

# Brickell 25, A Condo Assoc.

## Balance Sheet As of 01/31/15

		ASSETS	
<b>CURRENT ASSETS</b>			
10100	Operating-BB&T	\$	27,494.75
11000	Accounts Receivable		2,377.98
12000	Prepaid Insurance		20,837.41
12140	Prepaid Expenses		804.61
	Subtotal Current Assets		\$ 51,514.75
 <b>RESERVE ASSETS</b>			
12500	Reserve-BB&T	\$	700.04
	Subtotal Deferred Assets		\$ 700.04
 <b>OTHER ASSETS</b>			
14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(19,550.74)
	Subtotal Other Assets		\$ 2,939.54
	<b>TOTAL ASSETS</b>		\$ 55,154.33

		LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES</b>			
31050	Accrued Expenses	\$	1,050.00
33000	Notes Payable Insurance		7,066.11
36000	Prepaid Assessment		13,288.05
	Subtotal Current Liabilities		\$ 21,404.16
 <b>RESERVES</b>			
42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(21.64)
	Subtotal Reserves		\$ 700.04
 <b>EQUITY</b>			
55000	Member's Equity	\$	31,095.57
	Current Year Net Income/(Loss)		1,954.56
	Subtotal Equity		\$ 33,050.13
	<b>TOTAL LIABILITIES &amp; EQUITY</b>		\$ 55,154.33

**Brickell 25, A Condo Assoc.**  
 Income/Expense Statement  
 Period: 01/01/15 to 01/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
60100	Maintenance Fee	21,350.98	21,350.98	.00	21,350.98	21,350.98	.00	256,211.76
	Subtotal Income	21,350.98	21,350.98	.00	21,350.98	21,350.98	.00	256,211.76
<b>Other Income</b>								
60500	Late Fees Income	.00	10.00	(10.00)	.00	10.00	(10.00)	120.00
60600	Interest Income	1.31	.00	1.31	1.31	.00	1.31	.00
60900	Screenings Income	.00	5.00	(5.00)	.00	5.00	(5.00)	60.00
67000	Miscellaneous Income	40.00	10.00	30.00	40.00	10.00	30.00	120.00
67010	Transmitter Income	40.00	25.00	15.00	40.00	25.00	15.00	300.00
67020	Taxation	.00	(50.00)	50.00	.00	(50.00)	50.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	10.00	(10.00)	120.00
67040	Laundry/Tokens Income	812.81	500.00	312.81	812.81	500.00	312.81	6,000.00
	Subtotal Other Income	894.12	510.00	384.12	894.12	510.00	384.12	6,120.00
	<b>TOTAL INCOME</b>	<b>22,245.10</b>	<b>21,860.98</b>	<b>384.12</b>	<b>22,245.10</b>	<b>21,860.98</b>	<b>384.12</b>	<b>262,331.76</b>
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<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	948.00	948.00	.00	948.00	948.00	.00	11,376.00
70130	Legal & Professional	.00	50.00	50.00	.00	50.00	50.00	600.00
70140	Insurance General Liability	292.33	290.00	(2.33)	292.33	290.00	(2.33)	3,480.00
70145	Insurance Property	575.24	575.00	(.24)	575.24	575.00	(.24)	6,900.00
70150	Insurance Umbrella	137.62	140.00	2.38	137.62	140.00	2.38	1,680.00
70155	Insurance Finance/Taxes	110.68	110.00	(.68)	110.68	110.00	(.68)	1,320.00
70160	Insurance Windstorm	3,331.69	3,335.00	3.31	3,331.69	3,335.00	3.31	40,020.00
70165	Insurance Flood	1,956.40	1,950.00	(6.40)	1,956.40	1,950.00	(6.40)	23,400.00
70170	Insurance Workers Compensatio	172.75	176.00	3.25	172.75	176.00	3.25	2,112.00
70180	Insurance D & O	62.20	65.00	2.80	62.20	65.00	2.80	780.00
70190	Insurance Fidelity	44.74	44.00	(.74)	44.74	44.00	(.74)	528.00
70195	Insurance Glass	160.78	170.00	9.22	160.78	170.00	9.22	2,040.00
70210	Depreciation Expense	125.98	126.00	.02	125.98	126.00	.02	1,512.00
70240	Dues & License	403.50	65.00	(338.50)	403.50	65.00	(338.50)	780.00
70270	ADP Fees	203.98	153.00	(50.98)	203.98	153.00	(50.98)	1,836.00
70275	Taxes & Audit Fees	.00	300.00	300.00	.00	300.00	300.00	3,600.00
70276	ADP Payroll Taxes	601.41	510.00	(91.41)	601.41	510.00	(91.41)	6,120.00
70280	Postage & Printing	287.56	118.00	(169.56)	287.56	118.00	(169.56)	1,416.00
71010	Salaries - General	2,656.64	2,210.00	(446.64)	2,656.64	2,210.00	(446.64)	26,520.00
	Total Administrative	12,071.50	11,335.00	(736.50)	12,071.50	11,335.00	(736.50)	136,020.00

