

Brickell 25, A Condo Assoc.

Balance Sheet
As of 11/30/16

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$ 18,976.90	
11000	Accounts Receivable	3,779.82	
12000	Prepaid Insurance	39,222.36	
	Subtotal Current Assets		\$ 61,979.08
RESERVE ASSETS			
12500	Reserve-BB&T	\$ 658.50	
	Subtotal Deferred Assets		\$ 658.50
OTHER ASSETS			
14100	Capital Improvement	\$ 22,490.28	
14500	Accumulated Depreciation	(22,322.30)	
21000	Utility Deposits	804.61	
	Subtotal Other Assets		\$ 972.59
	TOTAL ASSETS		\$ 63,610.17
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		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$ 1,333.99	
33000	Notes Payable Insurance	22,537.97	
36000	Prepaid Assessment	10,015.24	
	Subtotal Current Liabilities		\$ 33,887.20
RESERVES			
42000	Reserve-Roof Replacement	\$ 721.68	
46000	Reserve-Interest/Bank Fees	(63.18)	
	Subtotal Reserves		\$ 658.50
EQUITY			
55000	Member's Equity	\$ 31,272.93	
	Current Year Net Income/(Loss)	(2,208.46)	
	Subtotal Equity		\$ 29,064.47
	TOTAL LIABILITIES & EQUITY		\$ 63,610.17
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Brickell 25, A Condo Assoc.

Income/Expense Statement Period: 11/01/16 to 11/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	23,485.87	21,351.00	2,134.87	241,265.45	234,861.00	6,404.45	256,212.00
	Subtotal Income	23,485.87	21,351.00	2,134.87	241,265.45	234,861.00	6,404.45	256,212.00
Other Income								
60500	Late Fees Income	25.02	15.00	10.02	653.48	165.00	488.48	180.00
60600	Interest Income	.37	.00	.37	10.01	.00	10.01	.00
60900	Screenings Income	(80.00)	40.00	(120.00)	140.00	440.00	(300.00)	480.00
67000	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.00
67010	Transmitter Income	.00	5.00	(5.00)	.00	55.00	(55.00)	60.00
67020	Taxation	.00	(50.00)	50.00	.00	(550.00)	550.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	110.00	(110.00)	120.00
67040	Laundry/Tokens Income	729.00	500.00	229.00	5,408.76	5,500.00	(91.24)	6,000.00
	Subtotal Other Income	674.39	520.00	154.39	6,262.25	5,720.00	542.25	6,240.00
	TOTAL INCOME	24,160.26	21,871.00	2,289.26	247,527.70	240,581.00	6,946.70	262,452.00
EXPENSES								
Administrative								
70110	Management Fee	962.00	995.00	33.00	10,615.00	10,945.00	330.00	11,940.00
70130	Legal & Professional	.00	50.00	50.00	1,716.50	550.00	(1,166.50)	600.00
70140	Insurance General Liability	367.97	363.00	(4.97)	4,168.09	3,993.00	(175.09)	4,356.00
70145	Insurance Property/Windstrom	3,977.75	3,910.00	(67.75)	43,450.94	43,010.00	(440.94)	46,920.00
70150	Insurance Umbrella	131.84	135.00	3.16	1,462.22	1,485.00	22.78	1,620.00
70155	Insurance Finance/Taxes	109.80	120.00	10.20	1,251.74	1,320.00	68.26	1,440.00
70165	Insurance Flood	2,386.11	2,300.00	(86.11)	26,832.39	25,300.00	(1,532.39)	27,600.00
70170	Insurance Workers Compensatio	166.77	145.00	(21.77)	1,851.15	1,595.00	(256.15)	1,740.00
70180	Insurance D & O	62.55	64.00	1.45	696.37	704.00	7.63	768.00
70190	Insurance Fidelity	42.49	43.00	.51	473.09	473.00	(.09)	516.00
70195	Insurance Glass	153.62	160.00	6.38	1,710.26	1,760.00	49.74	1,920.00
70210	Depreciation Expense	125.98	126.00	.02	1,385.78	1,386.00	.22	1,512.00
70240	Dues & License	620.00	70.00	(550.00)	1,265.65	770.00	(495.65)	840.00
70270	ADP Fees	157.36	160.00	2.64	1,898.80	1,760.00	(138.80)	1,920.00
70275	Taxes & Audit Fees	.00	350.00	350.00	4,325.00	3,850.00	(475.00)	4,200.00
70276	ADP Payroll Taxes	419.47	500.00	80.53	5,154.33	5,500.00	345.67	6,000.00
70280	Postage & Printing	31.08	138.00	106.92	1,208.44	1,518.00	309.56	1,656.00
71010	Salaries - General	1,910.32	2,275.00	364.68	22,812.65	25,025.00	2,212.35	27,300.00
	Total Administrative	11,625.11	11,904.00	278.89	132,278.40	130,944.00	(1,334.40)	142,848.00
Utilities								
72100	Electricity	1,014.04	1,180.00	165.96	12,387.95	12,980.00	592.05	14,160.00
72200	Water & Sewer	885.99	800.00	(85.99)	12,805.89	8,800.00	(4,005.89)	9,600.00

