

**Brickell 25, A Condo. Assoc.**

Balance Sheet

As of 04/30/11

**ASSETS**

**CURRENT ASSETS**

Operating-BB&T	\$	12,150.71	
Accounts Receivable		9,531.98	<i>see note</i>
Attorney Fees Receivable		302.84	
Allows for Bad Debt		(7,811.50)	<i>see note</i>
Prepaid Insurance		54,235.24	
Prepaid Expenses		312.44	
<b>Subtotal Current Assets</b>			<b>\$ 68,721.71</b>

**RESERVE ASSETS**

Reserve-BB&T	\$	10,382.81	
<b>Subtotal Deferred Assets</b>			<b>\$ 10,382.81</b>

**OTHER ASSETS**

Capital Improvement	\$	17,913.00	
Accumulated Depreciation		(16,065.48)	
Utility Deposits		2,590.92	
<b>Subtotal Other Assets</b>			<b>\$ 4,438.44</b>

<b>TOTAL ASSETS</b>			<b>\$ 83,542.96</b>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

Accounts Payable	\$	2,851.31	
Accrued Expenses		150.00	
Notes Payable Insurance		40,606.80	
Prepaid Assessment		13,714.78	
<b>Subtotal Current Liabilities</b>			<b>\$ 57,322.89</b>

**RESERVES**

Reserve-Exterior Painting	\$	4,278.91	
Reserve-Roof Replacement		721.68	
Reserve-Interest		5,382.22	
<b>Subtotal Reserves</b>			<b>\$ 10,382.81</b>

**EQUITY**

Member's Equity	\$	17,439.61	
Current Year Net Income/(Loss)		(1,602.35)	
<b>Subtotal Equity</b>			<b>\$ 15,837.26</b>

<b>TOTAL LIABILITIES &amp; EQUITY</b>			<b>\$ 83,542.96</b>
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**Brickell 25, A Condo. Assoc.**  
Income/Expense Statement  
Period: 04/01/11 to 04/30/11

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
Maintenance Fee	18,714.30	18,714.33	(.03)	74,857.20	74,857.32	(.12)	224,572.00
Subtotal Income	<u>18,714.30</u>	<u>18,714.33</u>	<u>(.03)</u>	<u>74,857.20</u>	<u>74,857.32</u>	<u>(.12)</u>	<u>224,572.00</u>
<b>Other Income</b>							
Late Fees Income	(150.00)	22.00	(172.00)	(75.00)	88.00	(163.00)	264.00
Interest Income	2.22	.00	2.22	9.24	.00	9.24	.00
Screenings Income	60.00	60.00	.00	60.00	240.00	(180.00)	720.00
Gate Cards Income	.00	20.00	(20.00)	200.00	80.00	120.00	240.00
Taxation	.00	(50.00)	50.00	.00	(200.00)	200.00	(600.00)
Keys Income	.00	16.00	(16.00)	.00	64.00	(64.00)	192.00
Laundry/Tokens Income	.00	380.00	(380.00)	800.00	1,520.00	(720.00)	4,560.00
Subtotal Other Income	<u>(87.78)</u>	<u>448.00</u>	<u>(535.78)</u>	<u>994.24</u>	<u>1,792.00</u>	<u>(797.76)</u>	<u>5,376.00</u>
<b>TOTAL INCOME</b>	<u><u>18,626.52</u></u>	<u><u>19,162.33</u></u>	<u><u>(535.81)</u></u>	<u><u>75,851.44</u></u>	<u><u>76,649.32</u></u>	<u><u>(797.88)</u></u>	<u><u>229,948.00</u></u>
<b>EXPENSES</b>							
<b>Administrative</b>							
Management Fee	851.00	860.00	9.00	3,404.00	3,440.00	36.00	10,320.00
Legal & Professional	.00	50.00	50.00	100.00	200.00	100.00	600.00
Insurance General Liability	248.10	269.00	20.90	992.40	1,076.00	83.60	3,228.00
Insurance Property	576.90	615.00	38.10	2,307.60	2,460.00	152.40	7,380.00
Insurance Umbrella/Fidelity	170.40	146.00	(24.40)	681.60	584.00	(97.60)	1,752.00
Insurance Finance/Taxes	60.00	65.00	5.00	240.00	260.00	20.00	780.00
Insurance Flood/Windstorm	2,778.34	3,000.00	221.66	11,102.44	12,000.00	897.56	36,000.00
Insurance Workers Compensation	139.50	142.00	2.50	294.00	568.00	274.00	1,704.00
Insurance D & O	76.80	78.00	1.20	307.20	312.00	4.80	936.00
Insurance Glass	156.30	166.00	9.70	625.20	664.00	38.80	1,992.00
Accounting & Tax Filing	.00	335.00	335.00	4,484.00	1,340.00	(3,144.00)	4,020.00
Depreciation Expense	330.00	330.00	.00	1,320.00	1,320.00	.00	3,960.00
Dues & License	61.25	65.00	3.75	450.75	260.00	(190.75)	780.00
ADP Fees	112.88	115.00	2.12	462.02	460.00	(2.02)	1,380.00
ADP Payroll Taxes	367.69	385.00	17.31	1,580.48	1,540.00	(40.48)	4,620.00
Postage & Printing	56.03	96.00	39.97	733.76	384.00	(349.76)	1,152.00
Salaries - General	1,874.87	2,100.00	225.13	7,457.66	8,400.00	942.34	25,200.00
Total Administrative	<u>7,860.06</u>	<u>8,817.00</u>	<u>956.94</u>	<u>36,543.11</u>	<u>35,268.00</u>	<u>(1,275.11)</u>	<u>105,804.00</u>
<b>Utilities</b>							
Electricity	1,153.40	1,500.00	346.60	4,534.39	6,000.00	1,465.61	18,000.00
Water & Sewer	1,194.03	1,000.00	(194.03)	3,931.01	4,000.00	68.99	12,000.00
Telephone Lines	268.71	250.00	(18.71)	961.36	1,000.00	38.64	3,000.00
Total Utilities	<u>2,616.14</u>	<u>2,750.00</u>	<u>133.86</u>	<u>9,426.76</u>	<u>11,000.00</u>	<u>1,573.24</u>	<u>33,000.00</u>
<b>Maintenance Expenses</b>							
R&M-Electrical Repair	.00	50.00	50.00	.00	200.00	200.00	600.00
R&M-General	635.75	841.00	205.25	3,551.93	3,364.00	(187.93)	10,092.00
R&M-Supplies	744.00	493.00	(251.00)	2,463.95	1,972.00	(491.95)	5,916.00
R&M-Elevator	.00	400.00	400.00	3,586.00	1,600.00	(1,986.00)	4,800.00