**Brickell 25, A Condo Assoc.**  
 Income/Expense Statement  
 Period: 01/01/15 to 01/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>Utilities</b>								
72100	Electricity	1,215.02	1,300.00	84.98	1,215.02	1,300.00	84.98	15,600.00
72200	Water & Sewer	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	12,000.00
72800	Telephone Lines	444.57	325.00	(119.57)	444.57	325.00	(119.57)	3,900.00
	<b>Total Utilities</b>	<b>1,659.59</b>	<b>2,625.00</b>	<b>965.41</b>	<b>1,659.59</b>	<b>2,625.00</b>	<b>965.41</b>	<b>31,500.00</b>
<b>Maintenance Expenses</b>								
74160	R&M-General	792.00	749.98	(42.02)	792.00	749.98	(42.02)	8,999.76
74170	R&M-Supplies	785.02	350.00	(435.02)	785.02	350.00	(435.02)	4,200.00
74175	R&M-Elevator	.00	100.00	100.00	.00	100.00	100.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	100.00	100.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	.00	100.00	100.00	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	.00	150.00	150.00	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	.00	300.00	300.00	3,600.00
	<b>Total Maintenance Expenses</b>	<b>1,577.02</b>	<b>1,849.98</b>	<b>272.96</b>	<b>1,577.02</b>	<b>1,849.98</b>	<b>272.96</b>	<b>22,199.76</b>
<b>Site Improvements</b>								
78100	Lawn Maintenance	150.00	150.00	.00	150.00	150.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	115.00	115.00	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	148.00	148.00	.00	1,776.00
	<b>Total Site Improvements</b>	<b>298.00</b>	<b>413.00</b>	<b>115.00</b>	<b>298.00</b>	<b>413.00</b>	<b>115.00</b>	<b>4,956.00</b>
<b>Contract Services</b>								
80100	Pool Maintenance	194.00	194.00	.00	194.00	194.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	.00	150.00	150.00	1,800.00
80400	Pool Permit	.00	12.00	12.00	.00	12.00	12.00	144.00
82100	Fire Panel Monitoring	91.00	402.00	311.00	91.00	402.00	311.00	4,824.00
82300	Trash Collection	1,463.94	1,550.00	86.06	1,463.94	1,550.00	86.06	18,600.00
82500	Janitorial Services	300.00	650.00	350.00	300.00	650.00	350.00	7,800.00
82650	Elevator Maint. Contract	1,095.66	1,095.00	(.66)	1,095.66	1,095.00	(.66)	13,140.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	45.00	45.00	540.00
82700	Bulk Cable Services	1,539.83	1,540.00	.17	1,539.83	1,540.00	.17	18,480.00
	<b>Total Contract Services</b>	<b>4,684.43</b>	<b>5,638.00</b>	<b>953.57</b>	<b>4,684.43</b>	<b>5,638.00</b>	<b>953.57</b>	<b>67,656.00</b>
	<b>TOTAL EXPENSES</b>	<b>20,290.54</b>	<b>21,860.98</b>	<b>1,570.44</b>	<b>20,290.54</b>	<b>21,860.98</b>	<b>1,570.44</b>	<b>262,331.76</b>
	<b>NET INCOME/(LOSS)</b>	<b>1,954.56</b>	<b>.00</b>	<b>1,954.56</b>	<b>1,954.56</b>	<b>.00</b>	<b>1,954.56</b>	<b>.00</b>

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Run Date: 02/04/15  
Run Time: 12:24 AM

Brickell 25, A Condo Assoc.  
Income/Expense Statement  
Period: 01/01/15 to 01/31/15

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
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