

Brickell 25, A Condo. Assoc.
Balance Sheet
As of 04/30/12

ASSETS		
CURRENT ASSETS		
Operating-BB&T	\$	28,065.29
Accounts Receivable		3,147.96
Attorney Fees Receivable		76.45
Prepaid Insurance		69,387.37
Prepaid Expenses		1,814.15
Subtotal Current Assets	\$	102,491.22
 RESERVE ASSETS		
Reserve-BB&T	\$	10,423.93
Subtotal Deferred Assets	\$	10,423.93
 OTHER ASSETS		
Capital Improvement	\$	17,913.00
Accumulated Depreciation		(17,913.00)
Utility Deposits		1,590.92
Subtotal Other Assets	\$	1,590.92
TOTAL ASSETS	\$	114,506.07
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LIABILITIES & EQUITY		
CURRENT LIABILITIES		
Accounts Payable	\$	457.30
Accrued Expenses		1,700.00
Notes Payable Insurance		62,825.60
Prepaid Assessment		13,879.82
Subtotal Current Liabilities	\$	78,862.72
 RESERVES		
Reserve-Exterior Painting	\$	4,278.91
Reserve-Roof Replacement		721.68
Reserve-Interest		5,423.34
Subtotal Reserves	\$	10,423.93
 EQUITY		
Member's Equity	\$	21,623.46
Current Year Net Income/(Loss)		3,595.96
Subtotal Equity	\$	25,219.42
TOTAL LIABILITIES & EQUITY	\$	114,506.07
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Brickell 25, A Condo. Assoc.
Income/Expense Statement
 Period: 04/01/12 to 04/30/12

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
Maintenance Fee	19,650.00	19,650.00	.00	78,600.00	78,600.00	.00	235,800.00
Subtotal Income	<u>19,650.00</u>	<u>19,650.00</u>	<u>.00</u>	<u>78,600.00</u>	<u>78,600.00</u>	<u>.00</u>	<u>235,800.00</u>
Other Income							
Late Fees Income	27.00	22.00	5.00	127.00	88.00	39.00	264.00
Interest Income	2.65	.00	2.65	9.04	.00	9.04	.00
Screenings Income	.00	60.00	(60.00)	60.00	240.00	(180.00)	720.00
Gate Cards Income	.00	20.00	(20.00)	140.00	80.00	60.00	240.00
Taxation	.00	(25.00)	25.00	.00	(100.00)	100.00	(300.00)
Keys Income	80.00	16.00	64.00	80.00	64.00	16.00	192.00
Laundry/Tokens Income	644.00	380.00	264.00	1,931.00	1,520.00	411.00	4,560.00
Subtotal Other Income	<u>753.65</u>	<u>473.00</u>	<u>280.65</u>	<u>2,347.04</u>	<u>1,892.00</u>	<u>455.04</u>	<u>5,676.00</u>
TOTAL INCOME	<u><u>20,403.65</u></u>	<u><u>20,123.00</u></u>	<u><u>280.65</u></u>	<u><u>80,947.04</u></u>	<u><u>80,492.00</u></u>	<u><u>455.04</u></u>	<u><u>241,476.00</u></u>
EXPENSES							
Administrative							
Management Fee	903.00	903.00	.00	3,612.00	3,612.00	.00	10,836.00
Legal & Professional	.00	50.00	50.00	69.49	200.00	130.51	600.00
Insurance General Liability	243.30	280.00	36.70	981.31	1,120.00	138.69	3,360.00
Insurance Property	568.80	605.25	36.45	2,294.16	2,421.00	126.84	7,263.00
Insurance Umbrella	133.20	141.75	8.55	537.24	567.00	29.76	1,701.00
Insurance Finance/Taxes	92.10	65.00	(27.10)	343.26	260.00	(83.26)	780.00
Insurance Windstorm	2,416.80	2,600.00	183.20	9,747.76	10,400.00	652.24	31,200.00
Insurance Flood	2,040.10	1,700.00	(340.10)	7,117.90	6,800.00	(317.90)	20,400.00
Insurance Workers Compensation	150.60	136.92	(13.68)	606.82	547.68	(59.14)	1,643.00
Insurance D & O	76.80	93.42	16.62	309.76	373.68	63.92	1,121.00
Insurance Fidelity	42.90	45.50	2.60	161.99	182.00	20.01	546.00
Insurance Glass	155.70	165.67	9.97	627.99	662.68	34.69	1,988.00
Depreciation Expense	.00	330.00	330.00	.00	1,320.00	1,320.00	3,960.00
Dues & License	59.75	65.00	5.25	351.75	260.00	(91.75)	780.00
ADP Fees	93.23	125.00	31.77	536.46	500.00	(36.46)	1,500.00
Taxes & Audit Fees	.00	350.00	350.00	3,615.00	1,400.00	(2,215.00)	4,200.00
ADP Payroll Taxes	431.31	398.00	(33.31)	1,951.48	1,592.00	(359.48)	4,776.00
Postage & Printing	96.70	100.00	3.30	811.09	400.00	(411.09)	1,200.00
Salaries - General	2,091.05	2,205.00	113.95	7,881.10	8,820.00	938.90	26,460.00
Total Administrative	<u>9,595.34</u>	<u>10,359.51</u>	<u>764.17</u>	<u>41,556.56</u>	<u>41,438.04</u>	<u>(118.52)</u>	<u>124,314.00</u>
Utilities							
Electricity	1,155.17	1,400.00	244.83	4,399.62	5,600.00	1,200.38	16,800.00
Water & Sewer	1,208.06	1,000.00	(208.06)	4,589.68	4,000.00	(589.68)	12,000.00
Telephone Lines	352.46	250.00	(102.46)	1,072.75	1,000.00	(72.75)	3,000.00
Total Utilities	<u>2,715.69</u>	<u>2,650.00</u>	<u>(65.69)</u>	<u>10,062.05</u>	<u>10,600.00</u>	<u>537.95</u>	<u>31,800.00</u>
Maintenance Expenses							
R&M-Electrical Repair	.00	65.00	65.00	.00	260.00	260.00	780.00
R&M-General	120.00	810.00	690.00	1,797.03	3,240.00	1,442.97	9,720.00

