

Brickell 25, A Condo Assoc.

Balance Sheet As of 03/31/14

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$	30,525.47
11000	Accounts Receivable		1,304.00
12000	Prepaid Insurance		5,387.07
12140	Prepaid Expenses		1,869.27
	Subtotal Current Assets		\$ 39,085.81
 RESERVE ASSETS			
12500	Reserve-BB&T	\$	722.24
	Subtotal Deferred Assets		\$ 722.24
 OTHER ASSETS			
14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(18,290.94)
	Subtotal Other Assets		\$ 4,199.34
	TOTAL ASSETS		\$ 44,007.39

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$	1,452.12
31050	Accrued Expenses		450.00
33000	Notes Payable Insurance		7.10
36000	Prepaid Assessment		12,765.00
	Subtotal Current Liabilities		\$ 14,674.22
 RESERVES			
42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest		.56
	Subtotal Reserves		\$ 722.24
 EQUITY			
55000	Member's Equity	\$	40,972.02
	Current Year Net Income/(Loss)		(12,361.09)
	Subtotal Equity		\$ 28,610.93
	TOTAL LIABILITIES & EQUITY		\$ 44,007.39

Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 03/01/14 to 03/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	20,635.00	21,054.50	(419.50)	61,905.00	63,163.50	(1,258.50)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	61,905.00	63,163.50	(1,258.50)	252,654.00
Other Income								
60500	Late Fees Income	(50.00)	15.00	(65.00)	75.00	45.00	30.00	180.00
60600	Interest Income	1.49	.00	1.49	4.68	.00	4.68	.00
60900	Screenings Income	20.00	40.00	(20.00)	40.00	120.00	(80.00)	480.00
61900	Delinquent Action Admin Charg	(80.00)	.00	(80.00)	35.00	.00	35.00	.00
67000	Miscellaneous Income	.00	.00	.00	35.00	.00	35.00	.00
67010	Gate Cards Income	.00	30.00	(30.00)	40.00	90.00	(50.00)	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(120.00)	120.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	30.00	(30.00)	120.00
67040	Laundry/Tokens Income	.00	400.00	(400.00)	1,080.00	1,200.00	(120.00)	4,800.00
	Subtotal Other Income	(108.51)	455.00	(563.51)	1,309.68	1,365.00	(55.32)	5,460.00
	TOTAL INCOME	20,526.49	21,509.50	(983.01)	63,214.68	64,528.50	(1,313.82)	258,114.00
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EXPENSES								
Administrative								
70110	Management Fee	948.00	948.17	.17	2,844.00	2,844.51	.51	11,378.00
70130	Legal & Professional	.00	30.00	30.00	500.00	90.00	(410.00)	360.00
70140	Insurance General Liability	278.24	300.00	21.76	807.79	900.00	92.21	3,600.00
70145	Insurance Property	609.64	681.00	71.36	1,769.92	2,043.00	273.08	8,172.00
70150	Insurance Umbrella	137.62	150.00	12.38	399.55	450.00	50.45	1,800.00
70155	Insurance Finance/Taxes	107.44	105.00	(2.44)	311.92	315.00	3.08	1,260.00
70160	Insurance Windstorm	3,178.48	3,500.00	321.52	9,287.84	10,500.00	1,212.16	42,000.00
70165	Insurance Flood	1,921.41	2,000.00	78.59	5,481.63	6,000.00	518.37	24,000.00
70170	Insurance Workers Compensatio	174.70	176.00	1.30	507.20	528.00	20.80	2,112.00
70180	Insurance D & O	127.33	137.50	10.17	369.67	412.50	42.83	1,650.00
70190	Insurance Fidelity	44.74	44.00	(.74)	129.89	132.00	2.11	528.00
70195	Insurance Glass	162.22	167.17	4.95	470.96	501.51	30.55	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	377.94	.00	(377.94)	.00
70240	Dues & License	.00	65.00	65.00	403.50	195.00	(208.50)	780.00
70270	ADP Fees	135.28	138.00	2.72	461.84	414.00	(47.84)	1,656.00
70275	Taxes & Audit Fees	2,875.00	350.00	(2,525.00)	3,575.00	1,050.00	(2,525.00)	4,200.00
70276	ADP Payroll Taxes	548.89	463.00	(85.89)	1,659.66	1,389.00	(270.66)	5,556.00
70277	Federal Income Taxes	431.00	.00	(431.00)	431.00	.00	(431.00)	.00
70280	Postage & Printing	110.79	116.00	5.21	651.52	348.00	(303.52)	1,392.00
71010	Salaries - General	2,240.80	2,205.00	(35.80)	6,985.69	6,615.00	(370.69)	26,460.00

