

Brickell 25, A Condo Assoc.

Balance Sheet
As of 03/31/15

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	34,684.95	
11000	Accounts Receivable		3,443.34	
12000	Prepaid Insurance		7,483.91	
	Subtotal Current Assets			\$ 45,612.20

RESERVE ASSETS

12500	Reserve-BB&T	\$	685.10	
	Subtotal Deferred Assets			\$ 685.10

OTHER ASSETS

14100	Capital Improvement	\$	22,490.28	
14500	Accumulated Depreciation		(19,802.70)	
21000	Utility Deposits		804.61	
	Subtotal Other Assets			\$ 3,492.19

TOTAL ASSETS \$ 49,789.49

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LIABILITIES & EQUITY

CURRENT LIABILITIES

36000	Prepaid Assessment	\$	16,366.64	
	Subtotal Current Liabilities			\$ 16,366.64

RESERVES

42000	Reserve-Roof Replacement	\$	721.68	
46000	Reserve-Interest/Bank Fees		(36.58)	
	Subtotal Reserves			\$ 685.10

EQUITY

55000	Member's Equity	\$	31,095.57	
	Current Year Net Income/(Loss)		1,642.18	
	Subtotal Equity			\$ 32,737.75

TOTAL LIABILITIES & EQUITY \$ 49,789.49

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Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 03/01/15 to 03/31/15

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	64,052.94	64,052.94	.00	256,211.76
	Subtotal Income	21,350.98	21,350.98	.00	64,052.94	64,052.94	.00	256,211.76
Other Income								
60500	Late Fees Income	175.00	10.00	165.00	350.00	30.00	320.00	120.00
60600	Interest Income	1.60	.00	1.60	4.15	.00	4.15	.00
60900	Screenings Income	.00	5.00	(5.00)	120.00	15.00	105.00	60.00
67000	Miscellaneous Income	90.00	10.00	80.00	150.00	30.00	120.00	120.00
67010	Transmitter Income	.00	25.00	(25.00)	40.00	75.00	(35.00)	300.00
67020	Taxation	.00	(50.00)	50.00	.00	(150.00)	150.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	30.00	(30.00)	120.00
67040	Laundry/Tokens Income	.00	500.00	(500.00)	1,308.21	1,500.00	(191.79)	6,000.00
	Subtotal Other Income	266.60	510.00	(243.40)	1,972.36	1,530.00	442.36	6,120.00
	TOTAL INCOME	21,617.58	21,860.98	(243.40)	66,025.30	65,582.94	442.36	262,331.76
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EXPENSES								
Administrative								
70110	Management Fee	948.00	948.00	.00	2,844.00	2,844.00	.00	11,376.00
70130	Legal & Professional	.00	50.00	50.00	.00	150.00	150.00	600.00
70140	Insurance General Liability	292.33	290.00	(2.33)	848.70	870.00	21.30	3,480.00
70145	Insurance Property	575.24	575.00	(.24)	1,670.05	1,725.00	54.95	6,900.00
70150	Insurance Umbrella	137.62	140.00	2.38	399.58	420.00	20.42	1,680.00
70155	Insurance Finance/Taxes	110.68	110.00	(.68)	321.33	330.00	8.67	1,320.00
70160	Insurance Windstorm	3,331.69	3,335.00	3.31	9,672.65	10,005.00	332.35	40,020.00
70165	Insurance Flood	1,956.40	1,950.00	(6.40)	5,679.87	5,850.00	170.13	23,400.00
70170	Insurance Workers Compensatio	172.75	176.00	3.25	501.50	528.00	26.50	2,112.00
70180	Insurance D & O	62.20	65.00	2.80	180.58	195.00	14.42	780.00
70190	Insurance Fidelity	44.74	44.00	(.74)	129.89	132.00	2.11	528.00
70195	Insurance Glass	160.78	170.00	9.22	466.78	510.00	43.22	2,040.00
70210	Depreciation Expense	125.98	126.00	.02	377.94	378.00	.06	1,512.00
70240	Dues & License	222.00	65.00	(157.00)	625.50	195.00	(430.50)	780.00
70270	ADP Fees	199.99	153.00	(46.99)	546.85	459.00	(87.85)	1,836.00
70275	Taxes & Audit Fees	4,075.00	300.00	(3,775.00)	4,075.00	900.00	(3,175.00)	3,600.00
70276	ADP Payroll Taxes	343.67	510.00	166.33	1,424.64	1,530.00	105.36	6,120.00
70280	Postage & Printing	104.25	118.00	13.75	528.64	354.00	(174.64)	1,416.00
71010	Salaries - General	1,615.56	2,210.00	594.44	6,300.81	6,630.00	329.19	26,520.00
	Total Administrative	14,478.88	11,335.00	(3,143.88)	36,594.31	34,005.00	(2,589.31)	136,020.00
Utilities								
72100	Electricity	934.50	1,300.00	365.50	3,197.50	3,900.00	702.50	15,600.00

