

Brickell 25, A Condo Assoc.

Balance Sheet
As of 09/30/15

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$	33,547.33
11000	Accounts Receivable		3,037.41
12000	Prepaid Insurance		51,561.43
	Subtotal Current Assets		\$ 88,146.17
 RESERVE ASSETS			
12500	Reserve-BB&T	\$	656.28
	Subtotal Deferred Assets		\$ 656.28
 OTHER ASSETS			
14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(20,558.58)
21000	Utility Deposits		804.61
	Subtotal Other Assets		\$ 2,736.31
	TOTAL ASSETS		\$ 91,538.76

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$	791.60
33000	Notes Payable Insurance		37,676.65
36000	Prepaid Assessment		10,445.87
	Subtotal Current Liabilities		\$ 48,914.12
 RESERVES			
42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(65.40)
	Subtotal Reserves		\$ 656.28
 EQUITY			
55000	Member's Equity	\$	31,095.57
	Current Year Net Income/(Loss)		10,872.79
	Subtotal Equity		\$ 41,968.36
	TOTAL LIABILITIES & EQUITY		\$ 91,538.76

Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 09/01/15 to 09/30/15

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	192,158.82	192,158.82	.00	256,211.76
	Subtotal Income	21,350.98	21,350.98	.00	192,158.82	192,158.82	.00	256,211.76
Other Income								
60500	Late Fees Income	75.00	10.00	65.00	625.00	90.00	535.00	120.00
60600	Interest Income	.38	.00	.38	12.20	.00	12.20	.00
60900	Screenings Income	100.00	5.00	95.00	360.00	45.00	315.00	60.00
67000	Miscellaneous Income	50.00	10.00	40.00	250.00	90.00	160.00	120.00
67010	Transmitter Income	.00	25.00	(25.00)	40.00	225.00	(185.00)	300.00
67020	Taxation	.00	(50.00)	50.00	.00	(450.00)	450.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	50.00	90.00	(40.00)	120.00
67040	Laundry/Tokens Income	698.29	500.00	198.29	4,314.17	4,500.00	(185.83)	6,000.00
	Subtotal Other Income	923.67	510.00	413.67	5,651.37	4,590.00	1,061.37	6,120.00
	TOTAL INCOME	22,274.65	21,860.98	413.67	197,810.19	196,748.82	1,061.37	262,331.76
EXPENSES								
Administrative								
70110	Management Fee	948.00	948.00	.00	8,532.00	8,532.00	.00	11,376.00
70130	Legal & Professional	.00	50.00	50.00	2,000.00	450.00	(1,550.00)	600.00
70140	Insurance General Liability	357.62	290.00	(67.62)	2,644.82	2,610.00	(34.82)	3,480.00
70145	Insurance Property/Windstrom	3,780.58	3,910.00	129.42	20,755.45	35,190.00	14,434.55	46,920.00
70150	Insurance Umbrella	130.52	140.00	9.48	1,199.05	1,260.00	60.95	1,680.00
70155	Insurance Finance/Taxes	116.72	110.00	(6.72)	1,021.46	990.00	(31.46)	1,320.00
70160	Insurance Windstorm	.00	.00	.00	13,649.20	.00	(13,649.20)	.00
70165	Insurance Flood	2,224.52	1,950.00	(274.52)	16,383.33	17,550.00	1,166.67	23,400.00
70170	Insurance Workers Compensatio	140.30	176.00	35.70	1,352.66	1,584.00	231.34	2,112.00
70180	Insurance D & O	62.55	65.00	2.45	559.24	585.00	25.76	780.00
70190	Insurance Fidelity	42.49	44.00	1.51	390.05	396.00	5.95	528.00
70195	Insurance Glass	153.62	170.00	16.38	1,406.25	1,530.00	123.75	2,040.00
70210	Depreciation Expense	125.98	126.00	.02	1,133.82	1,134.00	.18	1,512.00
70240	Dues & License	.00	65.00	65.00	843.25	585.00	(258.25)	780.00
70270	ADP Fees	150.02	153.00	2.98	1,425.55	1,377.00	(48.55)	1,836.00
70275	Taxes & Audit Fees	.00	300.00	300.00	4,125.00	2,700.00	(1,425.00)	3,600.00
70276	ADP Payroll Taxes	420.43	510.00	89.57	4,330.19	4,590.00	259.81	6,120.00
70280	Postage & Printing	70.57	118.00	47.43	1,175.62	1,062.00	(113.62)	1,416.00
71010	Salaries - General	1,911.76	2,210.00	298.24	19,217.86	19,890.00	672.14	26,520.00
	Total Administrative	10,635.68	11,335.00	699.32	102,144.80	102,015.00	(129.80)	136,020.00
Utilities								
72100	Electricity	1,132.58	1,300.00	167.42	9,904.90	11,700.00	1,795.10	15,600.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 09/01/15 to 09/30/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72200	Water & Sewer	791.60	1,000.00	208.40	6,716.46	9,000.00	2,283.54	12,000.00
72800	Telephone Lines	334.23	325.00	(9.23)	3,170.63	2,925.00	(245.63)	3,900.00
	Total Utilities	2,258.41	2,625.00	366.59	19,791.99	23,625.00	3,833.01	31,500.00
Maintenance Expenses								
74160	R&M-General	1,530.00	749.98	(780.02)	8,037.42	6,749.82	(1,287.60)	8,999.76
74170	R&M-Supplies	399.05	350.00	(49.05)	4,060.07	3,150.00	(910.07)	4,200.00
74175	R&M-Elevator	.00	100.00	100.00	667.70	900.00	232.30	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	900.00	900.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	2,657.86	900.00	(1,757.86)	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	1,318.86	1,350.00	31.14	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	1,160.00	2,700.00	1,540.00	3,600.00
	Total Maintenance Expenses	1,929.05	1,849.98	(79.07)	17,901.91	16,649.82	(1,252.09)	22,199.76
Site Improvements								
78100	Lawn Maintenance	.00	150.00	150.00	(375.00)	1,350.00	1,725.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	1,035.00	1,035.00	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	1,407.00	1,332.00	(75.00)	1,776.00
	Total Site Improvements	148.00	413.00	265.00	1,032.00	3,717.00	2,685.00	4,956.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	1,746.00	1,746.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	213.12	1,350.00	1,136.88	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	108.00	(17.00)	144.00
82100	Fire Panel Monitoring	224.70	402.00	177.30	2,250.04	3,618.00	1,367.96	4,824.00
82300	Trash Collection	.00	1,550.00	1,550.00	11,786.80	13,950.00	2,163.20	18,600.00
82500	Janitorial Services	900.00	650.00	(250.00)	5,700.00	5,850.00	150.00	7,800.00
82650	Elevator Maint. Contract	2,207.74	1,095.00	(1,112.74)	9,893.78	9,855.00	(38.78)	13,140.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	405.00	405.00	540.00
82700	Bulk Cable Services	1,592.65	1,540.00	(52.65)	14,348.81	13,860.00	(488.81)	18,480.00
	Total Contract Services	5,119.09	5,638.00	518.91	46,063.55	50,742.00	4,678.45	67,656.00
85206	Foreclosure/Bad Debt	.00	.00	.00	3.15	.00	(3.15)	.00
	TOTAL EXPENSES	20,090.23	21,860.98	1,770.75	186,937.40	196,748.82	9,811.42	262,331.76
	NET INCOME/(LOSS)	2,184.42	.00	2,184.42	10,872.79	.00	10,872.79	.00

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