

Brickell 25, A Condo. Assoc.
 Balance Sheet
 As of 06/30/11

ASSETS		
CURRENT ASSETS		
Operating-BB&T	\$	22,406.01
Accounts Receivable		2,500.17
Prepaid Insurance		56,450.54
Prepaid Expenses		567.10
Subtotal Current Assets	\$	81,923.82
 RESERVE ASSETS		
Reserve-BB&T	\$	10,391.49
Subtotal Deferred Assets	\$	10,391.49
 OTHER ASSETS		
Capital Improvement	\$	17,913.00
Accumulated Depreciation		(16,725.48)
Utility Deposits		2,590.92
Subtotal Other Assets	\$	3,778.44
TOTAL ASSETS	\$	96,093.75

LIABILITIES & EQUITY		
CURRENT LIABILITIES		
Accounts Payable	\$	630.43
Accrued Expenses		450.00
Notes Payable Insurance		47,224.62
Prepaid Assessment		14,375.70
Subtotal Current Liabilities	\$	62,680.75
 RESERVES		
Reserve-Exterior Painting	\$	4,278.91
Reserve-Roof Replacement		721.68
Reserve-Interest		5,390.90
Subtotal Reserves	\$	10,391.49
 EQUITY		
Member's Equity	\$	17,439.61
Current Year Net Income/(Loss)		5,581.90
Subtotal Equity	\$	23,021.51
TOTAL LIABILITIES & EQUITY	\$	96,093.75

Brickell 25, A Condo. Assoc.
 Income/Expense Statement
 Period: 06/01/11 to 06/30/11

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
Maintenance Fee	18,714.30	18,714.33	(.03)	112,285.80	112,285.98	(.18)	224,572.00
Subtotal Income	<u>18,714.30</u>	<u>18,714.33</u>	<u>(.03)</u>	<u>112,285.80</u>	<u>112,285.98</u>	<u>(.18)</u>	<u>224,572.00</u>
Other Income							
Late Fees Income	75.00	22.00	53.00	75.00	132.00	(57.00)	264.00
Interest Income	2.27	.00	2.27	14.24	.00	14.24	.00
Screenings Income	.00	60.00	(60.00)	120.00	360.00	(240.00)	720.00
Violations Income	.00	.00	.00	100.00	.00	100.00	.00
Gate Cards Income	.00	20.00	(20.00)	320.00	120.00	200.00	240.00
Taxation	.00	(50.00)	50.00	.00	(300.00)	300.00	(600.00)
Keys Income	.00	16.00	(16.00)	.00	96.00	(96.00)	192.00
Laundry/Tokens Income	1,408.00	380.00	1,028.00	2,208.00	2,280.00	(72.00)	4,560.00
Subtotal Other Income	<u>1,485.27</u>	<u>448.00</u>	<u>1,037.27</u>	<u>2,837.24</u>	<u>2,688.00</u>	<u>149.24</u>	<u>5,376.00</u>
TOTAL INCOME	<u><u>20,199.57</u></u>	<u><u>19,162.33</u></u>	<u><u>1,037.24</u></u>	<u><u>115,123.04</u></u>	<u><u>114,973.98</u></u>	<u><u>149.06</u></u>	<u><u>229,948.00</u></u>
EXPENSES							
Administrative							
Management Fee	851.00	860.00	9.00	5,106.00	5,160.00	54.00	10,320.00
Legal & Professional	450.00	50.00	(400.00)	550.00	300.00	(250.00)	600.00
Insurance General Liability	243.30	269.00	25.70	1,486.71	1,614.00	127.29	3,228.00
Insurance Property	568.80	615.00	46.20	3,467.10	3,690.00	222.90	7,380.00
Insurance Umbrella/Fidelity	176.10	146.00	(30.10)	1,037.04	876.00	(161.04)	1,752.00
Insurance Finance/Taxes	82.80	65.00	(17.80)	402.79	390.00	(12.79)	780.00
Insurance Flood/Windstorm	4,090.80	3,000.00	(1,090.80)	19,116.38	18,000.00	(1,116.38)	36,000.00
Insurance Workers Compensation	139.50	142.00	2.50	577.65	852.00	274.35	1,704.00
Insurance D & O	76.80	78.00	1.20	463.19	468.00	4.81	936.00
Insurance Glass	155.70	166.00	10.30	942.28	996.00	53.72	1,992.00
Accounting & Tax Filing	.00	335.00	335.00	4,484.00	2,010.00	(2,474.00)	4,020.00
Depreciation Expense	330.00	330.00	.00	1,980.00	1,980.00	.00	3,960.00
Dues & License	276.00	65.00	(211.00)	726.75	390.00	(336.75)	780.00
ADP Fees	112.88	115.00	2.12	687.78	690.00	2.22	1,380.00
Tax Expense	191.43	.00	(191.43)	191.43	.00	(191.43)	.00
ADP Payroll Taxes	212.38	385.00	172.62	2,147.92	2,310.00	162.08	4,620.00
Postage & Printing	91.20	96.00	4.80	947.88	576.00	(371.88)	1,152.00
Salaries - General	2,005.61	2,100.00	94.39	11,292.38	12,600.00	1,307.62	25,200.00
Total Administrative	<u>10,054.30</u>	<u>8,817.00</u>	<u>(1,237.30)</u>	<u>55,607.28</u>	<u>52,902.00</u>	<u>(2,705.28)</u>	<u>105,804.00</u>
Utilities							
Electricity	1,562.37	1,500.00	(62.37)	7,389.24	9,000.00	1,610.76	18,000.00
Water & Sewer	1,041.60	1,000.00	(41.60)	5,821.77	6,000.00	178.23	12,000.00
Telephone Lines	238.49	250.00	11.51	1,430.04	1,500.00	69.96	3,000.00
Total Utilities	<u>2,842.46</u>	<u>2,750.00</u>	<u>(92.46)</u>	<u>14,641.05</u>	<u>16,500.00</u>	<u>1,858.95</u>	<u>33,000.00</u>
Maintenance Expenses							
R&M-Electrical Repair	.00	50.00	50.00	200.00	300.00	100.00	600.00
R&M-General	1,094.19	841.00	(253.19)	6,704.55	5,046.00	(1,658.55)	10,092.00

