

# Brickell 25, A Condo Assoc.

Balance Sheet  
As of 02/28/17

## ASSETS

### CURRENT ASSETS

10100	Operating-BB&T	\$	3,999.53	
10101	Operating-CAB		10,080.26	
11000	Accounts Receivable		10,507.72	
12000	Prepaid Insurance		19,193.81	
Subtotal Current Assets				\$ 43,781.32

### RESERVE ASSETS

12500	Reserve-BB&T	\$	659.01	
Subtotal Deferred Assets				\$ 659.01

### OTHER ASSETS

14100	Capital Improvement	\$	22,490.28	
14500	Accumulated Depreciation		(22,574.26)	
21000	Utility Deposits		804.61	
Subtotal Other Assets				\$ 720.63

		\$	45,160.96	
TOTAL ASSETS				=====

## LIABILITIES & EQUITY

### CURRENT LIABILITIES

31000	Accounts Payable	\$	1,345.83	
31050	Accrued Expenses		75.00	
33000	Notes Payable Insurance		6,651.77	
36000	Prepaid Assessment		14,318.24	
Subtotal Current Liabilities				\$ 22,390.84

### RESERVES

42000	Reserve-Roof Replacement	\$	721.68	
46000	Reserve-Interest/Bank Fees		(62.67)	
Subtotal Reserves				\$ 659.01

### EQUITY

55000	Member's Equity	\$	29,359.82	
	Current Year Net Income/(Loss)		(7,248.71)	
Subtotal Equity				\$ 22,111.11

		\$	45,160.96	
TOTAL LIABILITIES & EQUITY				

Brickell 25, A Condo Assoc.

Balance Sheet  
As of 02/28/17

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Brickell 25, A Condo Assoc.

Income/Expense Statement  
 Period: 02/01/17 to 02/28/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	23,485.87	23,486.00	(.13)	46,971.74	46,972.00	(.26)	281,832.00
	Subtotal Income	23,485.87	23,486.00	(.13)	46,971.74	46,972.00	(.26)	281,832.00
Other Income								
60500	Late Fees Income	250.00	15.00	235.00	(50.00)	30.00	(80.00)	180.00
60600	Interest Income	.92	.00	.92	1.50	.00	1.50	.00
60900	Screenings Income	.00	15.00	(15.00)	(60.00)	30.00	(90.00)	180.00
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)	.00	1,000.00	(1,000.00)	6,000.00
	Subtotal Other Income	250.92	490.00	(239.08)	(108.50)	980.00	(1,088.50)	5,880.00
	TOTAL INCOME	23,736.79	23,976.00	(239.21)	46,863.24	47,952.00	(1,088.76)	287,712.00
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EXPENSES								
Administrative								
70110	Management Fee	980.50	966.00	(14.50)	1,961.00	1,932.00	(29.00)	11,592.00
70130	Legal & Professional	214.84	50.00	(164.84)	352.34	100.00	(252.34)	600.00
70140	Insurance General Liability	343.44	382.00	38.56	723.68	764.00	40.32	4,584.00
70145	Insurance Property/Windstrom	3,712.57	4,110.00	397.43	7,822.92	8,220.00	397.08	49,320.00
70150	Insurance Umbrella	123.05	136.00	12.95	259.28	272.00	12.72	1,632.00
70155	Insurance Finance/Taxes	102.48	120.00	17.52	215.94	240.00	24.06	1,440.00
70165	Insurance Flood	2,227.04	2,466.00	238.96	4,692.69	4,932.00	239.31	29,592.00
70170	Insurance Workers Compensatio	168.38	167.00	(1.38)	354.80	334.00	(20.80)	2,004.00
70180	Insurance D & O	58.38	65.00	6.62	123.01	130.00	6.99	780.00
70190	Insurance Fidelity	39.66	44.00	4.34	83.57	88.00	4.43	528.00
70195	Insurance Glass	143.38	160.00	16.62	302.12	320.00	17.88	1,920.00
70210	Depreciation Expense	.00	126.00	126.00	125.98	252.00	126.02	1,512.00
70240	Dues & License	.00	70.00	70.00	.00	140.00	140.00	840.00
70270	ADP Fees	78.68	170.00	91.32	297.29	340.00	42.71	2,040.00
70275	Taxes & Audit Fees	1,900.00	360.00	(1,540.00)	1,900.00	720.00	(1,180.00)	4,320.00
70276	ADP Payroll Taxes	601.61	500.00	(101.61)	1,114.39	1,000.00	(114.39)	6,000.00
70280	Postage & Printing	159.14	120.00	(39.14)	617.20	240.00	(377.20)	1,440.00
70282	Bank Fee	36.00	.00	(36.00)	72.00	.00	(72.00)	.00
71010	Salaries - General	2,193.16	2,275.00	81.84	4,339.29	4,550.00	210.71	27,300.00
	Total Administrative	13,082.31	12,287.00	(795.31)	25,357.50	24,574.00	(783.50)	147,444.00
Utilities								
72100	Electricity	1,127.72	1,180.00	52.28	2,142.05	2,360.00	217.95	14,160.00
72200	Water & Sewer	959.33	1,200.00	240.67	1,719.85	2,400.00	680.15	14,400.00
72800	Telephone Lines	365.42	376.00	10.58	732.25	752.00	19.75	4,512.00

Brickell 25, A Condo Assoc.

Income/Expense Statement  
 Period: 02/01/17 to 02/28/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Utilities	2,452.47	2,756.00	303.53	4,594.15	5,512.00	917.85	33,072.00
	Maintenance Expenses							
74160	R&M-General	5,788.88	875.00	(4,913.88)	5,848.88	1,750.00	(4,098.88)	10,500.00
74170	R&M-Supplies	1,238.02	410.00	(828.02)	1,308.75	820.00	(488.75)	4,920.00
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	466.52	150.00	(316.52)	4,979.78	300.00	(4,679.78)	1,800.00
74195	R&M-Plumbing	480.00	300.00	(180.00)	480.00	600.00	120.00	3,600.00
	Total Maintenance Expenses	7,973.42	2,035.00	(5,938.42)	12,617.41	4,070.00	(8,547.41)	24,420.00
	Site Improvements							
78100	Lawn Maintenance	.00	170.00	170.00	.00	340.00	340.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	230.00	230.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	310.00	296.00	(14.00)	1,776.00
	Total Site Improvements	155.00	433.00	278.00	310.00	866.00	556.00	5,196.00
	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	375.00	375.00	1,027.81	750.00	(277.81)	4,500.00
82300	Trash Collection	1,556.88	1,535.00	(21.88)	3,105.50	3,070.00	(35.50)	18,420.00
82500	Janitorial Services	600.00	600.00	.00	1,100.00	1,200.00	100.00	7,200.00
82650	Elevator Maint. Contract	1,133.80	1,115.00	(18.80)	2,267.60	2,230.00	(37.60)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	90.00	90.00	540.00
82700	Bulk Cable Services	1,671.99	1,672.00	.01	3,343.98	3,344.00	.02	20,064.00
	Total Contract Services	5,156.67	5,698.00	541.33	11,232.89	11,396.00	163.11	68,376.00
	TOTAL EXPENSES	28,819.87	23,209.00	(5,610.87)	54,111.95	46,418.00	(7,693.95)	278,508.00
	NET INCOME/(LOSS)	(5,083.08)	767.00	(5,850.08)	(7,248.71)	1,534.00	(8,782.71)	9,204.00