FirstService
RESIDENTIAL

0TCK BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE - FR0

For period ending July 31, 2026

Confidential - For Management Use Only

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

RESIDENT PACKAGE - FR0

July 31, 2026

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Disclosures:

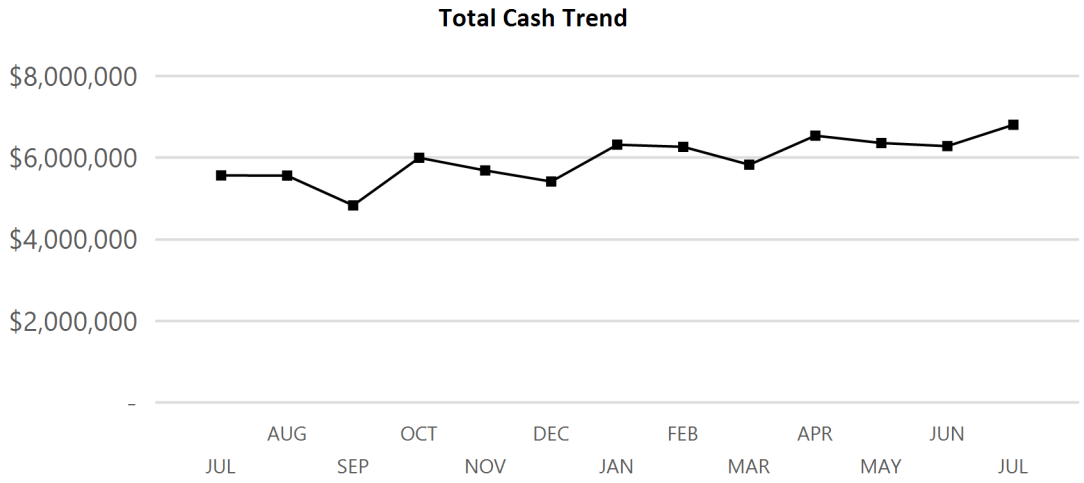
1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is $250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are 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

July 31, 2026

TOTAL CASH	
Operating	$2,016,779
Other	$17,900
Reserves	$4,213,369
Security Deposits	$368,714
Special Assessment	$190,254
Total Cash	$6,807,016



OPERATING CASH	
Beginning Cash	$1,616,253
Change in Cash	$400,526
Ending Cash	$2,016,779
Less: Accruals	$226,913
Less: Current Accounts Payable	-
Adjusted Operating Cash	$1,789,866

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AH HOA Assessment	$42,791	($664)	($655)	$63,668	$105,139
BC Return Check Fees	$120	-	-	$540	$660
GQ Garage Maintenance	$2,543	($4,724)	($2,113)	$19,418	$15,125
II Interest Income	$10,992	$5,631	$5,691	$35,346	$57,661
LF Late Fees	$16,295	-	-	$10,736	$27,031
MQ Maintenance Fees	$243,341	($6,495)	($12,136)	$316,610	$541,320
SB Special Assessment	-	-	-	$2,919	$2,919
UP ATP Collection Cost	$380	-	-	-	$380
TOTAL	**$316,461**	**($6,252)**	**($9,212)**	**$449,237**	**$750,234**

Executive Summary

July 31, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
TOTAL REVENUE	$658,503	$620,857	$37,646	$4,483,609	$4,345,999	$137,610	$7,450,279	$2,966,670
TOTAL EXPENSES	$706,986	$620,860	($86,126)	$4,185,345	$4,346,020	$160,675	$7,450,279	$3,264,934
NET INCOME/(LOSS)	($48,483)	($3)	($48,480)	$298,264	($21)	$298,285	-	($298,264)

