



Brickell 25, Inc. A Condominium Association

UNAUDITED FINANCIAL STATEMENT

January 2022

Reviewed by: _____

Balance Sheet (3 Funds or more)

Monday, February 14, 2022

13:36

Posted 01/31/2022

Brickell 25 Condominium

	Operating	Reserve	Total
Assets			
<u>Operating Bank Accounts</u>			
10102	Operating-CIT	13,370.56	13,370.56
10110	Money Market Acct- CIT	77,269.39	77,269.39
<u>Total Operating Bank Accounts</u>		<u>90,639.95</u>	<u>90,639.95</u>
<u>Reserve</u>			
12501	Reserve -CIT	628.56	628.56
<u>Total Reserve</u>		<u>628.56</u>	<u>628.56</u>
<u>Current Assets</u>			
11000	Accounts Receivable	3,581.67	3,581.67
12000	Prepaid Insurance	33,980.17	33,980.17
14100	Capital Improvement	48,430.18	48,430.18
14500	Accumulated Depreciation	(27,680.18)	(27,680.18)
<u>Total Current Assets</u>		<u>58,311.84</u>	<u>58,311.84</u>
<u>Total Assets</u>		<u>148,951.79</u>	<u>149,580.35</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
31000	Accounts Payable	3,044.52	3,044.52
31050	Accrued Expenses	506.00	506.00
33000	Notes Payable Insurance	11,656.87	11,656.87
36000	Prepaid Assessment	8,572.40	8,572.40
38020	Loan Payable	112,798.40	112,798.40
<u>Total Current Liabilities</u>		<u>136,578.19</u>	<u>136,578.19</u>
<u>Liability</u>			
42000	Def Reserve-Roof Replacemer	622.68	622.68
46000	Def Reserve-Interest/Bank Fee	5.88	5.88
<u>Total Liability</u>		<u>628.56</u>	<u>628.56</u>
<u>Equity</u>			
55000	Fund Balances	11,722.11	11,722.11
	Net Income	651.49	651.49
<u>Total Equity</u>		<u>12,373.60</u>	<u>12,373.60</u>
<u>Total Liabilities & Equity</u>		<u>148,951.79</u>	<u>149,580.35</u>

