

Balance Sheet

Monday, June 3, 2019

12:14

Posted 05/31/2019

Brickell 25, Inc. A Condominium Association

	Operating	Reserve	Total
Assets			
<u>Current Assets</u>			
10102 Operating-CAB	1,670.38		1,670.38
<u>Total Current Assets</u>	<u>1,670.38</u>		<u>1,670.38</u>
<u>Reserve</u>			
12501 Reserve -CAB		625.21	625.21
<u>Total Reserve</u>		<u>625.21</u>	<u>625.21</u>
<u>Current Assets</u>			
11000 Accounts Receivable	7,308.94		7,308.94
12000 Prepaid Insurance	82,999.30		82,999.30
14100 Capital Improvement	27,680.18		27,680.18
14500 Accumulated Depreciation	(27,680.18)		(27,680.18)
<u>Total Current Assets</u>	<u>90,308.24</u>		<u>90,308.24</u>
<u>Total Assets</u>	<u>91,978.62</u>	<u>625.21</u>	<u>92,603.83</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
31000 Accounts Payable	1,240.15		1,240.15
31050 Accrued Expenses	1,164.00		1,164.00
33000 Notes Payable Insurance	71,791.65		71,791.65
36000 Prepaid Assessment	9,083.06		9,083.06
<u>Total Current Liabilities</u>	<u>83,278.86</u>		<u>83,278.86</u>
<u>Equity</u>			
42000 Reserve-Roof Replacement		622.68	622.68
46000 Reserve-Interest/Bank Fees		2.53	2.53
55000 Member's Equity	24,581.88		24,581.88
Net Income	(15,882.12)		(15,882.12)
<u>Total Equity</u>	<u>8,699.76</u>	<u>625.21</u>	<u>9,324.97</u>
<u>Total Liabilities & Equity</u>	<u>91,978.62</u>	<u>625.21</u>	<u>92,603.83</u>

