

Brickell 25, A Condo Assoc.

Balance Sheet As of 12/31/14

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$	31,259.71
11000	Accounts Receivable		1,718.47
12000	Prepaid Insurance		25,647.84
12140	Prepaid Expenses		804.61
	Subtotal Current Assets		\$ 59,430.63
 RESERVE ASSETS			
12500	Reserve-BB&T	\$	707.51
	Subtotal Deferred Assets		\$ 707.51
 OTHER ASSETS			
14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(19,424.76)
	Subtotal Other Assets		\$ 3,065.52
	TOTAL ASSETS		\$ 63,203.66

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$	462.85
31050	Accrued Expenses		1,978.16
33000	Notes Payable Insurance		14,132.22
36000	Prepaid Assessment		14,827.35
	Subtotal Current Liabilities		\$ 31,400.58
 RESERVES			
42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(14.17)
	Subtotal Reserves		\$ 707.51
 EQUITY			
55000	Member's Equity	\$	40,972.02
	Current Year Net Income/(Loss)		(9,876.45)
	Subtotal Equity		\$ 31,095.57
	TOTAL LIABILITIES & EQUITY		\$ 63,203.66

Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 12/01/14 to 12/31/14

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)	247,620.00	252,654.00	(5,034.00)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	247,620.00	252,654.00	(5,034.00)	252,654.00
Other Income								
60500	Late Fees Income	(46.56)	15.00	(61.56)	178.44	180.00	(1.56)	180.00
60600	Interest Income	1.21	.00	1.21	15.55	.00	15.55	.00
60900	Screenings Income	.00	40.00	(40.00)	40.00	480.00	(440.00)	480.00
61900	Delinquent Action Admin Charg	.00	.00	.00	(58.13)	.00	(58.13)	.00
67000	Miscellaneous Income	.00	.00	.00	105.00	.00	105.00	.00
67010	Transmitter Income	.00	30.00	(30.00)	390.00	360.00	30.00	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(480.00)	480.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	120.00	(120.00)	120.00
67040	Laundry/Tokens Income	.00	400.00	(400.00)	5,837.23	4,800.00	1,037.23	4,800.00
	Subtotal Other Income	(45.35)	455.00	(500.35)	6,508.09	5,460.00	1,048.09	5,460.00
	TOTAL INCOME	20,589.65	21,509.50	(919.85)	254,128.09	258,114.00	(3,985.91)	258,114.00
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EXPENSES								
Administrative								
70110	Management Fee	948.00	948.13	.13	11,376.00	11,378.00	2.00	11,378.00
70130	Legal & Professional	.00	30.00	30.00	675.76	360.00	(315.76)	360.00
70140	Insurance General Liability	292.33	300.00	7.67	3,450.24	3,600.00	149.76	3,600.00
70145	Insurance Property	575.24	681.00	105.76	6,676.79	8,172.00	1,495.21	8,172.00
70150	Insurance Umbrella	137.62	150.00	12.38	1,651.49	1,800.00	148.51	1,800.00
70155	Insurance Finance/Taxes	110.68	105.00	(5.68)	1,308.10	1,260.00	(48.10)	1,260.00
70160	Insurance Windstorm	3,331.69	3,500.00	168.31	35,888.53	42,000.00	6,111.47	42,000.00
70165	Insurance Flood	1,956.40	2,000.00	43.60	23,126.68	24,000.00	873.32	24,000.00
70170	Insurance Workers Compensatio	174.69	176.00	1.31	2,056.97	2,112.00	55.03	2,112.00
70180	Insurance D & O	62.20	137.50	75.30	1,013.25	1,650.00	636.75	1,650.00
70190	Insurance Fidelity	44.74	44.00	(.74)	536.86	528.00	(8.86)	528.00
70195	Insurance Glass	160.78	167.13	6.35	1,935.24	2,006.00	70.76	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	1,511.76	.00	(1,511.76)	.00
70240	Dues & License	.00	65.00	65.00	778.00	780.00	2.00	780.00
70270	ADP Fees	142.88	138.00	(4.88)	1,864.04	1,656.00	(208.04)	1,656.00
70275	Taxes & Audit Fees	.00	350.00	350.00	3,575.00	4,200.00	625.00	4,200.00
70276	ADP Payroll Taxes	357.18	463.00	105.82	5,598.53	5,556.00	(42.53)	5,556.00
70277	Federal Income Taxes	.00	.00	.00	431.00	.00	(431.00)	.00
70280	Postage & Printing	215.61	116.00	(99.61)	1,373.05	1,392.00	18.95	1,392.00
71010	Salaries - General	1,697.75	2,205.00	507.25	24,840.53	26,460.00	1,619.47	26,460.00