Run Date: 07/18/11
 Run Time: 09:12 AM

Brickell 25, A Condo. Assoc.
 Income/Expense Statement
 Period: 06/01/11 to 06/30/11

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
R&M-Supplies	1,094.79	493.00	(601.79)	4,459.14	2,958.00	(1,501.14)	5,916.00
R&M-Elevator	368.75	400.00	31.25	3,954.75	2,400.00	(1,554.75)	4,800.00
R&M-Air Conditioning	.00	100.00	100.00	.00	600.00	600.00	1,200.00
R&M-Fire Equipment	.00	150.00	150.00	1,158.56	900.00	(258.56)	1,800.00
R&M-Plumbing	.00	350.00	350.00	1,030.00	2,100.00	1,070.00	4,200.00
Total Maintenance Expenses	2,557.73	2,384.00	(173.73)	17,507.00	14,304.00	(3,203.00)	28,608.00
Site Improvements							
Lawn Maintenance	150.00	150.00	.00	975.00	900.00	(75.00)	1,800.00
Landscape Replacement	.00	115.00	115.00	.00	690.00	690.00	1,380.00
Pest Control/Spraying	134.00	134.00	.00	804.00	804.00	.00	1,608.00
Total Site Improvements	284.00	399.00	115.00	1,779.00	2,394.00	615.00	4,788.00
Contract Services							
Pool Maintenance	186.00	186.00	.00	1,116.00	1,116.00	.00	2,232.00
R&M-Pool Repairs	679.44	150.00	(529.44)	679.44	900.00	220.56	1,800.00
Pool Permit	125.00	12.00	(113.00)	125.00	72.00	(53.00)	144.00
Fire Panel Monitoring	283.55	350.00	66.45	1,901.40	2,100.00	198.60	4,200.00
Trash Collection	1,077.84	904.00	(173.84)	6,387.49	5,424.00	(963.49)	10,848.00
Janitorial Services	350.00	400.00	50.00	1,960.00	2,400.00	440.00	4,800.00
Elevator Maintenance	1,007.10	950.00	(57.10)	5,870.43	5,700.00	(170.43)	11,400.00
Elevator Permit	.00	40.00	40.00	327.00	240.00	(87.00)	480.00
Bulk Cable Services	1,334.76	1,350.00	15.24	8,007.51	8,100.00	92.49	16,200.00
Total Contract Services	5,043.69	4,342.00	(701.69)	26,374.27	26,052.00	(322.27)	52,104.00
Miscellaneous							
Miscellaneous	.00	20.00	20.00	.00	120.00	120.00	240.00
Foreclosure/Bad Debt	.00	450.00	450.00	(6,367.46)	2,700.00	9,067.46	5,400.00
Total Miscellaneous	.00	470.00	470.00	(6,367.46)	2,820.00	9,187.46	5,640.00
TOTAL EXPENSES	20,782.18	19,162.00	(1,620.18)	109,541.14	114,972.00	5,430.86	229,944.00
NET INCOME/ (LOSS)	(582.61)	.33	(582.94)	5,581.90	1.98	5,579.92	4.00