



Brickell 25, Inc. A Condominium Association

UNAUDITED FINANCIAL STATEMENT

May 2022

Reviewed by: _____

Brickell 25 Condominium
Balance Sheet
Period 05/31/2022

	May 2022	Operating	Reserve	Total
	Assets			
	<i>Operating Bank Accounts</i>			
10102	Operating-CIT	34,977.07		34,977.07
10110	Money Market Acct- CIT	170,247.03		170,247.03
	<i>Total Operating Bank Accounts</i>	205,224.10		205,224.10
	<i>Reserve</i>			
12501	Reserve -CIT		628.56	628.56
	<i>Total Reserve</i>		628.56	628.56
	<i>Current Assets</i>			
11000	Accounts Receivable	1,839.44		1,839.44
12000	Prepaid Insurance	176,533.80		176,533.80
14100	Capital Improvement	48,430.18		48,430.18
14500	Accumulated Depreciation	(27,680.18)		(27,680.18)
	<i>Total Current Assets</i>	199,123.24		199,123.24
	TOTAL ASSETS	404,347.34	628.56	404,975.90
	Liabilities & Equity			
	<i>Current Liabilities</i>			
31000	Accounts Payable	2,873.77		2,873.77
31050	Accrued Expenses	956.00		956.00
33000	Notes Payable Insurance	154,707.42		154,707.42
36000	Prepaid Assessment	24,518.43		24,518.43
38020	Loan Payable	250,337.36		250,337.36
	<i>Total Current Liabilities</i>	433,392.98		433,392.98
	<i>Liability</i>			
42000	Def Reserve-Roof Replacement		622.68	622.68
46000	Def Reserve-Interest/Bank Fees		5.49	5.49
	<i>Total Liability</i>		628.17	628.17
	<i>Equity</i>			
55000	Fund Balances	11,765.85	0.39	11,766.24
	Net Income	(40,811.49)		(40,811.49)
	<i>Total Equity</i>	(29,045.64)	0.39	(29,045.25)
	TOTAL LIABILITIES & EQUITY	404,347.34	628.56	404,975.90

Brickell 25 Condominium

Income & Expense Statement

Posted 5/1/2022 To 5/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
60100 Maintenance Fee	40,047.54	40,047.50	0.04	176,209.08	176,209.00	0.08	456,541.50
60500 Late Fees Income	50.00	10.00	40.00	447.39	50.00	397.39	120.00
60600 Interest Income	24.35	10.00	14.35	80.63	50.00	30.63	120.00
60800 Delinquent Acct Interest	10.83	0.00	10.83	53.18	0.00	53.18	0.00
60900 Screenings Income	0.00	15.00	(15.00)	420.00	75.00	345.00	180.00
67010 Transmitter Income	0.00	10.00	(10.00)	60.00	50.00	10.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(250.00)	250.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	50.00	(50.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	2,083.00	2,500.00	(417.00)	6,000.00
TOTAL Income	40,132.72	40,552.50	(419.78)	179,353.28	178,734.00	619.28	462,601.50
TOTAL Income	40,132.72	40,552.50	(419.78)	179,353.28	178,734.00	619.28	462,601.50
Expense							
<u>Administrative</u>							
70110 Management Fee	1,130.00	1,132.00	2.00	5,650.00	5,660.00	10.00	13,580.00
70130 Legal & Professional	609.00	2,539.34	1,930.34	21,829.98	7,028.68	(14,801.30)	24,802.70
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	225.00	636.72	540.00
70240 Dues & License	0.00	70.00	70.00	358.88	350.00	(8.88)	840.00
70275 Taxes & Audit Fees	75.00	340.00	265.00	3,943.75	1,700.00	(2,243.75)	4,080.00
70280 Postage & Printing	301.80	108.00	(193.80)	1,140.88	540.00	(600.88)	1,296.00
70285 Loan Interest & Bank Fees	0.00	960.00	960.00	1,511.87	3,360.00	1,848.13	10,080.00
TOTAL Administrative	2,115.80	5,194.34	3,078.54	34,023.64	18,863.68	(15,159.96)	55,218.70
<u>Insurance</u>							
70140 Insurance General Liability	1,074.97	670.00	(404.97)	4,263.46	3,350.00	(913.46)	8,040.00
70145 Insurance Property/Windstrom	9,984.72	6,973.00	(3,011.72)	30,487.98	31,865.00	1,377.02	80,676.00
70150 Insurance Umbrella	152.18	143.00	(9.18)	723.18	715.00	(8.18)	1,716.00
70155 Insurance Finance/Taxes	320.18	220.00	(100.18)	1,121.46	1,100.00	(21.46)	2,640.00
70165 Insurance Flood	2,943.08	4,000.00	1,056.92	17,207.08	20,000.00	2,792.92	48,000.00
70170 Insurance Workers Compensation	121.50	135.00	13.50	814.11	675.00	(139.11)	1,620.00
70180 Insurance D & O	98.67	90.00	(8.67)	458.35	450.00	(8.35)	1,080.00
70190 Insurance Fidelity	48.08	48.00	(0.08)	240.40	240.00	(0.40)	576.00
70195 Insurance Glass	155.42	156.00	0.58	777.10	780.00	2.90	1,872.00
TOTAL Insurance	14,898.80	12,435.00	(2,463.80)	56,093.12	59,175.00	3,081.88	146,220.00
<u>Landscaping</u>							
78100 Lawn Maintenance	0.00	150.00	150.00	600.00	750.00	150.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	985.00	800.00	(185.00)	1,920.00
TOTAL Landscaping	165.00	460.00	295.00	1,585.00	2,300.00	715.00	5,520.00
<u>Payroll</u>							
70270 ADP Fees	200.48	216.00	15.52	1,077.25	1,080.00	2.75	2,592.00

