

Brickell 25, A Condo Assoc.

Balance Sheet
As of 04/30/18

		ASSETS	
CURRENT ASSETS			
10101	Operating-CAB	\$	7,831.54
10102	Operating-CAB (NEW)		20,138.50
11000	Accounts Receivable		8,277.05
12000	Prepaid Insurance		3,937.44
	Subtotal Current Assets		\$ 40,184.53
 RESERVE ASSETS			
12501	Reserve -CAB	\$	622.99
	Subtotal Deferred Assets		\$ 622.99
 OTHER ASSETS			
14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(26,217.84)
	Subtotal Other Assets		\$ 1,462.34
	TOTAL ASSETS		\$ 42,269.86

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$	310.00
31050	Accrued Expenses		150.00
33000	Notes Payable Insurance		1,605.37
36000	Prepaid Assessment		15,238.78
	Subtotal Current Liabilities		\$ 17,304.15
 RESERVES			
42000	Reserve-Roof Replacement	\$	622.68
46000	Reserve-Interest/Bank Fees		.31
	Subtotal Reserves		\$ 622.99
 EQUITY			
55000	Member's Equity	\$	20,884.60
	Current Year Net Income/(Loss)		3,458.12
	Subtotal Equity		\$ 24,342.72
	TOTAL LIABILITIES & EQUITY		\$ 42,269.86

Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 04/01/18 to 04/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	25,834.48	25,834.50	(.02)	103,337.92	103,338.00	(.08)	310,014.00
	Subtotal Income	25,834.48	25,834.50	(.02)	103,337.92	103,338.00	(.08)	310,014.00
Other Income								
60500	Late Fees Income	275.00	20.00	255.00	150.00	80.00	70.00	240.00
60600	Interest Income	.87	.00	.87	2.65	.00	2.65	.00
60900	Screenings Income	.00	15.00	(15.00)	.00	60.00	(60.00)	180.00
67000	Miscellaneous Income	.00	.00	.00	130.00	.00	130.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(200.00)	200.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	40.00	(40.00)	120.00
67040	Laundry/Tokens Income	771.00	420.00	351.00	1,507.00	1,680.00	(173.00)	5,040.00
	Subtotal Other Income	1,046.87	415.00	631.87	1,789.65	1,660.00	129.65	4,980.00
	TOTAL INCOME	26,881.35	26,249.50	631.85	105,127.57	104,998.00	129.57	314,994.00
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EXPENSES								
Administrative								
70110	Management Fee	981.00	981.00	.00	3,924.00	3,924.00	.00	11,772.00
70130	Legal & Professional	.00	50.00	50.00	.00	200.00	200.00	600.00
70140	Insurance General Liability	367.64	382.00	14.36	1,470.57	1,528.00	57.43	4,584.00
70145	Insurance Property/Windstrom	3,491.92	4,110.00	618.08	13,967.68	16,440.00	2,472.32	49,320.00
70150	Insurance Umbrella	131.84	136.00	4.16	527.35	544.00	16.65	1,632.00
70155	Insurance Finance/Taxes	145.97	150.00	4.03	583.89	600.00	16.11	1,800.00
70165	Insurance Flood	2,666.30	2,700.00	33.70	10,665.21	10,800.00	134.79	32,400.00
70170	Insurance Workers Compensatio	138.52	180.00	41.48	671.67	720.00	48.33	2,160.00
70180	Insurance D & O	81.53	75.00	(6.53)	326.13	300.00	(26.13)	900.00
70190	Insurance Fidelity	42.49	44.00	1.51	169.97	176.00	6.03	528.00
70195	Insurance Glass	153.62	160.00	6.38	614.48	640.00	25.52	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	503.92	400.00	(103.92)	1,200.00
70240	Dues & License	.00	70.00	70.00	222.00	280.00	58.00	840.00
70270	ADP Fees	247.41	170.00	(77.41)	726.06	680.00	(46.06)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,550.00	1,440.00	(3,110.00)	4,320.00
70276	ADP Payroll Taxes	569.55	700.00	130.45	2,298.60	2,800.00	501.40	8,400.00
70280	Postage & Printing	89.86	120.00	30.14	528.18	480.00	(48.18)	1,440.00
71010	Salaries - General	2,496.32	2,650.00	153.68	9,863.18	10,600.00	736.82	31,800.00
	Total Administrative	11,729.95	13,138.00	1,408.05	51,612.89	52,552.00	939.11	157,656.00
Utilities								
72100	Electricity	1,198.89	1,180.00	(18.89)	4,884.92	4,720.00	(164.92)	14,160.00
72200	Water & Sewer	1,027.25	1,200.00	172.75	3,108.80	4,800.00	1,691.20	14,400.00
72800	Telephone Lines	395.91	450.00	54.09	1,557.51	1,800.00	242.49	5,400.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 04/01/18 to 04/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Utilities	2,622.05	2,830.00	207.95	9,551.23	11,320.00	1,768.77	33,960.00
	Maintenance Expenses							
74160	R&M-General	1,704.25	1,800.00	95.75	2,646.45	7,200.00	4,553.55	21,600.00
74170	R&M-Supplies	60.82	550.00	489.18	1,183.67	2,200.00	1,016.33	6,600.00
74175	R&M-Elevator	.00	100.00	100.00	.00	400.00	400.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	400.00	400.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	10,140.00	400.00	(9,740.00)	1,200.00
74190	R&M-Fire Equipment	.00	200.00	200.00	144.45	800.00	655.55	2,400.00
74195	R&M-Plumbing	.00	200.00	200.00	1,370.00	800.00	(570.00)	2,400.00
	Total Maintenance Expenses	1,765.07	3,050.00	1,284.93	15,484.57	12,200.00	(3,284.57)	36,600.00
	Site Improvements							
78100	Lawn Maintenance	75.00	170.00	95.00	75.00	680.00	605.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	460.00	460.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	620.00	592.00	(28.00)	1,776.00
	Total Site Improvements	230.00	433.00	203.00	695.00	1,732.00	1,037.00	5,196.00
	Contract Services							
80100	Pool Maintenance	194.00	194.00	.00	776.00	776.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	136.94	600.00	463.06	1,800.00
80400	Pool Permit	.00	12.00	12.00	.00	48.00	48.00	144.00
82100	Fire Panel Monitoring	668.65	400.00	(268.65)	2,296.44	1,600.00	(696.44)	4,800.00
82300	Trash Collection	1,855.92	1,700.00	(155.92)	7,433.08	6,800.00	(633.08)	20,400.00
82500	Janitorial Services	610.00	600.00	(10.00)	1,770.00	2,400.00	630.00	7,200.00
82650	Elevator Maint. Contract	1,179.17	1,115.00	(64.17)	4,716.68	4,460.00	(256.68)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	180.00	180.00	540.00
82700	Bulk Cable Services	1,842.93	1,756.00	(86.93)	7,196.62	7,024.00	(172.62)	21,072.00
	Total Contract Services	6,350.67	5,972.00	(378.67)	24,325.76	23,888.00	(437.76)	71,664.00
	TOTAL EXPENSES	22,697.74	25,423.00	2,725.26	101,669.45	101,692.00	22.55	305,076.00
	NET INCOME/(LOSS)	4,183.61	826.50	3,357.11	3,458.12	3,306.00	152.12	9,918.00