

# Balance Sheet

Thursday, May 2, 2019

11:33

Posted 04/30/2019

## Brickell 25, Inc. A Condominium Association

	Operating	Reserve	Total
<b>Assets</b>			
<u>Current Assets</u>			
10102 Operating-CAB	22,900.62		22,900.62
<u>Total Current Assets</u>	<u>22,900.62</u>		<u>22,900.62</u>
<u>Reserve</u>			
12501 Reserve -CAB		625.00	625.00
<u>Total Reserve</u>		<u>625.00</u>	<u>625.00</u>
<u>Current Assets</u>			
11000 Accounts Receivable	5,298.57		5,298.57
12000 Prepaid Insurance	3,676.09		3,676.09
14100 Capital Improvement	27,680.18		27,680.18
14500 Accumulated Depreciation	(27,680.18)		(27,680.18)
<u>Total Current Assets</u>	<u>8,974.66</u>		<u>8,974.66</u>
<u>Total Assets</u>	<u>31,875.28</u>	<u>625.00</u>	<u>32,500.28</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
31000 Accounts Payable	2,875.37		2,875.37
31050 Accrued Expenses	150.00		150.00
33000 Notes Payable Insurance	1,605.37		1,605.37
36000 Prepaid Assessment	12,416.31		12,416.31
<u>Total Current Liabilities</u>	<u>17,047.05</u>		<u>17,047.05</u>
<u>Equity</u>			
42000 Reserve-Roof Replacement		622.68	622.68
46000 Reserve-Interest/Bank Fees		2.32	2.32
55000 Member's Equity	24,581.88		24,581.88
Net Income	(9,753.65)		(9,753.65)
<u>Total Equity</u>	<u>14,828.23</u>	<u>625.00</u>	<u>15,453.23</u>
<u>Total Liabilities &amp; Equity</u>	<u>31,875.28</u>	<u>625.00</u>	<u>32,500.28</u>

# Brickell 25 Condominium

## Income & Expense Statement

Posted 4/1/2019 To 4/30/2019 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
60100 Maintenance Fee	29,125.99	29,126.00	(0.01)	116,503.96	116,504.00	(0.04)	349,508.00
60500 Late Fees Income	0.00	20.00	(20.00)	150.00	80.00	70.00	240.00
60600 Interest Income	1.54	0.00	1.54	4.56	0.00	4.56	0.00
60900 Screenings Income	0.00	30.00	(30.00)	0.00	120.00	(120.00)	360.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(200.00)	200.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	40.00	(40.00)	120.00
67040 Laundry/Tokens Income	0.00	460.00	(460.00)	2,093.00	1,840.00	253.00	5,520.00
<b>TOTAL Income</b>	<b>29,127.53</b>	<b>29,596.00</b>	<b>(468.47)</b>	<b>118,751.52</b>	<b>118,384.00</b>	<b>367.52</b>	<b>355,148.00</b>
<b>TOTAL Income</b>	<b>29,127.53</b>	<b>29,596.00</b>	<b>(468.47)</b>	<b>118,751.52</b>	<b>118,384.00</b>	<b>367.52</b>	<b>355,148.00</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
70130 Legal & Professional	0.00	100.00	100.00	2,635.98	400.00	(2,235.98)	1,200.00
70240 Dues & License	0.00	70.00	70.00	0.00	280.00	280.00	840.00
70275 Taxes & Audit Fees	2,225.00	379.00	(1,846.00)	2,225.00	1,516.00	(709.00)	4,550.00
70280 Postage & Printing	28.70	108.00	79.30	505.86	432.00	(73.86)	1,296.00
<b>TOTAL Administrative</b>	<b>2,253.70</b>	<b>657.00</b>	<b>(1,596.70)</b>	<b>5,366.84</b>	<b>2,628.00</b>	<b>(2,738.84)</b>	<b>7,886.00</b>
<b><u>Building Maintenance</u></b>							
82100 Fire Panel Monitoring	104.43	500.00	395.57	104.43	2,000.00	1,895.57	6,000.00
82500 Janitorial Services	530.00	600.00	70.00	2,590.00	2,400.00	(190.00)	7,200.00
82650 Elevator Maint. Contract	1,233.79	1,250.00	16.21	4,935.16	5,000.00	64.84	15,000.00
82655 Elevator Permit/License	0.00	45.00	45.00	0.00	180.00	180.00	540.00
<b>TOTAL Building Maintenance</b>	<b>1,868.22</b>	<b>2,395.00</b>	<b>526.78</b>	<b>7,629.59</b>	<b>9,580.00</b>	<b>1,950.41</b>	<b>28,740.00</b>
<b><u>Depreciation</u></b>							
70210 Depreciation Expense	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
<b>TOTAL Depreciation</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>400.00</b>	<b>400.00</b>	<b>1,200.00</b>
<b><u>Insurance</u></b>							
70140 Insurance General Liabili	502.27	520.00	17.73	2,009.10	2,080.00	70.90	6,240.00
70145 Insurance Property/Wind	3,458.70	3,682.00	223.30	13,834.78	14,728.00	893.22	44,185.00
70150 Insurance Umbrella	131.84	136.00	4.16	527.35	544.00	16.65	1,632.00
70155 Insurance Finance/Taxes	162.77	150.00	(12.77)	651.09	600.00	(51.09)	1,800.00
70165 Insurance Flood	2,793.62	2,900.00	106.38	11,174.48	11,600.00	425.52	34,800.00
70170 Insurance Workers Com	332.55	180.00	(152.55)	1,330.19	720.00	(610.19)	2,160.00
70180 Insurance D & O	77.51	80.00	2.49	310.03	320.00	9.97	960.00
70190 Insurance Fidelity	45.95	45.00	(0.95)	183.79	180.00	(3.79)	540.00
70195 Insurance Glass	153.62	155.00	1.38	614.48	620.00	5.52	1,860.00
<b>TOTAL Insurance</b>	<b>7,658.83</b>	<b>7,848.00</b>	<b>189.17</b>	<b>30,635.29</b>	<b>31,392.00</b>	<b>756.71</b>	<b>94,177.00</b>
<b><u>Landscaping</u></b>							
78100 Lawn Maintenance	(305.00)	170.00	475.00	905.00	680.00	(225.00)	2,040.00
78260 Landscape Replacement	0.00	115.00	115.00	0.00	460.00	460.00	1,380.00
78300 Pest Control/Spraying	310.00	155.00	(155.00)	695.00	620.00	(75.00)	1,860.00

