



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

UNAUDITED FINANCIAL STATEMENT

October 2022

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

# Balance Sheet

Friday, November 11, 2022

15:08

Posted 10/31/2022

## Brickell 25 Condominium

	Operating	Reserve	Total
<b>Assets</b>			
<u>Operating Bank Accounts</u>			
10102	Operating-CIT-6322	15,915.48	15,915.48
10110	Money Market Acct- CIT	174,472.21	174,472.21
<u>Total Operating Bank Accounts</u>		<u>190,387.69</u>	<u>190,387.69</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	4,897.47	4,897.47
12000	Prepaid Insurance	96,874.29	96,874.29
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)
<u>Total Current Assets</u>		<u>124,017.55</u>	<u>124,017.55</u>
<u>Total Assets</u>		<u>314,405.24</u>	<u>315,033.80</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
31000	Accounts Payable	3,108.22	3,108.22
31050	Accrued Expenses	(1,510.00)	(1,510.00)
33000	Notes Payable Insurance	76,919.09	76,919.09
36000	Prepaid Assessment	18,306.65	18,306.65
38020	Loan Payable	226,706.26	226,706.26
<u>Total Current Liabilities</u>		<u>323,530.22</u>	<u>323,530.22</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	(20,890.83)	(20,890.83)
<u>Total Equity</u>		<u>(9,124.98)</u>	<u>(9,124.59)</u>
<u>Total Liabilities &amp; Equity</u>		<u>314,405.24</u>	<u>315,033.80</u>

**Brickell 25 Condominium**  
**Income & Expense Statement**  
 Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	<b>This Month: Consolidated</b>			<b>YTD: Consolidated</b>			<b>Annual</b>
	<b>Actual</b>	<b>Budget</b>	<b>\$ Var</b>	<b>Actual</b>	<b>Budget</b>	<b>\$ Var</b>	
<b>Income</b>							
<b><u>Income</u></b>							
60100 Maintenance Fee	53,396.59	40,047.50	13,349.09	389,795.83	376,446.50	13,349.33	456,541.50
60500 Late Fees Income	(50.00)	10.00	(60.00)	422.39	100.00	322.39	120.00
60600 Interest Income	51.86	10.00	41.86	312.84	100.00	212.84	120.00
60800 Delinquent Acct Interest	(6.93)	0.00	(6.93)	49.29	0.00	49.29	0.00
60900 Screenings Income	0.00	15.00	(15.00)	240.00	150.00	90.00	180.00
67010 Transmitter Income	0.00	10.00	(10.00)	110.00	100.00	10.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(500.00)	500.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	20.00	100.00	(80.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	4,571.00	5,000.00	(429.00)	6,000.00
<b>TOTAL Income</b>	<b>53,391.52</b>	<b>40,552.50</b>	<b>12,839.02</b>	<b>395,521.35</b>	<b>381,496.50</b>	<b>14,024.85</b>	<b>462,601.50</b>
<b>TOTAL Income</b>	<b>53,391.52</b>	<b>40,552.50</b>	<b>12,839.02</b>	<b>395,521.35</b>	<b>381,496.50</b>	<b>14,024.85</b>	<b>462,601.50</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
70110 Management Fee	1,130.00	1,132.00	2.00	11,300.00	11,320.00	20.00	13,580.00
70130 Legal & Professional	225.00	2,539.00	2,314.00	31,515.58	19,724.70	(11,790.88)	24,802.70
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	450.00	861.72	540.00
70240 Dues & License	0.00	70.00	70.00	433.88	700.00	266.12	840.00
70275 Taxes & Audit Fees	106.26	340.00	233.74	4,156.27	3,400.00	(756.27)	4,080.00
70280 Postage & Printing	0.00	108.00	108.00	1,680.20	1,080.00	(600.20)	1,296.00
70285 Loan Interest & Bank Fees	756.36	960.00	203.64	6,106.63	8,160.00	2,053.37	10,080.00
<b>TOTAL Administrative</b>	<b>2,217.62</b>	<b>5,194.00</b>	<b>2,976.38</b>	<b>54,780.84</b>	<b>44,834.70</b>	<b>(9,946.14)</b>	<b>55,218.70</b>
<b><u>Insurance</u></b>							
70140 Insurance General Liability	1,123.06	670.00	(453.06)	9,903.32	6,700.00	(3,203.32)	8,040.00
70145 Insurance Property/Windstrom	11,177.41	6,973.00	(4,204.41)	85,225.48	66,730.00	(18,495.48)	80,676.00
70150 Insurance Umbrella	152.17	143.00	(9.17)	1,487.49	1,430.00	(57.49)	1,716.00
70155 Insurance Finance/Taxes	320.18	220.00	(100.18)	2,729.54	2,200.00	(529.54)	2,640.00
70165 Insurance Flood	2,943.08	4,000.00	1,056.92	31,986.72	40,000.00	8,013.28	48,000.00
70170 Insurance Workers Compensation	121.50	135.00	13.50	1,423.80	1,350.00	(73.80)	1,620.00
70180 Insurance D & O	98.67	90.00	(8.67)	953.78	900.00	(53.78)	1,080.00
70190 Insurance Fidelity	48.67	48.00	(0.67)	484.09	480.00	(4.09)	576.00
70195 Insurance Glass	155.42	156.00	0.58	1,557.50	1,560.00	2.50	1,872.00
<b>TOTAL Insurance</b>	<b>16,140.16</b>	<b>12,435.00</b>	<b>(3,705.16)</b>	<b>135,751.72</b>	<b>121,350.00</b>	<b>(14,401.72)</b>	<b>146,220.00</b>
<b><u>Landscaping</u></b>							
78100 Lawn Maintenance	150.00	150.00	0.00	1,500.00	1,500.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	1,810.00	1,600.00	(210.00)	1,920.00
<b>TOTAL Landscaping</b>	<b>315.00</b>	<b>460.00</b>	<b>145.00</b>	<b>3,310.00</b>	<b>4,600.00</b>	<b>1,290.00</b>	<b>5,520.00</b>
<b><u>Payroll</u></b>							
70270 ADP Fees	0.00	216.00	216.00	1,903.17	2,160.00	256.83	2,592.00

