

**Brickell 25, A Condo Assoc.**Balance Sheet  
As of 05/31/18

		ASSETS	
CURRENT ASSETS			
10101	Operating-CAB	\$ 16,505.80	
10102	Operating-CAB (NEW)	2,921.97	
11000	Accounts Receivable	7,421.64	
12000	Prepaid Insurance	85,763.39	
	Subtotal Current Assets		\$ 112,612.80
RESERVE ASSETS			
12501	Reserve -CAB	\$ 623.07	
	Subtotal Deferred Assets		\$ 623.07
OTHER ASSETS			
14100	Capital Improvement	\$ 27,680.18	
14500	Accumulated Depreciation	(26,343.82)	
	Subtotal Other Assets		\$ 1,336.36
	TOTAL ASSETS		\$ 114,572.23
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		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31050	Accrued Expenses	\$ 300.00	
33000	Notes Payable Insurance	73,983.91	
36000	Prepaid Assessment	14,771.38	
	Subtotal Current Liabilities		\$ 89,055.29
RESERVES			
42000	Reserve-Roof Replacement	\$ 622.68	
46000	Reserve-Interest/Bank Fees	.39	
	Subtotal Reserves		\$ 623.07
EQUITY			
55000	Member's Equity	\$ 20,884.60	
	Current Year Net Income/(Loss)	4,009.27	
	Subtotal Equity		\$ 24,893.87
	TOTAL LIABILITIES & EQUITY		\$ 114,572.23
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# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 05/01/18 to 05/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
60100	Maintenance Fee	25,834.48	25,834.50	(.02)	129,172.40	129,172.50	(.10)	310,014.00
	Subtotal Income	25,834.48	25,834.50	(.02)	129,172.40	129,172.50	(.10)	310,014.00
<b>Other Income</b>								
60500	Late Fees Income	(25.00)	20.00	(45.00)	125.00	100.00	25.00	240.00
60600	Interest Income	1.33	.00	1.33	3.98	.00	3.98	.00
60900	Screenings Income	.00	15.00	(15.00)	.00	75.00	(75.00)	180.00
67000	Miscellaneous Income	70.00	.00	70.00	200.00	.00	200.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(250.00)	250.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	50.00	(50.00)	120.00
67040	Laundry/Tokens Income	794.00	420.00	374.00	2,301.00	2,100.00	201.00	5,040.00
	Subtotal Other Income	840.33	415.00	425.33	2,629.98	2,075.00	554.98	4,980.00
	<b>TOTAL INCOME</b>	<b>26,674.81</b>	<b>26,249.50</b>	<b>425.31</b>	<b>131,802.38</b>	<b>131,247.50</b>	<b>554.88</b>	<b>314,994.00</b>
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<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	981.00	981.00	.00	4,905.00	4,905.00	.00	11,772.00
70130	Legal & Professional	.00	50.00	50.00	.00	250.00	250.00	600.00
70140	Insurance General Liability	470.86	382.00	(88.86)	1,941.43	1,910.00	(31.43)	4,584.00
70145	Insurance Property/Windstrom	3,466.45	4,110.00	643.55	17,434.13	20,550.00	3,115.87	49,320.00
70150	Insurance Umbrella	131.83	136.00	4.17	659.18	680.00	20.82	1,632.00
70155	Insurance Finance/Taxes	158.85	150.00	(8.85)	742.74	750.00	7.26	1,800.00
70165	Insurance Flood	2,763.91	2,700.00	(63.91)	13,429.12	13,500.00	70.88	32,400.00
70170	Insurance Workers Compensatio	41.14	180.00	138.86	712.81	900.00	187.19	2,160.00
70180	Insurance D & O	78.44	75.00	(3.44)	404.57	375.00	(29.57)	900.00
70190	Insurance Fidelity	45.14	44.00	(1.14)	215.11	220.00	4.89	528.00
70195	Insurance Glass	153.61	160.00	6.39	768.09	800.00	31.91	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	629.90	500.00	(129.90)	1,200.00
70240	Dues & License	75.00	70.00	(5.00)	297.00	350.00	53.00	840.00
70270	ADP Fees	164.94	170.00	5.06	891.00	850.00	(41.00)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,550.00	1,800.00	(2,750.00)	4,320.00
70276	ADP Payroll Taxes	1,049.68	700.00	(349.68)	3,348.28	3,500.00	151.72	8,400.00
70280	Postage & Printing	44.47	120.00	75.53	572.65	600.00	27.35	1,440.00
71010	Salaries - General	4,326.36	2,650.00	(1,676.36)	14,189.54	13,250.00	(939.54)	31,800.00
	Total Administrative	14,077.66	13,138.00	(939.66)	65,690.55	65,690.00	(.55)	157,656.00
<b>Utilities</b>								
72100	Electricity	1,225.77	1,180.00	(45.77)	6,110.69	5,900.00	(210.69)	14,160.00
72200	Water & Sewer	1,147.08	1,200.00	52.92	4,255.88	6,000.00	1,744.12	14,400.00
72800	Telephone Lines	363.42	450.00	86.58	1,920.93	2,250.00	329.07	5,400.00

