

Brickell 25, A Condo Assoc.Balance Sheet
As of 07/31/18

ASSETS

CURRENT ASSETS

10102	Operating-CAB (0378)	\$	12,861.50
11000	Accounts Receivable		8,624.57
12000	Prepaid Insurance		70,866.63
	Subtotal Current Assets		\$ 92,352.70

RESERVE ASSETS

12501	Reserve -CAB	\$	623.28
	Subtotal Deferred Assets		\$ 623.28

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(26,595.78)
	Subtotal Other Assets		\$ 1,084.40

TOTAL ASSETS		\$	94,060.38
--------------	--	----	-----------

=====

LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	1,304.40
31050	Accrued Expenses		75.00
33000	Notes Payable Insurance		57,899.79
36000	Prepaid Assessment		11,550.19
	Subtotal Current Liabilities		\$ 70,829.38

RESERVES

42000	Reserve-Roof Replacement	\$	622.68
46000	Reserve-Interest/Bank Fees		.60
	Subtotal Reserves		\$ 623.28

EQUITY

55000	Member's Equity	\$	20,884.60
	Current Year Net Income/(Loss)		1,723.12
	Subtotal Equity		\$ 22,607.72

TOTAL LIABILITIES & EQUITY		\$	94,060.38
----------------------------	--	----	-----------

=====

Brickell 25, A Condo Assoc.

