

Brickell 25, A Condo. Assoc.

Balance Sheet

As of 11/30/12

ASSETS

CURRENT ASSETS

Operating-BB&T	\$	20,433.55	
Accounts Receivable		1,753.16	
Attorney Fees Receivable		76.45	
Prepaid Insurance		23,849.37	
Prepaid Expenses		1,353.29	
Subtotal Current Assets			\$ 47,465.82

RESERVE ASSETS

Reserve-BB&T	\$	721.76	
Subtotal Deferred Assets			\$ 721.76

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			\$ 49,778.50
--------------	--	--	--------------

LIABILITIES & EQUITY

CURRENT LIABILITIES

Accrued Expenses	\$	210.00	
Notes Payable Insurance		23,256.91	
Prepaid Assessment		7,439.60	
Subtotal Current Liabilities			\$ 30,906.51

RESERVES

Reserve-Roof Replacement	\$	721.68	
Reserve-Interest		.08	
Subtotal Reserves			\$ 721.76

EQUITY

Member's Equity	\$	21,623.46	
Current Year Net Income/(Loss)		(3,473.23)	
Subtotal Equity			\$ 18,150.23

TOTAL LIABILITIES & EQUITY			\$ 49,778.50
----------------------------	--	--	--------------

**Brickell 25, A Condo. Assoc.**  
Income/Expense Statement  
Period: 11/01/12 to 11/30/12

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
Maintenance Fee	19,650.00	19,650.00	.00	216,150.00	216,150.00	.00	235,800.00
Subtotal Income	19,650.00	19,650.00	.00	216,150.00	216,150.00	.00	235,800.00
<b>Other Income</b>							
Late Fees Income	103.50	22.00	81.50	553.50	242.00	311.50	264.00
Interest Income	1.04	.00	1.04	22.89	.00	22.89	.00
Screenings Income	60.00	60.00	.00	420.00	660.00	(240.00)	720.00
Gate Cards Income	.00	20.00	(20.00)	340.00	220.00	120.00	240.00
Taxation	.00	(25.00)	25.00	.00	(275.00)	275.00	(300.00)
Keys Income	.00	16.00	(16.00)	100.00	176.00	(76.00)	192.00
Laundry/Tokens Income	687.00	380.00	307.00	4,894.00	4,180.00	714.00	4,560.00
Subtotal Other Income	851.54	473.00	378.54	6,330.39	5,203.00	1,127.39	5,676.00
<b>TOTAL INCOME</b>	<b>20,501.54</b>	<b>20,123.00</b>	<b>378.54</b>	<b>222,480.39</b>	<b>221,353.00</b>	<b>1,127.39</b>	<b>241,476.00</b>
<b>EXPENSES</b>							
<b>Administrative</b>							
Management Fee	903.00	903.00	.00	9,933.00	9,933.00	.00	10,836.00
Legal & Professional	.00	50.00	50.00	49.85	550.00	500.15	600.00
Insurance General Liability	253.80	280.00	26.20	2,771.87	3,080.00	308.13	3,360.00
Insurance Property	580.50	605.25	24.75	6,393.62	6,657.75	264.13	7,263.00
Insurance Umbrella	133.20	141.75	8.55	1,478.34	1,559.25	80.91	1,701.00
Insurance Finance/Taxes	96.00	65.00	(31.00)	1,026.05	715.00	(311.05)	780.00
Insurance Windstorm	2,754.90	2,600.00	(154.90)	29,148.70	28,600.00	(548.70)	31,200.00
Insurance Flood	1,709.70	1,700.00	(9.70)	19,470.99	18,700.00	(770.99)	20,400.00
Insurance Workers Compensation	150.60	136.92	(13.68)	1,676.08	1,506.12	(169.96)	1,643.00
Insurance D & O	99.30	93.42	(5.88)	1,006.81	1,027.62	20.81	1,121.00
Insurance Fidelity	43.20	45.50	2.30	476.45	500.50	24.05	546.00
Insurance Glass	155.70	165.67	9.97	1,726.92	1,822.37	95.45	1,988.00
Depreciation Expense	.00	330.00	330.00	.00	3,630.00	3,630.00	3,960.00
Dues & License	.00	65.00	65.00	499.75	715.00	215.25	780.00
ADP Fees	129.38	125.00	(4.38)	1,502.66	1,375.00	(127.66)	1,500.00
Taxes & Audit Fees	.00	350.00	350.00	3,620.94	3,850.00	229.06	4,200.00
ADP Payroll Taxes	419.88	398.00	(21.88)	4,879.90	4,378.00	(501.90)	4,776.00
Postage & Printing	172.63	100.00	(72.63)	1,354.02	1,100.00	(254.02)	1,200.00
Salaries - General	2,077.98	2,205.00	127.02	23,108.45	24,255.00	1,146.55	26,460.00
Total Administrative	9,679.77	10,359.51	679.74	110,124.40	113,954.61	3,830.21	124,314.00
<b>Utilities</b>							
Electricity	1,095.66	1,400.00	304.34	13,556.93	15,400.00	1,843.07	16,800.00
Water & Sewer	856.19	1,000.00	143.81	12,154.99	11,000.00	(1,154.99)	12,000.00
Telephone Lines	261.29	250.00	(11.29)	2,885.08	2,750.00	(135.08)	3,000.00
Total Utilities	2,213.14	2,650.00	436.86	28,597.00	29,150.00	553.00	31,800.00
<b>Maintenance Expenses</b>							
R&M-Electrical Repair	.00	65.00	65.00	2,288.73	715.00	(1,573.73)	780.00
R&M-General	6,629.58	810.00	(5,819.58)	16,584.15	8,910.00	(7,674.15)	9,720.00

