



Brickell 25, Inc. A Condominium Association

UNAUDITED FINANCIAL STATEMENT

July 2022

Reviewed by: _____

Brickell 25 Condominium
Balance Sheet
Period 07/31/2022

July 2022	Operating	Reserve	Total
Assets			
<i>Operating Bank Accounts</i>			
10102	Operating-CIT-6322	24,173.88	24,173.88
10110	Money Market Acct- CIT	165,268.02	165,268.02
	<i>Total Operating Bank Accounts</i>	<u>189,441.90</u>	<u>189,441.90</u>
<i>Reserve</i>			
12501	Reserve -CIT	628.56	628.56
	<i>Total Reserve</i>	<u>628.56</u>	<u>628.56</u>
<i>Current Assets</i>			
11000	Accounts Receivable	2,025.77	2,025.77
12000	Prepaid Insurance	144,774.13	144,774.13
12140	Prepaid Expenses	1,495.79	1,495.79
14100	Capital Improvement	48,430.18	48,430.18
14500	Accumulated Depreciation	(27,680.18)	(27,680.18)
	<i>Total Current Assets</i>	<u>169,045.69</u>	<u>169,045.69</u>
	TOTAL ASSETS	<u>358,487.59</u>	<u>359,116.15</u>
Liabilities & Equity			
<i>Current Liabilities</i>			
31000	Accounts Payable	4,422.88	4,422.88
31050	Accrued Expenses	1,682.11	1,682.11
33000	Notes Payable Insurance	123,185.66	123,185.66
36000	Prepaid Assessment	14,761.33	14,761.33
38020	Loan Payable	238,493.51	238,493.51
	<i>Total Current Liabilities</i>	<u>382,545.49</u>	<u>382,545.49</u>
<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>	<u>628.17</u>	<u>628.17</u>
<i>Equity</i>			
55000	Fund Balances	11,765.85	11,766.24
	Net Income	(35,823.75)	(35,823.75)
	<i>Total Equity</i>	<u>(24,057.90)</u>	<u>(24,057.51)</u>
	TOTAL LIABILITIES & EQUITY	<u>358,487.59</u>	<u>359,116.15</u>

