



Brickell 25, Inc. A Condominium Association

UNAUDITED FINANCIAL STATEMENT

August 2022

Reviewed by: _____

Brickell 25 Condominium
Balance Sheet
Period 08/31/2022

	August 2022	Operating	Reserve	Total
	Assets			
	<i>Operating Bank Accounts</i>			
10102	Operating-CIT-6322	3,621.88		3,621.88
10110	Money Market Acct- CIT	184,369.51		184,369.51
	<i>Total Operating Bank Accounts</i>	<u>187,991.39</u>		<u>187,991.39</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	3,003.33		3,003.33
12000	Prepaid Insurance	128,633.97		128,633.97
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>153,883.09</u>		<u>153,883.09</u>
	TOTAL ASSETS	<u>341,874.48</u>	<u>628.56</u>	<u>342,503.04</u>
	Liabilities & Equity			
	<i>Current Liabilities</i>			
31000	Accounts Payable	4,020.44		4,020.44
31050	Accrued Expenses	(830.00)		(830.00)
33000	Notes Payable Insurance	107,762.85		107,762.85
36000	Prepaid Assessment	16,311.06		16,311.06
38020	Loan Payable	234,574.54		234,574.54
	<i>Total Current Liabilities</i>	<u>361,838.89</u>		<u>361,838.89</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	0.39	11,766.24
	Net Income	(31,730.26)		(31,730.26)
	<i>Total Equity</i>	<u>(19,964.41)</u>	<u>0.39</u>	<u>(19,964.02)</u>
	TOTAL LIABILITIES & EQUITY	<u>341,874.48</u>	<u>628.56</u>	<u>342,503.04</u>

Brickell 25 Condominium

Income & Expense Statement

Posted 8/1/2022 To 8/31/2022 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	296,351.70	296,351.50	0.20	456,541.50
60500 Late Fees Income	(50.00)	10.00	(60.00)	372.39	80.00	292.39	120.00
60600 Interest Income	57.02	10.00	47.02	208.61	80.00	128.61	120.00
60800 Delinquent Acct Interest	(3.24)	0.00	(3.24)	46.76	0.00	46.76	0.00
60900 Screenings Income	(90.00)	15.00	(105.00)	240.00	120.00	120.00	180.00
67010 Transmitter Income	50.00	10.00	40.00	110.00	80.00	30.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(400.00)	400.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	20.00	80.00	(60.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	3,328.00	4,000.00	(672.00)	6,000.00
TOTAL Income	40,011.32	40,552.50	(541.18)	300,677.46	300,391.50	285.96	462,601.50
TOTAL Income	40,011.32	40,552.50	(541.18)	300,677.46	300,391.50	285.96	462,601.50
Expense							
<u>Administrative</u>							
70110 Management Fee	1,130.00	1,132.00	2.00	9,040.00	9,056.00	16.00	13,580.00
70130 Legal & Professional	975.00	2,539.34	1,564.34	30,614.48	14,646.70	(15,967.78)	24,802.70
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	360.00	771.72	540.00
70240 Dues & License	0.00	70.00	70.00	358.88	560.00	201.12	840.00
70275 Taxes & Audit Fees	0.00	340.00	340.00	3,943.75	2,720.00	(1,223.75)	4,080.00
70280 Postage & Printing	55.22	108.00	52.78	1,299.55	864.00	(435.55)	1,296.00
70285 Loan Interest & Bank Fees	785.34	960.00	174.66	4,566.29	6,240.00	1,673.71	10,080.00
TOTAL Administrative	2,945.56	5,194.34	2,248.78	49,411.23	34,446.70	(14,964.53)	55,218.70
<u>Expense</u>							
89910 Suspense Account	0.00	0.00	0.00	(0.02)	0.00	0.02	0.00
TOTAL Expense	0.00	0.00	0.00	(0.02)	0.00	0.02	0.00
<u>Insurance</u>							
70140 Insurance General Liability	1,147.62	670.00	(477.62)	7,657.20	5,360.00	(2,297.20)	8,040.00
70145 Insurance Property/Windstrom	11,068.55	6,973.00	(4,095.55)	63,391.30	52,784.00	(10,607.30)	80,676.00
70150 Insurance Umbrella	155.62	143.00	(12.62)	1,183.15	1,144.00	(39.15)	1,716.00
70155 Insurance Finance/Taxes	327.36	220.00	(107.36)	2,089.18	1,760.00	(329.18)	2,640.00
70165 Insurance Flood	3,007.32	4,000.00	992.68	26,100.56	32,000.00	5,899.44	48,000.00
70170 Insurance Workers Compensation	123.69	135.00	11.31	1,180.80	1,080.00	(100.80)	1,620.00
70180 Insurance D & O	100.75	90.00	(10.75)	756.44	720.00	(36.44)	1,080.00
70190 Insurance Fidelity	49.60	48.00	(1.60)	386.75	384.00	(2.75)	576.00
70195 Insurance Glass	158.72	156.00	(2.72)	1,246.66	1,248.00	1.34	1,872.00
TOTAL Insurance	16,139.23	12,435.00	(3,704.23)	103,992.04	96,480.00	(7,512.04)	146,220.00
<u>Landscaping</u>							
78100 Lawn Maintenance	0.00	150.00	150.00	1,050.00	1,200.00	150.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	1,200.00	1,200.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	1,480.00	1,280.00	(200.00)	1,920.00