**Brickell 25, A Condo Assoc.**

Income/Expense Statement  
 Period: 05/01/18 to 05/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Utilities	2,736.27	2,830.00	93.73	12,287.50	14,150.00	1,862.50	33,960.00
	Maintenance Expenses							
74160	R&M-General	561.88	1,800.00	1,238.12	3,208.33	9,000.00	5,791.67	21,600.00
74170	R&M-Supplies	410.04	550.00	139.96	1,593.71	2,750.00	1,156.29	6,600.00
74175	R&M-Elevator	.00	100.00	100.00	.00	500.00	500.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	500.00	500.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	10,140.00	500.00	(9,640.00)	1,200.00
74190	R&M-Fire Equipment	1,607.66	200.00	(1,407.66)	1,752.11	1,000.00	(752.11)	2,400.00
74195	R&M-Plumbing	.00	200.00	200.00	1,370.00	1,000.00	(370.00)	2,400.00
	Total Maintenance Expenses	2,579.58	3,050.00	470.42	18,064.15	15,250.00	(2,814.15)	36,600.00
	Site Improvements							
78100	Lawn Maintenance	150.00	170.00	20.00	225.00	850.00	625.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	575.00	575.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	775.00	740.00	(35.00)	1,776.00
	Total Site Improvements	305.00	433.00	128.00	1,000.00	2,165.00	1,165.00	5,196.00
	Contract Services							
80100	Pool Maintenance	194.00	194.00	.00	970.00	970.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	136.94	750.00	613.06	1,800.00
80400	Pool Permit	125.00	12.00	(113.00)	125.00	60.00	(65.00)	144.00
82100	Fire Panel Monitoring	633.19	400.00	(233.19)	2,929.63	2,000.00	(929.63)	4,800.00
82300	Trash Collection	1,870.86	1,700.00	(170.86)	9,303.94	8,500.00	(803.94)	20,400.00
82500	Janitorial Services	580.00	600.00	20.00	2,350.00	3,000.00	650.00	7,200.00
82650	Elevator Maint. Contract	1,179.17	1,115.00	(64.17)	5,895.85	5,575.00	(320.85)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	225.00	225.00	540.00
82700	Bulk Cable Services	1,842.93	1,756.00	(86.93)	9,039.55	8,780.00	(259.55)	21,072.00
	Total Contract Services	6,425.15	5,972.00	(453.15)	30,750.91	29,860.00	(890.91)	71,664.00
	TOTAL EXPENSES	26,123.66	25,423.00	(700.66)	127,793.11	127,115.00	(678.11)	305,076.00
	NET INCOME/(LOSS)	551.15	826.50	(275.35)	4,009.27	4,132.50	(123.23)	9,918.00