



## **Brickell 25, Inc. A Condominium Association**

UNAUDITED FINANCIAL STATEMENT

April 2022

Reviewed by: \_\_\_\_\_

# Balance Sheet

Wednesday, May 4, 2022

9:48

Posted 04/30/2022

## Brickell 25 Condominium

	Operating	Reserve	Total
<b>Assets</b>			
<u>Operating Bank Accounts</u>			
10102	Operating-CIT	53,429.82	53,429.82
10110	Money Market Acct- CIT	170,225.34	170,225.34
<u>Total Operating Bank Accounts</u>		<u>223,655.16</u>	<u>223,655.16</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	3,305.38	3,305.38
12000	Prepaid Insurance	3,369.86	3,369.86
14100	Capital Improvement	48,430.18	48,430.18
14500	Accumulated Depreciation	(27,680.18)	(27,680.18)
<u>Total Current Assets</u>		<u>27,425.24</u>	<u>27,425.24</u>
<u>Total Assets</u>		<u>251,080.40</u>	<u>251,708.96</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
31000	Accounts Payable	3,131.15	3,131.15
31050	Accrued Expenses	956.00	956.00
33000	Notes Payable Insurance	488.62	488.62
36000	Prepaid Assessment	24,041.58	24,041.58
38020	Loan Payable	250,337.36	250,337.36
<u>Total Current Liabilities</u>		<u>278,954.71</u>	<u>278,954.71</u>
<u>Liability</u>			
42000	Def Reserve-Roof Replaceme	622.68	622.68
46000	Def Reserve-Interest/Bank Fee	5.49	5.49
<u>Total Liability</u>		<u>628.17</u>	<u>628.17</u>
<u>Equity</u>			
55000	Fund Balances	11,765.85	11,766.24
	Net Income	(39,640.16)	(39,640.16)
<u>Total Equity</u>		<u>(27,874.31)</u>	<u>(27,873.92)</u>
<u>Total Liabilities &amp; Equity</u>		<u>251,080.40</u>	<u>251,708.96</u>

# Brickell 25 Condominium

## Income & Expense Statement

Posted 4/1/2022 To 4/30/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
60100 Maintenance Fee	40,047.54	40,047.50	0.04	136,161.54	136,161.50	0.04	456,541.50
60500 Late Fees Income	225.00	10.00	215.00	397.39	40.00	357.39	120.00
60600 Interest Income	24.45	10.00	14.45	56.28	40.00	16.28	120.00
60800 Delinquent Acct Interest	12.92	0.00	12.92	42.35	0.00	42.35	0.00
60900 Screenings Income	200.00	15.00	185.00	420.00	60.00	360.00	180.00
67010 Transmitter Income	0.00	10.00	(10.00)	60.00	40.00	20.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(200.00)	200.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	40.00	(40.00)	120.00
67040 Laundry/Tokens Income	1,440.00	500.00	940.00	2,083.00	2,000.00	83.00	6,000.00
TOTAL Income	41,949.91	40,552.50	1,397.41	139,220.56	138,181.50	1,039.06	462,601.50
TOTAL Income	41,949.91	40,552.50	1,397.41	139,220.56	138,181.50	1,039.06	462,601.50
<b>Expense</b>							
<b><u>Administrative</u></b>							
70110 Management Fee	1,130.00	1,132.00	2.00	4,520.00	4,528.00	8.00	13,580.00
70130 Legal & Professional	4,567.50	2,539.34	(2,028.16)	21,220.98	4,489.34	(16,731.64)	24,802.70
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	180.00	591.72	540.00
70240 Dues & License	44.00	70.00	26.00	358.88	280.00	(78.88)	840.00
70275 Taxes & Audit Fees	3,868.75	340.00	(3,528.75)	3,868.75	1,360.00	(2,508.75)	4,080.00
70280 Postage & Printing	176.30	108.00	(68.30)	839.08	432.00	(407.08)	1,296.00
70285 Loan Interest & Bank Fees	756.36	960.00	203.64	1,511.87	2,400.00	888.13	10,080.00
TOTAL Administrative	10,542.91	5,194.34	(5,348.57)	31,907.84	13,669.34	(18,238.50)	55,218.70
<b><u>Insurance</u></b>							
70140 Insurance General Liability	642.03	670.00	27.97	3,188.49	2,680.00	(508.49)	8,040.00
70145 Insurance Property/Windstrom	5,333.33	6,973.00	1,639.67	20,503.26	24,892.00	4,388.74	80,676.00
70150 Insurance Umbrella	142.75	143.00	0.25	571.00	572.00	1.00	1,716.00
70155 Insurance Finance/Taxes	200.32	220.00	19.68	801.28	880.00	78.72	2,640.00
70165 Insurance Flood	3,566.00	4,000.00	434.00	14,264.00	16,000.00	1,736.00	48,000.00
70170 Insurance Workers Compensation	121.50	135.00	13.50	692.61	540.00	(152.61)	1,620.00
70180 Insurance D & O	89.92	90.00	0.08	359.68	360.00	0.32	1,080.00
70190 Insurance Fidelity	48.08	48.00	(0.08)	192.32	192.00	(0.32)	576.00
70195 Insurance Glass	155.42	156.00	0.58	621.68	624.00	2.32	1,872.00
TOTAL Insurance	10,299.35	12,435.00	2,135.65	41,194.32	46,740.00	5,545.68	146,220.00
<b><u>Landscaping</u></b>							
78100 Lawn Maintenance	150.00	150.00	0.00	600.00	600.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	820.00	640.00	(180.00)	1,920.00
TOTAL Landscaping	315.00	460.00	145.00	1,420.00	1,840.00	420.00	5,520.00
<b><u>Payroll</u></b>							
70270 ADP Fees	200.48	216.00	15.52	876.77	864.00	(12.77)	2,592.00

