

# Brickell 25, A Condo Assoc.

Balance Sheet  
As of 08/31/15

## ASSETS

### CURRENT ASSETS

10100	Operating-BB&T	\$	32,225.31	
11000	Accounts Receivable		3,450.23	
12000	Prepaid Insurance		58,570.35	
12140	Prepaid Expenses		103.42	
	Subtotal Current Assets			\$ 94,349.31

### RESERVE ASSETS

12500	Reserve-BB&T	\$	647.75	
	Subtotal Deferred Assets			\$ 647.75

### OTHER ASSETS

14100	Capital Improvement	\$	22,490.28	
14500	Accumulated Depreciation		(20,432.60)	
21000	Utility Deposits		804.61	
	Subtotal Other Assets			\$ 2,862.29

### TOTAL ASSETS

\$ 97,859.35  
=====

## LIABILITIES & EQUITY

### CURRENT LIABILITIES

31000	Accounts Payable	\$	825.77	
33000	Notes Payable Insurance		45,211.98	
36000	Prepaid Assessment		11,389.91	
	Subtotal Current Liabilities			\$ 57,427.66

### RESERVES

42000	Reserve-Roof Replacement	\$	721.68	
46000	Reserve-Interest/Bank Fees		(73.93)	
	Subtotal Reserves			\$ 647.75

### EQUITY

55000	Member's Equity	\$	31,095.57	
	Current Year Net Income/(Loss)		8,688.37	
	Subtotal Equity			\$ 39,783.94

### TOTAL LIABILITIES & EQUITY

\$ 97,859.35  
=====

# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 08/01/15 to 08/31/15

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	170,807.84	170,807.84	.00	256,211.76
	Subtotal Income	21,350.98	21,350.98	.00	170,807.84	170,807.84	.00	256,211.76
<b>Other Income</b>								
60500	Late Fees Income	.00	10.00	(10.00)	550.00	80.00	470.00	120.00
60600	Interest Income	1.47	.00	1.47	11.82	.00	11.82	.00
60900	Screenings Income	.00	5.00	(5.00)	260.00	40.00	220.00	60.00
67000	Miscellaneous Income	.00	10.00	(10.00)	200.00	80.00	120.00	120.00
67010	Transmitter Income	.00	25.00	(25.00)	40.00	200.00	(160.00)	300.00
67020	Taxation	.00	(50.00)	50.00	.00	(400.00)	400.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	50.00	80.00	(30.00)	120.00
67040	Laundry/Tokens Income	.00	500.00	(500.00)	3,615.88	4,000.00	(384.12)	6,000.00
	Subtotal Other Income	1.47	510.00	(508.53)	4,727.70	4,080.00	647.70	6,120.00
	<b>TOTAL INCOME</b>	<b>21,352.45</b>	<b>21,860.98</b>	<b>(508.53)</b>	<b>175,535.54</b>	<b>174,887.84</b>	<b>647.70</b>	<b>262,331.76</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	948.00	948.00	.00	7,584.00	7,584.00	.00	11,376.00
70130	Legal & Professional	.00	50.00	50.00	2,000.00	400.00	(1,600.00)	600.00
70140	Insurance General Liability	369.54	290.00	(79.54)	2,287.20	2,320.00	32.80	3,480.00
70145	Insurance Property/Windstrom	3,906.59	3,910.00	3.41	16,974.87	31,280.00	14,305.13	46,920.00
70150	Insurance Umbrella	134.87	140.00	5.13	1,068.53	1,120.00	51.47	1,680.00
70155	Insurance Finance/Taxes	120.61	110.00	(10.61)	904.74	880.00	(24.74)	1,320.00
70160	Insurance Windstorm	.00	.00	.00	13,649.20	.00	(13,649.20)	.00
70165	Insurance Flood	2,298.67	1,950.00	(348.67)	14,158.81	15,600.00	1,441.19	23,400.00
70170	Insurance Workers Compensatio	144.98	176.00	31.02	1,212.36	1,408.00	195.64	2,112.00
70180	Insurance D & O	64.63	65.00	.37	496.69	520.00	23.31	780.00
70190	Insurance Fidelity	43.91	44.00	.09	347.56	352.00	4.44	528.00
70195	Insurance Glass	158.74	170.00	11.26	1,252.63	1,360.00	107.37	2,040.00
70210	Depreciation Expense	125.98	126.00	.02	1,007.84	1,008.00	.16	1,512.00
70240	Dues & License	.00	65.00	65.00	843.25	520.00	(323.25)	780.00
70270	ADP Fees	75.01	153.00	77.99	1,275.53	1,224.00	(51.53)	1,836.00
70275	Taxes & Audit Fees	.00	300.00	300.00	4,125.00	2,400.00	(1,725.00)	3,600.00
70276	ADP Payroll Taxes	416.24	510.00	93.76	3,909.76	4,080.00	170.24	6,120.00
70280	Postage & Printing	55.80	118.00	62.20	1,105.05	944.00	(161.05)	1,416.00
71010	Salaries - General	1,898.18	2,210.00	311.82	17,306.10	17,680.00	373.90	26,520.00
	Total Administrative	10,761.75	11,335.00	573.25	91,509.12	90,680.00	(829.12)	136,020.00
<b>Utilities</b>								
72100	Electricity	1,182.53	1,300.00	117.47	8,772.32	10,400.00	1,627.68	15,600.00