Expense Summary

Account	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
ADMINISTRATIVE	$85,431	$99,343	$13,912	$715,161	$695,401	($19,760)	$1,192,108	$476,947
PROPERTY INSURANCE	$92,618	$125,333	$32,715	$691,630	$877,331	$185,701	$1,503,995	$812,365
UTILITIES	$63,307	$53,094	($10,213)	$350,933	$371,658	$20,725	$637,120	$286,187
CONTRACTS	$75,585	$73,833	($1,752)	$519,716	$516,831	($2,885)	$885,994	$366,278
OPERATING SALARIES & BENEFITS	$125,610	$97,989	($27,621)	$644,573	$685,923	$41,350	$1,175,861	$531,288
REPAIRS/MAINTENANCE	$129,327	$58,190	($71,137)	$415,049	$407,330	($7,719)	$698,268	$283,219
PRIOR YEAR ACTIVITY	$12,963	-	($12,963)	-	-	-	-	-
RESERVE TRANSFERS	$122,144	$113,078	($9,066)	$848,282	$791,546	($56,736)	$1,356,933	$508,651

Executive Summary

July 31, 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	$1,042,892	$2,261	-	$1,045,153
OP14 - US BANK OPR CLICK	OPERATING CLICK - US BANK OPR CLICK	$573,360	$1,558,943	$1,160,678	$971,626
Total Operating		**$1,616,253**	**$1,561,204**	**$1,160,678**	**$2,016,779**
Other					
OP13 - CITY NATIONAL BANK OPR HOLIDAY ACCOUNT	OPERATING HOLIDAY - CITY NATIONAL BANK OPR HOLIDAY ACCOUNT	$17,945	-	$45	$17,900
Total Other		**$17,945**	**-**	**$45**	**$17,900**
Reserves					
RSV3 - US BANK RSV-MM	RESERVES MONEY MARKET ACCOUNT - US BANK RSV-MM	$4,090,611	$122,144	-	$4,212,755
RSV4 - CENTENNIAL BANK RSV-MM	RESERVES MONEY MARKET ACCOUNT - CENTENNIAL BANK RSV-MM	$614	-	-	$614
Total Reserves		**$4,091,225**	**$122,144**	**-**	**$4,213,369**
Security Deposits					
SEC2 - US BANK SEC DEP	SECURITY DEPOSIT CHECKING ACCOUNT - US BANK SEC DEP	$369,914	-	$1,200	$368,714
Total Security Deposits		**$369,914**	**-**	**$1,200**	**$368,714**
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	$179,510	$1,902	$1,255	$180,157
Total Special Assessment		**$189,606**	**$1,902**	**$1,255**	**$190,254**
Total Cash		**$6,284,943**	**$1,685,250**	**$1,163,178**	**$6,807,016**

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BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of July 31, 2026

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 168b	Cash-Operating - 168b US Bank MMA	1,045,153	1,042,892	2,261	1,045,153	1,017,102	28,051
10010 168c	Cash-Operating - 168c US Bank	971,626	573,360	398,265	971,626	1,427,230	(455,605)
10010 22	Cash-Operating - 22 City National Bank	17,900	17,945	(45)	17,900	17,914	(14)
10200	Due (To)/From Reserves	0	0	0	0	(110,221)	110,221
10202	Due (To)/From Special Assessment	193,172	192,525	647	193,172	132,719	60,454
10207	Due (To)/From Security	(277)	(277)	0	(277)	0	(277)
10300	Accounts Receivable	815,527	552,922	262,606	815,527	618,697	196,831
10310	Special Assessment Receivable	2,919	2,919	0	2,919	3,913	(994)
10330 00	Other Receivables - 00	0	2,826	(2,826)	0	3,000	(3,000)
10390 00	Allowance/Bad Debts - 00	(238,456)	(236,373)	(2,083)	(238,456)	(114,583)	(123,874)
10500	Prepaid Insurance	836,178	925,728	(89,550)	836,178	958,474	(122,296)
10505	Prepaid Expenses	173,229	5,508	167,721	173,229	2,815	170,413
10549	A/P Clearing	8,449	9,216	(768)	8,449	29,870	(21,421)
10005	Petty Cash	500	500	0	500	500	0
12090 168	Cash-Deposits - 168 US Bank	368,714	369,914	(1,200)	368,714	425,895	(57,181)
12091	Due (To)/From Oper	277	277	0	277	0	277
****TOTAL CURRENT ASSETS**		**$4,194,910**	**$3,459,883**	**$735,027**	**$4,194,910**	**$4,413,326**	**($218,415)**
**RESTRICTED FUNDS							
12010 168	Cash-Reserves - 168 US Bank	4,212,755	4,090,611	122,144	4,212,755	2,664,774	1,547,981
12010 745	Cash-Reserves - 745 Centennial Bank	614	614	0	614	614	0
12045	Due (To)/From Operating	0	0	0	0	110,221	(110,221)
12049	Due (To)/From Special Assessment	(193,172)	(192,525)	(647)	(193,172)	(132,719)	(60,454)
12050 13b	Cash-Spec Assess - 13b Bank United	10,096	10,096	0	10,096	9,274	822
12050 168	Cash-Spec Assess - 168 US Bank	180,157	179,510	647	180,157	5,053	175,104

