

**Brickell 25, A Condo Assoc.**

Balance Sheet  
As of 03/31/17

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	4,951.75
10101	Operating-CAB		8,559.44
11000	Accounts Receivable		13,065.13
12000	Prepaid Insurance		11,534.18
	Subtotal Current Assets		<u>\$ 38,110.50</u>

RESERVE ASSETS

12500	Reserve-BB&T	\$	659.04
	Subtotal Deferred Assets		<u>\$ 659.04</u>

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(24,202.26)
	Subtotal Other Assets		<u>\$ 3,477.92</u>

TOTAL ASSETS \$ 42,247.46  
=====

LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	837.76
31050	Accrued Expenses		75.00
33000	Notes Payable Insurance		1,356.37
36000	Prepaid Assessment		15,929.77
	Subtotal Current Liabilities		<u>\$ 18,198.90</u>

RESERVES

42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(62.64)
	Subtotal Reserves		<u>\$ 659.04</u>

EQUITY

55000	Member's Equity	\$	33,560.11
	Current Year Net Income/(Loss)		(10,170.59)
	Subtotal Equity		<u>\$ 23,389.52</u>

TOTAL LIABILITIES & EQUITY \$ 42,247.46  
=====

# Brickell 25, A Condo Assoc.

Income/Expense Statement  
 Period: 03/01/17 to 03/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
60100	Maintenance Fee	23,485.87	23,486.00	(.13)	70,457.61	70,458.00	(.39)	281,832.00
	Subtotal Income	23,485.87	23,486.00	(.13)	70,457.61	70,458.00	(.39)	281,832.00
Other Income								
60500	Late Fees Income	100.00	15.00	85.00	50.00	45.00	5.00	180.00
60600	Interest Income	.65	.00	.65	2.15	.00	2.15	.00
60900	Screenings Income	200.00	15.00	185.00	140.00	45.00	95.00	180.00
67020	Taxation	.00	(50.00)	50.00	.00	(150.00)	150.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	30.00	(30.00)	120.00
67040	Laundry/Tokens Income	885.93	500.00	385.93	885.93	1,500.00	(614.07)	6,000.00
	Subtotal Other Income	1,186.58	490.00	696.58	1,078.08	1,470.00	(391.92)	5,880.00
	<b>TOTAL INCOME</b>	24,672.45	23,976.00	696.45	71,535.69	71,928.00	(392.31)	287,712.00
<b>EXPENSES</b>								
Administrative								
70110	Management Fee	980.50	966.00	(14.50)	2,941.50	2,898.00	(43.50)	11,592.00
70130	Legal & Professional	55.52	50.00	(5.52)	407.86	150.00	(257.86)	600.00
70140	Insurance General Liability	380.24	382.00	1.76	1,103.92	1,146.00	42.08	4,584.00
70145	Insurance Property/Windstrom	4,110.35	4,110.00	(.35)	11,933.27	12,330.00	396.73	49,320.00
70150	Insurance Umbrella	136.23	136.00	(.23)	395.51	408.00	12.49	1,632.00
70155	Insurance Finance/Taxes	113.46	120.00	6.54	329.40	360.00	30.60	1,440.00
70165	Insurance Flood	2,465.65	2,466.00	.35	7,158.34	7,398.00	239.66	29,592.00
70170	Insurance Workers Compensatio	186.42	167.00	(19.42)	541.22	501.00	(40.22)	2,004.00
70180	Insurance D & O	64.63	65.00	.37	187.64	195.00	7.36	780.00
70190	Insurance Fidelity	43.91	44.00	.09	127.48	132.00	4.52	528.00
70195	Insurance Glass	158.74	160.00	1.26	460.86	480.00	19.14	1,920.00
70210	Depreciation Expense	1,443.00	126.00	(1,317.00)	1,568.98	378.00	(1,190.98)	1,512.00
70240	Dues & License	.00	70.00	70.00	.00	210.00	210.00	840.00
70270	ADP Fees	157.36	170.00	12.64	454.65	510.00	55.35	2,040.00
70275	Taxes & Audit Fees	2,450.00	360.00	(2,090.00)	4,350.00	1,080.00	(3,270.00)	4,320.00
70276	ADP Payroll Taxes	520.83	500.00	(20.83)	1,635.22	1,500.00	(135.22)	6,000.00
70280	Postage & Printing	108.41	120.00	11.59	725.61	360.00	(365.61)	1,440.00
70282	Bank Fee	.00	.00	.00	72.00	.00	(72.00)	.00
71010	Salaries - General	1,941.01	2,275.00	333.99	6,280.30	6,825.00	544.70	27,300.00
	Total Administrative	15,316.26	12,287.00	(3,029.26)	40,673.76	36,861.00	(3,812.76)	147,444.00
Utilities								
72100	Electricity	1,016.81	1,180.00	163.19	3,158.86	3,540.00	381.14	14,160.00
72200	Water & Sewer	837.76	1,200.00	362.24	2,557.61	3,600.00	1,042.39	14,400.00
72800	Telephone Lines	365.68	376.00	10.32	1,097.93	1,128.00	30.07	4,512.00

