

Brickell 25, A Condo Assoc.

Balance Sheet
As of 06/30/18

ASSETS

CURRENT ASSETS

10102	Operating-CAB (0378)	\$	17,405.38
11000	Accounts Receivable		6,735.89
12000	Prepaid Insurance		78,437.11
	Subtotal Current Assets		\$ 102,578.38

RESERVE ASSETS

12501	Reserve -CAB	\$	623.15
	Subtotal Deferred Assets		\$ 623.15

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(26,469.80)
	Subtotal Other Assets		\$ 1,210.38

TOTAL ASSETS \$ 104,411.91

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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	1,879.03
33000	Notes Payable Insurance		65,941.85
36000	Prepaid Assessment		15,389.88
	Subtotal Current Liabilities		\$ 83,210.76

RESERVES

42000	Reserve-Roof Replacement	\$	622.68
46000	Reserve-Interest/Bank Fees		.47
	Subtotal Reserves		\$ 623.15

EQUITY

55000	Member's Equity	\$	20,884.60
	Current Year Net Income/(Loss)		(306.60)
	Subtotal Equity		\$ 20,578.00

TOTAL LIABILITIES & EQUITY \$ 104,411.91

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Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 06/01/18 to 06/30/18

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)	155,006.88	155,007.00	(.12)	310,014.00
	Subtotal Income	25,834.48	25,834.50	(.02)	155,006.88	155,007.00	(.12)	310,014.00
Other Income								
60500	Late Fees Income	(25.00)	20.00	(45.00)	100.00	120.00	(20.00)	240.00
60600	Interest Income	1.05	.00	1.05	5.03	.00	5.03	.00
60900	Screenings Income	10.00	15.00	(5.00)	10.00	90.00	(80.00)	180.00
67000	Miscellaneous Income	90.00	.00	90.00	290.00	.00	290.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(300.00)	300.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	60.00	(60.00)	120.00
67040	Laundry/Tokens Income	600.00	420.00	180.00	2,901.00	2,520.00	381.00	5,040.00
	Subtotal Other Income	676.05	415.00	261.05	3,306.03	2,490.00	816.03	4,980.00
	TOTAL INCOME	26,510.53	26,249.50	261.03	158,312.91	157,497.00	815.91	314,994.00
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EXPENSES								
Administrative								
70110	Management Fee	981.00	981.00	.00	5,886.00	5,886.00	.00	11,772.00
70130	Legal & Professional	.00	50.00	50.00	.00	300.00	300.00	600.00
70140	Insurance General Liability	502.27	382.00	(120.27)	2,443.70	2,292.00	(151.70)	4,584.00
70145	Insurance Property/Windstrom	3,458.70	4,110.00	651.30	20,892.83	24,660.00	3,767.17	49,320.00
70150	Insurance Umbrella	131.84	136.00	4.16	791.02	816.00	24.98	1,632.00
70155	Insurance Finance/Taxes	162.77	150.00	(12.77)	905.51	900.00	(5.51)	1,800.00
70165	Insurance Flood	2,793.62	2,700.00	(93.62)	16,222.74	16,200.00	(22.74)	32,400.00
70170	Insurance Workers Compensatio	.00	180.00	180.00	712.81	1,080.00	367.19	2,160.00
70180	Insurance D & O	77.51	75.00	(2.51)	482.08	450.00	(32.08)	900.00
70190	Insurance Fidelity	45.95	44.00	(1.95)	261.06	264.00	2.94	528.00
70195	Insurance Glass	153.62	160.00	6.38	921.71	960.00	38.29	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	755.88	600.00	(155.88)	1,200.00
70240	Dues & License	.00	70.00	70.00	297.00	420.00	123.00	840.00
70270	ADP Fees	164.94	170.00	5.06	1,055.94	1,020.00	(35.94)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,550.00	2,160.00	(2,390.00)	4,320.00
70276	ADP Payroll Taxes	597.76	700.00	102.24	3,946.04	4,200.00	253.96	8,400.00
70280	Postage & Printing	43.24	120.00	76.76	615.89	720.00	104.11	1,440.00
70282	Bank Fee	60.00	.00	(60.00)	60.00	.00	(60.00)	.00
71010	Salaries - General	2,586.53	2,650.00	63.47	16,776.07	15,900.00	(876.07)	31,800.00
	Total Administrative	11,885.73	13,138.00	1,252.27	77,576.28	78,828.00	1,251.72	157,656.00
Utilities								
72100	Electricity	1,322.17	1,180.00	(142.17)	7,432.86	7,080.00	(352.86)	14,160.00
72200	Water & Sewer	2,687.66	1,200.00	(1,487.66)	6,943.54	7,200.00	256.46	14,400.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 06/01/18 to 06/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	289.12	450.00	160.88	2,210.05	2,700.00	489.95	5,400.00
	Total Utilities	4,298.95	2,830.00	(1,468.95)	16,586.45	16,980.00	393.55	33,960.00
Maintenance Expenses								
74160	R&M-General	4,483.61	1,800.00	(2,683.61)	7,691.94	10,800.00	3,108.06	21,600.00
74170	R&M-Supplies	391.01	550.00	158.99	1,984.72	3,300.00	1,315.28	6,600.00
74175	R&M-Elevator	620.00	100.00	(520.00)	620.00	600.00	(20.00)	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	600.00	600.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	10,140.00	600.00	(9,540.00)	1,200.00
74190	R&M-Fire Equipment	.00	200.00	200.00	1,752.11	1,200.00	(552.11)	2,400.00
74195	R&M-Plumbing	380.00	200.00	(180.00)	1,750.00	1,200.00	(550.00)	2,400.00
	Total Maintenance Expenses	5,874.62	3,050.00	(2,824.62)	23,938.77	18,300.00	(5,638.77)	36,600.00
Site Improvements								
78100	Lawn Maintenance	300.00	170.00	(130.00)	525.00	1,020.00	495.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	690.00	690.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	930.00	888.00	(42.00)	1,776.00
	Total Site Improvements	455.00	433.00	(22.00)	1,455.00	2,598.00	1,143.00	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	1,164.00	1,164.00	.00	2,328.00
80200	Pool Repairs	1,263.30	150.00	(1,113.30)	1,400.24	900.00	(500.24)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	72.00	(53.00)	144.00
82100	Fire Panel Monitoring	959.21	400.00	(559.21)	3,888.84	2,400.00	(1,488.84)	4,800.00
82300	Trash Collection	2,213.49	1,700.00	(513.49)	11,517.43	10,200.00	(1,317.43)	20,400.00
82500	Janitorial Services	620.00	600.00	(20.00)	2,970.00	3,600.00	630.00	7,200.00
82650	Elevator Maint. Contract	1,179.17	1,115.00	(64.17)	7,075.02	6,690.00	(385.02)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	270.00	270.00	540.00
82700	Bulk Cable Services	1,882.93	1,756.00	(126.93)	10,922.48	10,536.00	(386.48)	21,072.00
	Total Contract Services	8,312.10	5,972.00	(2,340.10)	39,063.01	35,832.00	(3,231.01)	71,664.00
	TOTAL EXPENSES	30,826.40	25,423.00	(5,403.40)	158,619.51	152,538.00	(6,081.51)	305,076.00
	NET INCOME/(LOSS)	(4,315.87)	826.50	(5,142.37)	(306.60)	4,959.00	(5,265.60)	9,918.00

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