	2,450	1,663	(787)	-47.3%	16,720	20,000	3,280	16.4%	20,000	3,280
70048	R&M Equipment - Fire	64	250	186	74.3%	5,432	3,000	(2,432)	-81.1%	3,000	(2,432)
70048	R&M Equipment - Security Equipment	0	287	287	100.0%	0	3,400	3,400	100.0%	3,400	3,400
70048	R&M Equipment - Fire Sprinkler	1,800	712	(1,088)	<-100%	13,800	8,500	(5,300)	-62.4%	8,500	(5,300)
70048	R&M Equipment - Exercise Room	2,087	175	(1,912)	<-100%	7,496	2,100	(5,396)	<-100%	2,100	(5,396)

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70048	R&M Equipment - False Alarm Fee	(504)	250	754	>100%	504	3,000	2,497	83.2%	3,000	2,497
70054	R&M-Gate	0	288	288	100.0%	3,966	3,500	(466)	-13.3%	3,500	(466)
70060	R&M-General	6,400	587	(5,813)	<-100%	17,238	7,000	(10,238)	<-100%	7,000	(10,238)
70063	R&M-Generator	0	125	125	100.0%	0	1,500	1,500	100.0%	1,500	1,500
70090	R&M-Plumbing	667	413	(254)	-61.5%	7,561	5,000	(2,561)	-51.2%	5,000	(2,561)
70095	R&M-Pool/Spa/Fountai	0	375	375	100.0%	5,527	4,500	(1,027)	-22.8%	4,500	(1,027)
70110	R&M-Roof	0	163	163	100.0%	0	2,000	2,000	100.0%	2,000	2,000
70119	R&M-Trash Chute	0	163	163	100.0%	384	2,000	1,616	80.8%	2,000	1,616
70233	Supplies -Hardware	(376)	250	626	>100%	6,267	3,000	(3,267)	<-100%	3,000	(3,267)
70233	Supplies -Electrical	17	837	820	97.9%	6,632	10,000	3,368	33.7%	10,000	3,368
70233	Supplies - Landscaping	125	163	38	23.2%	648	2,000	1,352	67.6%	2,000	1,352
70233	Supplies -Maint Tools/Equip	(63)	413	476	>100%	6,568	5,000	(1,568)	-31.4%	5,000	(1,568)
70233	Supplies -Paint Materials	1,577	837	(740)	-88.4%	21,427	10,000	(11,427)	<-100%	10,000	(11,427)
70233	Supplies -Plumbing	124	337	213	63.2%	2,500	4,000	1,500	37.5%	4,000	1,500
70289	Contingency	45,937	2,913	(43,024)	<-100%	168,043	35,000	(133,043)	<-100%	35,000	(133,043)
	REPAIRS/MAINTENANCE TOTAL:	**$60,306**	**$15,840**	**($44,466)**	**<-100%**	**$338,411**	**$190,300**	**($148,111)**	**-77.8%**	**$190,300**	**($148,111)**
SPECIAL PROJECTS											
74005	Special Projects	5,081	6,000	919	15.3%	76,911	72,000	(4,911)	-6.8%	72,000	(4,911)
74005	Special Projects Catastrophic Events	0	163	163	100.0%	87	2,000	1,913	95.7%	2,000	1,913
	SPECIAL PROJECTS TOTAL:	**$5,081**	**$6,163**	**$1,082**	**17.6%**	**$76,998**	**$74,000**	**($2,998)**	**-4.1%**	**$74,000**	**($2,998)**
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	20,971	0	(20,971)	0.0%	0	0	0	0.0%	0	0
	PRIOR YEAR ACTIVITY TOTAL:	**$20,971**	**$0**	**($20,971)**	**0.0%**	**$0**	**$0**	**$0**	**0.0%**	**$0**	**$0**
RESERVE TRANSFERS											

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Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
80000	Reserve Transfers	104,975	104,972	(3)	0.0%	1,259,697	1,259,697	0	0.0%	1,259,697	0
80001	Reserve Interest	6,222	0	(6,222)	0.0%	110,466	0	(110,466)	0.0%	0	(110,466)
	RESERVE TRANSFERS TOTAL:	**$111,196**	**$104,972**	**($6,224)**	**-5.9%**	**$1,370,163**	**$1,259,697**	**($110,466)**	**-8.8%**	**$1,259,697**	**($110,466)**
	TOTAL EXPENSES:	**$608,186**	**$598,861**	**($9,325)**	**-1.6%**	**$7,078,193**	**$7,186,541**	**$108,348**	**1.5%**	**$7,186,541**	**$108,348**
	NET INCOME/ (LOSS):	**40,949**	**11**	**$40,938**	**>100%**	**628,368**	**0**	**628,368**	**0.0%**	**0**	**(628,368)**