



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

UNAUDITED FINANCIAL STATEMENT

November 2022

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

Brickell 25 Condominium  
Balance Sheet  
Period 11/30/2022

	November 2022	Operating	Reserve	Total
	<b>Assets</b>			
	<i>Operating Bank Accounts</i>			
10102	Operating-CIT-6322	30,722.89		30,722.89
10110	Money Market Acct- CIT	147,292.61		147,292.61
	<i>Total Operating Bank Accounts</i>	<u>178,015.50</u>		<u>178,015.50</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	3,678.70		3,678.70
12000	Prepaid Insurance	81,254.78		81,254.78
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>107,179.27</u>		<u>107,179.27</u>
	<b>TOTAL ASSETS</b>	<b><u>285,194.77</u></b>	<b><u>628.56</u></b>	<b><u>285,823.33</u></b>
	<b>Liabilities &amp; Equity</b>			
	<i>Current Liabilities</i>			
31000	Accounts Payable	4,185.58		4,185.58
31050	Accrued Expenses	(1,360.00)		(1,360.00)
33000	Notes Payable Insurance	61,497.21		61,497.21
36000	Prepaid Assessment	19,099.47		19,099.47
38020	Loan Payable	222,759.81		222,759.81
	<i>Total Current Liabilities</i>	<u>306,182.07</u>		<u>306,182.07</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	(32,753.15)		(32,753.15)
	<i>Total Equity</i>	<u>(20,987.30)</u>	<u>0.39</u>	<u>(20,986.91)</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>285,194.77</u></b>	<b><u>628.56</u></b>	<b><u>285,823.33</u></b>

# Brickell 25 Condominium

## Income & Expense Statement

Posted 11/1/2022 To 11/30/2022 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	53,396.59	40,047.50	13,349.09	443,192.42	416,494.00	26,698.42	456,541.50
60500 Late Fees Income	50.00	10.00	40.00	472.39	110.00	362.39	120.00
60600 Interest Income	47.44	10.00	37.44	361.99	110.00	251.99	120.00
60800 Delinquent Acct Interest	18.27	0.00	18.27	67.56	0.00	67.56	0.00
60900 Screenings Income	(90.00)	15.00	(105.00)	150.00	165.00	(15.00)	180.00
67010 Transmitter Income	60.00	10.00	50.00	170.00	110.00	60.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(550.00)	550.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	20.00	110.00	(90.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	4,571.00	5,500.00	(929.00)	6,000.00
TOTAL Income	53,482.30	40,552.50	12,929.80	449,005.36	422,049.00	26,956.36	462,601.50
TOTAL Income	53,482.30	40,552.50	12,929.80	449,005.36	422,049.00	26,956.36	462,601.50
<b>Expense</b>							
<b><u>Administrative</u></b>							
70110 Management Fee	1,130.00	1,132.00	2.00	12,430.00	12,452.00	22.00	13,580.00
70130 Legal & Professional	8,188.00	2,539.00	(5,649.00)	39,703.58	22,263.70	(17,439.88)	24,802.70
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	495.00	906.72	540.00
70240 Dues & License	891.74	70.00	(821.74)	1,325.62	770.00	(555.62)	840.00
70275 Taxes & Audit Fees	0.00	340.00	340.00	4,156.27	3,740.00	(416.27)	4,080.00
70280 Postage & Printing	321.84	108.00	(213.84)	2,002.04	1,188.00	(814.04)	1,296.00
70285 Loan Interest & Bank Fees	757.86	960.00	202.14	6,864.49	9,120.00	2,255.51	10,080.00
TOTAL Administrative	11,289.44	5,194.00	(6,095.44)	66,070.28	50,028.70	(16,041.58)	55,218.70
<b><u>Expense</u></b>							
89910 Suspense Account	0.00	0.00	0.00	106.24	0.00	(106.24)	0.00
TOTAL Expense	0.00	0.00	0.00	106.24	0.00	(106.24)	0.00
<b><u>Insurance</u></b>							
70140 Insurance General Liability	1,123.06	670.00	(453.06)	11,026.38	7,370.00	(3,656.38)	8,040.00
70145 Insurance Property/Windstrom	10,656.76	6,973.00	(3,683.76)	95,882.24	73,703.00	(22,179.24)	80,676.00
70150 Insurance Umbrella	152.17	143.00	(9.17)	1,639.66	1,573.00	(66.66)	1,716.00
70155 Insurance Finance/Taxes	320.18	220.00	(100.18)	3,049.72	2,420.00	(629.72)	2,640.00
70165 Insurance Flood	2,943.08	4,000.00	1,056.92	34,929.80	44,000.00	9,070.20	48,000.00
70170 Insurance Workers Compensation	121.50	135.00	13.50	1,545.30	1,485.00	(60.30)	1,620.00
70180 Insurance D & O	98.67	90.00	(8.67)	1,052.45	990.00	(62.45)	1,080.00
70190 Insurance Fidelity	48.67	48.00	(0.67)	532.76	528.00	(4.76)	576.00
70195 Insurance Glass	155.42	156.00	0.58	1,712.92	1,716.00	3.08	1,872.00
TOTAL Insurance	15,619.51	12,435.00	(3,184.51)	151,371.23	133,785.00	(17,586.23)	146,220.00
<b><u>Landscaping</u></b>							
78100 Lawn Maintenance	150.00	150.00	0.00	1,650.00	1,650.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	1,650.00	1,650.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	1,975.00	1,760.00	(215.00)	1,920.00

