



M & E ASSOCIATES OF MIAMI, INC.

A SUBSIDIARY OF VESTA PROPERTY SERVICES

BRICKELL 25, INC.

A CONDOMINIUM ASSOCIATION

January 31, 2014 Financial

Management Use Only – Unaudited Financial

February 4, 2014

there for you

13055 SW 42nd St., Ste 203
Miami, FL 33175
P 305.552.7855
F 305.552.7840
VestaForYou.com



Brickell 25, Inc. A Condominium Association

The following financial information is for Management Propose Only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed and/or Compiled at this time by an independent CPA.

FINANCIALS

Operating Account(s) \$35,428.82
Reserve Account(s) \$722.18

Your Association is able to pay the monthly expenses. There are no reserves being funded but the reserves allocated on the balance sheet and what is actually in the reserve bank account is correct. You have **\$502.76** as open payables and **\$3,200.00** of accrued expenses and the checks were not cut during this financial period, but were cut during the following month.

DELINQUENCY/ACCOUNTS RECEIVABLE STATUS:

Accounts Receivable \$6,062.88
Foreclosure(s) \$0.00 and/or Bad Debt

Your Association delinquency is less than **1%** of your total Annual Income. The Association has **0** units in bank foreclosure, **0** units in association foreclosure, **0** units in bankruptcy, **0** units in lien, **0** units in a payment plan with association, **0** units which received a 30-Day association demand letter, and **0** units which received a 30-Day attorney demand letter. All other units are either paid in full or received a friendly letter. At this time

Management is not recommending anything further.

MAINTENANCE FEE(S) RECEIVED FROM ATTORNEY:

The following check(s) were received from the Associations attorney for full payment, sale, payment agreement, or mortgage collections.

<u>Check #</u>	<u>Check Date</u>	<u>Amount of Check</u>	<u>Home/Unit Account #</u>
None at this time			

ESTOPPEL(S) PREPARED:

The information below, if any, was requested from title companies, attorneys, Mortgage Companies in order to pay the full amount of the outstanding balance.



If the account is at the attorney's office, management forwarded the matter to the attorney since the attorney's finds must be calculated into the total due and the association's attorney prepares the estoppels certification.

<u>Home/Unit Account #</u>	<u>Outstanding Balance, if any</u>
145 SE 25 Road #901	\$2,850.30 01/28/14

ASSOCIATION ATTORNEY COLLECTION REPORT:

Attached you will find the collection report prepared by your association's attorney. This report is the status in which the collection accounts are at, at the time management requested it, unless, the association's attorney has not updated to real time as requested by management. These reports are available in the attorney's website, but you must be a board of directors to have access. If you have any questions regarding the explanation on this report, please send an email to Julie Gonzalez, Staff Accountant at julie.gonzalez@vestaforyou.com.

In addition to the attorney's report, we have attached a delinquency (DLQ) report as of the date of your meeting and/or report production. Please note that the DLQ attached with the financial package is as of the end of the monthly financial.

AUTHORIZATION TO PROCEED (ATP):

<u>Home/Unit Account #</u>	<u>Date Mailed</u>	<u>Total Amount Outstanding</u>
None at this time		

If you have any questions regarding your association financial matters that have not been addressed in this report, please contact Julie Gonzalez, Staff Accountant at julie.gonzalez@vestaforyou.com. Whenever possible, please address your financial questions with your Property Manager first at the meeting.

Brickell 25, A Condo Assoc.

Balance Sheet
As of 01/31/14

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	35,428.82
11000	Accounts Receivable		5,986.43
12000	Prepaid Insurance		18,585.28
12140	Prepaid Expenses		804.61
	Subtotal Current Assets		\$ 60,805.14

RESERVE ASSETS

12500	Reserve-BB&T	\$	722.18
	Subtotal Deferred Assets		\$ 722.18

OTHER ASSETS

14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(18,038.98)
22000	Other Deposits		5,275.00
	Subtotal Other Assets		\$ 9,726.30

TOTAL ASSETS \$ 71,253.62

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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	502.76
31050	Accrued Expenses		950.00
33000	Notes Payable Insurance		11,686.89
36000	Prepaid Assessment		19,386.49
	Subtotal Current Liabilities		\$ 32,526.14

RESERVES

42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest		.50
	Subtotal Reserves		\$ 722.18

EQUITY

55000	Member's Equity	\$	39,472.02
	Current Year Net Income/(Loss)		(1,466.72)
	Subtotal Equity		\$ 38,005.30

TOTAL LIABILITIES & EQUITY \$ 71,253.62

Brickell 25, A Condo Assoc.