**Brickell 25, A Condo Assoc.**

Income/Expense Statement  
 Period: 03/01/17 to 03/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Utilities	2,220.25	2,756.00	535.75	6,814.40	8,268.00	1,453.60	33,072.00
	<b>Maintenance Expenses</b>							
74160	R&M-General	2,105.86	875.00	(1,230.86)	7,954.74	2,625.00	(5,329.74)	10,500.00
74170	R&M-Supplies	50.76	410.00	359.24	1,359.51	1,230.00	(129.51)	4,920.00
74175	R&M-Elevator	.00	100.00	100.00	.00	300.00	300.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	300.00	300.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	.00	300.00	300.00	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	4,979.78	450.00	(4,529.78)	1,800.00
74195	R&M-Plumbing	750.00	300.00	(450.00)	1,230.00	900.00	(330.00)	3,600.00
	<b>Total Maintenance Expenses</b>	<b>2,906.62</b>	<b>2,035.00</b>	<b>(871.62)</b>	<b>15,524.03</b>	<b>6,105.00</b>	<b>(9,419.03)</b>	<b>24,420.00</b>
	<b>Site Improvements</b>							
78100	Lawn Maintenance	.00	170.00	170.00	.00	510.00	510.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	345.00	345.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	465.00	444.00	(21.00)	1,776.00
	<b>Total Site Improvements</b>	<b>155.00</b>	<b>433.00</b>	<b>278.00</b>	<b>465.00</b>	<b>1,299.00</b>	<b>834.00</b>	<b>5,196.00</b>
	<b>Contract Services</b>							
80100	Pool Maintenance	194.00	194.00	.00	582.00	582.00	.00	2,328.00
80200	Pool Repairs	570.61	150.00	(420.61)	570.61	450.00	(120.61)	1,800.00
80400	Pool Permit	.00	12.00	12.00	.00	36.00	36.00	144.00
82100	Fire Panel Monitoring	931.27	375.00	(556.27)	1,959.08	1,125.00	(834.08)	4,500.00
82300	Trash Collection	1,629.76	1,535.00	(94.76)	4,735.26	4,605.00	(130.26)	18,420.00
82500	Janitorial Services	600.00	600.00	.00	1,700.00	1,800.00	100.00	7,200.00
82650	Elevator Maint. Contract	1,133.80	1,115.00	(18.80)	3,401.40	3,345.00	(56.40)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	135.00	135.00	540.00
82700	Bulk Cable Services	1,755.38	1,672.00	(83.38)	5,099.36	5,016.00	(83.36)	20,064.00
	<b>Total Contract Services</b>	<b>6,814.82</b>	<b>5,698.00</b>	<b>(1,116.82)</b>	<b>18,047.71</b>	<b>17,094.00</b>	<b>(953.71)</b>	<b>68,376.00</b>
85206	Foreclosure/Bad Debt	181.38	.00	(181.38)	181.38	.00	(181.38)	.00
	<b>TOTAL EXPENSES</b>	<b>27,594.33</b>	<b>23,209.00</b>	<b>(4,385.33)</b>	<b>81,706.28</b>	<b>69,627.00</b>	<b>(12,079.28)</b>	<b>278,508.00</b>
	<b>NET INCOME/(LOSS)</b>	<b>(2,921.88)</b>	<b>767.00</b>	<b>(3,688.88)</b>	<b>(10,170.59)</b>	<b>2,301.00</b>	<b>(12,471.59)</b>	<b>9,204.00</b>