Brickell 25 Condominium

Income & Expense Statement

Posted 7/1/2022 To 7/31/2022 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	256,304.16	256,304.00	0.16	456,541.50
60500 Late Fees Income	(175.00)	10.00	(185.00)	422.39	70.00	352.39	120.00
60600 Interest Income	2.18	10.00	(7.82)	105.97	70.00	35.97	120.00
60800 Delinquent Acct Interest	(16.82)	0.00	(16.82)	50.00	0.00	50.00	0.00
60900 Screenings Income	(90.00)	15.00	(105.00)	330.00	105.00	225.00	180.00
67010 Transmitter Income	0.00	10.00	(10.00)	60.00	70.00	(10.00)	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(350.00)	350.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	20.00	70.00	(50.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	3,328.00	3,500.00	(172.00)	6,000.00
TOTAL Income	39,767.90	40,552.50	(784.60)	260,620.52	259,839.00	781.52	462,601.50
TOTAL Income	39,767.90	40,552.50	(784.60)	260,620.52	259,839.00	781.52	462,601.50
Expense							
<u>Administrative</u>							
70110 Management Fee	1,130.00	1,132.00	2.00	7,910.00	7,924.00	14.00	13,580.00
70130 Legal & Professional	7,687.50	2,539.34	(5,148.16)	29,639.48	12,107.36	(17,532.12)	24,802.70
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	315.00	726.72	540.00
70240 Dues & License	0.00	70.00	70.00	358.88	490.00	131.12	840.00
70275 Taxes & Audit Fees	0.00	340.00	340.00	3,943.75	2,380.00	(1,563.75)	4,080.00
70280 Postage & Printing	69.30	108.00	38.70	1,244.33	756.00	(488.33)	1,296.00
70285 Loan Interest & Bank Fees	756.36	960.00	203.64	3,780.95	5,280.00	1,499.05	10,080.00
TOTAL Administrative	9,643.16	5,194.34	(4,448.82)	46,465.67	29,252.36	(17,213.31)	55,218.70
<u>Expense</u>							
89910 Suspense Account	(0.02)	0.00	0.02	(0.02)	0.00	0.02	0.00
TOTAL Expense	(0.02)	0.00	0.02	(0.02)	0.00	0.02	0.00
<u>Insurance</u>							
70140 Insurance General Liability	1,123.06	670.00	(453.06)	6,509.58	4,690.00	(1,819.58)	8,040.00
70145 Insurance Property/Windstrom	11,177.42	6,973.00	(4,204.42)	52,322.75	45,811.00	(6,511.75)	80,676.00
70150 Insurance Umbrella	152.18	143.00	(9.18)	1,027.53	1,001.00	(26.53)	1,716.00
70155 Insurance Finance/Taxes	320.18	220.00	(100.18)	1,761.82	1,540.00	(221.82)	2,640.00
70165 Insurance Flood	2,943.08	4,000.00	1,056.92	23,093.24	28,000.00	4,906.76	48,000.00
70170 Insurance Workers Compensation	121.50	135.00	13.50	1,057.11	945.00	(112.11)	1,620.00
70180 Insurance D & O	98.67	90.00	(8.67)	655.69	630.00	(25.69)	1,080.00
70190 Insurance Fidelity	48.67	48.00	(0.67)	337.15	336.00	(1.15)	576.00
70195 Insurance Glass	155.42	156.00	0.58	1,087.94	1,092.00	4.06	1,872.00
TOTAL Insurance	16,140.18	12,435.00	(3,705.18)	87,852.81	84,045.00	(3,807.81)	146,220.00
<u>Landscaping</u>							
78100 Lawn Maintenance	150.00	150.00	0.00	1,050.00	1,050.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	1,315.00	1,120.00	(195.00)	1,920.00

Brickell 25 Condominium

Income & Expense Statement

Posted 7/1/2022 To 7/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscaping	315.00	460.00	145.00	2,365.00	3,220.00	855.00	5,520.00
<u>Payroll</u>							
70270 ADP Fees	206.50	216.00	9.50	1,484.15	1,512.00	27.85	2,592.00
70276 ADP Payroll Taxes	729.96	770.00	40.04	5,551.66	5,390.00	(161.66)	9,240.00
71010 Salaries - General	3,059.32	3,200.00	140.68	23,012.85	22,400.00	(612.85)	38,400.00
TOTAL Payroll	3,995.78	4,186.00	190.22	30,048.66	29,302.00	(746.66)	50,232.00
<u>Pool</u>							
80100 Pool Maintenance	446.00	206.00	(240.00)	1,773.39	1,442.00	(331.39)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,425.60	1,400.00	(25.60)	2,400.00
80400 Pool Permit	125.00	12.00	(113.00)	125.00	84.00	(41.00)	144.00
TOTAL Pool	571.00	418.00	(153.00)	3,323.99	2,926.00	(397.99)	5,016.00
<u>Repairs and Maintenance</u>							
74160 R&M-General	572.45	1,000.00	427.55	23,982.31	7,000.00	(16,982.31)	12,000.00
74170 R&M-Supplies	615.25	600.00	(15.25)	4,634.90	4,200.00	(434.90)	7,200.00
74175 R&M-Elevator	126.00	2,511.00	2,385.00	24,551.50	11,244.00	(13,307.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	3,043.97	700.00	(2,343.97)	1,200.00
74190 R&M-Fire Equipment	2,525.49	200.00	(2,325.49)	7,484.49	1,400.00	(6,084.49)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	1,980.00	4,200.00	2,220.00	7,200.00
82100 Fire Panel Monitoring	0.00	225.00	225.00	9,749.82	1,575.00	(8,174.82)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	5,540.00	4,410.00	(1,130.00)	7,560.00
82650 Elevator Maint. Contract	1,400.94	1,401.00	0.06	9,806.58	9,807.00	0.42	16,811.00
TOTAL Repairs and Maint	6,200.13	7,517.00	1,316.87	90,773.57	46,286.00	(44,487.57)	83,870.00
<u>Utilities</u>							
72100 Electricity	1,731.49	1,500.00	(231.49)	11,252.76	10,500.00	(752.76)	18,000.00
72200 Water & Sewer	1,945.83	1,700.00	(245.83)	10,128.45	11,900.00	1,771.55	20,400.00
72800 Telephone Lines	529.75	700.00	170.25	3,750.41	4,900.00	1,149.59	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	10,482.97	10,073.00	(409.97)	17,268.00
TOTAL Utilities	5,702.86	5,339.00	(363.86)	35,614.59	37,373.00	1,758.41	64,068.00
TOTAL Expense	42,568.09	35,549.34	(7,018.75)	296,444.27	232,404.36	(64,039.91)	410,144.70
Excess Revenue / Expense	(2,800.19)	5,003.16	(7,803.35)	(35,823.75)	27,434.64	(63,258.39)	52,456.80