Brickell 25 Condominium

Income & Expense Statement

Posted 5/1/2022 To 5/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
70276 ADP Payroll Taxes	659.10	770.00	110.90	4,172.70	3,850.00	(322.70)	9,240.00
71010 Salaries - General	2,850.29	3,200.00	349.71	17,141.50	16,000.00	(1,141.50)	38,400.00
TOTAL Payroll	3,709.87	4,186.00	476.13	22,391.45	20,930.00	(1,461.45)	50,232.00
Pool							
80100 Pool Maintenance	223.00	206.00	(17.00)	1,081.00	1,030.00	(51.00)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,425.60	1,000.00	(425.60)	2,400.00
80400 Pool Permit	0.00	12.00	12.00	0.00	60.00	60.00	144.00
TOTAL Pool	223.00	418.00	195.00	2,506.60	2,090.00	(416.60)	5,016.00
Repairs and Maintenance							
74160 R&M-General	1,025.30	1,000.00	(25.30)	23,050.30	5,000.00	(18,050.30)	12,000.00
74170 R&M-Supplies	883.58	600.00	(283.58)	2,827.98	3,000.00	172.02	7,200.00
74175 R&M-Elevator	936.00	2,511.00	1,575.00	24,425.50	6,222.00	(18,203.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	1,471.25	500.00	(971.25)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	4,959.00	1,000.00	(3,959.00)	2,400.00
74195 R&M-Plumbing	1,400.00	600.00	(800.00)	1,980.00	3,000.00	1,020.00	7,200.00
82100 Fire Panel Monitoring	8,770.80	225.00	(8,545.80)	8,770.80	1,125.00	(7,645.80)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	3,620.00	3,150.00	(470.00)	7,560.00
82650 Elevator Maint. Contract	1,400.94	1,401.00	0.06	7,004.70	7,005.00	0.30	16,811.00
TOTAL Repairs and Maint	15,376.62	7,517.00	(7,859.62)	78,109.53	31,252.00	(46,857.53)	83,870.00
Utilities							
72100 Electricity	1,525.77	1,500.00	(25.77)	7,782.90	7,500.00	(282.90)	18,000.00
72200 Water & Sewer	1,263.65	1,700.00	436.35	7,437.43	8,500.00	1,062.57	20,400.00
72800 Telephone Lines	529.75	700.00	170.25	2,733.71	3,500.00	766.29	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	7,501.39	7,195.00	(306.39)	17,268.00
TOTAL Utilities	4,814.96	5,339.00	524.04	25,455.43	26,695.00	1,239.57	64,068.00
TOTAL Expense	41,304.05	35,549.34	(5,754.71)	220,164.77	161,305.68	(58,859.09)	410,144.70
Excess Revenue / Expense	(1,171.33)	5,003.16	(6,174.49)	(40,811.49)	17,428.32	(58,239.81)	52,456.80

