

**Brickell 25, A Condo. Assoc.**

Balance Sheet

As of 10/31/12

**ASSETS**

**CURRENT ASSETS**

Operating-BB&T	\$	26,472.18
Due from All Florida Pool		213.16
Accounts Receivable		1,143.92
Attorney Fees Receivable		76.45
Prepaid Insurance		29,826.27
Prepaid Expenses		1,404.81

Subtotal Current Assets		<u>                    </u>	\$	59,136.79
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**RESERVE ASSETS**

Reserve-BB&T	\$	2,637.80
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Subtotal Deferred Assets		<u>                    </u>	\$	2,637.80
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**OTHER ASSETS**

Capital Improvement	\$	17,913.00
Accumulated Depreciation		(17,913.00)
Utility Deposits		1,590.92

Subtotal Other Assets		<u>                    </u>	\$	1,590.92
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<b>TOTAL ASSETS</b>		<u>                    </u>	\$	<u>63,365.51</u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

Accounts Payable	\$	780.00
Accrued Expenses		125.00
Notes Payable Insurance		29,528.76
Prepaid Assessment		8,002.10

Subtotal Current Liabilities		<u>                    </u>	\$	38,435.86
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**RESERVES**

Reserve-Roof Replacement	\$	721.68
Reserve-Interest		1,916.12

Subtotal Reserves		<u>                    </u>	\$	2,637.80
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**EQUITY**

Member's Equity	\$	21,623.46
Current Year Net Income/(Loss)		668.39

Subtotal Equity		<u>                    </u>	\$	22,291.85
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<b>TOTAL LIABILITIES &amp; EQUITY</b>		<u>                    </u>	\$	<u>63,365.51</u>
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**Brickell 25, A Condo. Assoc.**  
Income/Expense Statement  
Period: 10/01/12 to 10/31/12

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	196,500.00	196,500.00	.00	235,800.00
Subtotal Income	<u>19,650.00</u>	<u>19,650.00</u>	<u>.00</u>	<u>196,500.00</u>	<u>196,500.00</u>	<u>.00</u>	<u>235,800.00</u>
Other Income							
Late Fees Income	125.00	22.00	103.00	450.00	220.00	230.00	264.00
Interest Income	1.41	.00	1.41	21.85	.00	21.85	.00
Screenings Income	120.00	60.00	60.00	360.00	600.00	(240.00)	720.00
Gate Cards Income	40.00	20.00	20.00	340.00	200.00	140.00	240.00
Taxation	.00	(25.00)	25.00	.00	(250.00)	250.00	(300.00)
Keys Income	.00	16.00	(16.00)	100.00	160.00	(60.00)	192.00
Laundry/Tokens Income	1,428.00	380.00	1,048.00	4,207.00	3,800.00	407.00	4,560.00
Subtotal Other Income	<u>1,714.41</u>	<u>473.00</u>	<u>1,241.41</u>	<u>5,478.85</u>	<u>4,730.00</u>	<u>748.85</u>	<u>5,676.00</u>
<b>TOTAL INCOME</b>	<u><b>21,364.41</b></u>	<u><b>20,123.00</b></u>	<u><b>1,241.41</b></u>	<u><b>201,978.85</b></u>	<u><b>201,230.00</b></u>	<u><b>748.85</b></u>	<u><b>241,476.00</b></u>
<b>EXPENSES</b>							
Administrative							
Management Fee	903.00	903.00	.00	9,030.00	9,030.00	.00	10,836.00
Legal & Professional	.00	50.00	50.00	49.85	500.00	450.15	600.00
Insurance General Liability	262.26	280.00	17.74	2,518.07	2,800.00	281.93	3,360.00
Insurance Property	599.85	605.25	5.40	5,813.12	6,052.50	239.38	7,263.00
Insurance Umbrella	137.64	141.75	4.11	1,345.14	1,417.50	72.36	1,701.00
Insurance Finance/Taxes	99.20	65.00	(34.20)	930.05	650.00	(280.05)	780.00
Insurance Windstorm	2,846.73	2,600.00	(246.73)	26,393.80	26,000.00	(393.80)	31,200.00
Insurance Flood	1,766.69	1,700.00	(66.69)	17,761.29	17,000.00	(761.29)	20,400.00
Insurance Workers Compensation	155.62	136.92	(18.70)	1,525.48	1,369.20	(156.28)	1,643.00
Insurance D & O	102.61	93.42	(9.19)	907.51	934.20	26.69	1,121.00
Insurance Fidelity	44.64	45.50	.86	433.25	455.00	21.75	546.00
Insurance Glass	160.89	165.67	4.78	1,571.22	1,656.70	85.48	1,988.00
Depreciation Expense	.00	330.00	330.00	.00	3,300.00	3,300.00	3,960.00
Dues & License	148.00	65.00	(83.00)	499.75	650.00	150.25	780.00
ADP Fees	142.01	125.00	(17.01)	1,373.28	1,250.00	(123.28)	1,500.00
Taxes & Audit Fees	.00	350.00	350.00	3,620.94	3,500.00	(120.94)	4,200.00
ADP Payroll Taxes	375.81	398.00	22.19	4,460.02	3,980.00	(480.02)	4,776.00
Postage & Printing	50.00	100.00	50.00	1,181.39	1,000.00	(181.39)	1,200.00
Salaries - General	1,918.48	2,205.00	286.52	21,030.47	22,050.00	1,019.53	26,460.00
Total Administrative	<u>9,713.43</u>	<u>10,359.51</u>	<u>646.08</u>	<u>100,444.63</u>	<u>103,595.10</u>	<u>3,150.47</u>	<u>124,314.00</u>
Utilities							
Electricity	1,348.66	1,400.00	51.34	12,461.27	14,000.00	1,538.73	16,800.00
Water & Sewer	784.89	1,000.00	215.11	11,298.80	10,000.00	(1,298.80)	12,000.00
Telephone Lines	294.94	250.00	(44.94)	2,623.79	2,500.00	(123.79)	3,000.00
Total Utilities	<u>2,428.49</u>	<u>2,650.00</u>	<u>221.51</u>	<u>26,383.86</u>	<u>26,500.00</u>	<u>116.14</u>	<u>31,800.00</u>
Maintenance Expenses							
R&M-Electrical Repair	.00	65.00	65.00	2,288.73	650.00	(1,638.73)	780.00
R&M-General	1,815.97	810.00	(1,005.97)	9,954.57	8,100.00	(1,854.57)	9,720.00

