

Brickell 25, A Condo Assoc.

Balance Sheet
As of 12/31/12

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	14,153.86	
11000	Accounts Receivable		2,893.96	
11010	Attorney Fees Receivable		76.45	
12000	Prepaid Insurance		19,693.08	
12140	Prepaid Expenses		1,353.29	
	Subtotal Current Assets			\$ 38,170.64

RESERVE ASSETS

12500	Reserve-BB&T	\$	721.79	
	Subtotal Deferred Assets			\$ 721.79

OTHER ASSETS

14100	Capital Improvement	\$	17,913.00	
14500	Accumulated Depreciation		(17,913.00)	
21000	Utility Deposits		1,590.92	
	Subtotal Other Assets			\$ 1,590.92

TOTAL ASSETS

\$ 40,483.35
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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	4,323.97	
33000	Notes Payable Insurance		16,985.06	
36000	Prepaid Assessment		4,369.97	
	Subtotal Current Liabilities			\$ 25,679.00

RESERVES

42000	Reserve-Roof Replacement	\$	721.68	
46000	Reserve-Interest		.11	
	Subtotal Reserves			\$ 721.79

EQUITY

55000	Member's Equity	\$	21,623.46	
	Current Year Net Income/(Loss)		(7,540.90)	
	Subtotal Equity			\$ 14,082.56

TOTAL LIABILITIES & EQUITY

\$ 40,483.35

Brickell 25, A Condo Assoc.

Balance Sheet

As of 12/31/12

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Brickell 25, A Condo Assoc.

Income/Expense Statement

Period: 12/01/12 to 12/31/12

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
60100 Maintenance Fee	19,650.00	19,650.00	.00	235,800.00	235,800.00	.00	235,800.00
Subtotal Income	19,650.00	19,650.00	.00	235,800.00	235,800.00	.00	235,800.00
Other Income							
60500 Late Fees Income	100.58	22.00	78.58	654.08	264.00	390.08	264.00
60600 Interest Income	.78	.00	.78	23.67	.00	23.67	.00
60900 Screenings Income	(40.00)	60.00	(100.00)	380.00	720.00	(340.00)	720.00
67010 Gate Cards Income	.00	20.00	(20.00)	340.00	240.00	100.00	240.00
67020 Taxation	.00	(25.00)	25.00	.00	(300.00)	300.00	(300.00)
67030 Keys Income	.00	16.00	(16.00)	100.00	192.00	(92.00)	192.00
67040 Laundry/Tokens Income	.00	380.00	(380.00)	4,894.00	4,560.00	334.00	4,560.00
Subtotal Other Income	61.36	473.00	(411.64)	6,391.75	5,676.00	715.75	5,676.00
TOTAL INCOME	19,711.36	20,123.00	(411.64)	242,191.75	241,476.00	715.75	241,476.00
EXPENSES							
Administrative							
70110 Management Fee	903.00	903.00	.00	10,836.00	10,836.00	.00	10,836.00
70130 Legal & Professional	.00	50.00	50.00	49.85	600.00	550.15	600.00
70140 Insurance General Liability	262.16	280.00	17.84	3,034.03	3,360.00	325.97	3,360.00
70145 Insurance Property	599.79	605.25	5.46	6,993.41	7,263.00	269.59	7,263.00
70150 Insurance Umbrella	137.62	141.75	4.13	1,615.96	1,701.00	85.04	1,701.00
70155 Insurance Finance/Taxes	99.35	65.00	(34.35)	1,125.40	780.00	(345.40)	780.00
70160 Insurance Windstorm	2,846.82	2,600.00	(246.82)	31,995.52	31,200.00	(795.52)	31,200.00
70165 Insurance Flood	1,766.58	1,700.00	(66.58)	21,237.57	20,400.00	(837.57)	20,400.00
70170 Insurance Workers Compensatio	155.92	136.88	(19.04)	1,832.00	1,643.00	(189.00)	1,643.00
70180 Insurance D & O	102.52	93.38	(9.14)	1,109.33	1,121.00	11.67	1,121.00
70190 Insurance Fidelity	44.75	45.50	.75	521.20	546.00	24.80	546.00
70195 Insurance Glass	160.78	165.63	4.85	1,887.70	1,988.00	100.30	1,988.00
70210 Depreciation Expense	.00	330.00	330.00	.00	3,960.00	3,960.00	3,960.00
70240 Dues & License	.00	65.00	65.00	499.75	780.00	280.25	780.00
70270 ADP Fees	193.22	125.00	(68.22)	1,695.88	1,500.00	(195.88)	1,500.00
70275 Taxes & Audit Fees	4,000.00	350.00	(3,650.00)	7,620.94	4,200.00	(3,420.94)	4,200.00
70276 ADP Payroll Taxes	539.97	398.00	(141.97)	5,419.87	4,776.00	(643.87)	4,776.00
70280 Postage & Printing	256.25	100.00	(156.25)	1,610.27	1,200.00	(410.27)	1,200.00
71010 Salaries - General	2,658.64	2,205.00	(453.64)	25,767.09	26,460.00	692.91	26,460.00
Total Administrative	14,727.37	10,359.39	(4,367.98)	124,851.77	124,314.00	(537.77)	124,314.00
Utilities							
72100 Electricity	.00	1,400.00	1,400.00	13,556.93	16,800.00	3,243.07	16,800.00
72200 Water & Sewer	745.37	1,000.00	254.63	12,900.36	12,000.00	(900.36)	12,000.00
72800 Telephone Lines	243.99	250.00	6.01	3,129.07	3,000.00	(129.07)	3,000.00
Total Utilities	989.36	2,650.00	1,660.64	29,586.36	31,800.00	2,213.64	31,800.00
Maintenance Expenses							
74140 R&M-Electrical Repair	.00	65.00	65.00	2,288.73	780.00	(1,508.73)	780.00
74160 R&M-General	1,805.00	810.00	(995.00)	18,389.15	9,720.00	(8,669.15)	9,720.00