Brickell 25, A Condo Assoc.
Income/Expense Statement
Period: 12/01/14 to 12/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Administrative	10,333.77	11,575.76	1,241.99	129,667.82	138,910.00	9,242.18	138,910.00
Utilities								
72100	Electricity	1,162.36	1,350.00	187.64	14,704.72	16,200.00	1,495.28	16,200.00
72200	Water & Sewer	1,078.16	800.00	(278.16)	12,788.15	9,600.00	(3,188.15)	9,600.00
72800	Telephone Lines	280.30	280.00	(.30)	3,986.58	3,360.00	(626.58)	3,360.00
	Total Utilities	2,520.82	2,430.00	(90.82)	31,479.45	29,160.00	(2,319.45)	29,160.00
Maintenance Expenses								
74160	R&M-General	1,542.25	700.00	(842.25)	8,105.37	8,400.00	294.63	8,400.00
74170	R&M-Supplies	(536.39)	350.00	886.39	6,418.43	4,200.00	(2,218.43)	4,200.00
74175	R&M-Elevator	.00	250.00	250.00	580.00	3,000.00	2,420.00	3,000.00
74180	R&M-Air Conditioning	.00	100.00	100.00	2,820.00	1,200.00	(1,620.00)	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	.00	1,200.00	1,200.00	1,200.00
74190	R&M-Fire Equipment	1,007.00	150.00	(857.00)	2,920.61	1,800.00	(1,120.61)	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	4,933.83	3,600.00	(1,333.83)	3,600.00
	Total Maintenance Expenses	2,012.86	1,950.00	(62.86)	25,778.24	23,400.00	(2,378.24)	23,400.00
Site Improvements								
78100	Lawn Maintenance	150.00	150.00	.00	1,800.00	1,800.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	2,065.00	1,380.00	(685.00)	1,380.00
78300	Pest Control/Spraying	148.00	141.63	(6.37)	1,776.00	1,700.00	(76.00)	1,700.00
	Total Site Improvements	298.00	406.63	108.63	5,641.00	4,880.00	(761.00)	4,880.00
Contract Services								
80100	Pool Maintenance	194.00	190.00	(4.00)	2,282.65	2,280.00	(2.65)	2,280.00
80200	R&M-Pool Repairs	.00	150.00	150.00	6,768.96	1,800.00	(4,968.96)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	144.00	18.75	144.00
82100	Fire Panel Monitoring	876.17	300.00	(576.17)	5,061.44	3,600.00	(1,461.44)	3,600.00
82300	Trash Collection	1,496.84	1,300.00	(196.84)	18,045.51	15,600.00	(2,445.51)	15,600.00
82500	Janitorial Services	640.00	600.00	(40.00)	7,890.00	7,200.00	(690.00)	7,200.00
82650	Elevator Maint. Contract	1,095.66	1,050.00	(45.66)	12,930.92	12,600.00	(330.92)	12,600.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	540.00	540.00	540.00
82700	Bulk Cable Services	1,539.83	1,500.00	(39.83)	18,333.30	18,000.00	(333.30)	18,000.00
	Total Contract Services	5,842.50	5,147.00	(695.50)	71,438.03	61,764.00	(9,674.03)	61,764.00
	TOTAL EXPENSES	21,007.95	21,509.39	501.44	264,004.54	258,114.00	(5,890.54)	258,114.00