Balance Sheet

As of 01/31/14

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Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 01/01/14 to 01/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	20,635.00	21,054.50	(419.50)	20,635.00	21,054.50	(419.50)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	20,635.00	21,054.50	(419.50)	252,654.00
Other Income								
60500	Late Fees Income	.00	15.00	(15.00)	.00	15.00	(15.00)	180.00
60600	Interest Income	1.75	.00	1.75	1.75	.00	1.75	.00
60900	Screenings Income	20.00	40.00	(20.00)	20.00	40.00	(20.00)	480.00
61900	Delinquent Action Admin Chrg	115.00	.00	115.00	115.00	.00	115.00	.00
67000	Miscellaneous Income	35.00	.00	35.00	35.00	.00	35.00	.00
67010	Gate Cards Income	40.00	30.00	10.00	40.00	30.00	10.00	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(40.00)	40.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	10.00	(10.00)	120.00
67040	Laundry/Tokens Income	.00	400.00	(400.00)	.00	400.00	(400.00)	4,800.00
	Subtotal Other Income	211.75	455.00	(243.25)	211.75	455.00	(243.25)	5,460.00
	TOTAL INCOME	20,846.75	21,509.50	(662.75)	20,846.75	21,509.50	(662.75)	258,114.00
EXPENSES								
Administrative								
70110	Management Fee	948.00	948.17	.17	948.00	948.17	.17	11,378.00
70130	Legal & Professional	.00	30.00	30.00	.00	30.00	30.00	360.00
70140	Insurance General Liability	278.24	300.00	21.76	278.24	300.00	21.76	3,600.00
70145	Insurance Property	609.64	681.00	71.36	609.64	681.00	71.36	8,172.00
70150	Insurance Umbrella	137.62	150.00	12.38	137.62	150.00	12.38	1,800.00
70155	Insurance Finance/Taxes	107.44	105.00	(2.44)	107.44	105.00	(2.44)	1,260.00
70160	Insurance Windstorm	3,178.48	3,500.00	321.52	3,178.48	3,500.00	321.52	42,000.00
70165	Insurance Flood	1,824.75	2,000.00	175.25	1,824.75	2,000.00	175.25	24,000.00
70170	Insurance Workers Compensatio	174.70	176.00	1.30	174.70	176.00	1.30	2,112.00
70180	Insurance D & O	127.33	137.50	10.17	127.33	137.50	10.17	1,650.00
70190	Insurance Fidelity	44.74	44.00	(.74)	44.74	44.00	(.74)	528.00
70195	Insurance Glass	162.22	167.17	4.95	162.22	167.17	4.95	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	125.98	.00	(125.98)	.00
70240	Dues & License	.00	65.00	65.00	.00	65.00	65.00	780.00
70270	ADP Fees	191.28	138.00	(53.28)	191.28	138.00	(53.28)	1,656.00
70275	Taxes & Audit Fees	350.00	350.00	.00	350.00	350.00	.00	4,200.00
70276	ADP Payroll Taxes	605.04	463.00	(142.04)	605.04	463.00	(142.04)	5,556.00
70280	Postage & Printing	500.90	116.00	(384.90)	500.90	116.00	(384.90)	1,392.00
71010	Salaries - General	2,655.98	2,205.00	(450.98)	2,655.98	2,205.00	(450.98)	26,460.00
	Total Administrative	12,022.34	11,575.84	(446.50)	12,022.34	11,575.84	(446.50)	138,910.00

RECONCILIATION

Bank #: 01 Operating-BB&T 10100 Operating-BB&T
 G/L Acct Bal: 35,428.82
 Bank Balance: 43,201.10
 Statement date: 01/31/14

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
3662	01/21/14	ALL FLORIDA POOL & SPA CE		2,637.50	
3663	01/21/14	ALL FLORIDA POOL & SPA CE		2,637.50	
3665	01/27/14	HOME DEPOT CREDIT SERVICE		242.27	
3666	01/27/14	SIEGFRIED, RIVERA, LERNER		243.45	
3667	01/27/14	ESSENTIAL SCREENING		80.00	
3670	01/28/14	M & E ASSOCIATES OF MIAMI		32.51	
3671	01/28/14	DELTA SUPPLY		259.58	
3672	01/28/14	PEACHTREE BUSINESS PRODUC		45.59	
GJ-795	01/31/14	ATM WATER JAN PAYMT2BILLS		1,593.88	
Total Outstanding				7,772.28	.00

Bank Reconciliation Summary

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Checkbook Balance	35,428.82	Reconciling Balance	43,201.10
Uncleared Checks, Credits	7,772.28 +	Bank Stmt. Balance	43,201.10
Uncleared Deposits, Debits	0.00	Difference	0.00

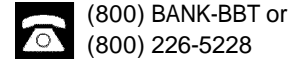


889-12-01-00 40257 19 C 001 30 55 004
 BRICKELL 25 INC A CONDOMINIUM
 ASSOCIATION / OPERATING ACCT
 C/O M & E ASSOCIATES OF MIAMI INC
 13055 SW 42ND ST STE 203
 MIAMI FL 33175-3410

Your account statement

For 01/31/2014

Contact us



Planning a major renovation project?

Don't deplete your association's financial resources. Consider a loan from BB&T Association Services, a leader in association lending.

- Major repairs and improvements - for projects such as roofing, painting and concrete restoration
- Emergency Lines of Credit - Readily accessible funds to meet short term emergency borrowing needs
- Insurance premium financing
 - 100 percent of annual premium to be repaid in 10 months
 - 80 percent of annual premium to be repaid in 12 months

For more information call BB&T Association Services at 727-549-1202 or toll free (888) 722-6669.

All loans subject to credit approval.

■ ASSOC SVCS INTEREST CHECKING 1100003461589

Account summary

Your previous balance as of 12/31/2013	\$37,618.13
Checks	- 12,216.27
Other withdrawals, debits and service charges	- 14,847.02
Deposits, credits and interest	+ 32,646.26
Your new balance as of 01/31/2014	= \$43,201.10

Interest summary

Interest paid this statement period	\$1.75
2013 interest paid year-to-date	\$16.93
Interest rate	0.05%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
01/10	3642	219.93	01/22	3651	2,288.64	01/09	3657	120.00
01/10	3643	240.75	01/22	3652	186.00	01/29	3658	1,359.62
01/13	3644	160.50	01/09	3653	53.00	01/14	3659	53.00
01/14	3645	2,057.00	01/15	3654	300.00	01/27	3660	91.00
01/10	*3648	948.00	01/21	3655	876.17	01/27	3661	1,500.00
01/14	3649	1,064.66	01/24	3656	148.00	01/23	*3664	300.00
01/10	3650	250.00						

