



Brickell 25, Inc. A Condominium Association

UNAUDITED FINANCIAL STATEMENT

February 2022

Reviewed by: _____

Balance Sheet

Friday, March 4, 2022

9:02

Posted 02/28/2022

Brickell 25 Condominium

	Operating	Reserve	Total
Assets			
<u>Operating Bank Accounts</u>			
10102	Operating-CIT	5,582.13	5,582.13
10110	Money Market Acct- CIT	64,276.84	64,276.84
<u>Total Operating Bank Accounts</u>		<u>69,858.97</u>	<u>69,858.97</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	6,023.22	6,023.22
12000	Prepaid Insurance	24,311.88	24,311.88
14100	Capital Improvement	48,430.18	48,430.18
14500	Accumulated Depreciation	(27,680.18)	(27,680.18)
<u>Total Current Assets</u>		<u>51,085.10</u>	<u>51,085.10</u>
<u>Total Assets</u>		<u>120,944.07</u>	<u>121,572.63</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
31000	Accounts Payable	4,702.58	4,702.58
31050	Accrued Expenses	656.00	656.00
33000	Notes Payable Insurance	488.62	488.62
36000	Prepaid Assessment	9,933.89	9,933.89
38020	Loan Payable	110,412.48	110,412.48
<u>Total Current Liabilities</u>		<u>126,193.57</u>	<u>126,193.57</u>
<u>Liability</u>			
42000	Def Reserve-Roof Replaceme	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	(16,971.61)	(16,971.61)
<u>Total Equity</u>		<u>(5,249.50)</u>	<u>(5,249.50)</u>
<u>Total Liabilities & Equity</u>		<u>120,944.07</u>	<u>121,572.63</u>

Brickell 25 Condominium

Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 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	64,076.00	64,076.00	0.00	384,458.00
60500 Late Fees Income	150.00	10.00	140.00	147.39	20.00	127.39	120.00
60600 Interest Income	8.17	10.00	(1.83)	20.81	20.00	0.81	120.00
60800 Delinquent Acct Interest	12.24	0.00	12.24	13.36	0.00	13.36	0.00
60900 Screenings Income	10.00	15.00	(5.00)	210.00	30.00	180.00	180.00
67010 Transmitter Income	0.00	10.00	(10.00)	60.00	20.00	40.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(100.00)	100.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	20.00	(20.00)	120.00
67040 Laundry/Tokens Income	643.00	500.00	143.00	643.00	1,000.00	(357.00)	6,000.00
TOTAL Income	32,861.41	32,543.00	318.41	65,170.56	65,086.00	84.56	390,518.00
TOTAL Income	32,861.41	32,543.00	318.41	65,170.56	65,086.00	84.56	390,518.00
Expense							
<u>Administrative</u>							
70110 Management Fee	1,130.00	1,132.00	2.00	2,260.00	2,264.00	4.00	13,580.00
70130 Legal & Professional	4,573.03	650.00	(3,923.03)	5,546.98	1,300.00	(4,246.98)	7,800.00
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	90.00	501.72	540.00
70240 Dues & License	0.00	70.00	70.00	0.00	140.00	140.00	840.00
70275 Taxes & Audit Fees	0.00	340.00	340.00	0.00	680.00	680.00	4,080.00
70280 Postage & Printing	334.25	108.00	(226.25)	394.25	216.00	(178.25)	1,296.00
70285 Loan Interest & Bank Fees	373.81	480.00	106.19	755.51	960.00	204.49	5,760.00
TOTAL Administrative	6,411.09	2,825.00	(3,586.09)	8,545.02	5,650.00	(2,895.02)	33,896.00
<u>Building Maintenance</u>							
82100 Fire Panel Monitoring	0.00	225.00	225.00	0.00	450.00	450.00	2,700.00
82500 Janitorial Services	610.00	630.00	20.00	1,210.00	1,260.00	50.00	7,560.00
82650 Elevator Maint. Contract	1,400.94	1,401.00	0.06	2,801.88	2,802.00	0.12	16,811.00
TOTAL Building Maintenance	2,010.94	2,256.00	245.06	4,011.88	4,512.00	500.12	27,071.00
<u>Insurance</u>							
70140 Insurance General Liability	776.03	670.00	(106.03)	1,561.11	1,340.00	(221.11)	8,040.00
70145 Insurance Property/Windstrom	4,503.27	5,973.00	1,469.73	9,836.60	11,946.00	2,109.40	71,676.00
70150 Insurance Umbrella	142.75	143.00	0.25	285.50	286.00	0.50	1,716.00
70155 Insurance Finance/Taxes	200.32	220.00	19.68	400.64	440.00	39.36	2,640.00
70165 Insurance Flood	3,566.00	4,000.00	434.00	7,132.00	8,000.00	868.00	48,000.00
70170 Insurance Workers Compensation	126.50	135.00	8.50	449.61	270.00	(179.61)	1,620.00
70180 Insurance D & O	89.92	90.00	0.08	179.84	180.00	0.16	1,080.00
70190 Insurance Fidelity	48.08	48.00	(0.08)	96.16	96.00	(0.16)	576.00
70195 Insurance Glass	155.42	156.00	0.58	310.84	312.00	1.16	1,872.00
TOTAL Insurance	9,608.29	11,435.00	1,826.71	20,252.30	22,870.00	2,617.70	137,220.00
<u>Landscaping</u>							
78100 Lawn Maintenance	150.00	150.00	0.00	300.00	300.00	0.00	1,800.00

