



M & E ASSOCIATES OF MIAMI, INC.

A SUBSIDIARY OF VESTA PROPERTY SERVICES

BRICKELL 25, INC.

A CONDOMINIUM ASSOCIATION

February 28, 2014 Financial

Management Use Only – Unaudited Financial

March 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) \$35,206.98
Reserve Account(s) \$722.21

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 **\$1,574.98** as open payables and **\$3,700.00** 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 \$3,578.40
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.

Home/Unit Account # Outstanding Balance, if any
None at this time.

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):

Home/Unit Account # Date Mailed Total Amount Outstanding
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.

March 4, 2014

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Brickell 25, A Condo Assoc.

Balance Sheet
As of 02/28/14

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$	35,206.98
11000	Accounts Receivable		3,501.95
12000	Prepaid Insurance		12,495.89
12140	Prepaid Expenses		804.61
	Subtotal Current Assets		\$ 52,009.43
 RESERVE ASSETS			
12500	Reserve-BB&T	\$	722.21
	Subtotal Deferred Assets		\$ 722.21
 OTHER ASSETS			
14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(18,164.96)
	Subtotal Other Assets		\$ 4,325.32
	TOTAL ASSETS		\$ 57,056.96

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$	1,574.98
31050	Accrued Expenses		1,450.00
33000	Notes Payable Insurance		4,900.34
36000	Prepaid Assessment		15,513.30
	Subtotal Current Liabilities		\$ 23,438.62
 RESERVES			
42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest		.53
	Subtotal Reserves		\$ 722.21
 EQUITY			
55000	Member's Equity	\$	39,472.02
	Current Year Net Income/(Loss)		(6,575.89)
	Subtotal Equity		\$ 32,896.13
	TOTAL LIABILITIES & EQUITY		\$ 57,056.96

Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 02/01/14 to 02/28/14

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)	41,270.00	42,109.00	(839.00)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	41,270.00	42,109.00	(839.00)	252,654.00
Other Income								
60500	Late Fees Income	125.00	15.00	110.00	125.00	30.00	95.00	180.00
60600	Interest Income	1.44	.00	1.44	3.19	.00	3.19	.00
60900	Screenings Income	.00	40.00	(40.00)	20.00	80.00	(60.00)	480.00
61900	Delinquent Action Admin Chrg	.00	.00	.00	115.00	.00	115.00	.00
67000	Miscellaneous Income	.00	.00	.00	35.00	.00	35.00	.00
67010	Gate Cards Income	.00	30.00	(30.00)	40.00	60.00	(20.00)	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(80.00)	80.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	20.00	(20.00)	120.00
67040	Laundry/Tokens Income	1,080.00	400.00	680.00	1,080.00	800.00	280.00	4,800.00
	Subtotal Other Income	1,206.44	455.00	751.44	1,418.19	910.00	508.19	5,460.00
	TOTAL INCOME	21,841.44	21,509.50	331.94	42,688.19	43,019.00	(330.81)	258,114.00
EXPENSES								
Administrative								
70110	Management Fee	948.00	948.17	.17	1,896.00	1,896.34	.34	11,378.00
70130	Legal & Professional	500.00	30.00	(470.00)	500.00	60.00	(440.00)	360.00
70140	Insurance General Liability	251.31	300.00	48.69	529.55	600.00	70.45	3,600.00
70145	Insurance Property	550.64	681.00	130.36	1,160.28	1,362.00	201.72	8,172.00
70150	Insurance Umbrella	124.31	150.00	25.69	261.93	300.00	38.07	1,800.00
70155	Insurance Finance/Taxes	97.04	105.00	7.96	204.48	210.00	5.52	1,260.00
70160	Insurance Windstorm	2,930.88	3,500.00	569.12	6,109.36	7,000.00	890.64	42,000.00
70165	Insurance Flood	1,735.47	2,000.00	264.53	3,560.22	4,000.00	439.78	24,000.00
70170	Insurance Workers Compensatio	157.80	176.00	18.20	332.50	352.00	19.50	2,112.00
70180	Insurance D & O	115.01	137.50	22.49	242.34	275.00	32.66	1,650.00
70190	Insurance Fidelity	40.41	44.00	3.59	85.15	88.00	2.85	528.00
70195	Insurance Glass	146.52	167.17	20.65	308.74	334.34	25.60	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	251.96	.00	(251.96)	.00
70240	Dues & License	403.50	65.00	(338.50)	403.50	130.00	(273.50)	780.00
70270	ADP Fees	135.28	138.00	2.72	326.56	276.00	(50.56)	1,656.00
70275	Taxes & Audit Fees	350.00	350.00	.00	700.00	700.00	.00	4,200.00
70276	ADP Payroll Taxes	505.73	463.00	(42.73)	1,110.77	926.00	(184.77)	5,556.00
70280	Postage & Printing	39.83	116.00	76.17	540.73	232.00	(308.73)	1,392.00
71010	Salaries - General	2,088.91	2,205.00	116.09	4,744.89	4,410.00	(334.89)	26,460.00
	Total Administrative	11,246.62	11,575.84	329.22	23,268.96	23,151.68	(117.28)	138,910.00

