

**Brickell 25, A Condo Assoc.**

Balance Sheet  
As of 10/31/15

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$ 26,748.91	
11000	Accounts Receivable	3,201.06	
12000	Prepaid Insurance	44,318.89	
	Subtotal Current Assets		\$ 74,268.86
RESERVE ASSETS			
12500	Reserve-BB&T	\$ 656.31	
	Subtotal Deferred Assets		\$ 656.31
OTHER ASSETS			
14100	Capital Improvement	\$ 22,490.28	
14500	Accumulated Depreciation	(20,684.56)	
21000	Utility Deposits	804.61	
	Subtotal Other Assets		\$ 2,610.33
	TOTAL ASSETS		\$ 77,535.50
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		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$ 522.00	
33000	Notes Payable Insurance	30,141.32	
36000	Prepaid Assessment	10,433.16	
	Subtotal Current Liabilities		\$ 41,096.48
RESERVES			
42000	Reserve-Roof Replacement	\$ 721.68	
46000	Reserve-Interest/Bank Fees	(65.37)	
	Subtotal Reserves		\$ 656.31
EQUITY			
55000	Member's Equity	\$ 31,095.57	
	Current Year Net Income/(Loss)	4,687.14	
	Subtotal Equity		\$ 35,782.71
	TOTAL LIABILITIES & EQUITY		\$ 77,535.50
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**Brickell 25, A Condo Assoc.**

Income/Expense Statement  
Period: 10/01/15 to 10/31/15

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>								
60100	Maintenance Fee	21,350.98	21,350.98	.00	213,509.80	213,509.80	.00	256,211.76
	Subtotal Income	21,350.98	21,350.98	.00	213,509.80	213,509.80	.00	256,211.76
<b>Other Income</b>								
60500	Late Fees Income	75.00	10.00	65.00	700.00	100.00	600.00	120.00
60600	Interest Income	1.38	.00	1.38	13.58	.00	13.58	.00
60900	Screenings Income	(40.00)	5.00	(45.00)	320.00	50.00	270.00	60.00
67000	Miscellaneous Income	.00	10.00	(10.00)	250.00	100.00	150.00	120.00
67010	Transmitter Income	.00	25.00	(25.00)	40.00	250.00	(210.00)	300.00
67020	Taxation	.00	(50.00)	50.00	.00	(500.00)	500.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	50.00	100.00	(50.00)	120.00
67040	Laundry/Tokens Income	.00	500.00	(500.00)	4,314.17	5,000.00	(685.83)	6,000.00
	Subtotal Other Income	36.38	510.00	(473.62)	5,687.75	5,100.00	587.75	6,120.00
	<b>TOTAL INCOME</b>	<b>21,387.36</b>	<b>21,860.98</b>	<b>(473.62)</b>	<b>219,197.55</b>	<b>218,609.80</b>	<b>587.75</b>	<b>262,331.76</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	948.00	948.00	.00	9,480.00	9,480.00	.00	11,376.00
70130	Legal & Professional	.00	50.00	50.00	2,000.00	500.00	(1,500.00)	600.00
70140	Insurance General Liability	369.54	290.00	(79.54)	3,014.36	2,900.00	(114.36)	3,480.00
70145	Insurance Property/Windstrom	3,906.59	3,910.00	3.41	24,662.04	39,100.00	14,437.96	46,920.00
70150	Insurance Umbrella	134.87	140.00	5.13	1,333.92	1,400.00	66.08	1,680.00
70155	Insurance Finance/Taxes	120.61	110.00	(10.61)	1,142.07	1,100.00	(42.07)	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)	18,682.00	19,500.00	818.00	23,400.00
70170	Insurance Workers Compensatio	144.98	176.00	31.02	1,497.64	1,760.00	262.36	2,112.00
70180	Insurance D & O	64.63	65.00	.37	623.87	650.00	26.13	780.00
70190	Insurance Fidelity	43.91	44.00	.09	433.96	440.00	6.04	528.00
70195	Insurance Glass	158.74	170.00	11.26	1,564.99	1,700.00	135.01	2,040.00
70210	Depreciation Expense	125.98	126.00	.02	1,259.80	1,260.00	.20	1,512.00
70240	Dues & License	222.00	65.00	(157.00)	1,065.25	650.00	(415.25)	780.00
70270	ADP Fees	150.02	153.00	2.98	1,575.57	1,530.00	(45.57)	1,836.00
70275	Taxes & Audit Fees	.00	300.00	300.00	4,125.00	3,000.00	(1,125.00)	3,600.00
70276	ADP Payroll Taxes	385.34	510.00	124.66	4,715.53	5,100.00	384.47	6,120.00
70280	Postage & Printing	62.90	118.00	55.10	1,264.53	1,180.00	(84.53)	1,416.00
71010	Salaries - General	1,797.64	2,210.00	412.36	21,015.50	22,100.00	1,084.50	26,520.00
	Total Administrative	10,934.42	11,335.00	400.58	113,105.23	113,350.00	244.77	136,020.00
<b>Utilities</b>								
72100	Electricity	1,151.02	1,300.00	148.98	11,055.92	13,000.00	1,944.08	15,600.00

