

**Brickell 25, A Condo. Assoc.**  
**Balance Sheet**  
**As of 01/31/10**

ASSETS		
<b>CURRENT ASSETS</b>		
Operating-BB&T	\$	46,704.54
Accounts Receivable		9,832.68
Attorney Fees Receivable		302.84
Allows for Bad Debt		(6,075.40)
Prepaid Insurance		11,891.52
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Subtotal Current Assets	\$	62,656.18
 <b>RESERVE ASSETS</b>		
Reserve-BB&T	\$	454.98
Reserve CD-BB&T		30,620.42
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Subtotal Deferred Assets	\$	31,075.40
 <b>OTHER ASSETS</b>		
Capital Improvement	\$	17,913.00
Accumulated Depreciation		(11,115.48)
Utility Deposits		2,590.92
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Subtotal Other Assets	\$	9,388.44
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<b>TOTAL ASSETS</b>	<b>\$</b>	<b>103,120.02</b>
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LIABILITIES & EQUITY		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$	2,483.04
Accrued Expenses		300.00
Notes Payable Insurance		7,079.98
Prepaid Assessment		22,086.45
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Subtotal Current Liabilities	\$	31,949.47
 <b>RESERVES</b>		
Reserve-Exterior Painting	\$	25,295.91
Reserve-Roof Replacement		721.68
Reserve-Interest		5,057.81
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Subtotal Reserves	\$	31,075.40
 <b>EQUITY</b>		
Member's Equity	\$	39,982.32
Current Year Net Income/(Loss)		112.83
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Subtotal Equity	\$	40,095.15
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b>103,120.02</b>
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**Brickell 25, A Condo. Assoc.**  
Income/Expense Statement  
Period: 01/01/10 to 01/31/10

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
Maintenance Fee	17,823.15	17,823.00	.15	17,823.15	17,823.00	.15	213,876.00
Subtotal Income	17,823.15	17,823.00	.15	17,823.15	17,823.00	.15	213,876.00
<b>Other Income</b>							
Late Fees Income	.00	22.00	(22.00)	.00	22.00	(22.00)	264.00
Interest Income	19.17	.00	19.17	19.17	.00	19.17	.00
Screenings Income	.00	75.00	(75.00)	.00	75.00	(75.00)	900.00
Gate Cards Income	.00	35.00	(35.00)	.00	35.00	(35.00)	420.00
Taxation	.00	(100.00)	100.00	.00	(100.00)	100.00	(1,200.00)
Keys Income	.00	16.00	(16.00)	.00	16.00	(16.00)	192.00
Laundry/Tokens Income	90.00	400.00	(310.00)	90.00	400.00	(310.00)	4,800.00
Subtotal Other Income	109.17	448.00	(338.83)	109.17	448.00	(338.83)	5,376.00
<b>TOTAL INCOME</b>	<b>17,932.32</b>	<b>18,271.00</b>	<b>(338.68)</b>	<b>17,932.32</b>	<b>18,271.00</b>	<b>(338.68)</b>	<b>219,252.00</b>
<b>EXPENSES</b>							
<b>Administrative</b>							
Management Fee	833.00	833.00	.00	833.00	833.00	.00	9,996.00
Legal & Professional	.00	50.00	50.00	.00	50.00	50.00	600.00
Insurance General Liability	307.32	300.00	(7.32)	307.32	300.00	(7.32)	3,600.00
Insurance Property	625.00	780.00	155.00	625.00	780.00	155.00	9,360.00
Insurance Umbrella	105.25	200.00	94.75	105.25	200.00	94.75	2,400.00
Insurance Finance/Taxes	75.33	100.00	24.67	75.33	100.00	24.67	1,200.00
Insurance Flood/Windstorm	2,535.83	2,940.00	404.17	2,535.83	2,940.00	404.17	35,280.00
Insurance Workers Compensation	135.08	180.00	44.92	135.08	180.00	44.92	2,160.00
Insurance D & O	77.85	81.67	3.82	77.85	81.67	3.82	980.00
Insurance Glass	157.33	140.00	(17.33)	157.33	140.00	(17.33)	1,680.00
Accounting & Tax Filing	2,000.00	350.00	(1,650.00)	2,000.00	350.00	(1,650.00)	4,200.00
Depreciation Expense	330.00	330.00	.00	330.00	330.00	.00	3,960.00
Dues & License	464.00	48.00	(416.00)	464.00	48.00	(416.00)	576.00
ADP Fees	104.69	105.00	.31	104.69	105.00	.31	1,260.00
ADP Payroll Taxes	180.35	374.00	193.65	180.35	374.00	193.65	4,488.00
Postage & Printing	37.32	95.83	58.51	37.32	95.83	58.51	1,150.00
Salaries - General	869.79	2,100.00	1,230.21	869.79	2,100.00	1,230.21	25,200.00
Total Administrative	8,838.14	9,007.50	169.36	8,838.14	9,007.50	169.36	108,090.00
<b>Utilities</b>							
Electricity	1,552.54	1,550.00	(2.54)	1,552.54	1,550.00	(2.54)	18,600.00
Water & Sewer	990.05	800.00	(190.05)	990.05	800.00	(190.05)	9,600.00
Telephone Lines	251.37	250.00	(1.37)	251.37	250.00	(1.37)	3,000.00
Total Utilities	2,793.96	2,600.00	(193.96)	2,793.96	2,600.00	(193.96)	31,200.00
<b>Maintenance Expenses</b>							
R&M-Electrical Repair	.00	50.00	50.00	.00	50.00	50.00	600.00
R&M-General	342.40	810.00	467.60	342.40	810.00	467.60	9,720.00
R&M-Supplies	1,048.49	520.00	(528.49)	1,048.49	520.00	(528.49)	6,240.00
R&M-Elevator	.00	250.00	250.00	.00	250.00	250.00	3,000.00