## Brickell 25, A Condo. Assoc.

## Income/Expense Statement

Period: 10/01/12 to 10/31/12

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
R&M-Supplies	965.99	520.00	(445.99)	3,831.56	5,200.00	1,368.44	6,240.00
R&M-Elevator	.00	500.00	500.00	.00	5,000.00	5,000.00	6,000.00
R&M-Air Conditioning	.00	100.00	100.00	513.80	1,000.00	486.20	1,200.00
R&M-Fire Equipment	67.59	170.00	102.41	1,601.72	1,700.00	98.28	2,040.00
R&M-Plumbing	1,880.00	150.00	(1,730.00)	5,295.76	1,500.00	(3,795.76)	1,800.00
<b>Total Maintenance Expenses</b>	<b>4,729.55</b>	<b>2,315.00</b>	<b>(2,414.55)</b>	<b>23,486.14</b>	<b>23,150.00</b>	<b>(336.14)</b>	<b>27,780.00</b>
<b>Site Improvements</b>							
Lawn Maintenance	(75.00)	150.00	225.00	1,125.00	1,500.00	375.00	1,800.00
Landscape Replacement	330.00	115.00	(215.00)	1,020.00	1,150.00	130.00	1,380.00
Pest Control/Spraying	141.00	134.00	(7.00)	1,354.00	1,340.00	(14.00)	1,608.00
<b>Total Site Improvements</b>	<b>396.00</b>	<b>399.00</b>	<b>3.00</b>	<b>3,499.00</b>	<b>3,990.00</b>	<b>491.00</b>	<b>4,788.00</b>
<b>Contract Services</b>							
Pool Maintenance	186.00	186.00	.00	1,860.00	1,860.00	.00	2,232.00
R&M-Pool Repairs	.00	150.00	150.00	1,542.10	1,500.00	(42.10)	1,800.00
Pool Permit	.00	12.00	12.00	125.00	120.00	(5.00)	144.00
Fire Panel Monitoring	196.88	350.00	153.12	3,552.40	3,500.00	(52.40)	4,200.00
Trash Collection	1,203.08	1,070.00	(133.08)	11,141.08	10,700.00	(441.08)	12,840.00
Janitorial Services	350.00	400.00	50.00	3,850.00	4,000.00	150.00	4,800.00
Elevator Maintenance	1,046.60	990.00	(56.60)	10,189.50	9,900.00	(289.50)	11,880.00
Elevator Permit	790.00	45.00	(745.00)	1,317.00	450.00	(867.00)	540.00
Bulk Cable Services	1,397.76	1,350.00	(47.76)	13,844.65	13,500.00	(344.65)	16,200.00
<b>Total Contract Services</b>	<b>5,170.32</b>	<b>4,553.00</b>	<b>(617.32)</b>	<b>47,421.73</b>	<b>45,530.00</b>	<b>(1,891.73)</b>	<b>54,636.00</b>
<b>Miscellaneous</b>							
Miscellaneous	.00	20.00	20.00	.00	200.00	200.00	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>200.00</b>	<b>124.90</b>	<b>240.00</b>
<b>TOTAL EXPENSES</b>	<b>22,437.79</b>	<b>20,296.51</b>	<b>(2,141.28)</b>	<b>201,310.46</b>	<b>202,965.10</b>	<b>1,654.64</b>	<b>243,558.00</b>
<b>NET INCOME/(LOSS)</b>	<b>(1,073.38)</b>	<b>(173.51)</b>	<b>(899.87)</b>	<b>668.39</b>	<b>(1,735.10)</b>	<b>2,403.49</b>	<b>(2,082.00)</b>