

Brickell 25, A Condo Assoc.

Balance Sheet  
As of 05/31/14

		ASSETS	
<b>CURRENT ASSETS</b>			
10100	Operating-BB&T	\$ 26,845.35	
11000	Accounts Receivable	2,679.52	
11150	Allows for Bad Debt	(277.21)	
12000	Prepaid Insurance	73,088.00	
12140	Prepaid Expenses	804.61	
	Subtotal Current Assets	\$ 103,140.27	
<b>RESERVE ASSETS</b>			
12500	Reserve-BB&T	\$ 722.30	
	Subtotal Deferred Assets	\$ 722.30	
<b>OTHER ASSETS</b>			
14100	Capital Improvement	\$ 22,490.28	
14500	Accumulated Depreciation	(18,542.90)	
	Subtotal Other Assets	\$ 3,947.38	
	<b>TOTAL ASSETS</b>	\$ 107,809.95	
		<b>LIABILITIES &amp; EQUITY</b>	
<b>CURRENT LIABILITIES</b>			
31050	Accrued Expenses	\$ 180.00	
33000	Notes Payable Insurance	63,745.74	
36000	Prepaid Assessment	11,020.50	
	Subtotal Current Liabilities	\$ 74,946.24	
<b>RESERVES</b>			
42000	Reserve-Roof Replacement	\$ 721.68	
46000	Reserve-Interest	.62	
	Subtotal Reserves	\$ 722.30	
<b>EQUITY</b>			
55000	Member's Equity	\$ 40,972.02	
	Current Year Net Income/(Loss)	(8,830.61)	
	Subtotal Equity	\$ 32,141.41	
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	\$ 107,809.95	

**Brickell 25, A Condo Assoc.**  
 Income/Expense Statement  
 Period: 05/01/14 to 05/31/14

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)	103,175.00	105,272.50	(2,097.50)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	103,175.00	105,272.50	(2,097.50)	252,654.00
Other Income								
60500	Late Fees Income	(75.00)	15.00	(90.00)	.00	75.00	(75.00)	180.00
60600	Interest Income	1.28	.00	1.28	7.38	.00	7.38	.00
60900	Screenings Income	.00	40.00	(40.00)	40.00	200.00	(160.00)	480.00
61900	Delinquent Action Admin Charg	15.16	.00	15.16	(43.13)	.00	(43.13)	.00
67000	Miscellaneous Income	.00	.00	.00	70.00	.00	70.00	.00
67010	Gate Cards Income	.00	30.00	(30.00)	60.00	150.00	(90.00)	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(200.00)	200.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	50.00	(50.00)	120.00
67040	Laundry/Tokens Income	595.50	400.00	195.50	3,182.50	2,000.00	1,182.50	4,800.00
	Subtotal Other Income	536.94	455.00	81.94	3,316.75	2,275.00	1,041.75	5,460.00
	TOTAL INCOME	21,171.94	21,509.50	(337.56)	106,491.75	107,547.50	(1,055.75)	258,114.00
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EXPENSES								
Administrative								
70110	Management Fee	948.00	948.17	.17	4,740.00	4,740.85	.85	11,378.00
70130	Legal & Professional	(76.45)	30.00	106.45	423.55	150.00	(273.55)	360.00
70140	Insurance General Liability	355.17	300.00	(55.17)	1,432.22	1,500.00	67.78	3,600.00
70145	Insurance Property	575.24	681.00	105.76	2,705.79	3,405.00	699.21	8,172.00
70150	Insurance Umbrella	168.70	150.00	(18.70)	701.44	750.00	48.56	1,800.00
70155	Insurance Finance/Taxes	128.18	105.00	(23.18)	544.05	525.00	(19.05)	1,260.00
70160	Insurance Windstorm	3,331.69	3,500.00	168.31	12,889.11	17,500.00	4,610.89	42,000.00
70165	Insurance Flood	1,956.40	2,000.00	43.60	9,621.21	10,000.00	378.79	24,000.00
70170	Insurance Workers Compensatio	174.70	176.00	1.30	850.97	880.00	29.03	2,112.00
70180	Insurance D & O	90.95	137.50	46.55	583.85	687.50	103.65	1,650.00
70190	Insurance Fidelity	54.81	44.00	(10.81)	228.00	220.00	(8.00)	528.00
70195	Insurance Glass	197.40	167.17	(30.23)	825.35	835.85	10.50	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	629.90	.00	(629.90)	.00
70240	Dues & License	.00	65.00	65.00	473.50	325.00	(148.50)	780.00
70270	ADP Fees	202.92	138.00	(64.92)	800.04	690.00	(110.04)	1,656.00
70275	Taxes & Audit Fees	.00	350.00	350.00	3,575.00	1,750.00	(1,825.00)	4,200.00
70276	ADP Payroll Taxes	537.98	463.00	(74.98)	2,661.01	2,315.00	(346.01)	5,556.00
70277	Federal Income Taxes	.00	.00	.00	431.00	.00	(431.00)	.00
70280	Postage & Printing	.29	116.00	115.71	824.74	580.00	(244.74)	1,392.00
71010	Salaries - General	2,237.54	2,205.00	(32.54)	11,265.62	11,025.00	(240.62)	26,460.00