* indicates a skip in sequential check numbers above this item

Total checks = \$12,216.27

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/02	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	221.25
01/02	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	946.17
01/07	INS PMT FIRST INSURANCE 6165 BRICKELL 25 INC., A CO	4,893.24
01/09	TELEPHONE PAYMENT M-DWASDPMT MDWS 00000462800777	12.65

continued

■ ASSOC SVCS INTEREST CHECKING 1100003461589 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
01/09	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000462800810	1,431.53
01/10	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	67.64
01/13	ASSN PER UNIT FEE 33100006	173.50
01/13	ELEC PYMT FPL DIRECT DEBIT PPDA BRICKELL 25 INC CONDOM	1,271.34
01/15	INTERNET PAYMENT COMCAST COMCAST 0440663831 SPA	1,466.82
01/16	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	183.49
01/16	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	828.73
01/21	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	16.00
01/21	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	40.00
01/21	INS PMT FIRST INSURANCE 0722 BRICKELL 25 INC., A CO	1,893.31
01/24	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	67.64
01/30	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	200.30
01/30	Payment ATT PAYN BRICKELL 25	252.33
01/30	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	881.08
Total other withdrawals, debits and service charges		= \$14,847.02

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/02	CONSOL ELEC BILL PAY DEPOSIT 1	461.77
01/02	CONSOLIDATED COUPON PAYMENT 4	12,917.50
01/03	CONSOLIDATED COUPON PAYMENT 2	943.02
01/03	CONSOL ELEC DEPOSIT 9	5,435.25
01/07	CONSOLIDATED COUPON PAYMENT 1	486.99
01/08	CONSOLIDATED COUPON PAYMENT 1	932.70
01/09	CONSOLIDATED COUPON PAYMENT 1	441.59
01/10	CONSOLIDATED COUPON PAYMENT 1	530.32
01/13	REMOTE DEPOSIT	35.00
01/15	CONSOLIDATED COUPON PAYMENT 1	499.37
01/21	REMOTE DEPOSIT	140.00
01/21	REMOTE DEPOSIT	5,530.19
01/27	REMOTE DEPOSIT	560.00
01/27	CONSOLIDATED COUPON PAYMENT 2	943.02
01/30	CONSOL ELEC BILL PAY DEPOSIT 1	472.54
01/30	REMOTE DEPOSIT	916.20
01/30	CONSOLIDATED COUPON PAYMENT 3	1,399.05
01/31	INTEREST PAYMENT	1.75
Total deposits, credits and interest		= \$32,646.26



Questions, comments or errors?

Member FDIC

For general questions/comments or to report errors about your statement or account, please call BB&T Phone24 at 1-800-BANK BBT (1-800-226-5228) 24 hours a day, 7 days a week. BB&T Phone24 Client Service Associates are available to assist you from 6 a.m. until midnight ET. You may also contact your local BB&T financial center. To locate a BB&T financial center in your area, please visit BBT.com.

Electronic fund transfers

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, contact us as soon as possible. You may write to us at the following address:

BB&T Liability Risk Management
 P.O. Box 996
 Wilson, NC 27894-0996

You may also call BB&T Phone24 at 1-800-BANK BBT or visit your local BB&T financial center. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. Please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

We will investigate your complaint/concern and promptly take corrective action. If we take more than ten (10) business days to complete our investigation, your account will be credited for the amount you think is in error, minus a maximum of \$50 if we have a reasonable basis to believe that an unauthorized electronic fund transfer has occurred. This will provide you with access to your funds during the time it takes us to complete our investigation. You may have no liability for unauthorized Check Card purchases, subject to the terms and conditions in the current BB&T Electronic Fund Transfer Agreement and Disclosures. If you have arranged for direct deposit(s) to your account, please call BB&T Phone24 at 1-800-BANK BBT to verify that a deposit has been made.

If your periodic statement shows transfers that you did not make, tell us at once. If you do not inform us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days. This will occur if we can prove that we could have stopped someone from taking the money if you had informed us in time. If a good reason kept you from informing us, we will extend the time periods.

Important information about your Constant Credit Account

Once advances are made from your Constant Credit Account, an **INTEREST CHARGE**

will automatically be imposed on the account's outstanding "Average daily balance." The **INTEREST CHARGE** is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid **INTEREST CHARGE**. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing rights summary

In case of errors or questions about your Constant Credit statement

If you think your statement is incorrect, or if you need more information about a Constant Credit transaction on your statement, please call 1-800-BANK BBT or visit your local BB&T financial center. To dispute a payment, please write to us on a separate sheet of paper at the following address:

BankCard Services Division
 P.O. Box 200
 Wilson, NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local BB&T financial center. Visit BBT.com to locate the BB&T financial center closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local BB&T financial center or call BB&T Phone24 at 1-800-BANK BBT (1-800-226-5228).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1. List the new balance of your account from your latest statement here:	_____				
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:	_____				
3. Subtract the amount in line 2 above from the amount in line 1 above and enter the total here:	_____				
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:	_____				
5. Add the amount in line 4 to the amount in line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	_____	Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount
For more information, please contact your local BB&T relationship manager, visit BBT.com, or contact BB&T Phone24 at 1-800-BANK BBT (1-800-226-5228).					

