

Brickell 25, A Condo. Assoc.
Balance Sheet
As of 04/30/10

ASSETS

CURRENT ASSETS

Operating-BB&T	\$	42,164.68	
Accounts Receivable		8,792.18	
Attorney Fees Receivable		302.84	
Allows for Bad Debt		(7,257.22)	
Prepaid Insurance		5,598.57	
Subtotal Current Assets			\$ 49,601.05

RESERVE ASSETS

Reserve-BB&T	\$	31,235.87	
Subtotal Deferred Assets			\$ 31,235.87

OTHER ASSETS

Capital Improvement	\$	17,913.00	
Accumulated Depreciation		(12,105.48)	
Utility Deposits		2,590.92	
Subtotal Other Assets			\$ 8,398.44

TOTAL ASSETS			\$ 89,235.36
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LIABILITIES & EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	2,039.88	
Accrued Expenses		1,000.65	
Prepaid Assessment		20,530.29	
Subtotal Current Liabilities			\$ 23,570.82

RESERVES

Reserve-Exterior Painting	\$	25,295.91	
Reserve-Roof Replacement		721.68	
Reserve-Interest		5,218.28	
Subtotal Reserves			\$ 31,235.87

EQUITY

Member's Equity	\$	39,982.32	
Current Year Net Income/(Loss)		(5,553.65)	
Subtotal Equity			\$ 34,428.67

TOTAL LIABILITIES & EQUITY			\$ 89,235.36
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Brickell 25, A Condo. Assoc.
Income/Expense Statement
Period: 04/01/10 to 04/30/10

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
Maintenance Fee	17,823.15	17,823.00	.15	71,292.60	71,292.00	.60	213,876.00
Subtotal Income	17,823.15	17,823.00	.15	71,292.60	71,292.00	.60	213,876.00
Other Income							
Late Fees Income	50.00	22.00	28.00	100.00	88.00	12.00	264.00
Interest Income	11.35	.00	11.35	55.96	.00	55.96	.00
Screenings Income	.00	75.00	(75.00)	200.00	300.00	(100.00)	900.00
Gate Cards Income	40.00	35.00	5.00	40.00	140.00	(100.00)	420.00
Taxation	.00	(100.00)	100.00	.00	(400.00)	400.00	(1,200.00)
Keys Income	.00	16.00	(16.00)	.00	64.00	(64.00)	192.00
Laundry/Tokens Income	496.00	400.00	96.00	890.00	1,600.00	(710.00)	4,800.00
Subtotal Other Income	597.35	448.00	149.35	1,285.96	1,792.00	(506.04)	5,376.00
TOTAL INCOME	18,420.50	18,271.00	149.50	72,578.56	73,084.00	(505.44)	219,252.00
EXPENSES							
Administrative							
Management Fee	833.00	833.00	.00	3,332.00	3,332.00	.00	9,996.00
Legal & Professional	.00	50.00	50.00	(55.10)	200.00	255.10	600.00
Insurance General Liability	307.32	300.00	(7.32)	1,229.28	1,200.00	(29.28)	3,600.00
Insurance Property	625.00	780.00	155.00	2,500.00	3,120.00	620.00	9,360.00
Insurance Umbrella	105.25	200.00	94.75	421.00	800.00	379.00	2,400.00
Insurance Finance/Taxes	75.33	100.00	24.67	301.32	400.00	98.68	1,200.00
Insurance Flood/Windstorm	2,535.83	2,940.00	404.17	10,143.32	11,760.00	1,616.68	35,280.00
Insurance Workers Compensation	135.08	180.00	44.92	540.32	720.00	179.68	2,160.00
Insurance D & O	77.85	81.67	3.82	311.40	326.68	15.28	980.00
Insurance Glass	157.33	140.00	(17.33)	629.32	560.00	(69.32)	1,680.00
Accounting & Tax Filing	.00	350.00	350.00	3,800.00	1,400.00	(2,400.00)	4,200.00
Depreciation Expense	330.00	330.00	.00	1,320.00	1,320.00	.00	3,960.00
Dues & License	283.25	48.00	(235.25)	747.25	192.00	(555.25)	576.00
ADP Fees	105.88	105.00	(.88)	495.88	420.00	(75.88)	1,260.00
Tax Expense	.00	.00	.00	558.00	.00	(558.00)	.00
ADP Payroll Taxes	290.85	374.00	83.15	1,556.09	1,496.00	(60.09)	4,488.00
Postage & Printing	237.12	95.83	(141.29)	508.98	383.32	(125.66)	1,150.00
Salaries - General	1,804.69	2,100.00	295.31	7,569.76	8,400.00	830.24	25,200.00
Total Administrative	7,903.78	9,007.50	1,103.72	35,908.82	36,030.00	121.18	108,090.00
Utilities							
Electricity	1,163.05	1,550.00	386.95	5,443.76	6,200.00	756.24	18,600.00
Water & Sewer	1,085.68	800.00	(285.68)	4,338.50	3,200.00	(1,138.50)	9,600.00
Telephone Lines	252.55	250.00	(2.55)	983.37	1,000.00	16.63	3,000.00
Total Utilities	2,501.28	2,600.00	98.72	10,765.63	10,400.00	(365.63)	31,200.00
Maintenance Expenses							
R&M-Electrical Repair	.00	50.00	50.00	.00	200.00	200.00	600.00
R&M-General	511.57	810.00	298.43	2,019.06	3,240.00	1,220.94	9,720.00
R&M-Supplies	401.20	520.00	118.80	1,901.47	2,080.00	178.53	6,240.00