**Brickell 25, A Condo Assoc.**  
 Income/Expense Statement  
 Period: 05/01/14 to 05/31/14

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Total Administrative	11,009.50	11,575.84	566.34	56,206.35	57,879.20	1,672.85	138,910.00
Utilities								
72010	Gas / Fuel Oil	20.48	.00	(20.48)	40.52	.00	(40.52)	.00
72100	Electricity	1,265.56	1,350.00	84.44	6,078.15	6,750.00	671.85	16,200.00
72200	Water & Sewer	999.74	800.00	(199.74)	6,245.92	4,000.00	(2,245.92)	9,600.00
72800	Telephone Lines	321.48	280.00	(41.48)	1,583.43	1,400.00	(183.43)	3,360.00
	Total Utilities	2,607.26	2,430.00	(177.26)	13,948.02	12,150.00	(1,798.02)	29,160.00
Maintenance Expenses								
74160	R&M-General	95.00	700.00	605.00	4,800.68	3,500.00	(1,300.68)	8,400.00
74170	R&M-Supplies	988.51	350.00	(638.51)	2,512.09	1,750.00	(762.09)	4,200.00
74175	R&M-Elevator	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	500.00	500.00	1,200.00
74185	R&M-Lighting	.00	100.00	100.00	.00	500.00	500.00	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	750.00	750.00	.00	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	1,780.00	1,500.00	(280.00)	3,600.00
	Total Maintenance Expenses	1,083.51	1,950.00	866.49	9,842.77	9,750.00	(92.77)	23,400.00
Site Improvements								
78100	Lawn Maintenance	150.00	150.00	.00	750.00	750.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	575.00	575.00	1,380.00
78300	Pest Control/Spraying	148.00	141.67	(6.33)	740.00	708.35	(31.65)	1,700.00
	Total Site Improvements	298.00	406.67	108.67	1,490.00	2,033.35	543.35	4,880.00
Contract Services								
80100	Pool Maintenance	186.00	190.00	4.00	924.65	950.00	25.35	2,280.00
80200	R&M-Pool Repairs	34.22	150.00	115.78	6,650.64	750.00	(5,900.64)	1,800.00
80400	Pool Permit	125.25	12.00	(113.25)	125.25	60.00	(65.25)	144.00
82100	Fire Panel Monitoring	.00	300.00	300.00	2,250.93	1,500.00	(750.93)	3,600.00
82300	Trash Collection	1,515.38	1,300.00	(215.38)	7,429.96	6,500.00	(929.96)	15,600.00
82500	Janitorial Services	600.00	600.00	.00	3,300.00	3,000.00	(300.00)	7,200.00
82650	Elevator Maintenance	1,064.66	1,050.00	(14.66)	5,323.30	5,250.00	(73.30)	12,600.00
82655	Elevator Permit	.00	45.00	45.00	.00	225.00	225.00	540.00
82700	Bulk Cable Services	1,540.07	1,500.00	(40.07)	7,553.28	7,500.00	(53.28)	18,000.00
	Total Contract Services	5,065.58	5,147.00	81.42	33,558.01	25,735.00	(7,823.01)	61,764.00
Miscellaneous								
85206	Foreclosure/Bad Debt	(472.54)	.00	472.54	277.21	.00	(277.21)	.00

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 Income/Expense Statement  
 Period: 05/01/14 to 05/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Miscellaneous	(472.54)	.00	472.54	277.21	.00	(277.21)	.00
	TOTAL EXPENSES	19,591.31	21,509.51	1,918.20	115,322.36	107,547.55	(7,774.81)	258,114.00
	NET INCOME/(LOSS)	1,580.63	(.01)	1,580.64	(8,830.61)	(.05)	(8,830.56)	.00