

Balance Sheet

Thursday, August 1, 2019

14:15

Posted 07/31/2019

Brickell 25, Inc. A Condominium Association

	Operating	Reserve	Total
Assets			
<u>Current Assets</u>			
10102 Operating-CAB	12,772.16		12,772.16
<u>Total Current Assets</u>	<u>12,772.16</u>		<u>12,772.16</u>
<u>Reserve</u>			
12501 Reserve -CAB		625.63	625.63
<u>Total Reserve</u>		<u>625.63</u>	<u>625.63</u>
<u>Current Assets</u>			
11000 Accounts Receivable	4,592.65		4,592.65
12000 Prepaid Insurance	67,916.94		67,916.94
14100 Capital Improvement	27,680.18		27,680.18
14500 Accumulated Depreciation	(27,680.18)		(27,680.18)
<u>Total Current Assets</u>	<u>72,509.59</u>		<u>72,509.59</u>
<u>Total Assets</u>	<u>85,281.75</u>	<u>625.63</u>	<u>85,907.38</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
31000 Accounts Payable	3,223.12		3,223.12
33000 Notes Payable Insurance	55,847.79		55,847.79
36000 Prepaid Assessment	13,054.30		13,054.30
<u>Total Current Liabilities</u>	<u>72,125.21</u>		<u>72,125.21</u>
<u>Equity</u>			
42000 Reserve-Roof Replacement		622.68	622.68
46000 Reserve-Interest/Bank Fees		2.95	2.95
55000 Member's Equity	24,581.88		24,581.88
Net Income	(11,425.34)		(11,425.34)
<u>Total Equity</u>	<u>13,156.54</u>	<u>625.63</u>	<u>13,782.17</u>
<u>Total Liabilities & Equity</u>	<u>85,281.75</u>	<u>625.63</u>	<u>85,907.38</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)	203,881.93	203,882.00	(0.07)	349,508.00
60500 Late Fees Income	0.00	20.00	(20.00)	275.00	140.00	135.00	240.00
60600 Interest Income	0.72	0.00	0.72	6.97	0.00	6.97	0.00
60900 Screenings Income	100.00	30.00	70.00	10.00	210.00	(200.00)	360.00
67010 Transmitter Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(350.00)	350.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	70.00	(70.00)	120.00
67040 Laundry/Tokens Income	0.00	460.00	(460.00)	4,166.00	3,220.00	946.00	5,520.00
TOTAL Income	29,276.71	29,596.00	(319.29)	208,389.90	207,172.00	1,217.90	355,148.00
TOTAL Income	29,276.71	29,596.00	(319.29)	208,389.90	207,172.00	1,217.90	355,148.00
Expense							
<u>Administrative</u>							
70130 Legal & Professional	369.95	100.00	(269.95)	3,005.93	700.00	(2,305.93)	1,200.00
70240 Dues & License	0.00	70.00	70.00	75.00	490.00	415.00	840.00
70275 Taxes & Audit Fees	0.00	379.00	379.00	2,225.00	2,653.00	428.00	4,550.00
70280 Postage & Printing	100.00	108.00	8.00	730.43	756.00	25.57	1,296.00
TOTAL Administrative	469.95	657.00	187.05	6,036.36	4,599.00	(1,437.36)	7,886.00
<u>Building Maintenance</u>							
82100 Fire Panel Monitoring	0.00	500.00	500.00	104.43	3,500.00	3,395.57	6,000.00
82500 Janitorial Services	600.00	600.00	0.00	4,620.00	4,200.00	(420.00)	7,200.00
82650 Elevator Maint. Contract	1,233.79	1,250.00	16.21	8,636.53	8,750.00	113.47	15,000.00
82655 Elevator Permit/License	0.00	45.00	45.00	0.00	315.00	315.00	540.00
TOTAL Building Maintenance	1,833.79	2,395.00	561.21	13,360.96	16,765.00	3,404.04	28,740.00
<u>Depreciation</u>							
70210 Depreciation Expense	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
TOTAL Depreciation	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
<u>Insurance</u>							
70140 Insurance General Liabili	618.13	520.00	(98.13)	3,817.96	3,640.00	(177.96)	6,240.00
70145 Insurance Property/Wind	3,196.38	3,682.00	485.62	22,976.57	25,774.00	2,797.43	44,185.00
70150 Insurance Umbrella	136.23	136.00	(0.23)	931.63	952.00	20.37	1,632.00
70155 Insurance Finance/Taxes	180.31	150.00	(30.31)	1,183.07	1,050.00	(133.07)	1,800.00
70165 Insurance Flood	3,090.57	2,900.00	(190.57)	20,293.87	20,300.00	6.13	34,800.00
70170 Insurance Workers Com	157.21	180.00	22.79	1,796.75	1,260.00	(536.75)	2,160.00
70180 Insurance D & O	80.09	80.00	(0.09)	547.71	560.00	12.29	960.00
70190 Insurance Fidelity	47.48	45.00	(2.48)	324.66	315.00	(9.66)	540.00
70195 Insurance Glass	158.40	155.00	(3.40)	1,084.62	1,085.00	0.38	1,860.00
TOTAL Insurance	7,664.80	7,848.00	183.20	52,956.84	54,936.00	1,979.16	94,177.00
<u>Landscaping</u>							
78100 Lawn Maintenance	150.00	170.00	20.00	1,355.00	1,190.00	(165.00)	2,040.00
78260 Landscape Replacement	0.00	115.00	115.00	80.00	805.00	725.00	1,380.00

