

Brickell 25, A Condo Assoc.

Page: 1

Balance Sheet
As of 05/31/15

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$ 31,875.67	
11000	Accounts Receivable	2,248.41	
12000	Prepaid Insurance	80,064.35	
	Subtotal Current Assets		\$ 114,188.43
RESERVE ASSETS			
12500	Reserve-BB&T	\$ 670.16	
	Subtotal Deferred Assets		\$ 670.16
OTHER ASSETS			
14100	Capital Improvement	\$ 22,490.28	
14500	Accumulated Depreciation	(20,054.66)	
21000	Utility Deposits	804.61	
	Subtotal Other Assets		\$ 3,240.23
	TOTAL ASSETS		\$ 118,098.82
=====			

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
33000	Notes Payable Insurance	\$ 67,817.97	
36000	Prepaid Assessment	13,911.27	
	Subtotal Current Liabilities		\$ 81,729.24
RESERVES			
42000	Reserve-Roof Replacement	\$ 721.68	
46000	Reserve-Interest/Bank Fees	(51.52)	
	Subtotal Reserves		\$ 670.16
EQUITY			
55000	Member's Equity	\$ 31,095.57	
	Current Year Net Income/(Loss)	4,603.85	
	Subtotal Equity		\$ 35,699.42
	TOTAL LIABILITIES & EQUITY		\$ 118,098.82
=====			

Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 05/01/15 to 05/31/15

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	106,754.90	106,754.90	.00	256,211.76
	Subtotal Income	21,350.98	21,350.98	.00	106,754.90	106,754.90	.00	256,211.76
Other Income								
60500	Late Fees Income	25.00	10.00	15.00	425.00	50.00	375.00	120.00
60600	Interest Income	1.61	.00	1.61	7.47	.00	7.47	.00
60900	Screenings Income	40.00	5.00	35.00	160.00	25.00	135.00	60.00
67000	Miscellaneous Income	.00	10.00	(10.00)	150.00	50.00	100.00	120.00
67010	Transmitter Income	.00	25.00	(25.00)	40.00	125.00	(85.00)	300.00
67020	Taxation	.00	(50.00)	50.00	.00	(250.00)	250.00	(600.00)
67030	Keys Income	50.00	10.00	40.00	50.00	50.00	.00	120.00
67040	Laundry/Tokens Income	430.81	500.00	(69.19)	2,393.53	2,500.00	(106.47)	6,000.00
	Subtotal Other Income	547.42	510.00	37.42	3,226.00	2,550.00	676.00	6,120.00
	TOTAL INCOME	21,898.40	21,860.98	37.42	109,980.90	109,304.90	676.00	262,331.76
=====								
EXPENSES								
Administrative								
70110	Management Fee	948.00	948.00	.00	4,740.00	4,740.00	.00	11,376.00
70130	Legal & Professional	.00	50.00	50.00	2,000.00	250.00	(1,750.00)	600.00
70140	Insurance General Liability	170.90	290.00	119.10	1,190.50	1,450.00	259.50	3,480.00
70145	Insurance Property/Windstrom	3,154.38	3,910.00	755.62	5,381.11	19,550.00	14,168.89	46,920.00
70150	Insurance Umbrella	135.50	140.00	4.50	668.27	700.00	31.73	1,680.00
70155	Insurance Finance/Taxes	118.36	110.00	(8.36)	546.80	550.00	3.20	1,320.00
70160	Insurance Windstorm	752.33	.00	(752.33)	13,649.20	.00	(13,649.20)	.00
70165	Insurance Flood	828.54	1,950.00	1,121.46	7,336.95	9,750.00	2,413.05	23,400.00
70170	Insurance Workers Compensatio	140.30	176.00	35.70	782.10	880.00	97.90	2,112.00
70180	Insurance D & O	64.10	65.00	.90	304.88	325.00	20.12	780.00
70190	Insurance Fidelity	44.06	44.00	(.06)	217.25	220.00	2.75	528.00
70195	Insurance Glass	159.16	170.00	10.84	781.53	850.00	68.47	2,040.00
70210	Depreciation Expense	125.98	126.00	.02	629.90	630.00	.10	1,512.00
70240	Dues & License	61.25	65.00	3.75	686.75	325.00	(361.75)	780.00
70270	ADP Fees	214.32	153.00	(61.32)	832.61	765.00	(67.61)	1,836.00
70275	Taxes & Audit Fees	.00	300.00	300.00	4,075.00	1,500.00	(2,575.00)	3,600.00
70276	ADP Payroll Taxes	580.94	510.00	(70.94)	2,465.23	2,550.00	84.77	6,120.00
70280	Postage & Printing	120.83	118.00	(2.83)	734.74	590.00	(144.74)	1,416.00
71010	Salaries - General	2,362.26	2,210.00	(152.26)	10,702.56	11,050.00	347.44	26,520.00
	Total Administrative	9,981.21	11,335.00	1,353.79	57,725.38	56,675.00	(1,050.38)	136,020.00
Utilities								
72100	Electricity	1,119.71	1,300.00	180.29	5,442.67	6,500.00	1,057.33	15,600.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 05/01/15 to 05/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72200	Water & Sewer	691.76	1,000.00	308.24	3,658.40	5,000.00	1,341.60	12,000.00
72800	Telephone Lines	344.00	325.00	(19.00)	1,776.82	1,625.00	(151.82)	3,900.00
	Total Utilities	2,155.47	2,625.00	469.53	10,877.89	13,125.00	2,247.11	31,500.00
Maintenance Expenses								
74160	R&M-General	920.15	749.98	(170.17)	2,957.84	3,749.90	792.06	8,999.76
74170	R&M-Supplies	951.11	350.00	(601.11)	2,948.25	1,750.00	(1,198.25)	4,200.00
74175	R&M-Elevator	.00	100.00	100.00	667.70	500.00	(167.70)	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	500.00	500.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	2,657.86	500.00	(2,157.86)	1,200.00
74190	R&M-Fire Equipment	375.91	150.00	(225.91)	375.91	750.00	374.09	1,800.00
74195	R&M-Plumbing	860.00	300.00	(560.00)	860.00	1,500.00	640.00	3,600.00
	Total Maintenance Expenses	3,107.17	1,849.98	(1,257.19)	10,467.56	9,249.90	(1,217.66)	22,199.76
Site Improvements								
78100	Lawn Maintenance	.00	150.00	150.00	(375.00)	750.00	1,125.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	575.00	575.00	1,380.00
78300	Pest Control/Spraying	.00	148.00	148.00	667.00	740.00	73.00	1,776.00
	Total Site Improvements	.00	413.00	413.00	292.00	2,065.00	1,773.00	4,956.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	970.00	970.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	118.32	750.00	631.68	1,800.00
80400	Pool Permit	125.00	12.00	(113.00)	125.00	60.00	(65.00)	144.00
82100	Fire Panel Monitoring	.00	402.00	402.00	1,058.17	2,010.00	951.83	4,824.00
82300	Trash Collection	1,475.02	1,550.00	74.98	7,331.31	7,750.00	418.69	18,600.00
82500	Janitorial Services	600.00	650.00	50.00	3,000.00	3,250.00	250.00	7,800.00
82650	Elevator Maint. Contract	1,095.66	1,095.00	(.66)	5,478.30	5,475.00	(3.30)	13,140.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	225.00	225.00	540.00
82700	Bulk Cable Services	1,616.77	1,540.00	(76.77)	7,929.97	7,700.00	(229.97)	18,480.00
	Total Contract Services	5,106.45	5,638.00	531.55	26,011.07	28,190.00	2,178.93	67,656.00
85206	Foreclosure/Bad Debt	.00	.00	.00	3.15	.00	(3.15)	.00
	TOTAL EXPENSES	20,350.30	21,860.98	1,510.68	105,377.05	109,304.90	3,927.85	262,331.76
	NET INCOME/(LOSS)	1,548.10	.00	1,548.10	4,603.85	.00	4,603.85	.00
=====								