# Brickell 25 Condominium

## Income & Expense Statement

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

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscaping	315.00	460.00	145.00	3,625.00	5,060.00	1,435.00	5,520.00
<b><u>Payroll</u></b>							
70270 ADP Fees	0.00	216.00	216.00	1,903.17	2,376.00	472.83	2,592.00
70276 ADP Payroll Taxes	982.28	770.00	(212.28)	9,193.75	8,470.00	(723.75)	9,240.00
71010 Salaries - General	2,862.04	3,200.00	337.96	36,259.49	35,200.00	(1,059.49)	38,400.00
TOTAL Payroll	3,844.32	4,186.00	341.68	47,356.41	46,046.00	(1,310.41)	50,232.00
<b><u>Pool</u></b>							
80100 Pool Maintenance	250.67	206.00	(44.67)	2,788.68	2,266.00	(522.68)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,564.46	2,200.00	635.54	2,400.00
80400 Pool Permit	0.00	12.00	12.00	125.00	132.00	7.00	144.00
TOTAL Pool	250.67	418.00	167.33	4,478.14	4,598.00	119.86	5,016.00
<b><u>Repairs and Maintenance</u></b>							
74160 R&M-General	0.00	1,000.00	1,000.00	29,079.20	11,000.00	(18,079.20)	12,000.00
74170 R&M-Supplies	514.07	600.00	85.93	8,132.91	6,600.00	(1,532.91)	7,200.00
74175 R&M-Elevator	0.00	2,511.00	2,511.00	25,001.50	21,288.00	(3,713.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	15,523.97	1,100.00	(14,423.97)	1,200.00
74190 R&M-Fire Equipment	23,850.00	200.00	(23,650.00)	31,837.99	2,200.00	(29,637.99)	2,400.00
74195 R&M-Plumbing	2,160.00	600.00	(1,560.00)	5,400.00	6,600.00	1,200.00	7,200.00
82100 Fire Panel Monitoring	1,269.70	225.00	(1,044.70)	12,117.40	2,475.00	(9,642.40)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	9,380.00	6,930.00	(2,450.00)	7,560.00
82650 Elevator Maint. Contract	1,498.64	1,401.00	(97.64)	15,801.14	15,411.00	(390.14)	16,811.00
TOTAL Repairs and Maint	30,252.41	7,517.00	(22,735.41)	152,274.11	76,354.00	(75,920.11)	83,870.00
<b><u>Utilities</u></b>							
72100 Electricity	1,613.03	1,500.00	(113.03)	17,946.68	16,500.00	(1,446.68)	18,000.00
72200 Water & Sewer	1,735.27	1,700.00	(35.27)	16,229.11	18,700.00	2,470.89	20,400.00
72800 Telephone Lines	320.44	700.00	379.56	5,738.15	7,700.00	1,961.85	8,400.00
82300 Trash Collection	0.00	1,439.00	1,439.00	16,563.16	15,829.00	(734.16)	17,268.00
TOTAL Utilities	3,668.74	5,339.00	1,670.26	56,477.10	58,729.00	2,251.90	64,068.00
TOTAL Expense	65,240.09	35,549.00	(29,691.09)	481,758.51	374,600.70	(107,157.81)	410,144.70
Excess Revenue / Expense	(11,757.79)	5,003.50	(16,761.29)	(32,753.15)	47,448.30	(80,201.45)	52,456.80

