

# Balance Sheet

Tuesday, January 7, 2020

9:29

Posted 12/31/2019

## Brickell 25 Condominium

	Operating	Reserve	Total
<b>Assets</b>			
<u>Current Assets</u>			
10102 Operating-CAB	16,871.58		16,871.58
<u>Total Current Assets</u>	<u>16,871.58</u>		<u>16,871.58</u>
<u>Reserve</u>			
12501 Reserve -CAB		626.68	626.68
<u>Total Reserve</u>		<u>626.68</u>	<u>626.68</u>
<u>Current Assets</u>			
11000 Accounts Receivable	8,785.02		8,785.02
12000 Prepaid Insurance	32,379.88		32,379.88
14100 Capital Improvement	27,680.18		27,680.18
14500 Accumulated Depreciation	(27,680.18)		(27,680.18)
<u>Total Current Assets</u>	<u>41,164.90</u>		<u>41,164.90</u>
<u>Total Assets</u>	<u>58,036.48</u>	<u>626.68</u>	<u>58,663.16</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
31000 Accounts Payable	2,786.57		2,786.57
33000 Notes Payable Insurance	15,988.14		15,988.14
36000 Prepaid Assessment	7,758.24		7,758.24
<u>Total Current Liabilities</u>	<u>26,532.95</u>		<u>26,532.95</u>
<u>Equity</u>			
42000 Reserve-Roof Replacement		622.68	622.68
46000 Reserve-Interest/Bank Fees		4.00	4.00
55000 Member's Equity	24,581.88		24,581.88
Net Income	6,921.65		6,921.65
<u>Total Equity</u>	<u>31,503.53</u>	<u>626.68</u>	<u>32,130.21</u>
<u>Total Liabilities &amp; Equity</u>	<u>58,036.48</u>	<u>626.68</u>	<u>58,663.16</u>

