

Brickell 25, A Condo Assoc.

Balance Sheet
As of 04/30/14

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	25,641.85
11000	Accounts Receivable		3,426.23
11150	Allows for Bad Debt		(749.75)
12000	Prepaid Insurance		80,121.24
12140	Prepaid Expenses		2,344.68
	Subtotal Current Assets		\$ 110,784.25

RESERVE ASSETS

12500	Reserve-BB&T	\$	722.27
	Subtotal Deferred Assets		\$ 722.27

OTHER ASSETS

14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(18,416.92)
	Subtotal Other Assets		\$ 4,073.36

TOTAL ASSETS \$ 115,579.88

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LIABILITIES & EQUITY

CURRENT LIABILITIES

31050	Accrued Expenses	\$	786.00
33000	Notes Payable Insurance		70,828.60
36000	Prepaid Assessment		12,682.23
	Subtotal Current Liabilities		\$ 84,296.83

RESERVES

42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest		.59
	Subtotal Reserves		\$ 722.27

EQUITY

55000	Member's Equity	\$	40,972.02
	Current Year Net Income/(Loss)		(10,411.24)
	Subtotal Equity		\$ 30,560.78

TOTAL LIABILITIES & EQUITY \$ 115,579.88

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Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 04/01/14 to 04/30/14

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)	82,540.00	84,218.00	(1,678.00)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	82,540.00	84,218.00	(1,678.00)	252,654.00
Other Income								
60500	Late Fees Income	.00	15.00	(15.00)	75.00	60.00	15.00	180.00
60600	Interest Income	1.42	.00	1.42	6.10	.00	6.10	.00
60900	Screenings Income	.00	40.00	(40.00)	40.00	160.00	(120.00)	480.00
61900	Delinquent Action Admin Charg	(93.29)	.00	(93.29)	(58.29)	.00	(58.29)	.00
67000	Miscellaneous Income	35.00	.00	35.00	70.00	.00	70.00	.00
67010	Gate Cards Income	20.00	30.00	(10.00)	60.00	120.00	(60.00)	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(160.00)	160.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	40.00	(40.00)	120.00
67040	Laundry/Tokens Income	1,507.00	400.00	1,107.00	2,587.00	1,600.00	987.00	4,800.00
	Subtotal Other Income	1,470.13	455.00	1,015.13	2,779.81	1,820.00	959.81	5,460.00
	TOTAL INCOME	22,105.13	21,509.50	595.63	85,319.81	86,038.00	(718.19)	258,114.00
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EXPENSES								
Administrative								
70110	Management Fee	948.00	948.17	.17	3,792.00	3,792.68	.68	11,378.00
70130	Legal & Professional	.00	30.00	30.00	500.00	120.00	(380.00)	360.00
70140	Insurance General Liability	269.26	300.00	30.74	1,077.05	1,200.00	122.95	3,600.00
70145	Insurance Property	360.63	681.00	320.37	2,130.55	2,724.00	593.45	8,172.00
70150	Insurance Umbrella	133.19	150.00	16.81	532.74	600.00	67.26	1,800.00
70155	Insurance Finance/Taxes	103.95	105.00	1.05	415.87	420.00	4.13	1,260.00
70160	Insurance Windstorm	269.58	3,500.00	3,230.42	9,557.42	14,000.00	4,442.58	42,000.00
70165	Insurance Flood	2,183.18	2,000.00	(183.18)	7,664.81	8,000.00	335.19	24,000.00
70170	Insurance Workers Compensatio	169.07	176.00	6.93	676.27	704.00	27.73	2,112.00
70180	Insurance D & O	123.23	137.50	14.27	492.90	550.00	57.10	1,650.00
70190	Insurance Fidelity	43.30	44.00	.70	173.19	176.00	2.81	528.00
70195	Insurance Glass	156.99	167.17	10.18	627.95	668.68	40.73	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	503.92	.00	(503.92)	.00
70240	Dues & License	70.00	65.00	(5.00)	473.50	260.00	(213.50)	780.00
70270	ADP Fees	135.28	138.00	2.72	597.12	552.00	(45.12)	1,656.00
70275	Taxes & Audit Fees	.00	350.00	350.00	3,575.00	1,400.00	(2,175.00)	4,200.00
70276	ADP Payroll Taxes	463.37	463.00	(.37)	2,123.03	1,852.00	(271.03)	5,556.00
70277	Federal Income Taxes	.00	.00	.00	431.00	.00	(431.00)	.00
70280	Postage & Printing	172.93	116.00	(56.93)	824.45	464.00	(360.45)	1,392.00
71010	Salaries - General	2,042.39	2,205.00	162.61	9,028.08	8,820.00	(208.08)	26,460.00

