

Balance Sheet

Thursday, October 3, 2019

11:09

Posted 09/30/2019

Brickell 25, Inc. A Condominium Association

	Operating	Reserve	Total
Assets			
<u>Current Assets</u>			
10102 Operating-CAB	23,353.13		23,353.13
<u>Total Current Assets</u>	<u>23,353.13</u>		<u>23,353.13</u>
<u>Reserve</u>			
12501 Reserve -CAB		626.05	626.05
<u>Total Reserve</u>		<u>626.05</u>	<u>626.05</u>
<u>Current Assets</u>			
11000 Accounts Receivable	5,522.39		5,522.39
12000 Prepaid Insurance	52,853.32		52,853.32
14100 Capital Improvement	27,680.18		27,680.18
14500 Accumulated Depreciation	(27,680.18)		(27,680.18)
<u>Total Current Assets</u>	<u>58,375.71</u>		<u>58,375.71</u>
<u>Total Assets</u>	<u>81,728.84</u>	<u>626.05</u>	<u>82,354.89</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
31000 Accounts Payable	2,787.10		2,787.10
31050 Accrued Expenses	150.00		150.00
33000 Notes Payable Insurance	39,903.93		39,903.93
36000 Prepaid Assessment	11,418.33		11,418.33
<u>Total Current Liabilities</u>	<u>54,259.36</u>		<u>54,259.36</u>
<u>Equity</u>			
42000 Reserve-Roof Replacement		622.68	622.68
46000 Reserve-Interest/Bank Fees		3.37	3.37
55000 Member's Equity	24,581.88		24,581.88
Net Income	2,887.60		2,887.60
<u>Total Equity</u>	<u>27,469.48</u>	<u>626.05</u>	<u>28,095.53</u>
<u>Total Liabilities & Equity</u>	<u>81,728.84</u>	<u>626.05</u>	<u>82,354.89</u>

Brickell 25 Condominium

Income & Expense Statement

Posted 9/1/2019 To 9/30/2019 11:59:00 PM

	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)	262,133.90	262,134.00	(0.10)	349,508.00
60500 Late Fees Income	0.00	20.00	(20.00)	400.00	180.00	220.00	240.00
60600 Interest Income	0.87	0.00	0.87	8.67	0.00	8.67	0.00
60900 Screenings Income	(45.00)	30.00	(75.00)	65.00	270.00	(205.00)	360.00
67010 Transmitter Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(450.00)	450.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	90.00	(90.00)	120.00
67040 Laundry/Tokens Income	1,111.00	460.00	651.00	5,277.00	4,140.00	1,137.00	5,520.00
TOTAL Income	30,192.86	29,596.00	596.86	267,934.57	266,364.00	1,570.57	355,148.00
TOTAL Income	30,192.86	29,596.00	596.86	267,934.57	266,364.00	1,570.57	355,148.00
Expense							
<u>Administrative</u>							
70130 Legal & Professional	0.00	100.00	100.00	3,005.93	900.00	(2,105.93)	1,200.00
70240 Dues & License	0.00	70.00	70.00	75.00	630.00	555.00	840.00
70275 Taxes & Audit Fees	0.00	379.00	379.00	2,225.00	3,411.00	1,186.00	4,550.00
70280 Postage & Printing	0.00	108.00	108.00	791.95	972.00	180.05	1,296.00
TOTAL Administrative	0.00	657.00	657.00	6,097.88	5,913.00	(184.88)	7,886.00
<u>Building Maintenance</u>							
82100 Fire Panel Monitoring	0.00	500.00	500.00	104.43	4,500.00	4,395.57	6,000.00
82500 Janitorial Services	600.00	600.00	0.00	5,810.00	5,400.00	(410.00)	7,200.00
82650 Elevator Maint. Contract	1,258.42	1,250.00	(8.42)	11,153.37	11,250.00	96.63	15,000.00
82655 Elevator Permit/License	0.00	45.00	45.00	0.00	405.00	405.00	540.00
TOTAL Building Maintenance	1,858.42	2,395.00	536.58	17,067.80	21,555.00	4,487.20	28,740.00
<u>Depreciation</u>							
70210 Depreciation Expense	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
TOTAL Depreciation	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
<u>Insurance</u>							
70140 Insurance General Liabili	598.19	520.00	(78.19)	5,034.28	4,680.00	(354.28)	6,240.00
70145 Insurance Property/Wind	3,093.27	3,682.00	588.73	29,266.22	33,138.00	3,871.78	44,185.00
70150 Insurance Umbrella	131.84	136.00	4.16	1,199.70	1,224.00	24.30	1,632.00
70155 Insurance Finance/Taxes	174.49	150.00	(24.49)	1,537.87	1,350.00	(187.87)	1,800.00
70165 Insurance Flood	2,990.88	2,900.00	(90.88)	26,375.32	26,100.00	(275.32)	34,800.00
70170 Insurance Workers Com	133.40	180.00	46.60	2,087.36	1,620.00	(467.36)	2,160.00
70180 Insurance D & O	77.51	80.00	2.49	705.31	720.00	14.69	960.00
70190 Insurance Fidelity	45.95	45.00	(0.95)	418.09	405.00	(13.09)	540.00
70195 Insurance Glass	153.29	155.00	1.71	1,396.31	1,395.00	(1.31)	1,860.00
TOTAL Insurance	7,398.82	7,848.00	449.18	68,020.46	70,632.00	2,611.54	94,177.00
<u>Landscaping</u>							
78100 Lawn Maintenance	150.00	170.00	20.00	1,655.00	1,530.00	(125.00)	2,040.00
78260 Landscape Replacement	0.00	115.00	115.00	80.00	1,035.00	955.00	1,380.00