**Brickell 25 Condominium**  
**Income & Expense Statement**  
 Posted 12/1/2019 To 12/31/2019 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	29,122.00	3.99	349,511.87	349,508.00	3.87	349,508.00
60500 Late Fees Income	0.00	20.00	(20.00)	650.00	240.00	410.00	240.00
60600 Interest Income	0.90	0.00	0.90	11.46	0.00	11.46	0.00
60900 Screenings Income	100.00	30.00	70.00	165.00	360.00	(195.00)	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	(600.00)	600.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	40.00	120.00	(80.00)	120.00
67040 Laundry/Tokens Income	0.00	460.00	(460.00)	6,535.00	5,520.00	1,015.00	5,520.00
<b>TOTAL Income</b>	<b>29,226.89</b>	<b>29,592.00</b>	<b>(365.11)</b>	<b>356,963.33</b>	<b>355,148.00</b>	<b>1,815.33</b>	<b>355,148.00</b>
<b>TOTAL Income</b>	<b>29,226.89</b>	<b>29,592.00</b>	<b>(365.11)</b>	<b>356,963.33</b>	<b>355,148.00</b>	<b>1,815.33</b>	<b>355,148.00</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
70130 Legal & Professional	(2,000.00)	100.00	2,100.00	11,037.28	1,200.00	(9,837.28)	1,200.00
70240 Dues & License	551.50	70.00	(481.50)	1,200.63	840.00	(360.63)	840.00
70275 Taxes & Audit Fees	2,000.00	381.00	(1,619.00)	4,350.00	4,550.00	200.00	4,550.00
70280 Postage & Printing	272.25	108.00	(164.25)	1,341.20	1,296.00	(45.20)	1,296.00
<b>TOTAL Administrative</b>	<b>823.75</b>	<b>659.00</b>	<b>(164.75)</b>	<b>17,929.11</b>	<b>7,886.00</b>	<b>(10,043.11)</b>	<b>7,886.00</b>
<b><u>Building Maintenance</u></b>							
82100 Fire Panel Monitoring	0.00	500.00	500.00	4,474.09	6,000.00	1,525.91	6,000.00
82500 Janitorial Services	850.00	600.00	(250.00)	7,810.00	7,200.00	(610.00)	7,200.00
82650 Elevator Maint. Contract	1,258.42	1,250.00	(8.42)	14,928.63	15,000.00	71.37	15,000.00
82655 Elevator Permit/License	0.00	45.00	45.00	0.00	540.00	540.00	540.00
<b>TOTAL Building Maintenance</b>	<b>2,108.42</b>	<b>2,395.00</b>	<b>286.58</b>	<b>27,212.72</b>	<b>28,740.00</b>	<b>1,527.28</b>	<b>28,740.00</b>
<b><u>Depreciation</u></b>							
70210 Depreciation Expense	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
<b>TOTAL Depreciation</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b><u>Insurance</u></b>							
70140 Insurance General Liabili	763.71	520.00	(243.71)	7,010.99	6,240.00	(770.99)	6,240.00
70145 Insurance Property/Wind	3,136.23	3,682.00	545.77	38,109.46	44,185.00	6,075.54	44,185.00
70150 Insurance Umbrella	133.67	136.00	2.33	1,600.71	1,632.00	31.29	1,632.00
70155 Insurance Finance/Taxes	176.91	150.00	(26.91)	2,068.60	1,800.00	(268.60)	1,800.00
70165 Insurance Flood	3,032.42	2,900.00	(132.42)	35,472.58	34,800.00	(672.58)	34,800.00
70170 Insurance Workers Com	135.25	180.00	44.75	2,493.11	2,160.00	(333.11)	2,160.00
70180 Insurance D & O	78.58	80.00	1.42	941.05	960.00	18.95	960.00
70190 Insurance Fidelity	46.58	45.00	(1.58)	557.83	540.00	(17.83)	540.00
70195 Insurance Glass	155.42	155.00	(0.42)	1,862.57	1,860.00	(2.57)	1,860.00
<b>TOTAL Insurance</b>	<b>7,658.77</b>	<b>7,848.00</b>	<b>189.23</b>	<b>90,116.90</b>	<b>94,177.00</b>	<b>4,060.10</b>	<b>94,177.00</b>
<b><u>Landscaping</u></b>							
78100 Lawn Maintenance	75.00	170.00	95.00	2,030.00	2,040.00	10.00	2,040.00
78260 Landscape Replacement	0.00	115.00	115.00	80.00	1,380.00	1,300.00	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	80.00	155.00	75.00	1,935.00	1,860.00	(75.00)	1,860.00
<b>TOTAL Landscaping</b>	<b>155.00</b>	<b>440.00</b>	<b>285.00</b>	<b>4,045.00</b>	<b>5,280.00</b>	<b>1,235.00</b>	<b>5,280.00</b>
<b>Management</b>							
70110 Management Fee	981.00	1,030.00	49.00	11,772.00	12,360.00	588.00	12,360.00
<b>TOTAL Management</b>	<b>981.00</b>	<b>1,030.00</b>	<b>49.00</b>	<b>11,772.00</b>	<b>12,360.00</b>	<b>588.00</b>	<b>12,360.00</b>
<b>Payroll</b>							
70270 ADP Fees	181.84	186.00	4.16	2,456.29	2,232.00	(224.29)	2,232.00
70276 ADP Payroll Taxes	402.43	655.00	252.57	7,803.63	7,860.00	56.37	7,860.00
71010 Salaries - General	2,919.82	2,780.00	(139.82)	35,400.29	33,338.00	(2,062.29)	33,338.00
<b>TOTAL Payroll</b>	<b>3,504.09</b>	<b>3,621.00</b>	<b>116.91</b>	<b>45,660.21</b>	<b>43,430.00</b>	<b>(2,230.21)</b>	<b>43,430.00</b>
<b>Pool</b>							
80100 Pool Maintenance	206.00	194.00	(12.00)	2,436.00	2,328.00	(108.00)	2,328.00
80200 Pool Repairs	0.00	150.00	150.00	596.19	1,800.00	1,203.81	1,800.00
80400 Pool Permit	0.00	12.00	12.00	125.00	144.00	19.00	144.00
<b>TOTAL Pool</b>	<b>206.00</b>	<b>356.00</b>	<b>150.00</b>	<b>3,157.19</b>	<b>4,272.00</b>	<b>1,114.81</b>	<b>4,272.00</b>
<b>Repairs and Maintenance</b>							
74160 R&M-General	0.00	1,800.00	1,800.00	12,188.32	21,600.00	9,411.68	21,600.00
74165 R&M Painting & Waterpr	0.00	3,339.00	3,339.00	34,800.00	40,008.00	5,208.00	40,008.00
74170 R&M-Supplies	99.77	450.00	350.23	4,963.80	5,400.00	436.20	5,400.00
74175 R&M-Elevator	0.00	100.00	100.00	996.00	1,200.00	204.00	1,200.00
74180 R&M-Air Conditioning	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
74185 R&M-Electrical & Lightin	0.00	100.00	100.00	1,900.00	1,200.00	(700.00)	1,200.00
74190 R&M-Fire Equipment	195.00	200.00	5.00	2,581.46	2,400.00	(181.46)	2,400.00
74195 R&M-Plumbing	0.00	210.00	210.00	6,980.00	2,520.00	(4,460.00)	2,520.00
<b>TOTAL Repairs and Mainter</b>	<b>294.77</b>	<b>6,299.00</b>	<b>6,004.23</b>	<b>64,409.58</b>	<b>75,528.00</b>	<b>11,118.42</b>	<b>75,528.00</b>
<b>Utilities</b>							
72100 Electricity	988.03	1,242.00	253.97	14,393.31	14,860.00	466.69	14,860.00
72200 Water & Sewer	1,651.52	1,200.00	(451.52)	18,708.49	14,400.00	(4,308.49)	14,400.00
72800 Telephone Lines	395.04	375.00	(20.04)	4,469.10	4,500.00	30.90	4,500.00
82300 Trash Collection	1,392.01	2,200.00	807.99	25,135.61	26,400.00	1,264.39	26,400.00
82700 Bulk Cable Services	1,934.82	1,842.00	(92.82)	23,032.46	22,115.00	(917.46)	22,115.00
<b>TOTAL Utilities</b>	<b>6,361.42</b>	<b>6,859.00</b>	<b>497.58</b>	<b>85,738.97</b>	<b>82,275.00</b>	<b>(3,463.97)</b>	<b>82,275.00</b>
<b>TOTAL Expense</b>	<b>22,093.22</b>	<b>29,607.00</b>	<b>7,513.78</b>	<b>350,041.68</b>	<b>355,148.00</b>	<b>5,106.32</b>	<b>355,148.00</b>
Excess Revenue / Expense	7,133.67	(15.00)	7,148.67	6,921.65	0.00	6,921.65	0.00