

Brickell 25, A Condo. Assoc.

Balance Sheet

As of 05/31/11

ASSETS		
CURRENT ASSETS		
Operating-BB&T	\$	19,973.70
Accounts Receivable		2,098.32
Prepaid Insurance		61,984.34
Subtotal Current Assets	\$	84,056.36
RESERVE ASSETS		
Reserve-BB&T	\$	10,387.22
Subtotal Deferred Assets	\$	10,387.22
OTHER ASSETS		
Capital Improvement	\$	17,913.00
Accumulated Depreciation		(16,395.48)
Utility Deposits		2,590.92
Subtotal Other Assets	\$	4,108.44
TOTAL ASSETS	\$	98,552.02
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LIABILITIES & EQUITY		
CURRENT LIABILITIES		
Accounts Payable	\$	652.92
Accrued Expenses		300.00
Notes Payable Insurance		52,471.80
Prepaid Assessment		11,135.96
Subtotal Current Liabilities	\$	64,560.68
RESERVES		
Reserve-Exterior Painting	\$	4,278.91
Reserve-Roof Replacement		721.68
Reserve-Interest		5,386.63
Subtotal Reserves	\$	10,387.22
EQUITY		
Member's Equity	\$	17,439.61
Current Year Net Income/ (Loss)		6,164.51
Subtotal Equity	\$	23,604.12
TOTAL LIABILITIES & EQUITY	\$	98,552.02
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Run Date: 06/14/11
 Run Time: 10:44 AM

Brickell 25, A Condo. Assoc.
Income/Expense Statement
 Period: 05/01/11 to 05/31/11

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
R&M-Elevator	.00	400.00	400.00	3,586.00	2,000.00	(1,586.00)	4,800.00
R&M-Air Conditioning	.00	100.00	100.00	.00	500.00	500.00	1,200.00
R&M-Fire Equipment	.00	150.00	150.00	1,158.56	750.00	(408.56)	1,800.00
R&M-Plumbing	.00	350.00	350.00	1,030.00	1,750.00	720.00	4,200.00
Total Maintenance Expenses	3,158.83	2,384.00	(774.83)	14,949.27	11,920.00	(3,029.27)	28,608.00
Site Improvements							
Lawn Maintenance	150.00	150.00	.00	825.00	750.00	(75.00)	1,800.00
Landscape Replacement	.00	115.00	115.00	.00	575.00	575.00	1,380.00
Pest Control/Spraying	134.00	134.00	.00	670.00	670.00	.00	1,608.00
Total Site Improvements	284.00	399.00	115.00	1,495.00	1,995.00	500.00	4,788.00
Contract Services							
Pool Maintenance	186.00	186.00	.00	930.00	930.00	.00	2,232.00
R&M-Pool Repairs	.00	150.00	150.00	.00	750.00	750.00	1,800.00
Pool Permit	.00	12.00	12.00	.00	60.00	60.00	144.00
Fire Panel Monitoring	368.09	350.00	(18.09)	1,617.85	1,750.00	132.15	4,200.00
Trash Collection	1,066.40	904.00	(162.40)	5,309.65	4,520.00	(789.65)	10,848.00
Janitorial Services	330.00	400.00	70.00	1,610.00	2,000.00	390.00	4,800.00
Elevator Maintenance	1,007.10	950.00	(57.10)	4,863.33	4,750.00	(113.33)	11,400.00
Elevator Permit	.00	40.00	40.00	327.00	200.00	(127.00)	480.00
Bulk Cable Services	1,334.55	1,350.00	15.45	6,672.75	6,750.00	77.25	16,200.00
Total Contract Services	4,292.14	4,342.00	49.86	21,330.58	21,710.00	379.42	52,104.00
Miscellaneous							
Miscellaneous	.00	20.00	20.00	.00	100.00	100.00	240.00
Foreclosure/Bad Debt	(7,811.50)	450.00	8,261.50	(6,367.46)	2,250.00	8,617.46	5,400.00
Total Miscellaneous	(7,811.50)	470.00	8,281.50	(6,367.46)	2,350.00	8,717.46	5,640.00
TOTAL EXPENSES	11,305.17	19,162.00	7,856.83	88,758.96	95,810.00	7,051.04	229,944.00
NET INCOME/(LOSS)	7,766.86	.33	7,766.53	6,164.51	1.65	6,162.86	4.00