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 12/30/13

Pay Exactly TWO HUNDRED NINETEEN AND 53/100 DOLLARS *****219.93

To The Order Of: HOME DEPOT CREDIT SERVICES
P.O. BOX 9055
DES MOINES, IA 50388-9055

CBIAS40101225580230
Authorized Signature

⑆003642⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3642 \$219.93

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 12/30/13

Pay Exactly TWO HUNDRED FORTY AND 75/100 DOLLARS *****240.75

To The Order Of: CORAL WALK LOCKSMITH CORP
2873 CORAL WAY
MIAMI, FLORIDA 33145

Authorized Signature

⑆003643⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3643 \$240.75

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 12/30/13

Pay Exactly ONE HUNDRED SIXTY AND 50/100 DOLLARS *****160.50

To The Order Of: GYN TECH, INC
P.O. BOX 848536
PEMBROKE PINES, FL 33084

Authorized Signature

⑆003644⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3644 \$160.50

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 12/30/13

Pay Exactly TWO THOUSAND FIFTY-SEVEN AND 00/100 DOLLARS *****2,057.00

To The Order Of: CNA INSURANCE
PO BOX 790094
ST. LOUIS MO 63179-0094

Authorized Signature

⑆003645⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3645 \$2,057.00

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 01/01/14

Pay Exactly NINE HUNDRED FORTY-EIGHT AND 00/100 DOLLARS *****948.00

To The Order Of: M & E ASSOCIATES OF MIAMI, INC
13055 SW 42 STREET
SUITE 203
MIAMI, FL 33175

Authorized Signature

⑆003646⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3648 \$948.00

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 01/01/14

Pay Exactly ONE THOUSAND SIXTY-FOUR AND 66/100 DOLLARS *****1,064.66

To The Order Of: OTIS ELEVATOR COMPANY
P.O. BOX 905454
CHARLOTTE, NC 28290-5454

Authorized Signature

⑆003649⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3649 \$1,064.66

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 01/01/14

Pay Exactly TWO HUNDRED FIFTY AND 00/100 DOLLARS *****250.00

To The Order Of: M & E ASSOCIATES OF MIAMI, INC
13055 SW 42 STREET
SUITE 203
MIAMI, FL 33175

Authorized Signature

⑆003650⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3650 \$250.00

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 01/07/14

Pay Exactly TWO THOUSAND TWO HUNDRED EIGHTY-EIGHT AND 64/100 DOLLARS *****2,288.64

To The Order Of: ROBERT'S ALUMINUM FURNITURE
5415 NW 72 AVENUE
MIAMI, FLORIDA 33166

Authorized Signature

⑆003651⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3651 \$2,288.64

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 01/07/14

Pay Exactly ONE HUNDRED EIGHTY-SIX AND 00/100 DOLLARS *****186.00

To The Order Of: ALL FLORIDA POOL & SPA CENTER
11720 BISCAYNE BLVD
N MIAMI, FL 33181

Authorized Signature

⑆003652⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3652 \$186.00

Brickell 25, A Condo Assoc.
c/o M & E Associates of Miami
13055 SW 42 Street, Suite 203
Miami FL 33175

BBAT MIAMI, FLORIDA 33196
01-129 (R292) 01 Date: 01/07/14

Pay Exactly FIFTY-THREE AND 00/100 DOLLARS *****53.00

To The Order Of: CHARLES LIPMAN

Authorized Signature

⑆003653⑆ ⑆253191387⑆ ⑆100003461589

CHECK#: 3653 \$53.00



THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/07/14

003654

Pay
 Exactly THREE HUNDRED AND 00/100 DOLLARS *****300.00

To The
 Order Of: KIRENIA MORELON B.
 4190 WEST 8 AVENUE
 HIALEAH, FLORIDA 33012

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003654⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3654 \$300.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/07/14

003655

Pay
 Exactly EIGHT HUNDRED SEVENTY-SIX AND 17/100 DOLLARS *****876.17

To The
 Order Of: RED HAWK FIRE SECURITY, LLC
 P.O. BOX 530198
 ATLANTA, GA 30353-8198

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003655⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3655 \$876.17

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/07/14

003656

Pay
 Exactly ONE HUNDRED FORTY-EIGHT AND 00/100 DOLLARS *****148.00

To The
 Order Of: BUG OFF EXTERMINATORS
 1054 NW 54 STREET
 FT. LAUDERDALE, FL 33309

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003656⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3656 \$148.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/07/14

003657

Pay
 Exactly ONE HUNDRED TWENTY AND 00/100 DOLLARS *****120.00

To The
 Order Of: CHARLES LIPMAN

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003657⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3657 \$120.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/14/14

003658

Pay
 Exactly ONE THOUSAND THREE HUNDRED FIFTY-NINE AND 82/100 DOLLARS *****1,359.62

To The
 Order Of: PROGRESSIVE WASTE SOLUTIONS
 OF FLORIDA, INC.
 P.O. BOX 6494
 CAROL STREAM, IL 60197

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003658⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3658 \$1,359.62

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/14/14

003659

Pay
 Exactly FIFTY-THREE AND 00/100 DOLLARS *****53.00

To The
 Order Of: CHARLES LIPMAN

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003659⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3659 \$53.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/14/14

003660

Pay
 Exactly NINETY-ONE AND 00/100 DOLLARS *****91.00

To The
 Order Of: RED HAWK FIRE SECURITY, LLC
 P.O. BOX 530198
 ATLANTA, GA 30353-8198

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003660⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3660 \$91.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/14/14

003661

Pay
 Exactly ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS *****1,500.00

To The
 Order Of: SERGIO R. PENTON, P.A.
 782 NW LEJEUNE ROAD
 SUITE 437
 MIAMI, FL 33126

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003661⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3661 \$1,500.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175

MIAMI, FLORIDA 33196
 88-129-8282-01
 Date: 01/21/14

003664

Pay
 Exactly THREE HUNDRED AND 00/100 DOLLARS *****300.00

To The
 Order Of: KIRENIA MORELON B.
 4190 WEST 8 AVENUE
 HIALEAH, FLORIDA 33012

VOID After 90 Days
Carrie Mackey
 Signature Required

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑆003664⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3664 \$300.00