Brickell 25 Condominium

Income & Expense Statement

Posted 7/1/2022 To 7/31/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
60100 Maintenance Fee	40,047.54	40,047.50	0.04	256,304.16	256,304.00	0.16	456,541.50
60500 Late Fees Income	(175.00)	10.00	(185.00)	422.39	70.00	352.39	120.00
60600 Interest Income	2.18	10.00	(7.82)	105.97	70.00	35.97	120.00
60800 Delinquent Acct Interest	(16.82)	0.00	(16.82)	50.00	0.00	50.00	0.00
60900 Screenings Income	(90.00)	15.00	(105.00)	330.00	105.00	225.00	180.00
67010 Transmitter Income	0.00	10.00	(10.00)	60.00	70.00	(10.00)	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(350.00)	350.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	20.00	70.00	(50.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	3,328.00	3,500.00	(172.00)	6,000.00
TOTAL Income	39,767.90	40,552.50	(784.60)	260,620.52	259,839.00	781.52	462,601.50
TOTAL Income	39,767.90	40,552.50	(784.60)	260,620.52	259,839.00	781.52	462,601.50
Expense							
<u>Administrative</u>							
70110 Management Fee	1,130.00	1,132.00	2.00	7,910.00	7,924.00	14.00	13,580.00
70130 Legal & Professional	7,687.50	2,539.34	(5,148.16)	29,639.48	12,107.36	(17,532.12)	24,802.70
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	315.00	726.72	540.00
70240 Dues & License	0.00	70.00	70.00	358.88	490.00	131.12	840.00
70275 Taxes & Audit Fees	0.00	340.00	340.00	3,943.75	2,380.00	(1,563.75)	4,080.00
70280 Postage & Printing	69.30	108.00	38.70	1,244.33	756.00	(488.33)	1,296.00
70285 Loan Interest & Bank Fees	756.36	960.00	203.64	3,780.95	5,280.00	1,499.05	10,080.00
TOTAL Administrative	9,643.16	5,194.34	(4,448.82)	46,465.67	29,252.36	(17,213.31)	55,218.70
<u>Expense</u>							
89910 Suspense Account	(0.02)	0.00	0.02	(0.02)	0.00	0.02	0.00
TOTAL Expense	(0.02)	0.00	0.02	(0.02)	0.00	0.02	0.00
<u>Insurance</u>							
70140 Insurance General Liability	1,123.06	670.00	(453.06)	6,509.58	4,690.00	(1,819.58)	8,040.00
70145 Insurance Property/Windstrom	11,177.42	6,973.00	(4,204.42)	52,322.75	45,811.00	(6,511.75)	80,676.00
70150 Insurance Umbrella	152.18	143.00	(9.18)	1,027.53	1,001.00	(26.53)	1,716.00
70155 Insurance Finance/Taxes	320.18	220.00	(100.18)	1,761.82	1,540.00	(221.82)	2,640.00
70165 Insurance Flood	2,943.08	4,000.00	1,056.92	23,093.24	28,000.00	4,906.76	48,000.00
70170 Insurance Workers Compensation	121.50	135.00	13.50	1,057.11	945.00	(112.11)	1,620.00
70180 Insurance D & O	98.67	90.00	(8.67)	655.69	630.00	(25.69)	1,080.00
70190 Insurance Fidelity	48.67	48.00	(0.67)	337.15	336.00	(1.15)	576.00
70195 Insurance Glass	155.42	156.00	0.58	1,087.94	1,092.00	4.06	1,872.00
TOTAL Insurance	16,140.18	12,435.00	(3,705.18)	87,852.81	84,045.00	(3,807.81)	146,220.00
<u>Landscaping</u>							
78100 Lawn Maintenance	150.00	150.00	0.00	1,050.00	1,050.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	1,315.00	1,120.00	(195.00)	1,920.00

