

Brickell 25, A Condo Assoc.

Balance Sheet
As of 02/28/15

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$ 31,054.61	
11000	Accounts Receivable	3,021.88	
12000	Prepaid Insurance	14,655.34	
12140	Prepaid Expenses	804.61	
	Subtotal Current Assets		\$ 49,536.44
RESERVE ASSETS			
12500	Reserve-BB&T	\$ 692.57	
	Subtotal Deferred Assets		\$ 692.57
OTHER ASSETS			
14100	Capital Improvement	\$ 22,490.28	
14500	Accumulated Depreciation	(19,676.72)	
	Subtotal Other Assets		\$ 2,813.56
	TOTAL ASSETS		\$ 53,042.57

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		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$ 167.81	
31050	Accrued Expenses	1,200.00	
36000	Prepaid Assessment	16,449.06	
	Subtotal Current Liabilities		\$ 17,816.87
RESERVES			
42000	Reserve-Roof Replacement	\$ 721.68	
46000	Reserve-Interest/Bank Fees	(29.11)	
	Subtotal Reserves		\$ 692.57
EQUITY			
55000	Member's Equity	\$ 31,095.57	
	Current Year Net Income/(Loss)	3,437.56	
	Subtotal Equity		\$ 34,533.13
	TOTAL LIABILITIES & EQUITY		\$ 53,042.57

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Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 02/01/15 to 02/28/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	21,350.98	21,350.98	.00	42,701.96	42,701.96	.00	256,211.76
	Subtotal Income	<u>21,350.98</u>	<u>21,350.98</u>	<u>.00</u>	<u>42,701.96</u>	<u>42,701.96</u>	<u>.00</u>	<u>256,211.76</u>
Other Income								
60500	Late Fees Income	175.00	10.00	165.00	175.00	20.00	155.00	120.00
60600	Interest Income	1.24	.00	1.24	2.55	.00	2.55	.00
60900	Screenings Income	120.00	5.00	115.00	120.00	10.00	110.00	60.00
67000	Miscellaneous Income	20.00	10.00	10.00	60.00	20.00	40.00	120.00
67010	Transmitter Income	.00	25.00	(25.00)	40.00	50.00	(10.00)	300.00
67020	Taxation	.00	(50.00)	50.00	.00	(100.00)	100.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	20.00	(20.00)	120.00
67040	Laundry/Tokens Income	495.40	500.00	(4.60)	1,308.21	1,000.00	308.21	6,000.00
	Subtotal Other Income	<u>811.64</u>	<u>510.00</u>	<u>301.64</u>	<u>1,705.76</u>	<u>1,020.00</u>	<u>685.76</u>	<u>6,120.00</u>
	TOTAL INCOME	<u>22,162.62</u>	<u>21,860.98</u>	<u>301.64</u>	<u>44,407.72</u>	<u>43,721.96</u>	<u>685.76</u>	<u>262,331.76</u>
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EXPENSES								
Administrative								
70110	Management Fee	948.00	948.00	.00	1,896.00	1,896.00	.00	11,376.00
70130	Legal & Professional	.00	50.00	50.00	.00	100.00	100.00	600.00
70140	Insurance General Liability	264.04	290.00	25.96	556.37	580.00	23.63	3,480.00
70145	Insurance Property	519.57	575.00	55.43	1,094.81	1,150.00	55.19	6,900.00
70150	Insurance Umbrella	124.34	140.00	15.66	261.96	280.00	18.04	1,680.00
70155	Insurance Finance/Taxes	99.97	110.00	10.03	210.65	220.00	9.35	1,320.00
70160	Insurance Windstorm	3,009.27	3,335.00	325.73	6,340.96	6,670.00	329.04	40,020.00
70165	Insurance Flood	1,767.07	1,950.00	182.93	3,723.47	3,900.00	176.53	23,400.00
70170	Insurance Workers Compensatio	156.00	176.00	20.00	328.75	352.00	23.25	2,112.00
70180	Insurance D & O	56.18	65.00	8.82	118.38	130.00	11.62	780.00
70190	Insurance Fidelity	40.41	44.00	3.59	85.15	88.00	2.85	528.00
70195	Insurance Glass	145.22	170.00	24.78	306.00	340.00	34.00	2,040.00
70210	Depreciation Expense	125.98	126.00	.02	251.96	252.00	.04	1,512.00
70240	Dues & License	.00	65.00	65.00	403.50	130.00	(273.50)	780.00
70270	ADP Fees	142.88	153.00	10.12	346.86	306.00	(40.86)	1,836.00
70275	Taxes & Audit Fees	.00	300.00	300.00	.00	600.00	600.00	3,600.00
70276	ADP Payroll Taxes	479.56	510.00	30.44	1,080.97	1,020.00	(60.97)	6,120.00
70280	Postage & Printing	136.83	118.00	(18.83)	424.39	236.00	(188.39)	1,416.00
71010	Salaries - General	2,028.61	2,210.00	181.39	4,685.25	4,420.00	(265.25)	26,520.00
	Total Administrative	<u>10,043.93</u>	<u>11,335.00</u>	<u>1,291.07</u>	<u>22,115.43</u>	<u>22,670.00</u>	<u>554.57</u>	<u>136,020.00</u>

Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 02/01/15 to 02/28/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Utilities								
72100	Electricity	1,047.98	1,300.00	252.02	2,263.00	2,600.00	337.00	15,600.00
72200	Water & Sewer	781.99	1,000.00	218.01	781.99	2,000.00	1,218.01	12,000.00
72800	Telephone Lines	328.53	325.00	(3.53)	773.10	650.00	(123.10)	3,900.00
	Total Utilities	2,158.50	2,625.00	466.50	3,818.09	5,250.00	1,431.91	31,500.00
Maintenance Expenses								
74160	R&M-General	342.40	749.98	407.58	1,134.40	1,499.96	365.56	8,999.76
74170	R&M-Supplies	325.10	350.00	24.90	1,110.12	700.00	(410.12)	4,200.00
74175	R&M-Elevator	.00	100.00	100.00	.00	200.00	200.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	200.00	200.00	1,200.00
74185	R&M-Electrical & Lighting	2,657.86	100.00	(2,557.86)	2,657.86	200.00	(2,457.86)	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	.00	300.00	300.00	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	.00	600.00	600.00	3,600.00
	Total Maintenance Expenses	3,325.36	1,849.98	(1,475.38)	4,902.38	3,699.96	(1,202.42)	22,199.76
Site Improvements								
78100	Lawn Maintenance	150.00	150.00	.00	300.00	300.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	230.00	230.00	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	296.00	296.00	.00	1,776.00
	Total Site Improvements	298.00	413.00	115.00	596.00	826.00	230.00	4,956.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	388.00	388.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	.00	300.00	300.00	1,800.00
80400	Pool Permit	.00	12.00	12.00	.00	24.00	24.00	144.00
82100	Fire Panel Monitoring	.00	402.00	402.00	91.00	804.00	713.00	4,824.00
82300	Trash Collection	1,424.34	1,550.00	125.66	2,888.28	3,100.00	211.72	18,600.00
82500	Janitorial Services	600.00	650.00	50.00	900.00	1,300.00	400.00	7,800.00
82650	Elevator Maint. Contract	1,095.66	1,095.00	(.66)	2,191.32	2,190.00	(1.32)	13,140.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	90.00	90.00	540.00
82700	Bulk Cable Services	1,539.83	1,540.00	.17	3,079.66	3,080.00	.34	18,480.00
	Total Contract Services	4,853.83	5,638.00	784.17	9,538.26	11,276.00	1,737.74	67,656.00
	TOTAL EXPENSES	20,679.62	21,860.98	1,181.36	40,970.16	43,721.96	2,751.80	262,331.76
	NET INCOME/(LOSS)	1,483.00	.00	1,483.00	3,437.56	.00	3,437.56	.00
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Brickell 25, A Condo Assoc.
Income/Expense Statement
Period: 02/01/15 to 02/28/15

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