Income/Expense Statement Period: 07/01/18 to 07/31/18

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)	180,841.36	180,841.50	(.14)	310,014.00
	Subtotal Income	<u>25,834.48</u>	<u>25,834.50</u>	<u>(.02)</u>	<u>180,841.36</u>	<u>180,841.50</u>	<u>(.14)</u>	<u>310,014.00</u>
Other Income								
60500	Late Fees Income	28.16	20.00	8.16	128.16	140.00	(11.84)	240.00
60600	Interest Income	.84	.00	.84	5.87	.00	5.87	.00
60900	Screenings Income	.00	15.00	(15.00)	10.00	105.00	(95.00)	180.00
67000	Miscellaneous Income	50.00	.00	50.00	340.00	.00	340.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(350.00)	350.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	70.00	(70.00)	120.00
67040	Laundry/Tokens Income	.00	420.00	(420.00)	2,901.00	2,940.00	(39.00)	5,040.00
	Subtotal Other Income	<u>79.00</u>	<u>415.00</u>	<u>(336.00)</u>	<u>3,385.03</u>	<u>2,905.00</u>	<u>480.03</u>	<u>4,980.00</u>
	TOTAL INCOME	<u>25,913.48</u>	<u>26,249.50</u>	<u>(336.02)</u>	<u>184,226.39</u>	<u>183,746.50</u>	<u>479.89</u>	<u>314,994.00</u>
=====								
EXPENSES								
Administrative								
70110	Management Fee	981.00	981.00	.00	6,867.00	6,867.00	.00	11,772.00
70130	Legal & Professional	1,362.00	50.00	(1,312.00)	1,362.00	350.00	(1,012.00)	600.00
70140	Insurance General Liability	519.02	382.00	(137.02)	2,962.72	2,674.00	(288.72)	4,584.00
70145	Insurance Property/Windstrom	3,573.98	4,110.00	536.02	24,466.81	28,770.00	4,303.19	49,320.00
70150	Insurance Umbrella	136.23	136.00	(.23)	927.25	952.00	24.75	1,632.00
70155	Insurance Finance/Taxes	168.20	150.00	(18.20)	1,073.71	1,050.00	(23.71)	1,800.00
70165	Insurance Flood	2,886.74	2,700.00	(186.74)	19,109.48	18,900.00	(209.48)	32,400.00
70170	Insurance Workers Compensatio	.00	180.00	180.00	712.81	1,260.00	547.19	2,160.00
70180	Insurance D & O	80.09	75.00	(5.09)	562.17	525.00	(37.17)	900.00
70190	Insurance Fidelity	47.48	44.00	(3.48)	308.54	308.00	(.54)	528.00
70195	Insurance Glass	158.74	160.00	1.26	1,080.45	1,120.00	39.55	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	881.86	700.00	(181.86)	1,200.00
70240	Dues & License	.00	70.00	70.00	297.00	490.00	193.00	840.00
70270	ADP Fees	169.06	170.00	.94	1,225.00	1,190.00	(35.00)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,550.00	2,520.00	(2,030.00)	4,320.00
70276	ADP Payroll Taxes	731.67	700.00	(31.67)	4,677.71	4,900.00	222.29	8,400.00
70280	Postage & Printing	46.26	120.00	73.74	662.15	840.00	177.85	1,440.00
70282	Bank Fee	.00	.00	.00	60.00	.00	(60.00)	.00
71010	Salaries - General	2,969.34	2,650.00	(319.34)	19,745.41	18,550.00	(1,195.41)	31,800.00
	Total Administrative	<u>13,955.79</u>	<u>13,138.00</u>	<u>(817.79)</u>	<u>91,532.07</u>	<u>91,966.00</u>	<u>433.93</u>	<u>157,656.00</u>
Utilities								
72100	Electricity	1,177.73	1,180.00	2.27	8,610.59	8,260.00	(350.59)	14,160.00
72200	Water & Sewer	1,304.40	1,200.00	(104.40)	8,247.94	8,400.00	152.06	14,400.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	505.77	450.00	(55.77)	2,715.82	3,150.00	434.18	5,400.00
	Total Utilities	2,987.90	2,830.00	(157.90)	19,574.35	19,810.00	235.65	33,960.00
Maintenance Expenses								
74160	R&M-General	.00	1,800.00	1,800.00	7,691.94	12,600.00	4,908.06	21,600.00
74170	R&M-Supplies	.00	550.00	550.00	1,984.72	3,850.00	1,865.28	6,600.00
74175	R&M-Elevator	.00	100.00	100.00	620.00	700.00	80.00	1,200.00
74180	R&M-Air Conditioning	588.50	100.00	(488.50)	588.50	700.00	111.50	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	10,140.00	700.00	(9,440.00)	1,200.00
74190	R&M-Fire Equipment	.00	200.00	200.00	1,752.11	1,400.00	(352.11)	2,400.00
74195	R&M-Plumbing	.00	200.00	200.00	1,750.00	1,400.00	(350.00)	2,400.00
	Total Maintenance Expenses	588.50	3,050.00	2,461.50	24,527.27	21,350.00	(3,177.27)	36,600.00
Site Improvements								
78100	Lawn Maintenance	75.00	170.00	95.00	600.00	1,190.00	590.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	805.00	805.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	1,085.00	1,036.00	(49.00)	1,776.00
	Total Site Improvements	230.00	433.00	203.00	1,685.00	3,031.00	1,346.00	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	1,358.00	1,358.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	1,400.24	1,050.00	(350.24)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	84.00	(41.00)	144.00
82100	Fire Panel Monitoring	100.41	400.00	299.59	3,989.25	2,800.00	(1,189.25)	4,800.00
82300	Trash Collection	2,215.06	1,700.00	(515.06)	13,732.49	11,900.00	(1,832.49)	20,400.00
82500	Janitorial Services	590.00	600.00	10.00	3,560.00	4,200.00	640.00	7,200.00
82650	Elevator Maint. Contract	1,179.17	1,115.00	(64.17)	8,254.19	7,805.00	(449.19)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	315.00	315.00	540.00
82700	Bulk Cable Services	1,842.93	1,756.00	(86.93)	12,765.41	12,292.00	(473.41)	21,072.00
	Total Contract Services	6,121.57	5,972.00	(149.57)	45,184.58	41,804.00	(3,380.58)	71,664.00
	TOTAL EXPENSES	23,883.76	25,423.00	1,539.24	182,503.27	177,961.00	(4,542.27)	305,076.00
	NET INCOME/(LOSS)	2,029.72	826.50	1,203.22	1,723.12	5,785.50	(4,062.38)	9,918.00
=====								