

**Brickell 25, A Condo Assoc.**

Balance Sheet  
As of 12/31/16

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	22,151.35
11000	Accounts Receivable		3,346.60
12000	Prepaid Insurance		33,771.82
	Subtotal Current Assets		\$ 59,269.77

RESERVE ASSETS

12500	Reserve-BB&T	\$	658.72
	Subtotal Deferred Assets		\$ 658.72

OTHER ASSETS

14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(22,448.28)
21000	Utility Deposits		804.61
	Subtotal Other Assets		\$ 846.61

TOTAL ASSETS			\$ 60,775.10
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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	1,379.57
31050	Accrued Expenses		75.00
33000	Notes Payable Insurance		17,242.57
36000	Prepaid Assessment		11,426.17
	Subtotal Current Liabilities		\$ 30,123.31

RESERVES

42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(62.96)
	Subtotal Reserves		\$ 658.72

EQUITY

55000	Member's Equity	\$	31,272.93
	Current Year Net Income/(Loss)		(1,279.86)
	Subtotal Equity		\$ 29,993.07

TOTAL LIABILITIES & EQUITY			\$ 60,775.10
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# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 12/01/16 to 12/31/16

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	264,751.32	256,212.00	8,539.32	256,212.00
	Subtotal Income	23,485.87	21,351.00	2,134.87	264,751.32	256,212.00	8,539.32	256,212.00
<b>Other Income</b>								
60500	Late Fees Income	.00	15.00	(15.00)	653.48	180.00	473.48	180.00
60600	Interest Income	.52	.00	.52	10.53	.00	10.53	.00
60900	Screenings Income	160.00	40.00	120.00	300.00	480.00	(180.00)	480.00
67000	Miscellaneous Income	90.00	.00	90.00	140.00	.00	140.00	.00
67010	Transmitter Income	.00	5.00	(5.00)	.00	60.00	(60.00)	60.00
67020	Taxation	.00	(50.00)	50.00	.00	(600.00)	600.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	120.00	(120.00)	120.00
67040	Laundry/Tokens Income	497.41	500.00	(2.59)	5,906.17	6,000.00	(93.83)	6,000.00
	Subtotal Other Income	747.93	520.00	227.93	7,010.18	6,240.00	770.18	6,240.00
	<b>TOTAL INCOME</b>	<b>24,233.80</b>	<b>21,871.00</b>	<b>2,362.80</b>	<b>271,761.50</b>	<b>262,452.00</b>	<b>9,309.50</b>	<b>262,452.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	962.00	995.00	33.00	11,577.00	11,940.00	363.00	11,940.00
70130	Legal & Professional	417.60	50.00	(367.60)	2,134.10	600.00	(1,534.10)	600.00
70140	Insurance General Liability	380.24	363.00	(17.24)	4,548.33	4,356.00	(192.33)	4,356.00
70145	Insurance Property/Windstrom	4,110.35	3,910.00	(200.35)	47,561.29	46,920.00	(641.29)	46,920.00
70150	Insurance Umbrella	136.23	135.00	(1.23)	1,598.45	1,620.00	21.55	1,620.00
70155	Insurance Finance/Taxes	113.46	120.00	6.54	1,365.20	1,440.00	74.80	1,440.00
70165	Insurance Flood	2,465.65	2,300.00	(165.65)	29,298.04	27,600.00	(1,698.04)	27,600.00
70170	Insurance Workers Compensatio	172.33	145.00	(27.33)	2,023.48	1,740.00	(283.48)	1,740.00
70180	Insurance D & O	64.63	64.00	(.63)	761.00	768.00	7.00	768.00
70190	Insurance Fidelity	43.91	43.00	(.91)	517.00	516.00	(1.00)	516.00
70195	Insurance Glass	158.74	160.00	1.26	1,869.00	1,920.00	51.00	1,920.00
70210	Depreciation Expense	125.98	126.00	.02	1,511.76	1,512.00	.24	1,512.00
70240	Dues & License	403.50	70.00	(333.50)	1,669.15	840.00	(829.15)	840.00
70270	ADP Fees	157.36	160.00	2.64	2,056.16	1,920.00	(136.16)	1,920.00
70275	Taxes & Audit Fees	.00	350.00	350.00	4,325.00	4,200.00	(125.00)	4,200.00
70276	ADP Payroll Taxes	711.70	500.00	(211.70)	5,866.03	6,000.00	133.97	6,000.00
70280	Postage & Printing	.00	138.00	138.00	1,252.53	1,656.00	403.47	1,656.00
71010	Salaries - General	3,134.04	2,275.00	(859.04)	25,946.69	27,300.00	1,353.31	27,300.00
	Total Administrative	13,557.72	11,904.00	(1,653.72)	145,880.21	142,848.00	(3,032.21)	142,848.00
<b>Utilities</b>								
72100	Electricity	1,095.27	1,180.00	84.73	13,483.22	14,160.00	676.78	14,160.00
72200	Water & Sewer	1,079.57	800.00	(279.57)	13,885.46	9,600.00	(4,285.46)	9,600.00

# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 12/01/16 to 12/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	375.81	355.00	(20.81)	4,503.37	4,260.00	(243.37)	4,260.00
	Total Utilities	2,550.65	2,335.00	(215.65)	31,872.05	28,020.00	(3,852.05)	28,020.00
Maintenance Expenses								
74150	Gate Maintenance	.00	.00	.00	69.55	.00	(69.55)	.00
74160	R&M-General	.00	750.00	750.00	9,193.88	9,000.00	(193.88)	9,000.00
74170	R&M-Supplies	1,143.78	400.00	(743.78)	6,906.75	4,800.00	(2,106.75)	4,800.00
74175	R&M-Elevator	100.00	100.00	.00	3,868.00	1,200.00	(2,668.00)	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	1,200.00	1,200.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	386.81	1,200.00	813.19	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	2,019.11	1,800.00	(219.11)	1,800.00
74195	R&M-Plumbing	.00	150.00	150.00	3,045.00	1,800.00	(1,245.00)	1,800.00
	Total Maintenance Expenses	1,243.78	1,750.00	506.22	25,489.10	21,000.00	(4,489.10)	21,000.00
Site Improvements								
78100	Lawn Maintenance	75.00	150.00	75.00	1,725.00	1,800.00	75.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	825.00	1,380.00	555.00	1,380.00
78300	Pest Control/Spraying	.00	148.00	148.00	1,776.00	1,776.00	.00	1,776.00
	Total Site Improvements	75.00	413.00	338.00	4,326.00	4,956.00	630.00	4,956.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	2,328.00	2,328.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	791.90	1,800.00	1,008.10	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	144.00	18.75	144.00
82100	Fire Panel Monitoring	.00	402.00	402.00	3,960.10	4,824.00	863.90	4,824.00
82300	Trash Collection	1,542.17	1,486.00	(56.17)	18,182.96	17,832.00	(350.96)	17,832.00
82500	Janitorial Services	600.00	600.00	.00	7,270.00	7,200.00	(70.00)	7,200.00
82650	Elevator Maint. Contract	1,133.80	1,112.00	(21.80)	13,653.56	13,344.00	(309.56)	13,344.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	540.00	540.00	540.00
82700	Bulk Cable Services	1,671.99	1,592.00	(79.99)	19,904.75	19,104.00	(800.75)	19,104.00
	Total Contract Services	5,141.96	5,593.00	451.04	66,216.52	67,116.00	899.48	67,116.00
85200	Miscellaneous	692.00	.00	(692.00)	692.00	.00	(692.00)	.00
85206	Foreclosure/Bad Debt	.00	.00	.00	(1,434.52)	.00	1,434.52	.00
	TOTAL EXPENSES	23,261.11	21,995.00	(1,266.11)	273,041.36	263,940.00	(9,101.36)	263,940.00
	NET INCOME/(LOSS)	972.69	(124.00)	1,096.69	(1,279.86)	(1,488.00)	208.14	(1,488.00)
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