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of July 31, 2026

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
**TOTAL RESTRICTED FUNDS		$4,210,450	$4,088,306	$122,144	$4,210,450	$2,657,218	$1,553,233
**TOTAL ASSETS		$8,405,360	$7,548,189	$857,171	$8,405,360	$7,070,543	$1,334,817
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	0	0	0	0	(305)	305
20005	Collection Fees due	0	0	0	0	5,961	(5,961)
20010	Accrued Expenses	226,913	345,043	(118,129)	226,913	297,057	(70,143)
20015	Accrued Expense Insurance Claim	55,852	55,852	0	55,852	55,852	0
20030	Insurance Payable	691,491	879,297	(187,807)	691,491	828,788	(137,298)
20037	Note Payable-Insurance	153,639	153,639	0	153,639	209,233	(55,594)
20040	Income Taxes Payable	0	0	0	0	19,462	(19,462)
20080	Security Deposits	368,991	370,191	(1,200)	368,991	425,895	(56,904)
20100	Prepaid Assessments	68,212	215,251	(147,038)	68,212	83,927	(15,715)
20150	Deferred Revenue - Assessments	1,193,597	0	1,193,597	1,193,597	1,195,330	(1,733)
20159 00	Deferred Revenue - Other Income - 00	48,187	4,100	44,087	48,187	43,437	4,750
20400	Due (To)/From HOA	(655,532)	(655,532)	0	(655,532)	(284,129)	(371,404)
**TOTAL CURRENT LIABILITIES		$2,151,350	$1,367,840	$783,510	$2,151,350	$2,880,509	($729,159)
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	0	0	0	0	8,577,147	(8,577,147)
21010 01	S/A Liability-Spent - 01 Air Condition	0	0	0	0	(44,232)	44,232
21010 126p	S/A Liability-Spent - 126p Fire Repairs	0	0	0	0	(1,434)	1,434
21010 15	S/A Liability-Spent - 15 Concrete Repair	0	0	0	0	(5,479,164)	5,479,164
21010 31	S/A Liability-Spent - 31 Engineer Fees	0	0	0	0	(1,437,538)	1,437,538
21010 39	S/A Liability-Spent - 39 Loan Interest	0	0	0	0	(637,609)	637,609
21010 96	S/A Liability-Spent - 96 Miscellaneous	0	0	0	0	(411,413)	411,413

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BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of July 31, 2026