**Brickell 25, A Condo Assoc.**

Income/Expense Statement  
Period: 08/01/15 to 08/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72200	Water & Sewer	825.77	1,000.00	174.23	5,924.86	8,000.00	2,075.14	12,000.00
72800	Telephone Lines	358.42	325.00	(33.42)	2,836.40	2,600.00	(236.40)	3,900.00
	<b>Total Utilities</b>	<b>2,366.72</b>	<b>2,625.00</b>	<b>258.28</b>	<b>17,533.58</b>	<b>21,000.00</b>	<b>3,466.42</b>	<b>31,500.00</b>
<b>Maintenance Expenses</b>								
74160	R&M-General	679.14	749.98	70.84	6,507.42	5,999.84	(507.58)	8,999.76
74170	R&M-Supplies	.00	350.00	350.00	3,661.02	2,800.00	(861.02)	4,200.00
74175	R&M-Elevator	.00	100.00	100.00	667.70	800.00	132.30	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	800.00	800.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	2,657.86	800.00	(1,857.86)	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	1,318.86	1,200.00	(118.86)	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	1,160.00	2,400.00	1,240.00	3,600.00
	<b>Total Maintenance Expenses</b>	<b>679.14</b>	<b>1,849.98</b>	<b>1,170.84</b>	<b>15,972.86</b>	<b>14,799.84</b>	<b>(1,173.02)</b>	<b>22,199.76</b>
<b>Site Improvements</b>								
78100	Lawn Maintenance	.00	150.00	150.00	(375.00)	1,200.00	1,575.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	920.00	920.00	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	1,259.00	1,184.00	(75.00)	1,776.00
	<b>Total Site Improvements</b>	<b>148.00</b>	<b>413.00</b>	<b>265.00</b>	<b>884.00</b>	<b>3,304.00</b>	<b>2,420.00</b>	<b>4,956.00</b>
<b>Contract Services</b>								
80100	Pool Maintenance	194.00	194.00	.00	1,552.00	1,552.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	213.12	1,200.00	986.88	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	96.00	(29.00)	144.00
82100	Fire Panel Monitoring	.00	402.00	402.00	2,025.34	3,216.00	1,190.66	4,824.00
82300	Trash Collection	1,486.10	1,550.00	63.90	11,786.80	12,400.00	613.20	18,600.00
82500	Janitorial Services	300.00	650.00	350.00	4,800.00	5,200.00	400.00	7,800.00
82650	Elevator Maint. Contract	1,112.08	1,095.00	(17.08)	7,686.04	8,760.00	1,073.96	13,140.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	360.00	360.00	540.00
82700	Bulk Cable Services	1,592.65	1,540.00	(52.65)	12,756.16	12,320.00	(436.16)	18,480.00
	<b>Total Contract Services</b>	<b>4,684.83</b>	<b>5,638.00</b>	<b>953.17</b>	<b>40,944.46</b>	<b>45,104.00</b>	<b>4,159.54</b>	<b>67,656.00</b>
85206	Foreclosure/Bad Debt	.00	.00	.00	3.15	.00	(3.15)	.00
	<b>TOTAL EXPENSES</b>	<b>18,640.44</b>	<b>21,860.98</b>	<b>3,220.54</b>	<b>166,847.17</b>	<b>174,887.84</b>	<b>8,040.67</b>	<b>262,331.76</b>
	<b>NET INCOME/(LOSS)</b>	<b>2,712.01</b>	<b>.00</b>	<b>2,712.01</b>	<b>8,688.37</b>	<b>.00</b>	<b>8,688.37</b>	<b>.00</b>

=====