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Income/Expense Statement
 Period: 03/01/15 to 03/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72200	Water & Sewer	855.33	1,000.00	144.67	1,637.32	3,000.00	1,362.68	12,000.00
72800	Telephone Lines	328.26	325.00	(3.26)	1,101.36	975.00	(126.36)	3,900.00
	Total Utilities	2,118.09	2,625.00	506.91	5,936.18	7,875.00	1,938.82	31,500.00
Maintenance Expenses								
74160	R&M-General	588.29	749.98	161.69	1,722.69	2,249.94	527.25	8,999.76
74170	R&M-Supplies	576.33	350.00	(226.33)	1,686.45	1,050.00	(636.45)	4,200.00
74175	R&M-Elevator	117.70	100.00	(17.70)	117.70	300.00	182.30	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	300.00	300.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	2,657.86	300.00	(2,357.86)	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	.00	450.00	450.00	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	.00	900.00	900.00	3,600.00
	Total Maintenance Expenses	1,282.32	1,849.98	567.66	6,184.70	5,549.94	(634.76)	22,199.76
Site Improvements								
78100	Lawn Maintenance	(675.00)	150.00	825.00	(375.00)	450.00	825.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	345.00	345.00	1,380.00
78300	Pest Control/Spraying	223.00	148.00	(75.00)	519.00	444.00	(75.00)	1,776.00
	Total Site Improvements	(452.00)	413.00	865.00	144.00	1,239.00	1,095.00	4,956.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	582.00	582.00	.00	2,328.00
80200	Pool Repairs	118.32	150.00	31.68	118.32	450.00	331.68	1,800.00
80400	Pool Permit	.00	12.00	12.00	.00	36.00	36.00	144.00
82100	Fire Panel Monitoring	876.17	402.00	(474.17)	967.17	1,206.00	238.83	4,824.00
82300	Trash Collection	1,484.75	1,550.00	65.25	4,373.03	4,650.00	276.97	18,600.00
82500	Janitorial Services	600.00	650.00	50.00	1,500.00	1,950.00	450.00	7,800.00
82650	Elevator Maint. Contract	1,095.66	1,095.00	(.66)	3,286.98	3,285.00	(1.98)	13,140.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	135.00	135.00	540.00
82700	Bulk Cable Services	1,616.77	1,540.00	(76.77)	4,696.43	4,620.00	(76.43)	18,480.00
	Total Contract Services	5,985.67	5,638.00	(347.67)	15,523.93	16,914.00	1,390.07	67,656.00
	TOTAL EXPENSES	23,412.96	21,860.98	(1,551.98)	64,383.12	65,582.94	1,199.82	262,331.76
	NET INCOME/(LOSS)	(1,795.38)	.00	(1,795.38)	1,642.18	.00	1,642.18	.00