

# Brickell 25, A Condo Assoc.

Balance Sheet  
As of 09/30/16

## ASSETS

### CURRENT ASSETS

10100	Operating-BB&T	\$	18,271.07
11000	Accounts Receivable		3,244.07
12000	Prepaid Insurance		54,266.80
	Subtotal Current Assets		<u>\$ 75,781.94</u>

### RESERVE ASSETS

12500	Reserve-BB&T	\$	658.06
	Subtotal Deferred Assets		<u>\$ 658.06</u>

### OTHER ASSETS

14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(22,070.34)
21000	Utility Deposits		804.61
	Subtotal Other Assets		<u>\$ 1,224.55</u>

TOTAL ASSETS \$ 77,664.55  
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES

31000	Accounts Payable	\$	2,319.18
33000	Notes Payable Insurance		33,128.77
36000	Prepaid Assessment		13,040.18
	Subtotal Current Liabilities		<u>\$ 48,488.13</u>

### RESERVES

42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(63.62)
	Subtotal Reserves		<u>\$ 658.06</u>

### EQUITY

55000	Member's Equity	\$	31,272.93
	Current Year Net Income/(Loss)		(2,754.57)
	Subtotal Equity		<u>\$ 28,518.36</u>

TOTAL LIABILITIES & EQUITY \$ 77,664.55  
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# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 09/01/16 to 09/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
60100	Maintenance Fee	23,485.87	21,351.00	2,134.87	194,293.71	192,159.00	2,134.71	256,212.00
	Subtotal Income	23,485.87	21,351.00	2,134.87	194,293.71	192,159.00	2,134.71	256,212.00
<b>Other Income</b>								
60500	Late Fees Income	53.46	15.00	38.46	603.46	135.00	468.46	180.00
60600	Interest Income	.47	.00	.47	9.15	.00	9.15	.00
60900	Screenings Income	.00	40.00	(40.00)	120.00	360.00	(240.00)	480.00
67000	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.00
67010	Transmitter Income	.00	5.00	(5.00)	.00	45.00	(45.00)	60.00
67020	Taxation	.00	(50.00)	50.00	.00	(450.00)	450.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	90.00	(90.00)	120.00
67040	Laundry/Tokens Income	.00	500.00	(500.00)	4,092.76	4,500.00	(407.24)	6,000.00
	Subtotal Other Income	53.93	520.00	(466.07)	4,875.37	4,680.00	195.37	6,240.00
	<b>TOTAL INCOME</b>	<b>23,539.80</b>	<b>21,871.00</b>	<b>1,668.80</b>	<b>199,169.08</b>	<b>196,839.00</b>	<b>2,330.08</b>	<b>262,452.00</b>
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<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	962.00	995.00	33.00	8,691.00	8,955.00	264.00	11,940.00
70130	Legal & Professional	.00	50.00	50.00	1,716.50	450.00	(1,266.50)	600.00
70140	Insurance General Liability	367.97	363.00	(4.97)	3,419.88	3,267.00	(152.88)	4,356.00
70145	Insurance Property/Windstrom	3,977.75	3,910.00	(67.75)	35,362.84	35,190.00	(172.84)	46,920.00
70150	Insurance Umbrella	131.84	135.00	3.16	1,194.15	1,215.00	20.85	1,620.00
70155	Insurance Finance/Taxes	109.80	120.00	10.20	1,028.48	1,080.00	51.52	1,440.00
70165	Insurance Flood	2,386.11	2,300.00	(86.11)	21,980.63	20,700.00	(1,280.63)	27,600.00
70170	Insurance Workers Compensatio	166.77	145.00	(21.77)	1,512.05	1,305.00	(207.05)	1,740.00
70180	Insurance D & O	62.55	64.00	1.45	569.19	576.00	6.81	768.00
70190	Insurance Fidelity	42.49	43.00	.51	386.69	387.00	.31	516.00
70195	Insurance Glass	153.62	160.00	6.38	1,397.90	1,440.00	42.10	1,920.00
70210	Depreciation Expense	125.98	126.00	.02	1,133.82	1,134.00	.18	1,512.00
70240	Dues & License	.00	70.00	70.00	473.50	630.00	156.50	840.00
70270	ADP Fees	236.04	160.00	(76.04)	1,584.08	1,440.00	(144.08)	1,920.00
70275	Taxes & Audit Fees	.00	350.00	350.00	4,325.00	3,150.00	(1,175.00)	4,200.00
70276	ADP Payroll Taxes	466.30	500.00	33.70	4,325.88	4,500.00	174.12	6,000.00
70280	Postage & Printing	121.75	138.00	16.25	1,082.60	1,242.00	159.40	1,656.00
71010	Salaries - General	2,062.76	2,275.00	212.24	19,026.21	20,475.00	1,448.79	27,300.00
	Total Administrative	11,373.73	11,904.00	530.27	109,210.40	107,136.00	(2,074.40)	142,848.00
<b>Utilities</b>								
72100	Electricity	1,186.27	1,180.00	(6.27)	10,274.95	10,620.00	345.05	14,160.00
72200	Water & Sewer	1,379.52	800.00	(579.52)	10,956.66	7,200.00	(3,756.66)	9,600.00