Brickell 25 Condominium Income & Expense Statement

Posted 9/1/2019 To 9/30/2019 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
78300 Pest Control/Spraying	155.00	155.00	0.00	1,545.00	1,395.00	(150.00)	1,860.00
TOTAL Landscaping	305.00	440.00	135.00	3,280.00	3,960.00	680.00	5,280.00
Management							
70110 Management Fee	981.00	1,030.00	49.00	8,829.00	9,270.00	441.00	12,360.00
TOTAL Management	981.00	1,030.00	49.00	8,829.00	9,270.00	441.00	12,360.00
Payroll							
70270 ADP Fees	181.84	186.00	4.16	1,910.77	1,674.00	(236.77)	2,232.00
70276 ADP Payroll Taxes	692.78	655.00	(37.78)	5,986.78	5,895.00	(91.78)	7,860.00
71010 Salaries - General	2,891.96	2,778.00	(113.96)	26,225.90	25,002.00	(1,223.90)	33,338.00
TOTAL Payroll	3,766.58	3,619.00	(147.58)	34,123.45	32,571.00	(1,552.45)	43,430.00
Pool							
80100 Pool Maintenance	206.00	194.00	(12.00)	1,818.00	1,746.00	(72.00)	2,328.00
80200 Pool Repairs	0.00	150.00	150.00	596.19	1,350.00	753.81	1,800.00
80400 Pool Permit	0.00	12.00	12.00	125.00	108.00	(17.00)	144.00
TOTAL Pool	206.00	356.00	150.00	2,539.19	3,204.00	664.81	4,272.00
Repairs and Maintenance							
74160 R&M-General	169.22	1,800.00	1,630.78	10,333.40	16,200.00	5,866.60	21,600.00
74165 R&M Painting & Waterpr	0.00	3,336.00	3,336.00	34,800.00	30,003.00	(4,797.00)	40,008.00
74170 R&M-Supplies	449.23	450.00	0.77	3,266.84	4,050.00	783.16	5,400.00
74175 R&M-Elevator	296.00	100.00	(196.00)	396.00	900.00	504.00	1,200.00
74180 R&M-Air Conditioning	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
74185 R&M-Electrical & Lightin	0.00	100.00	100.00	500.00	900.00	400.00	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	1,586.36	1,800.00	213.64	2,400.00
74195 R&M-Plumbing	450.00	210.00	(240.00)	6,980.00	1,890.00	(5,090.00)	2,520.00
TOTAL Repairs and Mainter	1,364.45	6,296.00	4,931.55	57,862.60	56,643.00	(1,219.60)	75,528.00
Utilities							
72100 Electricity	1,034.58	1,238.00	203.42	10,960.36	11,142.00	181.64	14,860.00
72200 Water & Sewer	435.29	1,200.00	764.71	14,164.33	10,800.00	(3,364.33)	14,400.00
72800 Telephone Lines	376.59	375.00	(1.59)	3,278.57	3,375.00	96.43	4,500.00
82300 Trash Collection	2,495.84	2,200.00	(295.84)	21,595.33	19,800.00	(1,795.33)	26,400.00
82700 Bulk Cable Services	1,934.82	1,843.00	(91.82)	17,228.00	16,587.00	(641.00)	22,115.00
TOTAL Utilities	6,277.12	6,856.00	578.88	67,226.59	61,704.00	(5,522.59)	82,275.00
TOTAL Expense	22,157.39	29,597.00	7,439.61	265,046.97	266,352.00	1,305.03	355,148.00
Excess Revenue / Expense	8,035.47	(1.00)	8,036.47	2,887.60	12.00	2,875.60	0.00