

**Brickell 25, A Condo Assoc.**

Balance Sheet  
As of 10/31/16

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	20,203.55
11000	Accounts Receivable		4,310.58
12000	Prepaid Insurance		46,621.26
	Subtotal Current Assets		\$ 71,135.39

RESERVE ASSETS

12500	Reserve-BB&T	\$	658.28
	Subtotal Deferred Assets		\$ 658.28

OTHER ASSETS

14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(22,196.32)
21000	Utility Deposits		804.61
	Subtotal Other Assets		\$ 1,098.57

TOTAL ASSETS			\$ 72,892.24
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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	963.24
33000	Notes Payable Insurance		27,833.37
36000	Prepaid Assessment		11,640.62
	Subtotal Current Liabilities		\$ 40,437.23

RESERVES

42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(63.40)
	Subtotal Reserves		\$ 658.28

EQUITY

55000	Member's Equity	\$	31,272.93
	Current Year Net Income/(Loss)		523.80
	Subtotal Equity		\$ 31,796.73

TOTAL LIABILITIES & EQUITY			\$ 72,892.24
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# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 10/01/16 to 10/31/16

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	217,779.58	213,510.00	4,269.58	256,212.00
	Subtotal Income	<u>23,485.87</u>	<u>21,351.00</u>	<u>2,134.87</u>	<u>217,779.58</u>	<u>213,510.00</u>	<u>4,269.58</u>	<u>256,212.00</u>
Other Income								
60500	Late Fees Income	25.00	15.00	10.00	628.46	150.00	478.46	180.00
60600	Interest Income	.49	.00	.49	9.64	.00	9.64	.00
60900	Screenings Income	100.00	40.00	60.00	220.00	400.00	(180.00)	480.00
67000	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.00
67010	Transmitter Income	.00	5.00	(5.00)	.00	50.00	(50.00)	60.00
67020	Taxation	.00	(50.00)	50.00	.00	(500.00)	500.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	100.00	(100.00)	120.00
67040	Laundry/Tokens Income	587.00	500.00	87.00	4,679.76	5,000.00	(320.24)	6,000.00
	Subtotal Other Income	<u>712.49</u>	<u>520.00</u>	<u>192.49</u>	<u>5,587.86</u>	<u>5,200.00</u>	<u>387.86</u>	<u>6,240.00</u>
	<b>TOTAL INCOME</b>	<u>24,198.36</u>	<u>21,871.00</u>	<u>2,327.36</u>	<u>223,367.44</u>	<u>218,710.00</u>	<u>4,657.44</u>	<u>262,452.00</u>
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<b>EXPENSES</b>								
Administrative								
70110	Management Fee	962.00	995.00	33.00	9,653.00	9,950.00	297.00	11,940.00
70130	Legal & Professional	.00	50.00	50.00	1,716.50	500.00	(1,216.50)	600.00
70140	Insurance General Liability	380.24	363.00	(17.24)	3,800.12	3,630.00	(170.12)	4,356.00
70145	Insurance Property/Windstrom	4,110.35	3,910.00	(200.35)	39,473.19	39,100.00	(373.19)	46,920.00
70150	Insurance Umbrella	136.23	135.00	(1.23)	1,330.38	1,350.00	19.62	1,620.00
70155	Insurance Finance/Taxes	113.46	120.00	6.54	1,141.94	1,200.00	58.06	1,440.00
70165	Insurance Flood	2,465.65	2,300.00	(165.65)	24,446.28	23,000.00	(1,446.28)	27,600.00
70170	Insurance Workers Compensatio	172.33	145.00	(27.33)	1,684.38	1,450.00	(234.38)	1,740.00
70180	Insurance D & O	64.63	64.00	(.63)	633.82	640.00	6.18	768.00
70190	Insurance Fidelity	43.91	43.00	(.91)	430.60	430.00	(.60)	516.00
70195	Insurance Glass	158.74	160.00	1.26	1,556.64	1,600.00	43.36	1,920.00
70210	Depreciation Expense	125.98	126.00	.02	1,259.80	1,260.00	.20	1,512.00
70240	Dues & License	172.15	70.00	(102.15)	645.65	700.00	54.35	840.00
70270	ADP Fees	157.36	160.00	2.64	1,741.44	1,600.00	(141.44)	1,920.00
70275	Taxes & Audit Fees	.00	350.00	350.00	4,325.00	3,500.00	(825.00)	4,200.00
70276	ADP Payroll Taxes	408.98	500.00	91.02	4,734.86	5,000.00	265.14	6,000.00
70280	Postage & Printing	65.52	138.00	72.48	1,148.12	1,380.00	231.88	1,656.00
71010	Salaries - General	1,876.12	2,275.00	398.88	20,902.33	22,750.00	1,847.67	27,300.00
	Total Administrative	<u>11,413.65</u>	<u>11,904.00</u>	<u>490.35</u>	<u>120,624.05</u>	<u>119,040.00</u>	<u>(1,584.05)</u>	<u>142,848.00</u>
Utilities								
72100	Electricity	1,098.96	1,180.00	81.04	11,373.91	11,800.00	426.09	14,160.00
72200	Water & Sewer	963.24	800.00	(163.24)	11,919.90	8,000.00	(3,919.90)	9,600.00