Brickell 25 Condominium

Income & Expense Statement

Posted 8/1/2022 To 8/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscaping	165.00	460.00	295.00	2,530.00	3,680.00	1,150.00	5,520.00
<u>Payroll</u>							
70270 ADP Fees	106.26	216.00	109.74	1,590.41	1,728.00	137.59	2,592.00
70276 ADP Payroll Taxes	640.12	770.00	129.88	6,191.78	6,160.00	(31.78)	9,240.00
71010 Salaries - General	2,788.53	3,200.00	411.47	25,801.38	25,600.00	(201.38)	38,400.00
TOTAL Payroll	3,534.91	4,186.00	651.09	33,583.57	33,488.00	(95.57)	50,232.00
<u>Pool</u>							
80100 Pool Maintenance	250.67	206.00	(44.67)	2,024.06	1,648.00	(376.06)	2,472.00
80200 Pool Repairs	138.86	200.00	61.14	1,564.46	1,600.00	35.54	2,400.00
80400 Pool Permit	0.00	12.00	12.00	125.00	96.00	(29.00)	144.00
TOTAL Pool	389.53	418.00	28.47	3,713.52	3,344.00	(369.52)	5,016.00
<u>Repairs and Maintenance</u>							
74160 R&M-General	3,086.78	1,000.00	(2,086.78)	27,069.09	8,000.00	(19,069.09)	12,000.00
74170 R&M-Supplies	1,115.88	600.00	(515.88)	5,750.78	4,800.00	(950.78)	7,200.00
74175 R&M-Elevator	0.00	2,511.00	2,511.00	24,551.50	13,755.00	(10,796.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	3,043.97	800.00	(2,243.97)	1,200.00
74190 R&M-Fire Equipment	503.50	200.00	(303.50)	7,987.99	1,600.00	(6,387.99)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	1,980.00	4,800.00	2,820.00	7,200.00
82100 Fire Panel Monitoring	1,097.88	225.00	(872.88)	10,847.70	1,800.00	(9,047.70)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	6,500.00	5,040.00	(1,460.00)	7,560.00
82650 Elevator Maint. Contract	1,498.64	1,401.00	(97.64)	11,305.22	11,208.00	(97.22)	16,811.00
TOTAL Repairs and Mainter	8,262.68	7,517.00	(745.68)	99,036.25	53,803.00	(45,233.25)	83,870.00
<u>Utilities</u>							
72100 Electricity	1,808.12	1,500.00	(308.12)	13,060.88	12,000.00	(1,060.88)	18,000.00
72200 Water & Sewer	1,197.10	1,700.00	502.90	11,325.55	13,600.00	2,274.45	20,400.00
72800 Telephone Lines	25.53	700.00	674.47	3,775.94	5,600.00	1,824.06	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	11,978.76	11,512.00	(466.76)	17,268.00
TOTAL Utilities	4,526.54	5,339.00	812.46	40,141.13	42,712.00	2,570.87	64,068.00
TOTAL Expense	35,963.45	35,549.34	(414.11)	332,407.72	267,953.70	(64,454.02)	410,144.70
Excess Revenue / Expense	4,047.87	5,003.16	(955.29)	(31,730.26)	32,437.80	(64,168.06)	52,456.80