**Brickell 25 Condominium**  
**Income & Expense Statement**  
 Posted 11/1/2022 To 11/30/2022 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>	
<b>Income</b>							
<b><u>Income</u></b>							
60100 Maintenance Fee	53,396.59	40,047.50	13,349.09	443,192.42	416,494.00	26,698.42	456,541.50
60500 Late Fees Income	50.00	10.00	40.00	472.39	110.00	362.39	120.00
60600 Interest Income	47.44	10.00	37.44	361.99	110.00	251.99	120.00
60800 Delinquent Acct Interest	18.27	0.00	18.27	67.56	0.00	67.56	0.00
60900 Screenings Income	(90.00)	15.00	(105.00)	150.00	165.00	(15.00)	180.00
67010 Transmitter Income	60.00	10.00	50.00	170.00	110.00	60.00	120.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(550.00)	550.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	20.00	110.00	(90.00)	120.00
67040 Laundry/Tokens Income	0.00	500.00	(500.00)	4,571.00	5,500.00	(929.00)	6,000.00
TOTAL Income	<u>53,482.30</u>	<u>40,552.50</u>	<u>12,929.80</u>	<u>449,005.36</u>	<u>422,049.00</u>	<u>26,956.36</u>	<u>462,601.50</u>
TOTAL Income	<u>53,482.30</u>	<u>40,552.50</u>	<u>12,929.80</u>	<u>449,005.36</u>	<u>422,049.00</u>	<u>26,956.36</u>	<u>462,601.50</u>
<b>Expense</b>							
<b><u>Administrative</u></b>							
70110 Management Fee	1,130.00	1,132.00	2.00	12,430.00	12,452.00	22.00	13,580.00
70130 Legal & Professional	8,188.00	2,539.00	(5,649.00)	39,703.58	22,263.70	(17,439.88)	24,802.70
70235 Elevator Licenses	0.00	45.00	45.00	(411.72)	495.00	906.72	540.00
70240 Dues & License	891.74	70.00	(821.74)	1,325.62	770.00	(555.62)	840.00
70275 Taxes & Audit Fees	0.00	340.00	340.00	4,156.27	3,740.00	(416.27)	4,080.00
70280 Postage & Printing	321.84	108.00	(213.84)	2,002.04	1,188.00	(814.04)	1,296.00
70285 Loan Interest & Bank Fees	757.86	960.00	202.14	6,864.49	9,120.00	2,255.51	10,080.00
TOTAL Administrative	<u>11,289.44</u>	<u>5,194.00</u>	<u>(6,095.44)</u>	<u>66,070.28</u>	<u>50,028.70</u>	<u>(16,041.58)</u>	<u>55,218.70</u>
<b><u>Expense</u></b>							
89910 Suspense Account	0.00	0.00	0.00	106.24	0.00	(106.24)	0.00
TOTAL Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>106.24</u>	<u>0.00</u>	<u>(106.24)</u>	<u>0.00</u>
<b><u>Insurance</u></b>							
70140 Insurance General Liability	1,123.06	670.00	(453.06)	11,026.38	7,370.00	(3,656.38)	8,040.00
70145 Insurance Property/Windstrom	10,656.76	6,973.00	(3,683.76)	95,882.24	73,703.00	(22,179.24)	80,676.00
70150 Insurance Umbrella	152.17	143.00	(9.17)	1,639.66	1,573.00	(66.66)	1,716.00
70155 Insurance Finance/Taxes	320.18	220.00	(100.18)	3,049.72	2,420.00	(629.72)	2,640.00
70165 Insurance Flood	2,943.08	4,000.00	1,056.92	34,929.80	44,000.00	9,070.20	48,000.00
70170 Insurance Workers Compensation	121.50	135.00	13.50	1,545.30	1,485.00	(60.30)	1,620.00
70180 Insurance D & O	98.67	90.00	(8.67)	1,052.45	990.00	(62.45)	1,080.00
70190 Insurance Fidelity	48.67	48.00	(0.67)	532.76	528.00	(4.76)	576.00
70195 Insurance Glass	155.42	156.00	0.58	1,712.92	1,716.00	3.08	1,872.00
TOTAL Insurance	<u>15,619.51</u>	<u>12,435.00</u>	<u>(3,184.51)</u>	<u>151,371.23</u>	<u>133,785.00</u>	<u>(17,586.23)</u>	<u>146,220.00</u>
<b><u>Landscaping</u></b>							
78100 Lawn Maintenance	150.00	150.00	0.00	1,650.00	1,650.00	0.00	1,800.00
78260 Landscape Replacement	0.00	150.00	150.00	0.00	1,650.00	1,650.00	1,800.00
78300 Pest Control/Spraying	165.00	160.00	(5.00)	1,975.00	1,760.00	(215.00)	1,920.00