# Brickell 25 Condominium

## Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
70276 ADP Payroll Taxes	761.36	770.00	8.64	8,211.47	7,700.00	(511.47)	9,240.00
71010 Salaries - General	3,151.72	3,200.00	48.28	33,397.45	32,000.00	(1,397.45)	38,400.00
<b>TOTAL Payroll</b>	<u>3,913.08</u>	<u>4,186.00</u>	<u>272.92</u>	<u>43,512.09</u>	<u>41,860.00</u>	<u>(1,652.09)</u>	<u>50,232.00</u>
<b><u>Pool</u></b>							
80100 Pool Maintenance	250.67	206.00	(44.67)	2,538.01	2,060.00	(478.01)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,564.46	2,000.00	435.54	2,400.00
80400 Pool Permit	0.00	12.00	12.00	125.00	120.00	(5.00)	144.00
<b>TOTAL Pool</b>	<u>250.67</u>	<u>418.00</u>	<u>167.33</u>	<u>4,227.47</u>	<u>4,180.00</u>	<u>(47.47)</u>	<u>5,016.00</u>
<b><u>Repairs and Maintenance</u></b>							
74160 R&M-General	939.25	1,000.00	60.75	29,079.20	10,000.00	(19,079.20)	12,000.00
74170 R&M-Supplies	760.91	600.00	(160.91)	7,618.84	6,000.00	(1,618.84)	7,200.00
74175 R&M-Elevator	450.00	2,511.00	2,061.00	25,001.50	18,777.00	(6,224.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
74185 R&M-Electrical & Lighting	3,180.00	100.00	(3,080.00)	15,523.97	1,000.00	(14,523.97)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	7,987.99	2,000.00	(5,987.99)	2,400.00
74195 R&M-Plumbing	680.00	600.00	(80.00)	3,240.00	6,000.00	2,760.00	7,200.00
82100 Fire Panel Monitoring	0.00	225.00	225.00	10,847.70	2,250.00	(8,597.70)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	8,420.00	6,300.00	(2,120.00)	7,560.00
82650 Elevator Maint. Contract	1,498.64	1,401.00	(97.64)	14,302.50	14,010.00	(292.50)	16,811.00
<b>TOTAL Repairs and Maint</b>	<u>8,468.80</u>	<u>7,517.00</u>	<u>(951.80)</u>	<u>122,021.70</u>	<u>68,837.00</u>	<u>(53,184.70)</u>	<u>83,870.00</u>
<b><u>Utilities</u></b>							
72100 Electricity	1,555.51	1,500.00	(55.51)	16,333.65	15,000.00	(1,333.65)	18,000.00
72200 Water & Sewer	1,552.71	1,700.00	147.29	14,493.84	17,000.00	2,506.16	20,400.00
72800 Telephone Lines	681.18	700.00	18.82	5,417.71	7,000.00	1,582.29	8,400.00
82300 Trash Collection	3,088.61	1,439.00	(1,649.61)	16,563.16	14,390.00	(2,173.16)	17,268.00
<b>TOTAL Utilities</b>	<u>6,878.01</u>	<u>5,339.00</u>	<u>(1,539.01)</u>	<u>52,808.36</u>	<u>53,390.00</u>	<u>581.64</u>	<u>64,068.00</u>
<b>TOTAL Expense</b>	<u>38,183.34</u>	<u>35,549.00</u>	<u>(2,634.34)</u>	<u>416,412.18</u>	<u>339,051.70</u>	<u>(77,360.48)</u>	<u>410,144.70</u>
<b>Excess Revenue / Expense</b>	<u>15,208.18</u>	<u>5,003.50</u>	<u>10,204.68</u>	<u>(20,890.83)</u>	<u>42,444.80</u>	<u>(63,335.63)</u>	<u>52,456.80</u>