# Brickell 25 Condominium

## Income & Expense Statement

Posted 4/1/2022 To 4/30/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
70276 ADP Payroll Taxes	663.07	770.00	106.93	3,513.60	3,080.00	(433.60)	9,240.00
71010 Salaries - General	2,862.47	3,200.00	337.53	14,291.21	12,800.00	(1,491.21)	38,400.00
<b>TOTAL Payroll</b>	<u>3,726.02</u>	<u>4,186.00</u>	<u>459.98</u>	<u>18,681.58</u>	<u>16,744.00</u>	<u>(1,937.58)</u>	<u>50,232.00</u>
<b><u>Pool</u></b>							
80100 Pool Maintenance	223.00	206.00	(17.00)	858.00	824.00	(34.00)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,425.60	800.00	(625.60)	2,400.00
80400 Pool Permit	0.00	12.00	12.00	0.00	48.00	48.00	144.00
<b>TOTAL Pool</b>	<u>223.00</u>	<u>418.00</u>	<u>195.00</u>	<u>2,283.60</u>	<u>1,672.00</u>	<u>(611.60)</u>	<u>5,016.00</u>
<b><u>Repairs and Maintenance</u></b>							
74160 R&M-General	1,595.00	1,000.00	(595.00)	22,025.00	4,000.00	(18,025.00)	12,000.00
74170 R&M-Supplies	443.90	600.00	156.10	1,944.40	2,400.00	455.60	7,200.00
74175 R&M-Elevator	19,950.00	2,511.00	(17,439.00)	23,489.50	3,711.00	(19,778.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	1,471.25	400.00	(1,071.25)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	4,959.00	800.00	(4,159.00)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	580.00	2,400.00	1,820.00	7,200.00
82100 Fire Panel Monitoring	0.00	225.00	225.00	0.00	900.00	900.00	2,700.00
82500 Janitorial Services	600.00	630.00	30.00	2,660.00	2,520.00	(140.00)	7,560.00
82650 Elevator Maint. Contract	1,400.94	1,401.00	0.06	5,603.76	5,604.00	0.24	16,811.00
<b>TOTAL Repairs and Maint</b>	<u>23,989.84</u>	<u>7,517.00</u>	<u>(16,472.84)</u>	<u>62,732.91</u>	<u>23,735.00</u>	<u>(38,997.91)</u>	<u>83,870.00</u>
<b><u>Utilities</u></b>							
72100 Electricity	1,503.13	1,500.00	(3.13)	6,257.13	6,000.00	(257.13)	18,000.00
72200 Water & Sewer	1,285.22	1,700.00	414.78	6,173.78	6,800.00	626.22	20,400.00
72800 Telephone Lines	594.53	700.00	105.47	2,203.96	2,800.00	596.04	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	6,005.60	5,756.00	(249.60)	17,268.00
<b>TOTAL Utilities</b>	<u>4,878.67</u>	<u>5,339.00</u>	<u>460.33</u>	<u>20,640.47</u>	<u>21,356.00</u>	<u>715.53</u>	<u>64,068.00</u>
<b>TOTAL Expense</b>	<u>53,974.79</u>	<u>35,549.34</u>	<u>(18,425.45)</u>	<u>178,860.72</u>	<u>125,756.34</u>	<u>(53,104.38)</u>	<u>410,144.70</u>
<b>Excess Revenue / Expense</b>	<u>(12,024.88)</u>	<u>5,003.16</u>	<u>(17,028.04)</u>	<u>(39,640.16)</u>	<u>12,425.16</u>	<u>(52,065.32)</u>	<u>52,456.80</u>