Run Date: 02/26/13

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Brickell 25, A Condo Assoc.

Income/Expense Statement

Period: 12/01/12 to 12/31/12

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
74170	R&M-Supplies	619.35	520.00	(99.35)	4,567.75	6,240.00	1,672.25	6,240.00
74175	R&M-Elevator	.00	500.00	500.00	.00	6,000.00	6,000.00	6,000.00
74180	R&M-Air Conditioning	.00	100.00	100.00	513.80	1,200.00	686.20	1,200.00
74190	R&M-Fire Equipment	.00	170.00	170.00	1,669.31	2,040.00	370.69	2,040.00
74195	R&M-Plumbing	.00	150.00	150.00	5,295.76	1,800.00	(3,495.76)	1,800.00
Total Maintenance Expenses		2,424.35	2,315.00	(109.35)	32,724.50	27,780.00	(4,944.50)	27,780.00
Site Improvements								
78100	Lawn Maintenance	75.00	150.00	75.00	1,275.00	1,800.00	525.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	1,020.00	1,380.00	360.00	1,380.00
78300	Pest Control/Spraying	141.00	134.00	(7.00)	1,636.00	1,608.00	(28.00)	1,608.00
Total Site Improvements		216.00	399.00	183.00	3,931.00	4,788.00	857.00	4,788.00
Contract Services								
80100	Pool Maintenance	158.84	186.00	27.16	2,204.84	2,232.00	27.16	2,232.00
80200	R&M-Pool Repairs	.00	150.00	150.00	3,206.65	1,800.00	(1,406.65)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	144.00	19.00	144.00
82100	Fire Panel Monitoring	876.17	350.00	(526.17)	4,428.57	4,200.00	(228.57)	4,200.00
82300	Trash Collection	1,285.58	1,070.00	(215.58)	13,592.24	12,840.00	(752.24)	12,840.00
82500	Janitorial Services	330.00	400.00	70.00	4,440.00	4,800.00	360.00	4,800.00
82650	Elevator Maintenance	1,046.60	990.00	(56.60)	12,282.70	11,880.00	(402.70)	11,880.00
82655	Elevator Permit	327.00	45.00	(282.00)	1,644.00	540.00	(1,104.00)	540.00
82700	Bulk Cable Services	1,397.76	1,350.00	(47.76)	16,639.92	16,200.00	(439.92)	16,200.00
Total Contract Services		5,421.95	4,553.00	(868.95)	58,563.92	54,636.00	(3,927.92)	54,636.00
Miscellaneous								
85200	Miscellaneous	.00	20.00	20.00	.00	240.00	240.00	240.00
85206	Foreclosure/Bad Debt	.00	.00	.00	75.10	.00	(75.10)	.00
Total Miscellaneous		.00	20.00	20.00	75.10	240.00	164.90	240.00
TOTAL EXPENSES		23,779.03	20,296.39	(3,482.64)	249,732.65	243,558.00	(6,174.65)	243,558.00
NET INCOME/(LOSS)		(4,067.67)	(173.39)	(3,894.28)	(7,540.90)	(2,082.00)	(5,458.90)	(2,082.00)