**Brickell 25 Condominium**  
**Income & Expense Statement**  
 Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	<b>This Month: Operating</b>			<b>YTD: Operating</b>			<b>Annual</b>
	<b>Actual</b>	<b>Budget</b>	<b>\$ Var</b>	<b>Actual</b>	<b>Budget</b>	<b>\$ Var</b>	
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<b><u>Income</u></b>							
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67010 Transmitter Income	0.00	10.00	(10.00)	110.00	100.00	10.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(500.00)	500.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	20.00	100.00	(80.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	4,571.00	5,000.00	(429.00)	6,000.00
TOTAL Income	<u>53,391.52</u>	<u>40,552.50</u>	<u>12,839.02</u>	<u>395,521.35</u>	<u>381,496.50</u>	<u>14,024.85</u>	<u>462,601.50</u>
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<b>Expense</b>							
<b><u>Administrative</u></b>							
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TOTAL Administrative	<u>2,217.62</u>	<u>5,194.00</u>	<u>2,976.38</u>	<u>54,780.84</u>	<u>44,834.70</u>	<u>(9,946.14)</u>	<u>55,218.70</u>
<b><u>Insurance</u></b>							
70140 Insurance General Liability	1,123.06	670.00	(453.06)	9,903.32	6,700.00	(3,203.32)	8,040.00
70145 Insurance Property/Windstrom	11,177.41	6,973.00	(4,204.41)	85,225.48	66,730.00	(18,495.48)	80,676.00
70150 Insurance Umbrella	152.17	143.00	(9.17)	1,487.49	1,430.00	(57.49)	1,716.00
70155 Insurance Finance/Taxes	320.18	220.00	(100.18)	2,729.54	2,200.00	(529.54)	2,640.00
70165 Insurance Flood	2,943.08	4,000.00	1,056.92	31,986.72	40,000.00	8,013.28	48,000.00
70170 Insurance Workers Compensation	121.50	135.00	13.50	1,423.80	1,350.00	(73.80)	1,620.00
70180 Insurance D & O	98.67	90.00	(8.67)	953.78	900.00	(53.78)	1,080.00
70190 Insurance Fidelity	48.67	48.00	(0.67)	484.09	480.00	(4.09)	576.00
70195 Insurance Glass	155.42	156.00	0.58	1,557.50	1,560.00	2.50	1,872.00
TOTAL Insurance	<u>16,140.16</u>	<u>12,435.00</u>	<u>(3,705.16)</u>	<u>135,751.72</u>	<u>121,350.00</u>	<u>(14,401.72)</u>	<u>146,220.00</u>
<b><u>Landscaping</u></b>							
78100 Lawn Maintenance	150.00	150.00	0.00	1,500.00	1,500.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	1,810.00	1,600.00	(210.00)	1,920.00
TOTAL Landscaping	<u>315.00</u>	<u>460.00</u>	<u>145.00</u>	<u>3,310.00</u>	<u>4,600.00</u>	<u>1,290.00</u>	<u>5,520.00</u>
<b><u>Payroll</u></b>							
70270 ADP Fees	0.00	216.00	216.00	1,903.17	2,160.00	256.83	2,592.00