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<b>TOTAL Payroll</b>	<u>3,726.02</u>	<u>4,186.00</u>	<u>459.98</u>	<u>18,681.58</u>	<u>16,744.00</u>	<u>(1,937.58)</u>	<u>50,232.00</u>
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<b><u>Repairs and Maintenance</u></b>							
74160 R&M-General	1,595.00	1,000.00	(595.00)	22,025.00	4,000.00	(18,025.00)	12,000.00
74170 R&M-Supplies	443.90	600.00	156.10	1,944.40	2,400.00	455.60	7,200.00
74175 R&M-Elevator	19,950.00	2,511.00	(17,439.00)	23,489.50	3,711.00	(19,778.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	1,471.25	400.00	(1,071.25)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	4,959.00	800.00	(4,159.00)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	580.00	2,400.00	1,820.00	7,200.00
82100 Fire Panel Monitoring	0.00	225.00	225.00	0.00	900.00	900.00	2,700.00
82500 Janitorial Services	600.00	630.00	30.00	2,660.00	2,520.00	(140.00)	7,560.00
82650 Elevator Maint. Contract	1,400.94	1,401.00	0.06	5,603.76	5,604.00	0.24	16,811.00
<b>TOTAL Repairs and Maint</b>	<u>23,989.84</u>	<u>7,517.00</u>	<u>(16,472.84)</u>	<u>62,732.91</u>	<u>23,735.00</u>	<u>(38,997.91)</u>	<u>83,870.00</u>
<b><u>Utilities</u></b>							
72100 Electricity	1,503.13	1,500.00	(3.13)	6,257.13	6,000.00	(257.13)	18,000.00
72200 Water & Sewer	1,285.22	1,700.00	414.78	6,173.78	6,800.00	626.22	20,400.00
72800 Telephone Lines	594.53	700.00	105.47	2,203.96	2,800.00	596.04	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	6,005.60	5,756.00	(249.60)	17,268.00
<b>TOTAL Utilities</b>	<u>4,878.67</u>	<u>5,339.00</u>	<u>460.33</u>	<u>20,640.47</u>	<u>21,356.00</u>	<u>715.53</u>	<u>64,068.00</u>
<b>TOTAL Expense</b>	<u>53,974.79</u>	<u>35,549.34</u>	<u>(18,425.45)</u>	<u>178,860.72</u>	<u>125,756.34</u>	<u>(53,104.38)</u>	<u>410,144.70</u>
<b>Excess Revenue / Expense</b>	<u>(12,024.88)</u>	<u>5,003.16</u>	<u>(17,028.04)</u>	<u>(39,640.16)</u>	<u>12,425.16</u>	<u>(52,065.32)</u>	<u>52,456.80</u>