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		$0	$0	$0	$0	$565,758	($565,758)
**SPECIAL ASSESSMENT II LIABILITIES							
21020 00	S/A II Liab - Billed - 00	0	0	0	0	3,000,869	(3,000,869)
21030 03	S/A II Liab - Spent - 03 Garage Repair	0	0	0	0	(7,800)	7,800
21030 14	S/A II Liab - Spent - 14 A/C Repairs	0	0	0	0	(1,578,000)	1,578,000
21030 15	S/A II Liab - Spent - 15 Electric	0	0	0	0	(653,728)	653,728
21030 18	S/A II Liab - Spent - 18 Roofing	0	0	0	0	(1,579,364)	1,579,364
21030 34	S/A II Liab - Spent - 34 Professional Fees	0	0	0	0	(414,450)	414,450
**TOTAL SPECIAL ASSESSMENT II LIABILITIES		$0	$0	$0	$0	($1,232,473)	$1,232,473
**INSURANCE CLAIMS							
23000	Ins Claim Liab-Rec'd	0	0	0	0	271,684	(271,684)
23010 00	Ins Claim Liab-Spent - 00	0	0	0	0	(259,518)	259,518
**TOTAL INSURANCE CLAIMS		$0	$0	$0	$0	$12,166	($12,166)
**RESERVE LIABILITIES							
30000 00	Reserves - 00	2,513,464	2,468,787	44,677	2,513,464	2,139,851	373,612
30003 00	SIRS Reserves - 00	1,275,706	1,207,305	68,401	1,275,706	306,677	969,029
30003 110	SIRS Reserves - 110 Interest	17,341	14,308	3,033	17,341	0	17,341
30080	Reserve-Interest	406,858	400,825	6,033	406,858	329,081	77,778
**TOTAL RESERVE LIABILITIES		$4,213,369	$4,091,225	$122,144	$4,213,369	$2,775,609	$1,437,760
**TOTAL LIABILITIES		$6,364,719	$5,459,065	$905,654	$6,364,719	$5,001,569	$1,363,150

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BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of July 31, 2026

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
**MEMBERS EQUITY							
38015	Prior Year Adj-Special Assessment Funding	0	0	0	0	552,237	(552,237)
38020 00	Prior Year Adjustment - 00	0	0	0	0	(13,891)	13,891
38020 15	Prior Year Adjustment - 15 Expense	0	0	0	0	613	(613)
38020 50	Prior Year Adjustment - 50 Retained Earn	0	0	0	0	1,492	(1,492)
38880	Fund Balance	636,180	636,180	0	636,180	(34,384)	670,564
38885	Fund Balance-Fixed Assets	1,106,197	1,106,197	0	1,106,197	1,106,197	0
Current Year Net Income/ (Loss)		298,264	346,747	(48,483)	298,264	456,711	(158,447)
**TOTAL MEMBERS EQUITY		$2,040,641	$2,089,124	($48,483)	$2,040,641	$2,068,974	($28,333)
**TOTAL LIABILITIES & EQUITY		$8,405,360	$7,548,189	$857,171	$8,405,360	$7,070,543	$1,334,817

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BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Income Statement

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul 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%	2,808,591	2,808,589	2	0.0%	4,814,719	2,006,128
40002	Reserve Income	44,677	44,677	0	0.0%	312,740	312,739	1	0.0%	536,125	223,385
40002	Reserve Income SIRS	68,401	68,401	0	0.0%	478,805	478,807	(2)	0.0%	820,808	342,003
40010	HOA Assessments	82,494	82,494	0	0.0%	577,455	577,458	(3)	0.0%	989,923	412,468
40011	Late Fee Income	15,826	0	15,826	0.0%	31,723	0	31,723	0.0%	0	(31,723)
40020	Holiday Fund	0	0	0	0.0%	2,650	0	2,650	0.0%	0	(2,650)
40025	Returned Check Fees	180	0	180	0.0%	810	0	810	0.0%	0	(810)
40033	Parking Income	800	1,058	(258)	-24.4%	7,640	7,406	234	3.2%	12,700	5,060
40055	Vending Machine	0	0	0	0.0%	211	0	211	0.0%	0	(211)
40059	Garages/Cabanas	21,500	21,500	0	0.0%	150,502	150,500	2	0.0%	258,004	107,502
40060	Gate/Key Cards	20	0	20	0.0%	150	0	150	0.0%	0	(150)
40068	Card Key Income	100	333	(233)	-70.0%	1,350	2,331	(981)	-42.1%	4,000	2,650
40078	Late Fee Interest	11,227	0	11,227	0.0%	37,580	0	37,580	0.0%	0	(37,580)
40080	Interest Income	2,261	0	2,261	0.0%	15,371	0	15,371	0.0%	0	(15,371)
40081	Reserve Interest	9,066	0	9,066	0.0%	56,738	0	56,738	0.0%	0	(56,738)
40090	Miscellaneous Income	300	0	300	0.0%	600	0	600	0.0%	0	(600)
40115	Administrative Fee	380	0	380	0.0%	380	0	380	0.0%	0	(380)
41005	Storage Room Rental Income	43	1,167	(1,124)	-96.3%	303	8,169	(7,866)	-96.3%	14,000	13,697
42040	Valet Income	0	0	0	0.0%	10	0	10	0.0%	0	(10)
	OPERATING REVENUE TOTAL:	**$658,503**	**$620,857**	**$37,646**	**6.1%**	**$4,483,609**	**$4,345,999**	**$137,610**	**3.2%**	**$7,450,279**	**$2,966,670**
	TOTAL REVENUE:	**$658,503**	**$620,857**	**$37,646**	**6.1%**	**$4,483,609**	**$4,345,999**	**$137,610**	**3.2%**	**$7,450,279**	**$2,966,670**
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	1,069	1,067	(2)	-0.2%	7,469	7,469	0	0.0%	12,800	5,331