**Brickell 25 Condominium**  
**Income & Expense Statement**  
 Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	<b>This Month: Operating</b>			<b>YTD: Operating</b>			<b>Annual</b>
	<b>Actual</b>	<b>Budget</b>	<b>\$ Var</b>	<b>Actual</b>	<b>Budget</b>	<b>\$ Var</b>	
70276 ADP Payroll Taxes	761.36	770.00	8.64	8,211.47	7,700.00	(511.47)	9,240.00
71010 Salaries - General	3,151.72	3,200.00	48.28	33,397.45	32,000.00	(1,397.45)	38,400.00
<b>TOTAL Payroll</b>	<b>3,913.08</b>	<b>4,186.00</b>	<b>272.92</b>	<b>43,512.09</b>	<b>41,860.00</b>	<b>(1,652.09)</b>	<b>50,232.00</b>
<b>Pool</b>							
80100 Pool Maintenance	250.67	206.00	(44.67)	2,538.01	2,060.00	(478.01)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,564.46	2,000.00	435.54	2,400.00
80400 Pool Permit	0.00	12.00	12.00	125.00	120.00	(5.00)	144.00
<b>TOTAL Pool</b>	<b>250.67</b>	<b>418.00</b>	<b>167.33</b>	<b>4,227.47</b>	<b>4,180.00</b>	<b>(47.47)</b>	<b>5,016.00</b>
<b>Repairs and Maintenance</b>							
74160 R&M-General	939.25	1,000.00	60.75	29,079.20	10,000.00	(19,079.20)	12,000.00
74170 R&M-Supplies	760.91	600.00	(160.91)	7,618.84	6,000.00	(1,618.84)	7,200.00
74175 R&M-Elevator	450.00	2,511.00	2,061.00	25,001.50	18,777.00	(6,224.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
74185 R&M-Electrical & Lighting	3,180.00	100.00	(3,080.00)	15,523.97	1,000.00	(14,523.97)	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	7,987.99	2,000.00	(5,987.99)	2,400.00
74195 R&M-Plumbing	680.00	600.00	(80.00)	3,240.00	6,000.00	2,760.00	7,200.00
82100 Fire Panel Monitoring	0.00	225.00	225.00	10,847.70	2,250.00	(8,597.70)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	8,420.00	6,300.00	(2,120.00)	7,560.00
82650 Elevator Maint. Contract	1,498.64	1,401.00	(97.64)	14,302.50	14,010.00	(292.50)	16,811.00
<b>TOTAL Repairs and Maint</b>	<b>8,468.80</b>	<b>7,517.00</b>	<b>(951.80)</b>	<b>122,021.70</b>	<b>68,837.00</b>	<b>(53,184.70)</b>	<b>83,870.00</b>
<b>Utilities</b>							
72100 Electricity	1,555.51	1,500.00	(55.51)	16,333.65	15,000.00	(1,333.65)	18,000.00
72200 Water & Sewer	1,552.71	1,700.00	147.29	14,493.84	17,000.00	2,506.16	20,400.00
72800 Telephone Lines	681.18	700.00	18.82	5,417.71	7,000.00	1,582.29	8,400.00
82300 Trash Collection	3,088.61	1,439.00	(1,649.61)	16,563.16	14,390.00	(2,173.16)	17,268.00
<b>TOTAL Utilities</b>	<b>6,878.01</b>	<b>5,339.00</b>	<b>(1,539.01)</b>	<b>52,808.36</b>	<b>53,390.00</b>	<b>581.64</b>	<b>64,068.00</b>
<b>TOTAL Expense</b>	<b>38,183.34</b>	<b>35,549.00</b>	<b>(2,634.34)</b>	<b>416,412.18</b>	<b>339,051.70</b>	<b>(77,360.48)</b>	<b>410,144.70</b>
<b>Excess Revenue / Expense</b>	<b>15,208.18</b>	<b>5,003.50</b>	<b>10,204.68</b>	<b>(20,890.83)</b>	<b>42,444.80</b>	<b>(63,335.63)</b>	<b>52,456.80</b>