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67020 Taxation	0.00	(50.00)	50.00	0.00	(400.00)	400.00	(600.00)
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70170 Insurance Workers Compensation	123.69	135.00	11.31	1,180.80	1,080.00	(100.80)	1,620.00
70180 Insurance D & O	100.75	90.00	(10.75)	756.44	720.00	(36.44)	1,080.00
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<u>Landscaping</u>							
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78260 Landscape Replacement	0.00	150.00	150.00	0.00	1,200.00	1,200.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	1,480.00	1,280.00	(200.00)	1,920.00

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71010 Salaries - General	2,788.53	3,200.00	411.47	25,801.38	25,600.00	(201.38)	38,400.00
TOTAL Payroll	3,534.91	4,186.00	651.09	33,583.57	33,488.00	(95.57)	50,232.00
<u>Pool</u>							
80100 Pool Maintenance	250.67	206.00	(44.67)	2,024.06	1,648.00	(376.06)	2,472.00
80200 Pool Repairs	138.86	200.00	61.14	1,564.46	1,600.00	35.54	2,400.00
80400 Pool Permit	0.00	12.00	12.00	125.00	96.00	(29.00)	144.00
TOTAL Pool	389.53	418.00	28.47	3,713.52	3,344.00	(369.52)	5,016.00
<u>Repairs and Maintenance</u>							
74160 R&M-General	3,086.78	1,000.00	(2,086.78)	27,069.09	8,000.00	(19,069.09)	12,000.00
74170 R&M-Supplies	1,115.88	600.00	(515.88)	5,750.78	4,800.00	(950.78)	7,200.00
74175 R&M-Elevator	0.00	2,511.00	2,511.00	24,551.50	13,755.00	(10,796.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	3,043.97	800.00	(2,243.97)	1,200.00
74190 R&M-Fire Equipment	503.50	200.00	(303.50)	7,987.99	1,600.00	(6,387.99)	2,400.00
74195 R&M-Plumbing	0.00	600.00	600.00	1,980.00	4,800.00	2,820.00	7,200.00
82100 Fire Panel Monitoring	1,097.88	225.00	(872.88)	10,847.70	1,800.00	(9,047.70)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	6,500.00	5,040.00	(1,460.00)	7,560.00
82650 Elevator Maint. Contract	1,498.64	1,401.00	(97.64)	11,305.22	11,208.00	(97.22)	16,811.00
TOTAL Repairs and Maint	8,262.68	7,517.00	(745.68)	99,036.25	53,803.00	(45,233.25)	83,870.00
<u>Utilities</u>							
72100 Electricity	1,808.12	1,500.00	(308.12)	13,060.88	12,000.00	(1,060.88)	18,000.00
72200 Water & Sewer	1,197.10	1,700.00	502.90	11,325.55	13,600.00	2,274.45	20,400.00
72800 Telephone Lines	25.53	700.00	674.47	3,775.94	5,600.00	1,824.06	8,400.00
82300 Trash Collection	1,495.79	1,439.00	(56.79)	11,978.76	11,512.00	(466.76)	17,268.00
TOTAL Utilities	4,526.54	5,339.00	812.46	40,141.13	42,712.00	2,570.87	64,068.00
TOTAL Expense	35,963.45	35,549.34	(414.11)	332,407.72	267,953.70	(64,454.02)	410,144.70
Excess Revenue / Expense	4,047.87	5,003.16	(955.29)	(31,730.26)	32,437.80	(64,168.06)	52,456.80