# Brickell 25, A Condo Assoc.

Income/Expense Statement  
 Period: 09/01/16 to 09/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	363.40	355.00	(8.40)	3,335.53	3,195.00	(140.53)	4,260.00
	Total Utilities	2,929.19	2,335.00	(594.19)	24,567.14	21,015.00	(3,552.14)	28,020.00
Maintenance Expenses								
74150	Gate Maintenance	.00	.00	.00	69.55	.00	(69.55)	.00
74160	R&M-General	400.34	750.00	349.66	7,402.34	6,750.00	(652.34)	9,000.00
74170	R&M-Supplies	870.18	400.00	(470.18)	4,149.90	3,600.00	(549.90)	4,800.00
74175	R&M-Elevator	.00	100.00	100.00	375.00	900.00	525.00	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	386.81	900.00	513.19	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	1,208.02	1,350.00	141.98	1,800.00
74195	R&M-Plumbing	1,130.00	150.00	(980.00)	2,115.00	1,350.00	(765.00)	1,800.00
	Total Maintenance Expenses	2,400.52	1,750.00	(650.52)	15,706.62	15,750.00	43.38	21,000.00
Site Improvements								
78100	Lawn Maintenance	.00	150.00	150.00	1,350.00	1,350.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	825.00	1,035.00	210.00	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	1,332.00	1,332.00	.00	1,776.00
	Total Site Improvements	148.00	413.00	265.00	3,507.00	3,717.00	210.00	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	791.90	1,350.00	558.10	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	108.00	(17.25)	144.00
82100	Fire Panel Monitoring	904.15	402.00	(502.15)	3,867.23	3,618.00	(249.23)	4,824.00
82300	Trash Collection	1,529.78	1,486.00	(43.78)	13,525.69	13,374.00	(151.69)	17,832.00
82500	Janitorial Services	600.00	600.00	.00	5,170.00	5,400.00	230.00	7,200.00
82650	Elevator Maint. Contract	1,333.80	1,112.00	(221.80)	10,252.16	10,008.00	(244.16)	13,344.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	405.00	405.00	540.00
82700	Bulk Cable Services	1,671.99	1,592.00	(79.99)	14,888.78	14,328.00	(560.78)	19,104.00
	Total Contract Services	6,233.72	5,593.00	(640.72)	50,367.01	50,337.00	(30.01)	67,116.00
85206	Foreclosure/Bad Debt	.00	.00	.00	(1,434.52)	.00	1,434.52	.00
	TOTAL EXPENSES	23,085.16	21,995.00	(1,090.16)	201,923.65	197,955.00	(3,968.65)	263,940.00
	NET INCOME/(LOSS)	454.64	(124.00)	578.64	(2,754.57)	(1,116.00)	(1,638.57)	(1,488.00)