CASH DISBURSEMENTS

Starting Check Date: 1/01/14 Cash account #: "All"
 Ending Check Date: 1/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
Cash account #:	10100		Operating-BB&T					
1/01/14	3648	1	M & E ASSOCIATES OF MIAMI, INC	948.00	JAN1/13 MANAGEMENT FEES			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1759	12849	JAN	1/01/14	70110	1/01/14	948.00	JAN1/13 MANAGEMENT FEES
1/01/14	3649	1268	OTIS ELEVATOR COMPANY	1,064.66	JAN01/14 ELEVATOR OTIS			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1762	TA005223X114	1/01/14	82650	1/01/14	1,064.66	JAN01/14 ELEVATOR OTIS	
1/01/14	3650	1	M & E ASSOCIATES OF MIAMI, INC	250.00	2014 ANNUAL SET UP FEE			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1760	12876	1/01/14	70280	1/01/14	250.00	2014 ANNUAL SET UP FEE	
1/03/14	11014	(M)250	FLORIDA POWER & LIGHT	1,271.34	JAN14-18066-72067 FPL ACH			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1770	NOV26-DEC30 ACH	1/03/14	72100	1/03/14	1,271.34	JAN14-18066-72067 FPL ACH	
1/03/14	11514	(M)995	COMCAST	1,466.72	JAN01#0440663831CABLE ACH			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1768	010114-0131 ACH	1/03/14	82700	1/03/14	1,466.72	JAN01#0440663831CABLE ACH	
1/06/14	10714	(M)5896	FIRST INSURANCE FUNDING CORP.	4,893.24	JAN01-0001-1766165FIF INS			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1773	1766165 JAN ACH	1/06/14	33000	1/06/14	4,893.24	JAN01-0001-1766165FIF INS	
1/07/14	3651	299	ROBERT'S ALUMINUM FURNITURE	2,288.64	PURCHASE POOL FURNITURE			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1776	10731 FINAL PAY	12/05/13	74160	1/07/14	2,288.64	PURCHASE POOL FURNITURE	
1/07/14	3652	412	ALL FLORIDA POOL & SPA CENTER	186.00	JAN01/14 POOL SERVICE			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1774	9874432-IN JAN	1/07/14	80100	1/07/14	186.00	JAN01/14 POOL SERVICE	
1/07/14	3653	801	CHARLES LIPMAN	53.00	REIMBURSE PAST DUE CELL P			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
	1777	1-7-14	1/07/14	72800	1/07/14	53.00	REIMBURSE PAST DUE CELL P	
Cash account #:	10100		Operating-BB&T					

CASH DISBURSEMENTS

Starting Check Date: 1/01/14 Cash account #: "All"
 Ending Check Date: 1/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
1/07/14	3654	872	KIRENIA MOREJON B.	300.00	DEC16-DEC27/13 JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1775	01/6/14	1/07/14	82500	1/07/14	300.00	DEC16-DEC27/13 JANITORIAL
1/07/14	3655	1018	RED HAWK FIRE SECURITY, LLC	876.17	DEC/13-FEB/14 QUARTER F/A		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1772	2894482	1/03/14	82100	1/03/14	876.17	DEC/13-FEB/14 QUARTER F/A
1/07/14	3656	3201	BUG OFF EXTERMINATORS	148.00	JAN01/14 PEST CONTROL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1769	668198 JAN	1/03/14	78300	1/03/14	148.00	JAN01/14 PEST CONTROL
1/07/14	3657	801	CHARLES LIPMAN	120.00	TRASH REMOVAL 2 LOADS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1778	1-8-14	1/08/14	74160	1/07/14	120.00	TRASH REMOVAL 2 LOADS
1/14/14	3658	792	PROGRESSIVE WASTE SOLUTIONS	1,359.62	JAN01/14-0084057310 WASTE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1782	0001145969 JAN	1/13/14	82300	1/13/14	1,359.62	JAN01/14-0084057310 WASTE
1/14/14	3659	801	CHARLES LIPMAN	53.00	JAN01/2014 PHONE PAYMT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1783	01/01/14 JAN	1/13/14	72800	1/13/14	53.00	JAN01/2014 PHONE PAYMT
1/14/14	3660	1018	RED HAWK FIRE SECURITY, LLC	91.00	QUARTERLY MONITOR JAN-MAR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1780	2895561	1/01/14	82100	1/13/14	91.00	QUARTERLY MONITOR JAN-MAR
1/14/14	3661	4012	SERGIO R PENTON, P.A.	1,500.00	RETAINER FEE YEAR END3113		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1781	1/09/14	1/09/14	70205	1/13/14	1,500.00	RETAINER FEE YEAR END3113
1/21/14	3662	412	ALL FLORIDA POOL & SPA CENTER	2,637.50	NEW POOL DIAMOND BRITE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1784	1-20-14 50%DEP	11/09/13	80200	1/20/14	2,637.50	NEW POOL DIAMOND BRITE
Cash account #:	10100		Operating-BB&T				
1/21/14	3663	412	ALL FLORIDA POOL & SPA CENTER	2,637.50	NEW POOL DIAMOND BRITE		

CASH DISBURSEMENTS

Starting Check Date: 1/01/14 Cash account #: "All"
 Ending Check Date: 1/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1785	1-20-14FINALPAY	1/20/14	80200	1/20/14	2,637.50	NEW POOL DIAMOND BRITE
1/21/14	3664	872	KIRENIA MOREJON B.			300.00		DEC30-JAN10/14 JANITORIAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1786	1/15/14	1/20/14	82500	1/20/14	300.00	DEC30-JAN10/14 JANITORIAL
1/27/14	3665	75	HOME DEPOT CREDIT SERVICES			242.27		6035 3225 0282 9520 DEPOT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1787	121413-010214	1/23/14	74170	1/23/14	242.27	6035 3225 0282 9520 DEPOT
1/27/14	3666	902	SIEGFRIED, RIVERA, LERNER			243.45		REVIEW MORTGE.FCL E-DIAZ
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1791	96050	1/20/14	70130	1/27/14	243.45	REVIEW MORTGE.FCL E-DIAZ
1/27/14	3667	569881	ESSENTIAL SCREENING			80.00		06-901-SCREENING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1789	3906 01/20/14	1/23/14	60900	1/23/14	80.00	06-901-SCREENING
1/28/14	3670	1	M & E ASSOCIATES OF MIAMI, INC			32.51		DEC31/13 BACKCHARGES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1794	12914 DEC	1/28/14	70280	1/28/14	32.51	DEC31/13 BACKCHARGES
1/28/14	3671	176	DELTA SUPPLY			259.58		TOWELS,FABULOSO CLEANER
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1792	43432	1/20/14	74170	1/27/14	259.58	TOWELS,FABULOSO CLEANER
1/28/14	3672	428	PEACHTREE BUSINESS PRODUCTS			45.59		FITNESS SIGNYOUR OWN RISK
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1793	P312411400016	1/22/14	74160	1/27/14	45.59	FITNESS SIGNYOUR OWN RISK
1/29/14	12914 (M)903		AT&T			252.33		JAN/13#3058540033AT&TACH
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1795	JAN11-FEB10 ACH	1/29/14	72800	1/29/14	252.33	JAN/13#3058540033AT&TACH
Totals:						23,600.12		

