

Brickell 25, A Condo. Assoc.

Balance Sheet

As of 07/31/11

ASSETS

CURRENT ASSETS

Operating-BB&T	\$	24,961.34	
Accounts Receivable		865.70	
Prepaid Insurance		50,732.28	
Prepaid Expenses		1,408.19	
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Subtotal Current Assets			\$ 77,967.51

RESERVE ASSETS

Reserve-BB&T	\$	10,395.90	
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Subtotal Deferred Assets			\$ 10,395.90

OTHER ASSETS

Capital Improvement	\$	17,913.00	
Accumulated Depreciation		(17,055.48)	
Utility Deposits		2,590.92	
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Subtotal Other Assets			\$ 3,448.44

TOTAL ASSETS			<hr/>	\$ 91,811.85
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LIABILITIES & EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	47.41	
Accrued Expenses		500.00	
Notes Payable Insurance		41,977.44	
Prepaid Assessment		11,698.77	
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Subtotal Current Liabilities			\$ 54,223.62

RESERVES

Reserve-Exterior Painting	\$	4,278.91	
Reserve-Roof Replacement		721.68	
Reserve-Interest		5,395.31	
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Subtotal Reserves			\$ 10,395.90

EQUITY

Member's Equity	\$	17,439.61	
Current Year Net Income/(Loss)		9,752.72	
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Subtotal Equity			\$ 27,192.33

TOTAL LIABILITIES & EQUITY			<hr/>	\$ 91,811.85
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Brickell 25, A Condo. Assoc.
Income/Expense Statement
Period: 07/01/11 to 07/31/11

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
Maintenance Fee	19,649.99	19,650.08	(.09)	131,935.79	131,936.06	(.27)	230,186.50
Subtotal Income	19,649.99	19,650.08	(.09)	131,935.79	131,936.06	(.27)	230,186.50
Other Income							
Late Fees Income	(.06)	22.00	(22.06)	74.94	154.00	(79.06)	264.00
Interest Income	2.03	.00	2.03	16.27	.00	16.27	.00
Screenings Income	.00	60.00	(60.00)	120.00	420.00	(300.00)	720.00
Violations Income	.00	.00	.00	100.00	.00	100.00	.00
Gate Cards Income	.00	20.00	(20.00)	320.00	140.00	180.00	240.00
Taxation	.00	(50.00)	50.00	.00	(350.00)	350.00	(600.00)
Keys Income	.00	16.00	(16.00)	.00	112.00	(112.00)	192.00
Laundry/Tokens Income	.00	380.00	(380.00)	2,208.00	2,660.00	(452.00)	4,560.00
Subtotal Other Income	1.97	448.00	(446.03)	2,839.21	3,136.00	(296.79)	5,376.00
TOTAL INCOME	19,651.96	20,098.08	(446.12)	134,775.00	135,072.06	(297.06)	235,562.50
EXPENSES							
Administrative							
Management Fee	851.00	860.00	9.00	5,957.00	6,020.00	63.00	10,320.00
Legal & Professional	.00	50.00	50.00	550.00	350.00	(200.00)	600.00
Insurance General Liability	251.41	269.00	17.59	1,738.12	1,883.00	144.88	3,228.00
Insurance Property	587.76	615.00	27.24	4,054.86	4,305.00	250.14	7,380.00
Insurance Umbrella/Fidelity	181.97	146.00	(35.97)	1,219.01	1,022.00	(197.01)	1,752.00
Insurance Finance/Taxes	85.56	65.00	(20.56)	488.35	455.00	(33.35)	780.00
Insurance Flood/Windstorm	1,649.33	3,935.75	2,286.42	20,765.71	21,935.75	1,170.04	41,614.50
Insurance Workers Compensation	144.15	142.00	(2.15)	721.80	994.00	272.20	1,704.00
Insurance D & O	79.36	78.00	(1.36)	542.55	546.00	3.45	936.00
Insurance Glass	160.89	166.00	5.11	1,103.17	1,162.00	58.83	1,992.00
Accounting & Tax Filing	.00	335.00	335.00	4,484.00	2,345.00	(2,139.00)	4,020.00
Depreciation Expense	330.00	330.00	.00	2,310.00	2,310.00	.00	3,960.00
Dues & License	.00	65.00	65.00	726.75	455.00	(271.75)	780.00
ADP Fees	131.38	115.00	(16.38)	819.16	805.00	(14.16)	1,380.00
Tax Expense	.00	.00	.00	191.43	.00	(191.43)	.00
ADP Payroll Taxes	391.16	385.00	(6.16)	2,539.08	2,695.00	155.92	4,620.00
Postage & Printing	230.27	96.00	(134.27)	1,178.15	672.00	(506.15)	1,152.00
Salaries - General	1,959.86	2,100.00	140.14	13,252.24	14,700.00	1,447.76	25,200.00
Total Administrative	7,034.10	9,752.75	2,718.65	62,641.38	62,654.75	13.37	111,418.50
Utilities							
Electricity	1,453.90	1,500.00	46.10	8,843.14	10,500.00	1,656.86	18,000.00
Water & Sewer	1,030.32	1,000.00	(30.32)	6,852.09	7,000.00	147.91	12,000.00
Telephone Lines	236.80	250.00	13.20	1,666.84	1,750.00	83.16	3,000.00
Total Utilities	2,721.02	2,750.00	28.98	17,362.07	19,250.00	1,887.93	33,000.00
Maintenance Expenses							
R&M-Electrical Repair	.00	50.00	50.00	200.00	350.00	150.00	600.00
R&M-General	686.73	841.00	154.27	7,391.28	5,887.00	(1,504.28)	10,092.00