## Brickell 25, A Condo. Assoc.

## Income/Expense Statement

Period: 01/01/10 to 01/31/10

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
R&M-Air Conditioning	.00	100.00	100.00	.00	100.00	100.00	1,200.00
R&M-Fire Equipment	.00	100.00	100.00	.00	100.00	100.00	1,200.00
R&M-Plumbing	.00	250.00	250.00	.00	250.00	250.00	3,000.00
<b>Total Maintenance Expenses</b>	<b>1,390.89</b>	<b>2,080.00</b>	<b>689.11</b>	<b>1,390.89</b>	<b>2,080.00</b>	<b>689.11</b>	<b>24,960.00</b>
<b>Site Improvements</b>							
Lawn Maintenance	150.00	150.00	.00	150.00	150.00	.00	1,800.00
Landscape Replacement	.00	115.00	115.00	.00	115.00	115.00	1,380.00
Pest Control/Spraying	138.00	134.00	(4.00)	138.00	134.00	(4.00)	1,608.00
<b>Total Site Improvements</b>	<b>288.00</b>	<b>399.00</b>	<b>111.00</b>	<b>288.00</b>	<b>399.00</b>	<b>111.00</b>	<b>4,788.00</b>
<b>Contract Services</b>							
Pool Maintenance	186.00	186.00	.00	186.00	186.00	.00	2,232.00
R&M-Pool Repairs	48.89	150.00	101.11	48.89	150.00	101.11	1,800.00
Pool Permit	.00	15.00	15.00	.00	15.00	15.00	180.00
Fire Panel Monitoring	850.65	350.00	(500.65)	850.65	350.00	(500.65)	4,200.00
Trash Collection	879.96	818.00	(61.96)	879.96	818.00	(61.96)	9,816.00
Elevator Maintenance	896.74	896.75	.01	896.74	896.75	.01	10,761.00
Elevator Permit	.00	40.00	40.00	.00	40.00	40.00	480.00
Bulk Cable Services	1,277.32	1,300.00	22.68	1,277.32	1,300.00	22.68	15,600.00
<b>Total Contract Services</b>	<b>4,139.56</b>	<b>3,755.75</b>	<b>(383.81)</b>	<b>4,139.56</b>	<b>3,755.75</b>	<b>(383.81)</b>	<b>45,069.00</b>
<b>Miscellaneous</b>							
Miscellaneous	.00	15.00	15.00	.00	15.00	15.00	180.00
Foreclosure/Bad Debt	368.94	414.00	45.06	368.94	414.00	45.06	4,968.00
<b>Total Miscellaneous</b>	<b>368.94</b>	<b>429.00</b>	<b>60.06</b>	<b>368.94</b>	<b>429.00</b>	<b>60.06</b>	<b>5,148.00</b>
<b>TOTAL EXPENSES</b>	<b>17,819.49</b>	<b>18,271.25</b>	<b>451.76</b>	<b>17,819.49</b>	<b>18,271.25</b>	<b>451.76</b>	<b>219,255.00</b>
<b>NET INCOME/(LOSS)</b>	<b>112.83</b>	<b>(.25)</b>	<b>113.08</b>	<b>112.83</b>	<b>(.25)</b>	<b>113.08</b>	<b>(3.00)</b>