Brickell 25, A Condo Assoc.
Income/Expense Statement
Period: 04/01/14 to 04/30/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Administrative	7,770.33	11,575.84	3,805.51	45,196.85	46,303.36	1,106.51	138,910.00
Utilities								
72010	Gas / Fuel Oil	20.04	.00	(20.04)	20.04	.00	(20.04)	.00
72100	Electricity	1,252.27	1,350.00	97.73	4,812.59	5,400.00	587.41	16,200.00
72200	Water & Sewer	1,033.23	800.00	(233.23)	5,246.18	3,200.00	(2,046.18)	9,600.00
72800	Telephone Lines	248.68	280.00	31.32	1,261.95	1,120.00	(141.95)	3,360.00
	Total Utilities	2,554.22	2,430.00	(124.22)	11,340.76	9,720.00	(1,620.76)	29,160.00
Maintenance Expenses								
74160	R&M-General	1,419.79	700.00	(719.79)	4,705.68	2,800.00	(1,905.68)	8,400.00
74170	R&M-Supplies	429.12	350.00	(79.12)	1,523.58	1,400.00	(123.58)	4,200.00
74175	R&M-Elevator	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	400.00	400.00	1,200.00
74185	R&M-Lighting	.00	100.00	100.00	.00	400.00	400.00	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	750.00	600.00	(150.00)	1,800.00
74195	R&M-Plumbing	1,300.00	300.00	(1,000.00)	1,780.00	1,200.00	(580.00)	3,600.00
	Total Maintenance Expenses	3,148.91	1,950.00	(1,198.91)	8,759.26	7,800.00	(959.26)	23,400.00
Site Improvements								
78100	Lawn Maintenance	150.00	150.00	.00	600.00	600.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	460.00	460.00	1,380.00
78300	Pest Control/Spraying	148.00	141.67	(6.33)	592.00	566.68	(25.32)	1,700.00
	Total Site Improvements	298.00	406.67	108.67	1,192.00	1,626.68	434.68	4,880.00
Contract Services								
80100	Pool Maintenance	186.00	190.00	4.00	738.65	760.00	21.35	2,280.00
80200	R&M-Pool Repairs	619.03	150.00	(469.03)	6,616.42	600.00	(6,016.42)	1,800.00
80400	Pool Permit	.00	12.00	12.00	.00	48.00	48.00	144.00
82100	Fire Panel Monitoring	85.05	300.00	214.95	2,250.93	1,200.00	(1,050.93)	3,600.00
82300	Trash Collection	1,539.49	1,300.00	(239.49)	5,914.58	5,200.00	(714.58)	15,600.00
82500	Janitorial Services	600.00	600.00	.00	2,700.00	2,400.00	(300.00)	7,200.00
82650	Elevator Maintenance	1,064.66	1,050.00	(14.66)	4,258.64	4,200.00	(58.64)	12,600.00
82655	Elevator Permit	.00	45.00	45.00	.00	180.00	180.00	540.00
82700	Bulk Cable Services	1,539.84	1,500.00	(39.84)	6,013.21	6,000.00	(13.21)	18,000.00
	Total Contract Services	5,634.07	5,147.00	(487.07)	28,492.43	20,588.00	(7,904.43)	61,764.00
Miscellaneous								
85206	Foreclosure/Bad Debt	749.75	.00	(749.75)	749.75	.00	(749.75)	.00

Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 04/01/14 to 04/30/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Miscellaneous	749.75	.00	(749.75)	749.75	.00	(749.75)	.00
	TOTAL EXPENSES	20,155.28	21,509.51	1,354.23	95,731.05	86,038.04	(9,693.01)	258,114.00
	NET INCOME/(LOSS)	1,949.85	(.01)	1,949.86	(10,411.24)	(.04)	(10,411.20)	.00