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BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Income Statement

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50011	HOA Assessments	82,494	82,494	0	0.0%	577,455	577,458	3	0.0%	989,923	412,468
50012	Bad Debts	2,083	2,083	0	0.0%	14,583	14,581	(2)	0.0%	25,000	10,417
50015	Bank Charges	45	150	105	70.0%	529	1,050	521	49.6%	1,800	1,271
50022	Computer Maint/Supp	696	800	104	13.0%	3,579	5,600	2,021	36.1%	9,600	6,021
50026	Unrecorded P-Card Expenses	(768)	0	768	0.0%	8,449	0	(8,449)	0.0%	0	(8,449)
50045	Legal Fees	(4,296)	8,333	12,629	>100%	70,804	58,331	(12,473)	-21.4%	100,000	29,196
50046	Inspection Fees	0	505	505	100.0%	0	3,535	3,535	100.0%	6,060	6,060
50048	Annual Condo Fees	(332)	150	482	>100%	1,308	1,050	(258)	-24.5%	1,800	492
50050	License,Taxes,Permit	0	417	417	100.0%	2,158	2,919	761	26.1%	5,000	2,842
50053	Corporate Annual Rep	0	10	10	100.0%	0	70	70	100.0%	125	125
50059	Social Events	3,863	1,667	(2,196)	<-100%	18,581	11,669	(6,912)	-59.2%	20,000	1,419
50065	Office Equipment	0	333	333	100.0%	682	2,331	1,649	70.7%	4,000	3,318
50075	Office Supplies	544	667	123	18.4%	5,693	4,669	(1,024)	-21.9%	8,000	2,307
50080	Postage	33	667	634	95.0%	3,870	4,669	799	17.1%	8,000	4,130
	ADMINISTRATIVE TOTAL:	**$85,431**	**$99,343**	**$13,912**	**14.0%**	**$715,161**	**$695,401**	**($19,760)**	**-2.8%**	**$1,192,108**	**$476,947**
PROPERTY INSURANCE											
52030	Multiperil Insurance	84,537	117,500	32,963	28.1%	627,893	822,500	194,607	23.7%	1,410,000	782,107
52034	Flood Insurance	8,081	7,833	(248)	-3.2%	63,737	54,831	(8,906)	-16.2%	93,995	30,258
	PROPERTY INSURANCE TOTAL:	**$92,618**	**$125,333**	**$32,715**	**26.1%**	**$691,630**	**$877,331**	**$185,701**	**21.2%**	**$1,503,995**	**$812,365**
UTILITIES											
54050	Electricity	42,647	26,856	(15,791)	-58.8%	187,139	187,992	853	0.5%	322,272	135,133
54070	Water & Sewer	17,566	25,000	7,434	29.7%	148,375	175,000	26,625	15.2%	300,000	151,625
54100	Telephone	955	667	(288)	-43.2%	9,999	4,669	(5,330)	<-100%	8,000	(1,999)
54100	Telephone - Elevator	2,138	571	(1,567)	<-100%	5,420	3,997	(1,423)	-35.6%	6,848	1,428
	UTILITIES TOTAL:	**$63,307**	**$53,094**	**($10,213)**	**-19.2%**	**$350,933**	**$371,658**	**$20,725**	**5.6%**	**$637,120**	**$286,187**