# Brickell 25 Condominium

## Income & Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscaping	5.00	440.00	435.00	1,600.00	1,760.00	160.00	5,280.00
<b>Management</b>							
70110 Management Fee	981.00	1,030.00	49.00	3,924.00	4,120.00	196.00	12,360.00
TOTAL Management	981.00	1,030.00	49.00	3,924.00	4,120.00	196.00	12,360.00
<b>Payroll</b>							
70270 ADP Fees	173.18	186.00	12.82	932.30	744.00	(188.30)	2,232.00
70276 ADP Payroll Taxes	640.37	655.00	14.63	2,578.11	2,620.00	41.89	7,860.00
71010 Salaries - General	2,731.23	2,778.00	46.77	11,189.83	11,112.00	(77.83)	33,338.00
TOTAL Payroll	3,544.78	3,619.00	74.22	14,700.24	14,476.00	(224.24)	43,430.00
<b>Pool</b>							
80100 Pool Maintenance	206.00	194.00	(12.00)	788.00	776.00	(12.00)	2,328.00
80200 Pool Repairs	0.00	150.00	150.00	490.27	600.00	109.73	1,800.00
80400 Pool Permit	0.00	12.00	12.00	0.00	48.00	48.00	144.00
TOTAL Pool	206.00	356.00	150.00	1,278.27	1,424.00	145.73	4,272.00
<b>Repairs and Maintenance</b>							
74160 R&M-General	250.00	1,800.00	1,550.00	1,510.72	7,200.00	5,689.28	21,600.00
74165 R&M Painting & Waterpr	28,710.00	3,333.00	(25,377.00)	28,710.00	13,332.00	(15,378.00)	40,008.00
74170 R&M-Supplies	800.34	450.00	(350.34)	1,550.16	1,800.00	249.84	5,400.00
74175 R&M-Elevator	0.00	100.00	100.00	100.00	400.00	300.00	1,200.00
74180 R&M-Air Conditioning	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
74185 R&M-Electrical & Lightin	500.00	100.00	(400.00)	500.00	400.00	(100.00)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	0.00	800.00	800.00	2,400.00
74195 R&M-Plumbing	0.00	210.00	210.00	1,250.00	840.00	(410.00)	2,520.00
TOTAL Repairs and Mainter	30,260.34	6,293.00	(23,967.34)	33,620.88	25,172.00	(8,448.88)	75,528.00
<b>Utilities</b>							
72100 Electricity	1,283.98	1,238.00	(45.98)	4,721.47	4,952.00	230.53	14,860.00
72200 Water & Sewer	1,591.39	1,200.00	(391.39)	6,976.69	4,800.00	(2,176.69)	14,400.00
72800 Telephone Lines	682.45	375.00	(307.45)	1,449.65	1,500.00	50.35	4,500.00
82300 Trash Collection	2,505.07	2,200.00	(305.07)	9,048.15	8,800.00	(248.15)	26,400.00
82700 Bulk Cable Services	1,934.62	1,843.00	(91.62)	7,554.10	7,372.00	(182.10)	22,115.00
TOTAL Utilities	7,997.51	6,856.00	(1,141.51)	29,750.06	27,424.00	(2,326.06)	82,275.00
TOTAL Expense	54,775.38	29,594.00	(25,181.38)	128,505.17	118,376.00	(10,129.17)	355,148.00
Excess Revenue / Expense	(25,647.85)	2.00	(25,649.85)	(9,753.65)	8.00	(9,761.65)	0.00