Brickell 25 Condominium

Income & Expense Statement

Posted 7/1/2022 To 7/31/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscaping	315.00	460.00	145.00	2,365.00	3,220.00	855.00	5,520.00
<u>Payroll</u>							
70270 ADP Fees	206.50	216.00	9.50	1,484.15	1,512.00	27.85	2,592.00
70276 ADP Payroll Taxes	729.96	770.00	40.04	5,551.66	5,390.00	(161.66)	9,240.00
71010 Salaries - General	3,059.32	3,200.00	140.68	23,012.85	22,400.00	(612.85)	38,400.00
TOTAL Payroll	3,995.78	4,186.00	190.22	30,048.66	29,302.00	(746.66)	50,232.00
<u>Pool</u>							
80100 Pool Maintenance	446.00	206.00	(240.00)	1,773.39	1,442.00	(331.39)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,425.60	1,400.00	(25.60)	2,400.00
80400 Pool Permit	125.00	12.00	(113.00)	125.00	84.00	(41.00)	144.00
TOTAL Pool	571.00	418.00	(153.00)	3,323.99	2,926.00	(397.99)	5,016.00
<u>Repairs and Maintenance</u>							
74160 R&M-General	572.45	1,000.00	427.55	23,982.31	7,000.00	(16,982.31)	12,000.00
74170 R&M-Supplies	615.25	600.00	(15.25)	4,634.90	4,200.00	(434.90)	7,200.00
74175 R&M-Elevator	126.00	2,511.00	2,385.00	24,551.50	11,244.00	(13,307.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	3,043.97	700.00	(2,343.97)	1,200.00
74190 R&M-Fire Equipment	2,525.49	200.00	(2,325.49)	7,484.49	1,400.00	(6,084.49)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	1,980.00	4,200.00	2,220.00	7,200.00
82100 Fire Panel Monitoring	0.00	225.00	225.00	9,749.82	1,575.00	(8,174.82)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	5,540.00	4,410.00	(1,130.00)	7,560.00
82650 Elevator Maint. Contract	1,400.94	1,401.00	0.06	9,806.58	9,807.00	0.42	16,811.00
TOTAL Repairs and Maint	6,200.13	7,517.00	1,316.87	90,773.57	46,286.00	(44,487.57)	83,870.00
<u>Utilities</u>							
72100 Electricity	1,731.49	1,500.00	(231.49)	11,252.76	10,500.00	(752.76)	18,000.00
72200 Water & Sewer	1,945.83	1,700.00	(245.83)	10,128.45	11,900.00	1,771.55	20,400.00
72800 Telephone Lines	529.75	700.00	170.25	3,750.41	4,900.00	1,149.59	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	10,482.97	10,073.00	(409.97)	17,268.00
TOTAL Utilities	5,702.86	5,339.00	(363.86)	35,614.59	37,373.00	1,758.41	64,068.00
TOTAL Expense	42,568.09	35,549.34	(7,018.75)	296,444.27	232,404.36	(64,039.91)	410,144.70
Excess Revenue / Expense	(2,800.19)	5,003.16	(7,803.35)	(35,823.75)	27,434.64	(63,258.39)	52,456.80