**Brickell 25, A Condo Assoc.**

Income/Expense Statement  
Period: 10/01/15 to 10/31/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
72200	Water & Sewer	1,006.09	1,000.00	(6.09)	7,722.55	10,000.00	2,277.45	12,000.00
72800	Telephone Lines	330.17	325.00	(5.17)	3,500.80	3,250.00	(250.80)	3,900.00
	<b>Total Utilities</b>	<b>2,487.28</b>	<b>2,625.00</b>	<b>137.72</b>	<b>22,279.27</b>	<b>26,250.00</b>	<b>3,970.73</b>	<b>31,500.00</b>
<b>Maintenance Expenses</b>								
74160	R&M-General	294.25	749.98	455.73	8,331.67	7,499.80	(831.87)	8,999.76
74170	R&M-Supplies	217.30	350.00	132.70	4,277.37	3,500.00	(777.37)	4,200.00
74175	R&M-Elevator	.00	100.00	100.00	667.70	1,000.00	332.30	1,200.00
74180	R&M-Air Conditioning	5,189.90	100.00	(5,089.90)	5,189.90	1,000.00	(4,189.90)	1,200.00
74185	R&M-Electrical & Lighting	1,695.95	100.00	(1,595.95)	4,353.81	1,000.00	(3,353.81)	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	1,318.86	1,500.00	181.14	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	1,160.00	3,000.00	1,840.00	3,600.00
	<b>Total Maintenance Expenses</b>	<b>7,397.40</b>	<b>1,849.98</b>	<b>(5,547.42)</b>	<b>25,299.31</b>	<b>18,499.80</b>	<b>(6,799.51)</b>	<b>22,199.76</b>
<b>Site Improvements</b>								
78100	Lawn Maintenance	.00	150.00	150.00	(375.00)	1,500.00	1,875.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	1,150.00	1,150.00	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	1,555.00	1,480.00	(75.00)	1,776.00
	<b>Total Site Improvements</b>	<b>148.00</b>	<b>413.00</b>	<b>265.00</b>	<b>1,180.00</b>	<b>4,130.00</b>	<b>2,950.00</b>	<b>4,956.00</b>
<b>Contract Services</b>								
80100	Pool Maintenance	194.00	194.00	.00	1,940.00	1,940.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	213.12	1,500.00	1,286.88	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	120.00	(5.00)	144.00
82100	Fire Panel Monitoring	91.00	402.00	311.00	2,341.04	4,020.00	1,678.96	4,824.00
82300	Trash Collection	2,990.17	1,550.00	(1,440.17)	14,776.97	15,500.00	723.03	18,600.00
82500	Janitorial Services	600.00	650.00	50.00	6,300.00	6,500.00	200.00	7,800.00
82650	Elevator Maint. Contract	1,112.08	1,095.00	(17.08)	11,005.86	10,950.00	(55.86)	13,140.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	450.00	450.00	540.00
82700	Bulk Cable Services	1,592.65	1,540.00	(52.65)	15,941.46	15,400.00	(541.46)	18,480.00
	<b>Total Contract Services</b>	<b>6,579.90</b>	<b>5,638.00</b>	<b>(941.90)</b>	<b>52,643.45</b>	<b>56,380.00</b>	<b>3,736.55</b>	<b>67,656.00</b>
85206	Foreclosure/Bad Debt	.00	.00	.00	3.15	.00	(3.15)	.00
	<b>TOTAL EXPENSES</b>	<b>27,547.00</b>	<b>21,860.98</b>	<b>(5,686.02)</b>	<b>214,510.41</b>	<b>218,609.80</b>	<b>4,099.39</b>	<b>262,331.76</b>
	<b>NET INCOME/(LOSS)</b>	<b>(6,159.64)</b>	<b>.00</b>	<b>(6,159.64)</b>	<b>4,687.14</b>	<b>.00</b>	<b>4,687.14</b>	<b>.00</b>