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Income Statement

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
CONTRACTS											
60013	Cable Television	655	442	(213)	-48.3%	3,279	3,094	(185)	-6.0%	5,300	2,021
60030	Copier Lease	791	600	(191)	-31.8%	3,973	4,200	227	5.4%	7,200	3,227
60035	Elevator Contract	3,869	5,833	1,964	33.7%	32,404	40,831	8,427	20.6%	70,000	37,596
60050	Fire Alarm System	726	917	191	20.8%	5,082	6,419	1,337	20.8%	11,000	5,918
60070	Generator	0	333	333	100.0%	562	2,331	1,769	75.9%	4,000	3,438
60074	Hvac System	1,873	1,875	2	0.1%	13,111	13,125	14	0.1%	22,500	9,389
61000	Management Services	4,634	4,460	(174)	-3.9%	32,441	31,220	(1,221)	-3.9%	53,520	21,079
61008	Odor Control	415	408	(7)	-1.6%	2,924	2,856	(68)	-2.4%	4,900	1,976
61010	Pest Control	365	992	627	63.2%	2,219	6,944	4,725	68.0%	11,900	9,681
61025	Postage Meter Lease	89	125	36	29.0%	888	875	(13)	-1.5%	1,500	612
61045	Security Services	32,431	30,048	(2,383)	-7.9%	221,401	210,336	(11,065)	-5.3%	360,570	139,169
61045	Security Services - Access Ctrl	2,030	2,083	53	2.5%	14,213	14,581	368	2.5%	25,000	10,787
61050	Telephone Lease	100	125	25	19.8%	401	875	474	54.2%	1,500	1,099
61055	Trash Removal	7,137	6,900	(237)	-3.4%	44,911	48,300	3,389	7.0%	82,800	37,889
61060	Uniforms Contract	58	417	359	86.2%	1,775	2,919	1,144	39.2%	5,000	3,225
61065	Valet Service	19,514	17,383	(2,131)	-12.3%	133,889	121,681	(12,208)	-10.0%	208,600	74,711
61070	Water Treatment	896	892	(4)	-0.5%	6,244	6,244	0	0.0%	10,704	4,460
	CONTRACTS TOTAL:	**$75,585**	**$73,833**	**($1,752)**	**-2.4%**	**$519,716**	**$516,831**	**($2,885)**	**-0.6%**	**$885,994**	**$366,278**
OPERATING SALARIES & BENEFITS											
65000	Salaries - Janitorial	17,537	19,453	1,916	9.9%	111,769	136,171	24,402	17.9%	233,434	121,665
65000	Salaries - Maintenance	26,684	22,919	(3,765)	-16.4%	174,197	160,433	(13,764)	-8.6%	275,032	100,835
65000	Salaries - Front Desk	13,085	13,070	(15)	-0.1%	110,473	91,490	(18,983)	-20.7%	156,839	46,366
65000	Salaries - Office	21,214	19,196	(2,018)	-10.5%	91,033	134,372	43,339	32.3%	230,353	139,320
65000	Salaries - Receiving	7,804	6,684	(1,120)	-16.8%	55,830	46,788	(9,042)	-19.3%	80,203	24,373
65000	Salaries - Bonuses	28,634	4,167	(24,467)	<-100%	29,169	29,169	0	0.0%	50,000	20,831

BRICKELL KEY ONE CONDOMINIUM ASSOCIATION, INC.