Brickell 25 Condominium

Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
78260 Landscape Replacement	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
78300 Pest Control/Spraying	490.00	160.00	(330.00)	490.00	320.00	(170.00)	1,920.00
TOTAL Landscaping	640.00	460.00	(180.00)	790.00	920.00	130.00	5,520.00
Payroll							
70270 ADP Fees	200.48	216.00	15.52	475.81	432.00	(43.81)	2,592.00
70276 ADP Payroll Taxes	707.00	770.00	63.00	1,433.33	1,540.00	106.67	9,240.00
71010 Salaries - General	2,922.73	3,200.00	277.27	5,900.89	6,400.00	499.11	38,400.00
TOTAL Payroll	3,830.21	4,186.00	355.79	7,810.03	8,372.00	561.97	50,232.00
Pool							
80100 Pool Maintenance	223.00	206.00	(17.00)	429.00	412.00	(17.00)	2,472.00
80200 Pool Repairs	997.64	200.00	(797.64)	1,425.60	400.00	(1,025.60)	2,400.00
80400 Pool Permit	0.00	12.00	12.00	0.00	24.00	24.00	144.00
TOTAL Pool	1,220.64	418.00	(802.64)	1,854.60	836.00	(1,018.60)	5,016.00
Repairs and Maintenance							
74160 R&M-General	18,885.00	1,000.00	(17,885.00)	20,290.00	2,000.00	(18,290.00)	12,000.00
74170 R&M-Supplies	853.84	600.00	(253.84)	1,500.50	1,200.00	(300.50)	7,200.00
74175 R&M-Elevator	0.00	400.00	400.00	0.00	800.00	800.00	4,800.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
74185 R&M-Electrical & Lighting	1,471.25	100.00	(1,371.25)	1,471.25	200.00	(1,271.25)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	4,959.00	400.00	(4,559.00)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	0.00	1,200.00	1,200.00	7,200.00
TOTAL Repairs and Mainter	21,210.09	3,150.00	(18,060.09)	28,220.75	6,300.00	(21,920.75)	37,800.00
Utilities							
72100 Electricity	1,562.49	1,500.00	(62.49)	3,065.43	3,000.00	(65.43)	18,000.00
72200 Water & Sewer	1,982.98	1,700.00	(282.98)	3,524.56	3,400.00	(124.56)	20,400.00
72800 Telephone Lines	538.11	700.00	161.89	1,076.02	1,400.00	323.98	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	2,991.58	2,878.00	(113.58)	17,268.00
TOTAL Utilities	5,579.37	5,339.00	(240.37)	10,657.59	10,678.00	20.41	64,068.00
TOTAL Expense	50,510.63	30,069.00	(20,441.63)	82,142.17	60,138.00	(22,004.17)	360,823.00
Excess Revenue / Expense	(17,649.22)	2,474.00	(20,123.22)	(16,971.61)	4,948.00	(21,919.61)	29,695.00

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60800 Delinquent Acct Interest	12.24	0.00	12.24	13.36	0.00	13.36	0.00
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67010 Transmitter Income	0.00	10.00	(10.00)	60.00	20.00	40.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(100.00)	100.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	20.00	(20.00)	120.00
67040 Laundry/Tokens Income	643.00	500.00	143.00	643.00	1,000.00	(357.00)	6,000.00
TOTAL Income	32,861.41	32,543.00	318.41	65,170.56	65,086.00	84.56	390,518.00
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TOTAL Payroll	3,830.21	4,186.00	355.79	7,810.03	8,372.00	561.97	50,232.00
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80400 Pool Permit	0.00	12.00	12.00	0.00	24.00	24.00	144.00
TOTAL Pool	1,220.64	418.00	(802.64)	1,854.60	836.00	(1,018.60)	5,016.00
Repairs and Maintenance							
74160 R&M-General	18,885.00	1,000.00	(17,885.00)	20,290.00	2,000.00	(18,290.00)	12,000.00
74170 R&M-Supplies	853.84	600.00	(253.84)	1,500.50	1,200.00	(300.50)	7,200.00
74175 R&M-Elevator	0.00	400.00	400.00	0.00	800.00	800.00	4,800.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
74185 R&M-Electrical & Lighting	1,471.25	100.00	(1,371.25)	1,471.25	200.00	(1,271.25)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	4,959.00	400.00	(4,559.00)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	0.00	1,200.00	1,200.00	7,200.00
TOTAL Repairs and Mainter	21,210.09	3,150.00	(18,060.09)	28,220.75	6,300.00	(21,920.75)	37,800.00
Utilities							
72100 Electricity	1,562.49	1,500.00	(62.49)	3,065.43	3,000.00	(65.43)	18,000.00
72200 Water & Sewer	1,982.98	1,700.00	(282.98)	3,524.56	3,400.00	(124.56)	20,400.00
72800 Telephone Lines	538.11	700.00	161.89	1,076.02	1,400.00	323.98	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	2,991.58	2,878.00	(113.58)	17,268.00
TOTAL Utilities	5,579.37	5,339.00	(240.37)	10,657.59	10,678.00	20.41	64,068.00
TOTAL Expense	50,510.63	30,069.00	(20,441.63)	82,142.17	60,138.00	(22,004.17)	360,823.00
Excess Revenue / Expense	(17,649.22)	2,474.00	(20,123.22)	(16,971.61)	4,948.00	(21,919.61)	29,695.00