AGED OWNER BALANCES: AS OF Jan. 31, 2014
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
202	202	Santiago Pellegrini	10.00	10.00	48.29	0.00	68.29	Friendly Letter
604	604	Maria Staley	494.92	0.00	60.00	0.00	554.92	Friendly Letter
703	703	NORMA RAMIREZ	0.06	0.00	0.00	0.00	0.06	
801	801	Matilde Albery	310.95	10.00	25.00	0.00	345.95	Friendly Letter
802	802	FRITZ DUBOIS	586.27	25.00	600.16	225.00	1436.43	Friendly Letter
901	901	ALISON ECKERT DIAZ	767.82	25.00	2082.48	0.00	2875.30	Friendly Letter
1001	1001	Lourdes Camps	555.90	10.00	45.00	150.00	760.90	Friendly Letter
1202	1202	JORGE DAVILA	11.03	0.00	10.00	0.00	21.03	Friendly Letter
			-----	-----	-----	-----	-----	
		TOTAL:	2736.95	80.00	2870.93	375.00	6062.88	

AGED OWNER BALANCES: AS OF Jan. 31, 2014
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL
A1		Maintenance Fee	11000	2378.50	0.00	2372.64	0.00	4751.14
01		Late Fees	11000	0.00	50.00	225.00	375.00	650.00
03		Admin. Fees	11000	115.00	30.00	273.29	0.00	418.29
05		Attorney Fees	11000	243.45	0.00	0.00	0.00	243.45
GRAND TOTAL:				2736.95	80.00	2870.93	375.00	6062.88

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	6062.88
TOTAL		\$6062.88

**Brickell 25, A Condominium Association
Prepaid Insurance Schedule
January 31, 2014**

Prepaid Insurance Flood										
GL	Description of Policy	Period		2013 Premium	2013 Ins Refund	2013 Expensed	Prepaid Balance	2013		Comments
		From	To					G/L		
70165	Flood/Hartford Insurance Co.	4/21/2013	4/21/2014	22,623.10	-	16,775.94	5,847.16			
70155	Finance/Doc&Stamps	4/21/2013	4/21/2014	352.60		266.64	85.96			
Total				22,975.70	-	17,042.58	5,933.12			
Expense For the Month				Remaining Prepaid						
Description	Days	Per Day	Total	Days	Months	Comments				
70165 Flood/Hartford Insurance Co.	31	61.98	1,921.41	79	2.55					
70155 Finance/Doc&Stamps	31	0.97	29.95	79	2.55					
Total				62.95	1,951.36					
Insurance Payable										
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Online Fees	Total Payable	Monthly Payment	# of Payments Out of 10	Insurance Payable EOM	
21,485.00	287.50	65.10	21,837.60	2,904.50	-	18,933.10	1,893.31	9	1,893.31	
Grand Total										

**Brickell 25, A Condominium Association
Prepaid Interest Schedule
January 31, 2014**

Interest on Policy						
Financed from # of days =		365				
	Period		Days in Month	Total Expensed	Prepaid Balance	
	From	To				
					22,975.70	
	4/21/2013	4/30/2013	10	629.47	22,346.23	
	5/1/2013	5/31/2013	31	1,951.36	20,394.87	
	5/11/2013	6/30/2013	30	1,888.41	18,506.45	
	5/21/2013	7/31/2013	31	1,951.36	16,555.09	
	5/31/2013	8/31/2013	31	1,951.36	14,603.73	
	6/10/2013	9/30/2013	30	1,888.41	12,715.32	
	6/20/2013	10/31/2013	31	1,951.36	10,763.96	
	6/30/2013	11/30/2013	30	1,888.41	8,875.54	
	7/10/2013	12/31/2013	31	1,951.36	6,924.18	
	7/20/2013	1/31/2014	31	1,951.36	4,972.82	
	7/30/2013	2/28/2014	28	1,762.52	3,210.30	
	8/9/2013	3/31/2014	31	1,951.36	1,258.94	
	8/19/2013	4/30/2014	20	1,258.94	(0.00)	
Total			365			

Prepaid Insurance Schedule
January 31, 2014

Prepaid Insurance											
GL	Description of Policy	Period		2013-2014 Premium	2013 CPA Adj	2013 Expensed	2013 Prepaid Bal	Comments			
		From	To								
70140	Gen Liab/Philadelphia Indemnity	5/7/2013	5/7/2014	3,276.04	-	2,414.39	861.65				
70145	Property/QBE Insurance Corp	5/7/2013	5/7/2014	7,178.00		5,290.09	1,887.91				
70155	Finance/Doc&Stamps	5/7/2013	5/7/2014	912.38		672.41	239.97				
70150	Umbrella/American Zurich Ins.	5/7/2013	5/7/2014	1,620.42		1,194.22	426.20				
70160	Windstorm/Citizen	5/7/2013	5/7/2014	37,424.00	(2,577.53)	28,527.53	6,318.94				
70180	D&O/Travelers Cas&Surety Co.	5/7/2013	5/7/2014	1,499.24		1,104.92	394.32				
70190	Fidelity/Travelers	5/7/2013	5/7/2014	526.76		388.24	138.52				
70195	Glass/USPlate Glass Insurance Co	5/7/2013	5/7/2014	1,910.00		1,407.65	502.35				
Total				54,346.84	(2,577.53)	40,999.45	10,769.86				
Expense For the Month				Total	Remaining Days	Prepaid Months	Comments				
Description	Days	Per Day	Total								
70140	Gen Liab/Philadelphia Indemnity	31	8.98	278.24	96	3.10					
70145	Property/QBE Insurance Corp	31	19.67	609.64	96	3.10					
70155	Finance/Doc&Stamps	31	2.50	77.49	96	3.10					
70150	Umbrella/American Zurich Ins.	31	4.44	137.62	96	3.10					
70160	Windstorm/Citizen	31	102.53	3,178.48	96	3.10					
70180	D&O/Travelers Cas&Surety Co.	31	4.11	127.33	96	3.10					
70190	Fidelity/Travelers	31	1.44	44.74	96	3.10					
70195	Glass/USPlate Glass Insurance Co	31	5.23	162.22	96	3.10					
Total				148.90	4,615.76						
Insurance Payable											
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Online Fees	Total Payable	Monthly Payment	# of Pymt Out of 10	Insurance Payable EOM		
53,434.46	744.03	168.35	54,346.84	5,343.44	63.90	48,939.50	4,893.24	8	9,793.58		
Grand Total											