Brickell 25 Condominium

Income & Expense Statement

Period 1/1/2022 To 1/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
60100 Maintenance Fee	32,038.00	32,038.00	0.00	32,038.00	32,038.00	0.00	384,458.00
60500 Late Fees Income	(27.61)	10.00	(37.61)	(27.61)	10.00	(37.61)	120.00
60600 Interest Income	12.64	10.00	2.64	12.64	10.00	2.64	120.00
60900 Screenings Income	200.00	15.00	185.00	200.00	15.00	185.00	180.00
67010 Transmitter Income	60.00	10.00	50.00	60.00	10.00	50.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(50.00)	50.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	10.00	(10.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
TOTAL Income	32,283.03	32,543.00	(259.97)	32,283.03	32,543.00	(259.97)	390,518.00
TOTAL Income	32,283.03	32,543.00	(259.97)	32,283.03	32,543.00	(259.97)	390,518.00
Expense							
<u>Administrative</u>							
70110 Management Fee	1,130.00	1,132.00	2.00	1,130.00	1,132.00	2.00	13,580.00
70130 Legal & Professional	973.95	650.00	(323.95)	973.95	650.00	(323.95)	7,800.00
70235 Elevator Licenses	(411.72)	45.00	456.72	(411.72)	45.00	456.72	540.00
70240 Dues & License	0.00	70.00	70.00	0.00	70.00	70.00	840.00
70275 Taxes & Audit Fees	0.00	340.00	340.00	0.00	340.00	340.00	4,080.00
70280 Postage & Printing	60.00	108.00	48.00	60.00	108.00	48.00	1,296.00
70285 Loan Interest & Bank Fees	381.70	480.00	98.30	381.70	480.00	98.30	5,760.00
TOTAL Administrative	2,133.93	2,825.00	691.07	2,133.93	2,825.00	691.07	33,896.00
<u>Building Maintenance</u>							
82100 Fire Panel Monitoring	0.00	225.00	225.00	0.00	225.00	225.00	2,700.00
82500 Janitorial Services	600.00	630.00	30.00	600.00	630.00	30.00	7,560.00
82650 Elevator Maint. Contract	1,400.94	1,401.00	0.06	1,400.94	1,401.00	0.06	16,811.00
TOTAL Building Maintenance	2,000.94	2,256.00	255.06	2,000.94	2,256.00	255.06	27,071.00
<u>Insurance</u>							
70140 Insurance General Liability	785.08	670.00	(115.08)	785.08	670.00	(115.08)	8,040.00
70145 Insurance Property/Windstrom	5,333.33	5,973.00	639.67	5,333.33	5,973.00	639.67	71,676.00
70150 Insurance Umbrella	142.75	143.00	0.25	142.75	143.00	0.25	1,716.00
70155 Insurance Finance/Taxes	200.32	220.00	19.68	200.32	220.00	19.68	2,640.00
70165 Insurance Flood	3,566.00	4,000.00	434.00	3,566.00	4,000.00	434.00	48,000.00
70170 Insurance Workers Compensation	323.11	135.00	(188.11)	323.11	135.00	(188.11)	1,620.00
70180 Insurance D & O	89.92	90.00	0.08	89.92	90.00	0.08	1,080.00
70190 Insurance Fidelity	48.08	48.00	(0.08)	48.08	48.00	(0.08)	576.00
70195 Insurance Glass	155.42	156.00	0.58	155.42	156.00	0.58	1,872.00
TOTAL Insurance	10,644.01	11,435.00	790.99	10,644.01	11,435.00	790.99	137,220.00
<u>Landscaping</u>							
78100 Lawn Maintenance	150.00	150.00	0.00	150.00	150.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00

Brickell 25 Condominium

Income & Expense Statement

Period 1/1/2022 To 1/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
78300 Pest Control/Spraying	0.00	160.00	160.00	0.00	160.00	160.00	1,920.00
TOTAL Landscaping	150.00	460.00	310.00	150.00	460.00	310.00	5,520.00
<u>Payroll</u>							
70270 ADP Fees	275.33	216.00	(59.33)	275.33	216.00	(59.33)	2,592.00
70276 ADP Payroll Taxes	726.33	770.00	43.67	726.33	770.00	43.67	9,240.00
71010 Salaries - General	2,978.16	3,200.00	221.84	2,978.16	3,200.00	221.84	38,400.00
TOTAL Payroll	3,979.82	4,186.00	206.18	3,979.82	4,186.00	206.18	50,232.00
<u>Pool</u>							
80100 Pool Maintenance	206.00	206.00	0.00	206.00	206.00	0.00	2,472.00
80200 Pool Repairs	427.96	200.00	(227.96)	427.96	200.00	(227.96)	2,400.00
80400 Pool Permit	0.00	12.00	12.00	0.00	12.00	12.00	144.00
TOTAL Pool	633.96	418.00	(215.96)	633.96	418.00	(215.96)	5,016.00
<u>Repairs and Maintenance</u>							
74160 R&M-General	1,405.00	1,000.00	(405.00)	1,405.00	1,000.00	(405.00)	12,000.00
74170 R&M-Supplies	646.66	600.00	(46.66)	646.66	600.00	(46.66)	7,200.00
74175 R&M-Elevator	0.00	400.00	400.00	0.00	400.00	400.00	4,800.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
74190 R&M-Fire Equipment	4,959.00	200.00	(4,759.00)	4,959.00	200.00	(4,759.00)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	0.00	600.00	600.00	7,200.00
TOTAL Repairs and Maintainer	7,010.66	3,150.00	(3,860.66)	7,010.66	3,150.00	(3,860.66)	37,800.00
<u>Utilities</u>							
72100 Electricity	1,502.94	1,500.00	(2.94)	1,502.94	1,500.00	(2.94)	18,000.00
72200 Water & Sewer	1,541.58	1,700.00	158.42	1,541.58	1,700.00	158.42	20,400.00
72800 Telephone Lines	537.91	700.00	162.09	537.91	700.00	162.09	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	1,495.79	1,439.00	(56.79)	17,268.00
TOTAL Utilities	5,078.22	5,339.00	260.78	5,078.22	5,339.00	260.78	64,068.00
TOTAL Expense	31,631.54	30,069.00	(1,562.54)	31,631.54	30,069.00	(1,562.54)	360,823.00
Excess Revenue / Expense	651.49	2,474.00	(1,822.51)	651.49	2,474.00	(1,822.51)	29,695.00