Brickell 25, A Condo. Assoc.
Income/Expense Statement
Period: 04/01/12 to 04/30/12

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
R&M-Supplies	25.05	520.00	494.95	1,506.31	2,080.00	573.69	6,240.00
R&M-Elevator	.00	500.00	500.00	.00	2,000.00	2,000.00	6,000.00
R&M-Air Conditioning	.00	100.00	100.00	.00	400.00	400.00	1,200.00
R&M-Fire Equipment	97.00	170.00	73.00	388.00	680.00	292.00	2,040.00
R&M-Plumbing	360.00	150.00	(210.00)	1,380.00	600.00	(780.00)	1,800.00
Total Maintenance Expenses	602.05	2,315.00	1,712.95	5,071.34	9,260.00	4,188.66	27,780.00
Site Improvements							
Lawn Maintenance	150.00	150.00	.00	675.00	600.00	(75.00)	1,800.00
Landscape Replacement	.00	115.00	115.00	690.00	460.00	(230.00)	1,380.00
Pest Control/Spraying	134.00	134.00	.00	536.00	536.00	.00	1,608.00
Total Site Improvements	284.00	399.00	115.00	1,901.00	1,596.00	(305.00)	4,788.00
Contract Services							
Pool Maintenance	186.00	186.00	.00	744.00	744.00	.00	2,232.00
R&M-Pool Repairs	.00	150.00	150.00	1,053.82	600.00	(453.82)	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	966.21	1,400.00	433.79	4,200.00
Trash Collection	1,111.81	1,070.00	(41.81)	4,422.51	4,280.00	(142.51)	12,840.00
Janitorial Services	690.00	400.00	(290.00)	1,760.00	1,600.00	(160.00)	4,800.00
Elevator Maintenance	1,007.10	990.00	(17.10)	4,028.40	3,960.00	(68.40)	11,880.00
Elevator Permit	.00	45.00	45.00	327.00	180.00	(147.00)	540.00
Bulk Cable Services	1,397.76	1,350.00	(47.76)	5,458.09	5,400.00	(58.09)	16,200.00
Total Contract Services	4,705.11	4,553.00	(152.11)	18,760.03	18,212.00	(548.03)	54,636.00
Miscellaneous							
Miscellaneous	.00	20.00	20.00	.00	80.00	80.00	240.00
Foreclosure/Bad Debt	.00	.00	.00	.10	.00	(.10)	.00
Total Miscellaneous	.00	20.00	20.00	.10	80.00	79.90	240.00
TOTAL EXPENSES	17,902.19	20,296.51	2,394.32	77,351.08	81,186.04	3,834.96	243,558.00
NET INCOME/(LOSS)	2,501.46	(173.51)	2,674.97	3,595.96	(694.04)	4,290.00	(2,082.00)