# Brickell 25 Condominium

## Income & Expense Statement

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

	<b>This Month: Operating</b>			<b>YTD: Operating</b>			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscaping	315.00	460.00	145.00	3,625.00	5,060.00	1,435.00	5,520.00
<b><u>Payroll</u></b>							
70270 ADP Fees	0.00	216.00	216.00	1,903.17	2,376.00	472.83	2,592.00
70276 ADP Payroll Taxes	982.28	770.00	(212.28)	9,193.75	8,470.00	(723.75)	9,240.00
71010 Salaries - General	2,862.04	3,200.00	337.96	36,259.49	35,200.00	(1,059.49)	38,400.00
TOTAL Payroll	3,844.32	4,186.00	341.68	47,356.41	46,046.00	(1,310.41)	50,232.00
<b><u>Pool</u></b>							
80100 Pool Maintenance	250.67	206.00	(44.67)	2,788.68	2,266.00	(522.68)	2,472.00
80200 Pool Repairs	0.00	200.00	200.00	1,564.46	2,200.00	635.54	2,400.00
80400 Pool Permit	0.00	12.00	12.00	125.00	132.00	7.00	144.00
TOTAL Pool	250.67	418.00	167.33	4,478.14	4,598.00	119.86	5,016.00
<b><u>Repairs and Maintenance</u></b>							
74160 R&M-General	0.00	1,000.00	1,000.00	29,079.20	11,000.00	(18,079.20)	12,000.00
74170 R&M-Supplies	514.07	600.00	85.93	8,132.91	6,600.00	(1,532.91)	7,200.00
74175 R&M-Elevator	0.00	2,511.00	2,511.00	25,001.50	21,288.00	(3,713.50)	23,799.00
74180 R&M-Air Conditioning	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
74185 R&M-Electrical & Lighting	0.00	100.00	100.00	15,523.97	1,100.00	(14,423.97)	1,200.00
74190 R&M-Fire Equipment	23,850.00	200.00	(23,650.00)	31,837.99	2,200.00	(29,637.99)	2,400.00
74195 R&M-Plumbing	2,160.00	600.00	(1,560.00)	5,400.00	6,600.00	1,200.00	7,200.00
82100 Fire Panel Monitoring	1,269.70	225.00	(1,044.70)	12,117.40	2,475.00	(9,642.40)	2,700.00
82500 Janitorial Services	960.00	630.00	(330.00)	9,380.00	6,930.00	(2,450.00)	7,560.00
82650 Elevator Maint. Contract	1,498.64	1,401.00	(97.64)	15,801.14	15,411.00	(390.14)	16,811.00
TOTAL Repairs and Maint	30,252.41	7,517.00	(22,735.41)	152,274.11	76,354.00	(75,920.11)	83,870.00
<b><u>Utilities</u></b>							
72100 Electricity	1,613.03	1,500.00	(113.03)	17,946.68	16,500.00	(1,446.68)	18,000.00
72200 Water & Sewer	1,735.27	1,700.00	(35.27)	16,229.11	18,700.00	2,470.89	20,400.00
72800 Telephone Lines	320.44	700.00	379.56	5,738.15	7,700.00	1,961.85	8,400.00
82300 Trash Collection	0.00	1,439.00	1,439.00	16,563.16	15,829.00	(734.16)	17,268.00
TOTAL Utilities	3,668.74	5,339.00	1,670.26	56,477.10	58,729.00	2,251.90	64,068.00
TOTAL Expense	65,240.09	35,549.00	(29,691.09)	481,758.51	374,600.70	(107,157.81)	410,144.70
Excess Revenue / Expense	(11,757.79)	5,003.50	(16,761.29)	(32,753.15)	47,448.30	(80,201.45)	52,456.80