Brickell 25, A Condominium Association
Prepaid Interest Schedule
January 31, 2014

Interest on Policy						
Financed from # of days =		365				
	Period		Days in Month	Total Expensed	Prepaid Balance	
	From	To				
					4,615.76	
	5/7/2013	5/31/2013	24	303.50	4,312.26	
	6/1/2013	6/30/2013	30	379.38	3,932.88	
	6/26/2013	7/31/2013	31	392.02	3,540.86	
	7/21/2013	8/31/2013	31	392.02	3,148.83	
	8/15/2013	9/30/2013	30	379.38	2,769.46	
	9/9/2013	10/31/2013	31	392.02	2,377.43	
	10/4/2013	11/30/2013	30	379.38	1,998.05	
	10/29/2013	12/31/2013	31	392.02	1,606.03	
	11/23/2013	1/31/2014	31	392.02	1,214.01	
	12/18/2013	2/28/2014	29	366.73	847.28	
	1/12/2014	3/31/2014	31	392.02	455.25	
	2/6/2014	4/30/2014	30	379.38	75.88	
	3/3/2014	5/31/2014	6	75.88	(0.00)	
Total			365			

**Brickell 25, A Condominium Association
Prepaid Insurance Schedule
January 31, 2014**

Prepaid Insurance Worker's Comp											
GL	Description of Policy	Period		2013		2012		2012-2013	2013	2013	
		From	To	Premium	Prepaid Bal	Ins Refund	Expensed	Prepaid Bal	G/L	Comments	
70170	Worker's Comp/CNA Insurance	1/1/2014	1/1/2015	2,057.00				174.70	1,882.30		
Total				2,057.00				174.70	1,882.30		
Expense For the Month							Remaining Prepaid				
Description	Days	Per Day	Total		Days	Months	Comments				
70170	Worker's Comp/CNA Insurance	31	5.64	174.70		334	10.77				
Total				5.64	174.70						
Insurance Payable											
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Online Fees	Total Payable	Monthly Payment	# of Payments Out of	Insurance Payable EOM		
Grand Total											

**Brickell 25, A Condominium Association
Prepaid Interest Schedule
January 31, 2014**

Interest on Policy					
Financed from # of days =		365			
	Period		Days in Month	Total Expensed	Prepaid Balance
	From	To			
					2,057.00
	1/1/2013	1/31/2013	31	174.70	1,882.30
	2/1/2013	2/28/2013	28	157.80	1,724.50
	3/1/2013	3/31/2013	31	174.70	1,549.79
	4/1/2013	4/30/2013	30	169.07	1,380.73
	5/1/2013	5/31/2013	31	174.70	1,206.02
	6/1/2013	6/30/2013	30	169.07	1,036.95
	7/1/2013	7/31/2013	31	174.70	862.25
	8/1/2013	8/31/2013	31	174.70	687.55
	9/1/2013	9/30/2013	30	169.07	518.48
	10/1/2013	10/31/2013	31	174.70	343.77
	11/1/2013	11/30/2013	30	169.07	174.70
	12/1/2013	12/31/2013	31	174.70	0.00
Total			365		

Brickell 25, Inc., A Condominium Association
Prepaid Expenses Schedule
January 31, 2014

Description	Expense	Invoice	Posted Date	Amount
Florida Power & Light	Utility Deposit		11/6/2013	\$804.61
Total				\$804.61

RECONCILIATION

Bank #: 02 Reserve-BB&T 12500 Reserve-BB&T
 G/L Acct Bal: 722.18
 Bank Balance: 722.18
 Statement date: 01/31/14

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
-------	------	-----------	----------	------------------	--------------------

OUTSTANDING ITEMS:

Total Outstanding	.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	722.18	Reconciling Balance	722.18
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	722.18
Uncleared Deposits, Debits	0.00	Difference	0.00



889-12-01-00 40257 0 C 001 29 50 004
 BRICKELL 25 INC A CONDOMINIUM
 ASSOCIATION / RESERVE ACCT
 C/O M & E ASSOCIATES OF MIAMI INC
 13055 SW 42ND ST STE 203
 MIAMI FL 33175-3410

Your account statement

For 01/31/2014

Contact us



BBT.com



(800) BANK-BBT or
(800) 226-5228

Planning a major renovation project?

Don't deplete your association's financial resources. Consider a loan from BB&T Association Services, a leader in association lending.

- Major repairs and improvements - for projects such as roofing, painting and concrete restoration
- Emergency Lines of Credit - Readily accessible funds to meet short term emergency borrowing needs
- Insurance premium financing
 - 100 percent of annual premium to be repaid in 10 months
 - 80 percent of annual premium to be repaid in 12 months

For more information call BB&T Association Services at 727-549-1202 or toll free (888) 722-6669.

All loans subject to credit approval.

■ ASSOC SVCS MONEY MKT SAVINGS 1100001785255

Account summary

Your previous balance as of 12/31/2013	\$722.15
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.03
Your new balance as of 01/31/2014	= \$722.18

Interest summary

Interest paid this statement period	\$0.03
2013 interest paid year-to-date	\$0.36
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/31	INTEREST PAYMENT	0.03
Total deposits, credits and interest		= \$0.03

Questions, comments or errors?