**Brickell 25, A Condo. Assoc.**  
 Income/Expense Statement  
 Period: 11/01/12 to 11/30/12

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
R&M-Supplies	116.84	520.00	403.16	3,948.40	5,720.00	1,771.60	6,240.00
R&M-Elevator	.00	500.00	500.00	.00	5,500.00	5,500.00	6,000.00
R&M-Air Conditioning	.00	100.00	100.00	513.80	1,100.00	586.20	1,200.00
R&M-Fire Equipment	67.59	170.00	102.41	1,669.31	1,870.00	200.69	2,040.00
R&M-Plumbing	.00	150.00	150.00	5,295.76	1,650.00	(3,645.76)	1,800.00
<b>Total Maintenance Expenses</b>	<b>6,814.01</b>	<b>2,315.00</b>	<b>(4,499.01)</b>	<b>30,300.15</b>	<b>25,465.00</b>	<b>(4,835.15)</b>	<b>27,780.00</b>
<b>Site Improvements</b>							
Lawn Maintenance	75.00	150.00	75.00	1,200.00	1,650.00	450.00	1,800.00
Landscape Replacement	.00	115.00	115.00	1,020.00	1,265.00	245.00	1,380.00
Pest Control/Spraying	141.00	134.00	(7.00)	1,495.00	1,474.00	(21.00)	1,608.00
<b>Total Site Improvements</b>	<b>216.00</b>	<b>399.00</b>	<b>183.00</b>	<b>3,715.00</b>	<b>4,389.00</b>	<b>674.00</b>	<b>4,788.00</b>
<b>Contract Services</b>							
Pool Maintenance	186.00	186.00	.00	2,046.00	2,046.00	.00	2,232.00
R&M-Pool Repairs	1,664.55	150.00	(1,514.55)	3,206.65	1,650.00	(1,556.65)	1,800.00
Pool Permit	.00	12.00	12.00	125.00	132.00	7.00	144.00
Fire Panel Monitoring	.00	350.00	350.00	3,552.40	3,850.00	297.60	4,200.00
Trash Collection	1,165.58	1,070.00	(95.58)	12,306.66	11,770.00	(536.66)	12,840.00
Janitorial Services	260.00	400.00	140.00	4,110.00	4,400.00	290.00	4,800.00
Elevator Maintenance	1,046.60	990.00	(56.60)	11,236.10	10,890.00	(346.10)	11,880.00
Elevator Permit	.00	45.00	45.00	1,317.00	495.00	(822.00)	540.00
Bulk Cable Services	1,397.51	1,350.00	(47.51)	15,242.16	14,850.00	(392.16)	16,200.00
<b>Total Contract Services</b>	<b>5,720.24</b>	<b>4,553.00</b>	<b>(1,167.24)</b>	<b>53,141.97</b>	<b>50,083.00</b>	<b>(3,058.97)</b>	<b>54,636.00</b>
<b>Miscellaneous</b>							
Miscellaneous	.00	20.00	20.00	.00	220.00	220.00	240.00
Foreclosure/Bad Debt	.00	.00	.00	75.10	.00	(75.10)	.00
<b>Total Miscellaneous</b>	<b>.00</b>	<b>20.00</b>	<b>20.00</b>	<b>75.10</b>	<b>220.00</b>	<b>144.90</b>	<b>240.00</b>
<b>TOTAL EXPENSES</b>	<b>24,643.16</b>	<b>20,296.51</b>	<b>(4,346.65)</b>	<b>225,953.62</b>	<b>223,261.61</b>	<b>(2,692.01)</b>	<b>243,558.00</b>
<b>NET INCOME/(LOSS)</b>	<b>(4,141.62)</b>	<b>(173.51)</b>	<b>(3,968.11)</b>	<b>(3,473.23)</b>	<b>(1,908.61)</b>	<b>(1,564.62)</b>	<b>(2,082.00)</b>