Brickell 25, A Condo Assoc.

Income/Expense Statement Period: 11/01/16 to 11/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	425.17	355.00	(70.17)	4,127.56	3,905.00	(222.56)	4,260.00
	Total Utilities	2,325.20	2,335.00	9.80	29,321.40	25,685.00	(3,636.40)	28,020.00
Maintenance Expenses								
74150	Gate Maintenance	.00	.00	.00	69.55	.00	(69.55)	.00
74160	R&M-General	1,519.45	750.00	(769.45)	9,193.88	8,250.00	(943.88)	9,000.00
74170	R&M-Supplies	1,174.05	400.00	(774.05)	5,762.97	4,400.00	(1,362.97)	4,800.00
74175	R&M-Elevator	3,393.00	100.00	(3,293.00)	3,768.00	1,100.00	(2,668.00)	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	1,100.00	1,100.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	386.81	1,100.00	713.19	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	2,019.11	1,650.00	(369.11)	1,800.00
74195	R&M-Plumbing	750.00	150.00	(600.00)	3,045.00	1,650.00	(1,395.00)	1,800.00
	Total Maintenance Expenses	6,836.50	1,750.00	(5,086.50)	24,245.32	19,250.00	(4,995.32)	21,000.00
Site Improvements								
78100	Lawn Maintenance	.00	150.00	150.00	1,650.00	1,650.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	825.00	1,265.00	440.00	1,380.00
78300	Pest Control/Spraying	296.00	148.00	(148.00)	1,776.00	1,628.00	(148.00)	1,776.00
	Total Site Improvements	296.00	413.00	117.00	4,251.00	4,543.00	292.00	4,956.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	2,134.00	2,134.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	791.90	1,650.00	858.10	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	132.00	6.75	144.00
82100	Fire Panel Monitoring	.00	402.00	402.00	3,960.10	4,422.00	461.90	4,824.00
82300	Trash Collection	1,580.68	1,486.00	(94.68)	16,640.79	16,346.00	(294.79)	17,832.00
82500	Janitorial Services	900.00	600.00	(300.00)	6,670.00	6,600.00	(70.00)	7,200.00
82650	Elevator Maint. Contract	1,133.80	1,112.00	(21.80)	12,519.76	12,232.00	(287.76)	13,344.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	495.00	495.00	540.00
82700	Bulk Cable Services	1,671.99	1,592.00	(79.99)	18,232.76	17,512.00	(720.76)	19,104.00
	Total Contract Services	5,480.47	5,593.00	112.53	61,074.56	61,523.00	448.44	67,116.00
85206	Foreclosure/Bad Debt	.00	.00	.00	(1,434.52)	.00	1,434.52	.00
	TOTAL EXPENSES	26,563.28	21,995.00	(4,568.28)	249,736.16	241,945.00	(7,791.16)	263,940.00
	NET INCOME/(LOSS)	(2,403.02)	(124.00)	(2,279.02)	(2,208.46)	(1,364.00)	(844.46)	(1,488.00)
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