Member FDIC

For general questions/comments or to report errors about your statement or account, please call BB&T Phone24 at 1-800-BANK BBT (1-800-226-5228) 24 hours a day, 7 days a week. BB&T Phone24 Client Service Associates are available to assist you from 6 a.m. until midnight ET. You may also contact your local BB&T financial center. To locate a BB&T financial center in your area, please visit BBT.com.

Electronic fund transfers

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, contact us as soon as possible. You may write to us at the following address:

BB&T Liability Risk Management
P.O. Box 996
Wilson, NC 27894-0996

You may also call BB&T Phone24 at 1-800-BANK BBT or visit your local BB&T financial center. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. Please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

We will investigate your complaint/concern and promptly take corrective action. If we take more than ten (10) business days to complete our investigation, your account will be credited for the amount you think is in error, minus a maximum of \$50 if we have a reasonable basis to believe that an unauthorized electronic fund transfer has occurred. This will provide you with access to your funds during the time it takes us to complete our investigation. You may have no liability for unauthorized Check Card purchases, subject to the terms and conditions in the current BB&T Electronic Fund Transfer Agreement and Disclosures. If you have arranged for direct deposit(s) to your account, please call BB&T Phone24 at 1-800-BANK BBT to verify that a deposit has been made.

If your periodic statement shows transfers that you did not make, tell us at once. If you do not inform us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days. This will occur if we can prove that we could have stopped someone from taking the money if you had informed us in time. If a good reason kept you from informing us, we will extend the time periods.

Important information about your Constant Credit Account

Once advances are made from your Constant Credit Account, an **INTEREST CHARGE**

will automatically be imposed on the account's outstanding "Average daily balance." The **INTEREST CHARGE** is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid **INTEREST CHARGE**. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing rights summary

In case of errors or questions about your Constant Credit statement

If you think your statement is incorrect, or if you need more information about a Constant Credit transaction on your statement, please call 1-800-BANK BBT or visit your local BB&T financial center. To dispute a payment, please write to us on a separate sheet of paper at the following address:

BankCard Services Division
P.O. Box 200
Wilson, NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local BB&T financial center. Visit BBT.com to locate the BB&T financial center closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local BB&T financial center or call BB&T Phone24 at 1-800-BANK BBT (1-800-226-5228).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1. List the new balance of your account from your latest statement here:	_____				
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:	_____				
3. Subtract the amount in line 2 above from the amount in line 1 above and enter the total here:	_____				
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:	_____				
5. Add the amount in line 4 to the amount in line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	_____	Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount
For more information, please contact your local BB&T relationship manager, visit BBT.com, or contact BB&T Phone24 at 1-800-BANK BBT (1-800-226-5228).					

Brickell 25, Inc., A Condominium Association
Accumulated Depreciation
January 31, 2014

Description	Expense	Posted Date	Amount
Opening Balance	2013	12/31/13	\$ (17,913.00)
Depreciation	Pool Furniture	01/31/14	\$ (125.98)
Total			\$ (18,038.98)

Capital Improvement
January 31, 2014

Description	Expense	Posted Date	Amount
Opening Balance	2013	12/31/13	\$ 17,913.00
Pool Furniture	New Purchase 1/2014	01/31/14	\$ 4,577.28
Total			\$ 22,490.28

A / P O P E N I T E M D E T A I L

Starting vendor: "First"
Cut off date: 01/31/14

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
000001 M & E ASSOCIATES OF MIAMI, INC	1798	12983	FIRST NOTICE ANNUAL MEET	01/31/14	32.05
000087 UNIWASHER, INC.	1799	43012	REPAIR ROLLER,CYLINDER,LA	01/31/14	157.87
000617 MINUTEMAN PRESS	1797	49825	ANNUAL MEETING NOTICE	01/31/14	12.84
000872 KIRENIA MOREJON B.	1800	1-30-14 JANITOR	JAN13-JAN24/14 JANITORIAL	01/31/14	300.00
Grand total:					502.76

Brickell 25, Inc., A Condominium Association
Accrued Expenses Payables
January 31, 2014

Description	Expense	Posted Date	Amount
CPA Audit 2013	2013	12/31/2013	\$450.00
CPA Audit 2014	January Accrual	1/31/2014	\$350.00
Lawn Service		1/31/2014	\$150.00
Total			\$950.00

PREPAYS AS OF Jan. 31, 2014
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
PAOLA SUAREZ 145 SE 25 Road # 201	201	201	PP	396.19
YVETH MORO 145 SE 25 Road # 301	301	301	PP	555.70
PAOLA SUAREZ BELLIDO 145 SE 25 Road # 302	302	302	PP	486.99
Yolanda Yarur 145 SE 25 Road # 303	303	303	PP	373.22
Anthony Hart 145 SE 25 Road # 501	501	501	PP	2,665.79
Jose Milton 145 SE 25 Road # 503	503	503	PP	1,115.89
James & Vera Thomas 145 SE 25 Road # 504	504	504	PP	5,069.36
Aurora Esteves 145 SE 25 Road # 601	601	601	PP	458.10
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	6,338.52
George & Yveth Moro 145 SE 25 Road # 603	603	603	PP	530.32
MARCELO & MIRIAM SALLES 145 SE 25 Road # 704	704	704	PP	29.47
Matthew Hodes 145 SE 25 Road # 803	803	803	PP	199.94
MOHAMMED ALFODARI 145 SE 25 Road # 1002	1002	1002	PP	1,142.00

PREPAYS AS OF Jan. 31, 2014
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
ARGYLE FINANCE LTD 145 SE 25 Road # 1003	1003	1003	PP	25.00
TOTAL HOMES:	14	TOTAL PREPAYS		=====
		TOTAL DISTR: PP		19,386.49
				19,386.49