

Brickell 25, A Condo Assoc.

Balance Sheet
As of 02/29/16

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	26,471.94
11000	Accounts Receivable		4,026.31
12000	Prepaid Insurance		18,025.62
	Subtotal Current Assets	\$	48,523.87

RESERVE ASSETS

12500	Reserve-BB&T	\$	656.52
	Subtotal Deferred Assets	\$	656.52

OTHER ASSETS

14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(21,188.48)
21000	Utility Deposits		804.61
	Subtotal Other Assets	\$	2,106.41

TOTAL ASSETS \$ 51,286.80
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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	1,054.90
36000	Prepaid Assessment		18,057.36
	Subtotal Current Liabilities	\$	19,112.26

RESERVES

42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(65.16)
	Subtotal Reserves	\$	656.52

EQUITY

55000	Member's Equity	\$	31,272.93
	Current Year Net Income/(Loss)		245.09
	Subtotal Equity	\$	31,518.02

TOTAL LIABILITIES & EQUITY \$ 51,286.80
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Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 02/01/16 to 02/29/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	21,350.98	21,351.00	(.02)	42,701.96	42,702.00	(.04)	256,212.00
	Subtotal Income	21,350.98	21,351.00	(.02)	42,701.96	42,702.00	(.04)	256,212.00
Other Income								
60500	Late Fees Income	125.00	15.00	110.00	125.00	30.00	95.00	180.00
60600	Interest Income	1.26	.00	1.26	2.75	.00	2.75	.00
60900	Screenings Income	120.00	40.00	80.00	120.00	80.00	40.00	480.00
67010	Transmitter Income	.00	5.00	(5.00)	.00	10.00	(10.00)	60.00
67020	Taxation	.00	(50.00)	50.00	.00	(100.00)	100.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	20.00	(20.00)	120.00
67040	Laundry/Tokens Income	.00	500.00	(500.00)	804.34	1,000.00	(195.66)	6,000.00
	Subtotal Other Income	246.26	520.00	(273.74)	1,052.09	1,040.00	12.09	6,240.00
	TOTAL INCOME	21,597.24	21,871.00	(273.76)	43,754.05	43,742.00	12.05	262,452.00
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EXPENSES								
Administrative								
70110	Management Fee	995.00	995.00	.00	1,957.00	1,990.00	33.00	11,940.00
70130	Legal & Professional	.00	50.00	50.00	.00	100.00	100.00	600.00
70140	Insurance General Liability	345.70	363.00	17.30	715.24	726.00	10.76	4,356.00
70145	Insurance Property/Windstrom	3,654.56	3,910.00	255.44	7,561.15	7,820.00	258.85	46,920.00
70150	Insurance Umbrella	126.17	135.00	8.83	261.04	270.00	8.96	1,620.00
70155	Insurance Finance/Taxes	112.83	120.00	7.17	233.44	240.00	6.56	1,440.00
70165	Insurance Flood	2,150.37	2,300.00	149.63	4,449.04	4,600.00	150.96	27,600.00
70170	Insurance Workers Compensatio	161.21	145.00	(16.21)	333.54	290.00	(43.54)	1,740.00
70180	Insurance D & O	60.46	64.00	3.54	125.09	128.00	2.91	768.00
70190	Insurance Fidelity	41.08	43.00	1.92	84.99	86.00	1.01	516.00
70195	Insurance Glass	148.50	160.00	11.50	307.24	320.00	12.76	1,920.00
70210	Depreciation Expense	125.98	126.00	.02	251.96	252.00	.04	1,512.00
70240	Dues & License	.00	70.00	70.00	.00	140.00	140.00	840.00
70270	ADP Fees	147.11	160.00	12.89	358.23	320.00	(38.23)	1,920.00
70275	Taxes & Audit Fees	.00	350.00	350.00	.00	700.00	700.00	4,200.00
70276	ADP Payroll Taxes	441.84	500.00	58.16	813.04	1,000.00	186.96	6,000.00
70280	Postage & Printing	167.90	138.00	(29.90)	412.46	276.00	(136.46)	1,656.00
71010	Salaries - General	1,933.11	2,275.00	341.89	3,637.81	4,550.00	912.19	27,300.00
	Total Administrative	10,611.82	11,904.00	1,292.18	21,501.27	23,808.00	2,306.73	142,848.00
Utilities								
72100	Electricity	1,060.25	1,180.00	119.75	2,367.91	2,360.00	(7.91)	14,160.00
72200	Water & Sewer	969.50	800.00	(169.50)	1,824.42	1,600.00	(224.42)	9,600.00
72800	Telephone Lines	404.61	355.00	(49.61)	758.27	710.00	(48.27)	4,260.00

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Income/Expense Statement
 Period: 02/01/16 to 02/29/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Utilities	2,434.36	2,335.00	(99.36)	4,950.60	4,670.00	(280.60)	28,020.00
	Maintenance Expenses							
74150	Gate Maintenance	.00	.00	.00	69.55	.00	(69.55)	.00
74160	R&M-General	3,872.03	750.00	(3,122.03)	5,317.72	1,500.00	(3,817.72)	9,000.00
74170	R&M-Supplies	934.88	400.00	(534.88)	1,269.10	800.00	(469.10)	4,800.00
74175	R&M-Elevator	.00	100.00	100.00	.00	200.00	200.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	200.00	200.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	.00	200.00	200.00	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	.00	300.00	300.00	1,800.00
74195	R&M-Plumbing	.00	150.00	150.00	.00	300.00	300.00	1,800.00
	Total Maintenance Expenses	4,806.91	1,750.00	(3,056.91)	6,656.37	3,500.00	(3,156.37)	21,000.00
	Site Improvements							
78100	Lawn Maintenance	.00	150.00	150.00	675.00	300.00	(375.00)	1,800.00
78260	Landscape Replacement	300.00	115.00	(185.00)	300.00	230.00	(70.00)	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	296.00	296.00	.00	1,776.00
	Total Site Improvements	448.00	413.00	(35.00)	1,271.00	826.00	(445.00)	4,956.00
	Contract Services							
80100	Pool Maintenance	194.00	194.00	.00	388.00	388.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	.00	300.00	300.00	1,800.00
80400	Pool Permit	.00	12.00	12.00	.00	24.00	24.00	144.00
82100	Fire Panel Monitoring	.00	402.00	402.00	969.04	804.00	(165.04)	4,824.00
82300	Trash Collection	1,439.95	1,486.00	46.05	2,899.11	2,972.00	72.89	17,832.00
82500	Janitorial Services	300.00	600.00	300.00	1,150.00	1,200.00	50.00	7,200.00
82650	Elevator Maint. Contract	1,112.08	1,112.00	(.08)	2,224.16	2,224.00	(.16)	13,344.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	90.00	90.00	540.00
82700	Bulk Cable Services	1,592.42	1,592.00	(.42)	3,184.85	3,184.00	(.85)	19,104.00
	Total Contract Services	4,638.45	5,593.00	954.55	10,815.16	11,186.00	370.84	67,116.00
85206	Foreclosure/Bad Debt	(1,650.44)	.00	1,650.44	(1,685.44)	.00	1,685.44	.00
	TOTAL EXPENSES	21,289.10	21,995.00	705.90	43,508.96	43,990.00	481.04	263,940.00
	NET INCOME/(LOSS)	308.14	(124.00)	432.14	245.09	(248.00)	493.09	(1,488.00)