# Brickell 25, A Condo Assoc.

## Income/Expense Statement Period: 10/01/16 to 10/31/16

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
72800	Telephone Lines	366.86	355.00	(11.86)	3,702.39	3,550.00	(152.39)	4,260.00
	Total Utilities	2,429.06	2,335.00	(94.06)	26,996.20	23,350.00	(3,646.20)	28,020.00
Maintenance Expenses								
74150	Gate Maintenance	.00	.00	.00	69.55	.00	(69.55)	.00
74160	R&M-General	272.09	750.00	477.91	7,674.43	7,500.00	(174.43)	9,000.00
74170	R&M-Supplies	439.02	400.00	(39.02)	4,588.92	4,000.00	(588.92)	4,800.00
74175	R&M-Elevator	.00	100.00	100.00	375.00	1,000.00	625.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	1,000.00	1,000.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	386.81	1,000.00	613.19	1,200.00
74190	R&M-Fire Equipment	811.09	150.00	(661.09)	2,019.11	1,500.00	(519.11)	1,800.00
74195	R&M-Plumbing	180.00	150.00	(30.00)	2,295.00	1,500.00	(795.00)	1,800.00
	Total Maintenance Expenses	1,702.20	1,750.00	47.80	17,408.82	17,500.00	91.18	21,000.00
Site Improvements								
78100	Lawn Maintenance	.00	150.00	150.00	1,350.00	1,500.00	150.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	825.00	1,150.00	325.00	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	1,480.00	1,480.00	.00	1,776.00
	Total Site Improvements	148.00	413.00	265.00	3,655.00	4,130.00	475.00	4,956.00
Contract Services								
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	791.90	1,500.00	708.10	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	120.00	(5.25)	144.00
82100	Fire Panel Monitoring	92.87	402.00	309.13	3,960.10	4,020.00	59.90	4,824.00
82300	Trash Collection	1,534.42	1,486.00	(48.42)	15,060.11	14,860.00	(200.11)	17,832.00
82500	Janitorial Services	600.00	600.00	.00	5,770.00	6,000.00	230.00	7,200.00
82650	Elevator Maint. Contract	1,133.80	1,112.00	(21.80)	11,385.96	11,120.00	(265.96)	13,344.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	450.00	450.00	540.00
82700	Bulk Cable Services	1,671.99	1,592.00	(79.99)	16,560.77	15,920.00	(640.77)	19,104.00
	Total Contract Services	5,227.08	5,593.00	365.92	55,594.09	55,930.00	335.91	67,116.00
85206	Foreclosure/Bad Debt	.00	.00	.00	(1,434.52)	.00	1,434.52	.00
	TOTAL EXPENSES	20,919.99	21,995.00	1,075.01	222,843.64	219,950.00	(2,893.64)	263,940.00
	NET INCOME/(LOSS)	3,278.37	(124.00)	3,402.37	523.80	(1,240.00)	1,763.80	(1,488.00)
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