Brickell 25 Condominium

Income & Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
60100 Maintenance Fee	29,125.99	29,126.00	(0.01)	145,629.95	145,630.00	(0.05)	349,508.00
60500 Late Fees Income	0.00	20.00	(20.00)	200.00	100.00	100.00	240.00
60600 Interest Income	0.81	0.00	0.81	5.37	0.00	5.37	0.00
60900 Screenings Income	0.00	30.00	(30.00)	0.00	150.00	(150.00)	360.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(250.00)	250.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	50.00	(50.00)	120.00
67040 Laundry/Tokens Income	600.00	460.00	140.00	2,693.00	2,300.00	393.00	5,520.00
TOTAL Income	29,726.80	29,596.00	130.80	148,528.32	147,980.00	548.32	355,148.00
TOTAL Income	29,726.80	29,596.00	130.80	148,528.32	147,980.00	548.32	355,148.00
Expense							
<u>Administrative</u>							
70130 Legal & Professional	0.00	100.00	100.00	2,635.98	500.00	(2,135.98)	1,200.00
70240 Dues & License	75.00	70.00	(5.00)	75.00	350.00	275.00	840.00
70275 Taxes & Audit Fees	0.00	379.00	379.00	2,225.00	1,895.00	(330.00)	4,550.00
70280 Postage & Printing	71.22	108.00	36.78	577.08	540.00	(37.08)	1,296.00
TOTAL Administrative	146.22	657.00	510.78	5,513.06	3,285.00	(2,228.06)	7,886.00
<u>Building Maintenance</u>							
82100 Fire Panel Monitoring	0.00	500.00	500.00	104.43	2,500.00	2,395.57	6,000.00
82500 Janitorial Services	550.00	600.00	50.00	3,140.00	3,000.00	(140.00)	7,200.00
82650 Elevator Maint. Contract	1,233.79	1,250.00	16.21	6,168.95	6,250.00	81.05	15,000.00
82655 Elevator Permit/License	0.00	45.00	45.00	0.00	225.00	225.00	540.00
TOTAL Building Maintenance	1,783.79	2,395.00	611.21	9,413.38	11,975.00	2,561.62	28,740.00
<u>Depreciation</u>							
70210 Depreciation Expense	0.00	100.00	100.00	0.00	500.00	500.00	1,200.00
TOTAL Depreciation	0.00	100.00	100.00	0.00	500.00	500.00	1,200.00
<u>Insurance</u>							
70140 Insurance General Liabili	592.54	520.00	(72.54)	2,601.64	2,600.00	(1.64)	6,240.00
70145 Insurance Property/Wind	2,852.14	3,682.00	829.86	16,686.92	18,410.00	1,723.08	44,185.00
70150 Insurance Umbrella	136.21	136.00	(0.21)	663.56	680.00	16.44	1,632.00
70155 Insurance Finance/Taxes	177.18	150.00	(27.18)	828.27	750.00	(78.27)	1,800.00
70165 Insurance Flood	3,037.94	2,900.00	(137.94)	14,212.42	14,500.00	287.58	34,800.00
70170 Insurance Workers Com	157.21	180.00	22.79	1,487.40	900.00	(587.40)	2,160.00
70180 Insurance D & O	80.08	80.00	(0.08)	390.11	400.00	9.89	960.00
70190 Insurance Fidelity	47.44	45.00	(2.44)	231.23	225.00	(6.23)	540.00
70195 Insurance Glass	158.45	155.00	(3.45)	772.93	775.00	2.07	1,860.00
TOTAL Insurance	7,239.19	7,848.00	608.81	37,874.48	39,240.00	1,365.52	94,177.00
<u>Landscaping</u>							
78100 Lawn Maintenance	150.00	170.00	20.00	1,055.00	850.00	(205.00)	2,040.00
78260 Landscape Replacement	80.00	115.00	35.00	80.00	575.00	495.00	1,380.00
78300 Pest Control/Spraying	155.00	155.00	0.00	850.00	775.00	(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	385.00	440.00	55.00	1,985.00	2,200.00	215.00	5,280.00
Management							
70110 Management Fee	981.00	1,030.00	49.00	4,905.00	5,150.00	245.00	12,360.00
TOTAL Management	981.00	1,030.00	49.00	4,905.00	5,150.00	245.00	12,360.00
Payroll							
70270 ADP Fees	173.18	186.00	12.82	1,105.48	930.00	(175.48)	2,232.00
70276 ADP Payroll Taxes	887.20	655.00	(232.20)	3,465.31	3,275.00	(190.31)	7,860.00
71010 Salaries - General	3,879.54	2,778.00	(1,101.54)	15,069.37	13,890.00	(1,179.37)	33,338.00
TOTAL Payroll	4,939.92	3,619.00	(1,320.92)	19,640.16	18,095.00	(1,545.16)	43,430.00
Pool							
80100 Pool Maintenance	206.00	194.00	(12.00)	994.00	970.00	(24.00)	2,328.00
80200 Pool Repairs	105.92	150.00	44.08	596.19	750.00	153.81	1,800.00
80400 Pool Permit	125.00	12.00	(113.00)	125.00	60.00	(65.00)	144.00
TOTAL Pool	436.92	356.00	(80.92)	1,715.19	1,780.00	64.81	4,272.00
Repairs and Maintenance							
74160 R&M-General	1,645.71	1,800.00	154.29	3,156.43	9,000.00	5,843.57	21,600.00
74165 R&M Painting & Waterpr	6,090.00	3,336.00	(2,754.00)	34,800.00	16,668.00	(18,132.00)	40,008.00
74170 R&M-Supplies	600.83	450.00	(150.83)	2,150.99	2,250.00	99.01	5,400.00
74175 R&M-Elevator	0.00	100.00	100.00	100.00	500.00	400.00	1,200.00
74180 R&M-Air Conditioning	0.00	100.00	100.00	0.00	500.00	500.00	1,200.00
74185 R&M-Electrical & Lightin	0.00	100.00	100.00	500.00	500.00	0.00	1,200.00
74190 R&M-Fire Equipment	445.00	200.00	(245.00)	445.00	1,000.00	555.00	2,400.00
74195 R&M-Plumbing	4,000.00	210.00	(3,790.00)	5,250.00	1,050.00	(4,200.00)	2,520.00
TOTAL Repairs and Mainter	12,781.54	6,296.00	(6,485.54)	46,402.42	31,468.00	(14,934.42)	75,528.00
Utilities							
72100 Electricity	1,164.00	1,238.00	74.00	5,885.47	6,190.00	304.53	14,860.00
72200 Water & Sewer	1,240.15	1,200.00	(40.15)	8,216.84	6,000.00	(2,216.84)	14,400.00
72800 Telephone Lines	360.63	375.00	14.37	1,810.28	1,875.00	64.72	4,500.00
82300 Trash Collection	2,512.29	2,200.00	(312.29)	11,560.44	11,000.00	(560.44)	26,400.00
82700 Bulk Cable Services	1,934.62	1,843.00	(91.62)	9,488.72	9,215.00	(273.72)	22,115.00
TOTAL Utilities	7,211.69	6,856.00	(355.69)	36,961.75	34,280.00	(2,681.75)	82,275.00
TOTAL Expense	35,905.27	29,597.00	(6,308.27)	164,410.44	147,973.00	(16,437.44)	355,148.00
Excess Revenue / Expense	(6,178.47)	(1.00)	(6,177.47)	(15,882.12)	7.00	(15,889.12)	0.00