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78260 Landscape Replacement	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	985.00	800.00	(185.00)	1,920.00
TOTAL Landscaping	165.00	460.00	295.00	1,585.00	2,300.00	715.00	5,520.00
<u>Payroll</u>							
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Income & Expense Statement

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TOTAL Payroll	<u>3,709.87</u>	<u>4,186.00</u>	<u>476.13</u>	<u>22,391.45</u>	<u>20,930.00</u>	<u>(1,461.45)</u>	<u>50,232.00</u>
<u>Pool</u>							
80100 Pool Maintenance	223.00	206.00	(17.00)	1,081.00	1,030.00	(51.00)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,425.60	1,000.00	(425.60)	2,400.00
80400 Pool Permit	0.00	12.00	12.00	0.00	60.00	60.00	144.00
TOTAL Pool	<u>223.00</u>	<u>418.00</u>	<u>195.00</u>	<u>2,506.60</u>	<u>2,090.00</u>	<u>(416.60)</u>	<u>5,016.00</u>
<u>Repairs and Maintenance</u>							
74160 R&M-General	1,025.30	1,000.00	(25.30)	23,050.30	5,000.00	(18,050.30)	12,000.00
74170 R&M-Supplies	883.58	600.00	(283.58)	2,827.98	3,000.00	172.02	7,200.00
74175 R&M-Elevator	936.00	2,511.00	1,575.00	24,425.50	6,222.00	(18,203.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	1,471.25	500.00	(971.25)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	4,959.00	1,000.00	(3,959.00)	2,400.00
74195 R&M-Plumbing	1,400.00	600.00	(800.00)	1,980.00	3,000.00	1,020.00	7,200.00
82100 Fire Panel Monitoring	8,770.80	225.00	(8,545.80)	8,770.80	1,125.00	(7,645.80)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	3,620.00	3,150.00	(470.00)	7,560.00
82650 Elevator Maint. Contract	1,400.94	1,401.00	0.06	7,004.70	7,005.00	0.30	16,811.00
TOTAL Repairs and Maint	<u>15,376.62</u>	<u>7,517.00</u>	<u>(7,859.62)</u>	<u>78,109.53</u>	<u>31,252.00</u>	<u>(46,857.53)</u>	<u>83,870.00</u>
<u>Utilities</u>							
72100 Electricity	1,525.77	1,500.00	(25.77)	7,782.90	7,500.00	(282.90)	18,000.00
72200 Water & Sewer	1,263.65	1,700.00	436.35	7,437.43	8,500.00	1,062.57	20,400.00
72800 Telephone Lines	529.75	700.00	170.25	2,733.71	3,500.00	766.29	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	7,501.39	7,195.00	(306.39)	17,268.00
TOTAL Utilities	<u>4,814.96</u>	<u>5,339.00</u>	<u>524.04</u>	<u>25,455.43</u>	<u>26,695.00</u>	<u>1,239.57</u>	<u>64,068.00</u>
TOTAL Expense	<u>41,304.05</u>	<u>35,549.34</u>	<u>(5,754.71)</u>	<u>220,164.77</u>	<u>161,305.68</u>	<u>(58,859.09)</u>	<u>410,144.70</u>
Excess Revenue / Expense	<u>(1,171.33)</u>	<u>5,003.16</u>	<u>(6,174.49)</u>	<u>(40,811.49)</u>	<u>17,428.32</u>	<u>(58,239.81)</u>	<u>52,456.80</u>