Brickell 25 Condominium

Income & Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
78300 Pest Control/Spraying	230.00	155.00	(75.00)	1,235.00	1,085.00	(150.00)	1,860.00
TOTAL Landscaping	380.00	440.00	60.00	2,670.00	3,080.00	410.00	5,280.00
<u>Management</u>							
70110 Management Fee	981.00	1,030.00	49.00	6,867.00	7,210.00	343.00	12,360.00
TOTAL Management	981.00	1,030.00	49.00	6,867.00	7,210.00	343.00	12,360.00
<u>Payroll</u>							
70270 ADP Fees	177.51	186.00	8.49	1,456.17	1,302.00	(154.17)	2,232.00
70276 ADP Payroll Taxes	598.42	655.00	56.58	4,769.81	4,585.00	(184.81)	7,860.00
71010 Salaries - General	2,607.39	2,778.00	170.61	20,966.65	19,446.00	(1,520.65)	33,338.00
TOTAL Payroll	3,383.32	3,619.00	235.68	27,192.63	25,333.00	(1,859.63)	43,430.00
<u>Pool</u>							
80100 Pool Maintenance	206.00	194.00	(12.00)	1,406.00	1,358.00	(48.00)	2,328.00
80200 Pool Repairs	0.00	150.00	150.00	596.19	1,050.00	453.81	1,800.00
80400 Pool Permit	0.00	12.00	12.00	125.00	84.00	(41.00)	144.00
TOTAL Pool	206.00	356.00	150.00	2,127.19	2,492.00	364.81	4,272.00
<u>Repairs and Maintenance</u>							
74160 R&M-General	603.00	1,800.00	1,197.00	10,164.18	12,600.00	2,435.82	21,600.00
74165 R&M Painting & Waterpr	0.00	3,333.00	3,333.00	34,800.00	23,334.00	(11,466.00)	40,008.00
74170 R&M-Supplies	186.46	450.00	263.54	2,590.16	3,150.00	559.84	5,400.00
74175 R&M-Elevator	0.00	100.00	100.00	100.00	700.00	600.00	1,200.00
74180 R&M-Air Conditioning	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
74185 R&M-Electrical & Lightin	0.00	100.00	100.00	500.00	700.00	200.00	1,200.00
74190 R&M-Fire Equipment	1,007.61	200.00	(807.61)	1,586.36	1,400.00	(186.36)	2,400.00
74195 R&M-Plumbing	0.00	210.00	210.00	6,000.00	1,470.00	(4,530.00)	2,520.00
TOTAL Repairs and Mainter	1,797.07	6,293.00	4,495.93	55,740.70	44,054.00	(11,686.70)	75,528.00
<u>Utilities</u>							
72100 Electricity	1,397.76	1,238.00	(159.76)	8,528.02	8,666.00	137.98	14,860.00
72200 Water & Sewer	1,825.36	1,200.00	(625.36)	11,843.68	8,400.00	(3,443.68)	14,400.00
72800 Telephone Lines	361.15	375.00	13.85	2,535.47	2,625.00	89.53	4,500.00
82300 Trash Collection	2,516.09	2,200.00	(316.09)	16,598.03	15,400.00	(1,198.03)	26,400.00
82700 Bulk Cable Services	1,934.82	1,843.00	(91.82)	13,358.36	12,901.00	(457.36)	22,115.00
TOTAL Utilities	8,035.18	6,856.00	(1,179.18)	52,863.56	47,992.00	(4,871.56)	82,275.00
TOTAL Expense	24,751.11	29,594.00	4,842.89	219,815.24	207,161.00	(12,654.24)	355,148.00
Excess Revenue / Expense	4,525.60	2.00	4,523.60	(11,425.34)	11.00	(11,436.34)	0.00