Brickell 25, A Condo. Assoc.
Income/Expense Statement
 Period: 04/01/10 to 04/30/10

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
R&M-Elevator	(2,146.25)	250.00	2,396.25	3,772.25	1,000.00	(2,772.25)	3,000.00
R&M-Air Conditioning	120.00	100.00	(20.00)	120.00	400.00	280.00	1,200.00
R&M-Fire Equipment	.00	100.00	100.00	.00	400.00	400.00	1,200.00
R&M-Plumbing	4,338.22	250.00	(4,088.22)	4,338.22	1,000.00	(3,338.22)	3,000.00
Total Maintenance Expenses	3,224.74	2,080.00	(1,144.74)	12,151.00	8,320.00	(3,831.00)	24,960.00
Site Improvements							
Lawn Maintenance	150.00	150.00	.00	600.00	600.00	.00	1,800.00
Landscape Replacement	.00	115.00	115.00	.00	460.00	460.00	1,380.00
Pest Control/Spraying	134.00	134.00	.00	540.00	536.00	(4.00)	1,608.00
Total Site Improvements	284.00	399.00	115.00	1,140.00	1,596.00	456.00	4,788.00
Contract Services							
Pool Maintenance	186.00	186.00	.00	744.00	744.00	.00	2,232.00
R&M-Pool Repairs	.00	150.00	150.00	86.28	600.00	513.72	1,800.00
Pool Permit	.00	15.00	15.00	.00	60.00	60.00	180.00
Fire Panel Monitoring	850.65	350.00	(500.65)	1,701.30	1,400.00	(301.30)	4,200.00
Trash Collection	911.25	818.00	(93.25)	3,556.35	3,272.00	(284.35)	9,816.00
Janitorial Services	420.00	.00	(420.00)	1,664.00	.00	(1,664.00)	.00
Elevator Maintenance	949.71	896.75	(52.96)	3,639.93	3,587.00	(52.93)	10,761.00
Elevator Permit	.00	40.00	40.00	.00	160.00	160.00	480.00
Bulk Cable Services	1,334.55	1,300.00	(34.55)	5,224.33	5,200.00	(24.33)	15,600.00
Total Contract Services	4,652.16	3,755.75	(896.41)	16,616.19	15,023.00	(1,593.19)	45,069.00
Miscellaneous							
Miscellaneous	.00	15.00	15.00	.00	60.00	60.00	180.00
Foreclosure/Bad Debt	393.87	414.00	20.13	1,550.57	1,656.00	105.43	4,968.00
Total Miscellaneous	393.87	429.00	35.13	1,550.57	1,716.00	165.43	5,148.00
TOTAL EXPENSES	18,959.83	18,271.25	(688.58)	78,132.21	73,085.00	(5,047.21)	219,255.00
NET INCOME/(LOSS)	(539.33)	(.25)	(539.08)	(5,553.65)	(1.00)	(5,552.65)	(3.00)