Run Date: 05/04/11

Run Time: 11:27 AM

## Brickell 25, A Condo. Assoc.

## Income/Expense Statement

Period: 04/01/11 to 04/30/11

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
R&M-Air Conditioning	.00	100.00	100.00	.00	400.00	400.00	1,200.00
R&M-Fire Equipment	.00	150.00	150.00	1,158.56	600.00	(558.56)	1,800.00
R&M-Plumbing	.00	350.00	350.00	1,030.00	1,400.00	370.00	4,200.00
<b>Total Maintenance Expenses</b>	<b>1,379.75</b>	<b>2,384.00</b>	<b>1,004.25</b>	<b>11,790.44</b>	<b>9,536.00</b>	<b>(2,254.44)</b>	<b>28,608.00</b>
<b>Site Improvements</b>							
Lawn Maintenance	325.00	150.00	(175.00)	675.00	600.00	(75.00)	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	536.00	536.00	.00	1,608.00
<b>Total Site Improvements</b>	<b>459.00</b>	<b>399.00</b>	<b>(60.00)</b>	<b>1,211.00</b>	<b>1,596.00</b>	<b>385.00</b>	<b>4,788.00</b>
<b>Contract Services</b>							
Pool Maintenance	186.00	186.00	.00	744.00	744.00	.00	2,232.00
R&M-Pool Repairs	.00	150.00	150.00	.00	600.00	600.00	1,800.00
Pool Permit	.00	12.00	12.00	.00	48.00	48.00	144.00
Fire Panel Monitoring	312.44	350.00	37.56	1,249.76	1,400.00	150.24	4,200.00
Trash Collection	1,054.02	904.00	(150.02)	4,243.25	3,616.00	(627.25)	10,848.00
Janitorial Services	340.00	400.00	60.00	1,280.00	1,600.00	320.00	4,800.00
Elevator Maintenance	1,007.10	950.00	(57.10)	3,856.23	3,800.00	(56.23)	11,400.00
Elevator Permit	.00	40.00	40.00	327.00	160.00	(167.00)	480.00
Bulk Cable Services	1,334.55	1,350.00	15.45	5,338.20	5,400.00	61.80	16,200.00
<b>Total Contract Services</b>	<b>4,234.11</b>	<b>4,342.00</b>	<b>107.89</b>	<b>17,038.44</b>	<b>17,368.00</b>	<b>329.56</b>	<b>52,104.00</b>
<b>Miscellaneous</b>							
Miscellaneous	.00	20.00	20.00	.00	80.00	80.00	240.00
Foreclosure/Bad Debt	237.32	450.00	212.68	1,444.04	1,800.00	355.96	5,400.00
<b>Total Miscellaneous</b>	<b>237.32</b>	<b>470.00</b>	<b>232.68</b>	<b>1,444.04</b>	<b>1,880.00</b>	<b>435.96</b>	<b>5,640.00</b>
<b>TOTAL EXPENSES</b>	<b>16,786.38</b>	<b>19,162.00</b>	<b>2,375.62</b>	<b>77,453.79</b>	<b>76,648.00</b>	<b>(805.79)</b>	<b>229,944.00</b>
<b>NET INCOME/(LOSS)</b>	<b>1,840.14</b>	<b>.33</b>	<b>1,839.81</b>	<b>(1,602.35)</b>	<b>1.32</b>	<b>(1,603.67)</b>	<b>4.00</b>