Income Statement

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
65040	Group Health & Life	10,651	12,500	1,849	14.8%	72,103	87,500	15,397	17.6%	150,000	77,897
	OPERATING SALARIES & BENEFITS TOTAL:	**$125,610**	**$97,989**	**($27,621)**	**-28.2%**	**$644,573**	**$685,923**	**$41,350**	**6.0%**	**$1,175,861**	**$531,288**
REPAIRS/MAINTENANCE											
70025	R&M-Building	3,767	6,667	2,900	43.5%	18,818	46,669	27,851	59.7%	80,000	61,182
70045	R&M-Electrical	0	500	500	100.0%	4,622	3,500	(1,122)	-32.0%	6,000	1,378
70048	R&M Equip - HVAC Parts/Repairs	11,210	1,667	(9,543)	<-100%	15,625	11,669	(3,956)	-33.9%	20,000	4,375
70048	R&M Equip - Health Club	321	583	262	44.9%	642	4,081	3,439	84.3%	7,000	6,358
70048	R&M Equip - Fire Alarm-Sec Equip Repairs	0	1,667	1,667	100.0%	18,122	11,669	(6,453)	-55.3%	20,000	1,878
70048	R&M Equip - False Alarm Fee - Fire	0	417	417	100.0%	9,645	2,919	(6,726)	<-100%	5,000	(4,645)
70050	R&M-Entry System	3,129	1,250	(1,879)	<-100%	5,068	8,750	3,682	42.1%	15,000	9,932
70063	R&M-Generator	0	250	250	100.0%	1,678	1,750	72	4.1%	3,000	1,322
70068	R&M-Lighting	0	889	889	100.0%	802	6,223	5,421	87.1%	10,668	9,866
70090	R&M-Plumbing	2,380	1,667	(713)	-42.8%	9,730	11,669	1,939	16.6%	20,000	10,270
70105	R&M-Pumps & Motors	0	1,392	1,392	100.0%	0	9,744	9,744	100.0%	16,700	16,700
70119	R&M-Trash Chute	2,100	867	(1,233)	<-100%	2,100	6,069	3,969	65.4%	10,400	8,300
70165	Decorating	0	125	125	100.0%	0	875	875	100.0%	1,500	1,500
70180	Paint Supplies	872	833	(39)	-4.7%	8,720	5,831	(2,889)	-49.5%	10,000	1,280
70216	R&M Janitorial Supplies	1,515	1,083	(432)	-39.9%	8,750	7,581	(1,169)	-15.4%	13,000	4,250
70289	Contingency	104,033	38,333	(65,700)	<-100%	310,728	268,331	(42,397)	-15.8%	460,000	149,272
	REPAIRS/MAINTENANCE TOTAL:	**$129,327**	**$58,190**	**($71,137)**	**<-100%**	**$415,049**	**$407,330**	**($7,719)**	**-1.9%**	**$698,268**	**$283,219**
PRIOR YEAR ACTIVITY											

Income Statement

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70298	Prior Year Expense	12,963	0	(12,963)	0.0%	0	0	0	0.0%	0	0
	PRIOR YEAR ACTIVITY TOTAL:	**$12,963**	**$0**	**($12,963)**	**0.0%**	**$0**	**$0**	**$0**	**0.0%**	**$0**	**$0**
RESERVE TRANSFERS											
80000	Reserve Transfers	44,677	44,677	0	0.0%	312,740	312,739	(1)	0.0%	536,125	223,385
80001	Reserve Interest	9,066	0	(9,066)	0.0%	56,738	0	(56,738)	0.0%	0	(56,738)
80004	SIRS Reserve Transfer	68,401	68,401	0	0.0%	478,805	478,807	2	0.0%	820,808	342,003
	RESERVE TRANSFERS TOTAL:	**$122,144**	**$113,078**	**($9,066)**	**-8.0%**	**$848,282**	**$791,546**	**($56,736)**	**-7.2%**	**$1,356,933**	**$508,651**
	TOTAL EXPENSES:	**$706,986**	**$620,860**	**($86,126)**	**-13.9%**	**$4,185,345**	**$4,346,020**	**$160,675**	**3.7%**	**$7,450,279**	**$3,264,934**
	NET INCOME/ (LOSS):	**(48,483)**	**(3)**	**($48,480)**	**>100%**	**298,264**	**(21)**	**298,285**	**<-100%**	**0**	**(298,264)**