

Brickell 25, A Condo Assoc.

Balance Sheet
As of 10/31/17

ASSETS

CURRENT ASSETS

10101	Operating-CAB	\$	14,414.87
11000	Accounts Receivable		6,928.97
12000	Prepaid Insurance		45,504.90
	Subtotal Current Assets		\$ 66,848.74

RESERVE ASSETS

12501	Reserve -CAB	\$	622.52
	Subtotal Deferred Assets		\$ 622.52

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(25,461.96)
	Subtotal Other Assets		\$ 2,218.22

TOTAL ASSETS \$ 69,689.48

LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	694.58
31050	Accrued Expenses		125.00
33000	Notes Payable Insurance		32,379.57
36000	Prepaid Assessment		11,349.82
	Subtotal Current Liabilities		\$ 44,548.97

RESERVES

42000	Reserve-Roof Replacement	\$	684.68
46000	Reserve-Interest/Bank Fees		(62.16)
	Subtotal Reserves		\$ 622.52

EQUITY

55000	Member's Equity	\$	32,750.36
	Current Year Net Income/(Loss)		(8,232.37)
	Subtotal Equity		\$ 24,517.99

TOTAL LIABILITIES & EQUITY \$ 69,689.48

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

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)	234,858.70	234,860.00	(1.30)	281,832.00
	Subtotal Income	23,485.87	23,486.00	(.13)	234,858.70	234,860.00	(1.30)	281,832.00
Other Income								
60500	Late Fees Income	175.00	15.00	160.00	650.00	150.00	500.00	180.00
60600	Interest Income	.97	.00	.97	10.69	.00	10.69	.00
60900	Screenings Income	.00	15.00	(15.00)	115.00	150.00	(35.00)	180.00
67000	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.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	.00	500.00	(500.00)	3,376.37	5,000.00	(1,623.63)	6,000.00
	Subtotal Other Income	175.97	490.00	(314.03)	4,202.06	4,900.00	(697.94)	5,880.00
	TOTAL INCOME	23,661.84	23,976.00	(314.16)	239,060.76	239,760.00	(699.24)	287,712.00
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EXPENSES								
Administrative								
70110	Management Fee	980.50	966.00	(14.50)	9,805.00	9,660.00	(145.00)	11,592.00
70130	Legal & Professional	.00	50.00	50.00	407.86	500.00	92.14	600.00
70140	Insurance General Liability	379.90	382.00	2.10	3,726.85	3,820.00	93.15	4,584.00
70145	Insurance Property/Windstrom	3,608.32	4,110.00	501.68	37,308.90	41,100.00	3,791.10	49,320.00
70150	Insurance Umbrella	136.23	136.00	(.23)	1,336.03	1,360.00	23.97	1,632.00
70155	Insurance Finance/Taxes	150.84	120.00	(30.84)	1,326.01	1,200.00	(126.01)	1,440.00
70165	Insurance Flood	2,755.18	2,466.00	(289.18)	25,778.52	24,660.00	(1,118.52)	29,592.00
70170	Insurance Workers Compensatio	186.42	167.00	(19.42)	2,014.55	1,670.00	(344.55)	2,004.00
70180	Insurance D & O	84.25	65.00	(19.25)	745.82	650.00	(95.82)	780.00
70190	Insurance Fidelity	43.91	44.00	.09	430.60	440.00	9.40	528.00
70195	Insurance Glass	158.74	160.00	1.26	1,556.64	1,600.00	43.36	1,920.00
70210	Depreciation Expense	1,259.70	126.00	(1,133.70)	1,385.68	1,260.00	(125.68)	1,512.00
70240	Dues & License	.00	70.00	70.00	672.98	700.00	27.02	840.00
70270	ADP Fees	164.94	170.00	5.06	1,636.53	1,700.00	63.47	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,350.00	3,600.00	(750.00)	4,320.00
70276	ADP Payroll Taxes	514.80	500.00	(14.80)	6,350.50	5,000.00	(1,350.50)	6,000.00
70280	Postage & Printing	16.31	120.00	103.69	1,188.24	1,200.00	11.76	1,440.00
70282	Bank Fee	.00	.00	.00	109.00	.00	(109.00)	.00
71010	Salaries - General	2,223.82	2,275.00	51.18	25,049.79	22,750.00	(2,299.79)	27,300.00
	Total Administrative	12,663.86	12,287.00	(376.86)	125,179.50	122,870.00	(2,309.50)	147,444.00
Utilities								
72100	Electricity	1,103.33	1,180.00	76.67	11,515.55	11,800.00	284.45	14,160.00
72200	Water & Sewer	694.58	1,200.00	505.42	10,249.90	12,000.00	1,750.10	14,400.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	105.66	376.00	270.34	3,985.53	3,760.00	(225.53)	4,512.00
	Total Utilities	1,903.57	2,756.00	852.43	25,750.98	27,560.00	1,809.02	33,072.00
Maintenance Expenses								
74160	R&M-General	3,673.10	875.00	(2,798.10)	19,785.27	8,750.00	(11,035.27)	10,500.00
74170	R&M-Supplies	403.13	410.00	6.87	5,226.76	4,100.00	(1,126.76)	4,920.00
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	45.47	100.00	54.53	291.57	1,000.00	708.43	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	6,377.19	1,500.00	(4,877.19)	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	1,450.00	3,000.00	1,550.00	3,600.00
	Total Maintenance Expenses	4,121.70	2,035.00	(2,086.70)	33,505.79	20,350.00	(13,155.79)	24,420.00
Site Improvements								
78100	Lawn Maintenance	.00	170.00	170.00	.00	1,700.00	1,700.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	1,150.00	1,150.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	1,550.00	1,480.00	(70.00)	1,776.00
	Total Site Improvements	155.00	433.00	278.00	1,550.00	4,330.00	2,780.00	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	1,940.00	1,940.00	.00	2,328.00
80200	Pool Repairs	1,282.91	150.00	(1,132.91)	2,421.02	1,500.00	(921.02)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	120.00	(5.00)	144.00
82100	Fire Panel Monitoring	336.22	375.00	38.78	4,350.92	3,750.00	(600.92)	4,500.00
82300	Trash Collection	1,856.96	1,535.00	(321.96)	16,876.53	15,350.00	(1,526.53)	18,420.00
82500	Janitorial Services	430.00	600.00	170.00	5,800.00	6,000.00	200.00	7,200.00
82650	Elevator Maint. Contract	1,179.17	1,115.00	(64.17)	11,474.11	11,150.00	(324.11)	13,380.00
82655	Elevator Permit/License	750.00	45.00	(705.00)	750.00	450.00	(300.00)	540.00
82700	Bulk Cable Services	1,755.60	1,672.00	(83.60)	17,387.90	16,720.00	(667.90)	20,064.00
	Total Contract Services	7,784.86	5,698.00	(2,086.86)	61,125.48	56,980.00	(4,145.48)	68,376.00
85206	Foreclosure/Bad Debt	.00	.00	.00	181.38	.00	(181.38)	.00
	TOTAL EXPENSES	26,628.99	23,209.00	(3,419.99)	247,293.13	232,090.00	(15,203.13)	278,508.00
	NET INCOME/(LOSS)	(2,967.15)	767.00	(3,734.15)	(8,232.37)	7,670.00	(15,902.37)	9,204.00