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67010 Transmitter Income	60.00	10.00	50.00	60.00	10.00	50.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(50.00)	50.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	10.00	(10.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
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70235 Elevator Licenses	(411.72)	45.00	456.72	(411.72)	45.00	456.72	540.00
70240 Dues & License	0.00	70.00	70.00	0.00	70.00	70.00	840.00
70275 Taxes & Audit Fees	0.00	340.00	340.00	0.00	340.00	340.00	4,080.00
70280 Postage & Printing	60.00	108.00	48.00	60.00	108.00	48.00	1,296.00
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70180 Insurance D & O	89.92	90.00	0.08	89.92	90.00	0.08	1,080.00
70190 Insurance Fidelity	48.08	48.00	(0.08)	48.08	48.00	(0.08)	576.00
70195 Insurance Glass	155.42	156.00	0.58	155.42	156.00	0.58	1,872.00
TOTAL Insurance	10,644.01	11,435.00	790.99	10,644.01	11,435.00	790.99	137,220.00
<u>Landscaping</u>							
78100 Lawn Maintenance	150.00	150.00	0.00	150.00	150.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00

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80100 Pool Maintenance	206.00	206.00	0.00	206.00	206.00	0.00	2,472.00
80200 Pool Repairs	427.96	200.00	(227.96)	427.96	200.00	(227.96)	2,400.00
80400 Pool Permit	0.00	12.00	12.00	0.00	12.00	12.00	144.00
TOTAL Pool	633.96	418.00	(215.96)	633.96	418.00	(215.96)	5,016.00
<u>Repairs and Maintenance</u>							
74160 R&M-General	1,405.00	1,000.00	(405.00)	1,405.00	1,000.00	(405.00)	12,000.00
74170 R&M-Supplies	646.66	600.00	(46.66)	646.66	600.00	(46.66)	7,200.00
74175 R&M-Elevator	0.00	400.00	400.00	0.00	400.00	400.00	4,800.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
74190 R&M-Fire Equipment	4,959.00	200.00	(4,759.00)	4,959.00	200.00	(4,759.00)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	0.00	600.00	600.00	7,200.00
TOTAL Repairs and Maintainer	7,010.66	3,150.00	(3,860.66)	7,010.66	3,150.00	(3,860.66)	37,800.00
<u>Utilities</u>							
72100 Electricity	1,502.94	1,500.00	(2.94)	1,502.94	1,500.00	(2.94)	18,000.00
72200 Water & Sewer	1,541.58	1,700.00	158.42	1,541.58	1,700.00	158.42	20,400.00
72800 Telephone Lines	537.91	700.00	162.09	537.91	700.00	162.09	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	1,495.79	1,439.00	(56.79)	17,268.00
TOTAL Utilities	5,078.22	5,339.00	260.78	5,078.22	5,339.00	260.78	64,068.00
TOTAL Expense	31,631.54	30,069.00	(1,562.54)	31,631.54	30,069.00	(1,562.54)	360,823.00
Excess Revenue / Expense	651.49	2,474.00	(1,822.51)	651.49	2,474.00	(1,822.51)	29,695.00