Run Date: 08/05/11

Run Time: 11:38 AM

Brickell 25, A Condo. Assoc.

Income/Expense Statement

Period: 07/01/11 to 07/31/11

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
R&M-Supplies	(174.57)	493.00	667.57	4,284.57	3,451.00	(833.57)	5,916.00
R&M-Elevator	.00	400.00	400.00	3,954.75	2,800.00	(1,154.75)	4,800.00
R&M-Air Conditioning	.00	100.00	100.00	.00	700.00	700.00	1,200.00
R&M-Fire Equipment	97.00	150.00	53.00	1,255.56	1,050.00	(205.56)	1,800.00
R&M-Plumbing	.00	350.00	350.00	1,030.00	2,450.00	1,420.00	4,200.00
Total Maintenance Expenses	609.16	2,384.00	1,774.84	18,116.16	16,688.00	(1,428.16)	28,608.00
Site Improvements							
Lawn Maintenance	150.00	150.00	.00	1,125.00	1,050.00	(75.00)	1,800.00
Landscape Replacement	540.00	115.00	(425.00)	540.00	805.00	265.00	1,380.00
Pest Control/Spraying	134.00	134.00	.00	938.00	938.00	.00	1,608.00
Total Site Improvements	824.00	399.00	(425.00)	2,603.00	2,793.00	190.00	4,788.00
Contract Services							
Pool Maintenance	186.00	186.00	.00	1,302.00	1,302.00	.00	2,232.00
R&M-Pool Repairs	.00	150.00	150.00	679.44	1,050.00	370.56	1,800.00
Pool Permit	.00	12.00	12.00	125.00	84.00	(41.00)	144.00
Fire Panel Monitoring	312.44	350.00	37.56	2,213.84	2,450.00	236.16	4,200.00
Trash Collection	1,083.56	904.00	(179.56)	7,471.05	6,328.00	(1,143.05)	10,848.00
Janitorial Services	350.00	400.00	50.00	2,310.00	2,800.00	490.00	4,800.00
Elevator Maintenance	1,007.10	950.00	(57.10)	6,877.53	6,650.00	(227.53)	11,400.00
Elevator Permit	.00	40.00	40.00	327.00	280.00	(47.00)	480.00
Bulk Cable Services	1,334.76	1,350.00	15.24	9,342.27	9,450.00	107.73	16,200.00
Total Contract Services	4,273.86	4,342.00	68.14	30,648.13	30,394.00	(254.13)	52,104.00
Miscellaneous							
Miscellaneous	19.00	20.00	1.00	19.00	140.00	121.00	240.00
Foreclosure/Bad Debt	.00	450.00	450.00	(6,367.46)	3,150.00	9,517.46	5,400.00
Total Miscellaneous	19.00	470.00	451.00	(6,348.46)	3,290.00	9,638.46	5,640.00
TOTAL EXPENSES	15,481.14	20,097.75	4,616.61	125,022.28	135,069.75	10,047.47	235,558.50
NET INCOME/(LOSS)	4,170.82	.33	4,170.49	9,752.72	2.31	9,750.41	4.00