RECONCILIATION

Bank #: 01 Operating-BB&T 10100 Operating-BB&T
 G/L Acct Bal: 35,206.98
 Bank Balance: 36,100.85
 Statement date: 02/28/14

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

3693	02/24/14	CITY OF MIAMI		403.50	
22814	02/24/14	AT&T		250.45	
3695	02/25/14	HOME DEPOT CREDIT SERVICE		239.92	
Total Outstanding				893.87	.00

Bank Reconciliation Summary

=====

Checkbook Balance	35,206.98	Reconciling Balance	36,100.85
Uncleared Checks, Credits	893.87 +	Bank Stmt. Balance	36,100.85
Uncleared Deposits, Debits	0.00	Difference	0.00



889-12-01-00 40257 27 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 02/28/2014

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.
 BB&T, Member FDIC.

■ ASSOC SVCS INTEREST CHECKING 1100003461589

Account summary

Your previous balance as of 01/31/2014	\$43,201.10
Checks	- 13,836.77
Other withdrawals, debits and service charges	- 13,716.21
Deposits, credits and interest	+ 20,452.73
Your new balance as of 02/28/2014	= \$36,100.85

Interest summary

Interest paid this statement period	\$1.44
2014 interest paid year-to-date	\$3.19
Interest rate	0.05%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/03	3662	2,637.50	02/18	3673	948.00	02/13	3683	480.00
02/20	3663	2,637.50	02/24	3674	157.87	02/11	3684	53.00
02/10	*3665	242.27	02/14	3675	12.84	02/18	3685	1,350.00
02/11	3666	243.45	02/06	3676	300.00	02/27	3686	208.84
02/14	3667	80.00	02/18	3677	32.05	02/21	3687	60.00
02/18	*3669	1,064.66	02/21	3678	39.83	02/21	3688	300.00
02/11	3670	32.51	02/24	*3680	180.65	02/28	3689	168.26
02/11	3671	259.58	02/26	3681	1,500.09	02/28	3690	500.00
02/14	3672	45.59	02/26	3682	148.00	02/28	3691	154.28

* indicates a skip in sequential check numbers above this item

Total checks = \$13,836.77

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/05	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000470776067	12.65

continued

■ ASSOC SVCS INTEREST CHECKING 1100003461589 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
02/05	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000470775087	1,581.23
02/07	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	67.64
02/07	INS PMT FIRST INSURANCE 6165 BRICKELL 25 INC., A CO	4,893.24
02/11	ELEC PYMT FPL DIRECT DEBIT PPDA BRICKELL 25 INC CONDOM	1,139.15
02/13	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	231.52
02/13	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	978.07
02/18	INTERNET PAYMENT COMCAST COMCAST 0440663831 SPA	1,466.71
02/21	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	67.64
02/21	INS PMT FIRST INSURANCE 0722 BRICKELL 25 INC., A CO	1,893.31
02/27	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	274.21
02/27	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	1,110.84
Total other withdrawals, debits and service charges		= \$13,716.21

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/03	CONSOL ELEC BILL PAY DEPOSIT 1	461.77
02/03	CONSOLIDATED COUPON PAYMENT 1	486.99
02/03	CONSOL ELEC DEPOSIT 9	5,435.25
02/05	REMOTE DEPOSIT	1,050.32
02/07	CONSOLIDATED COUPON PAYMENT 1	530.32
02/10	CONSOLIDATED COUPON PAYMENT 1	324.10
02/11	REMOTE DEPOSIT	1,400.00
02/12	CONSOLIDATED COUPON PAYMENT 1	499.37
02/12	REMOTE DEPOSIT	4,423.89
02/13	COUNTER DEPOSIT	1,080.00
02/14	CONSOLIDATED COUPON PAYMENT 1	441.59
02/21	REMOTE DEPOSIT	3,374.67
02/24	CONSOLIDATED COUPON PAYMENT 2	943.02
02/28	INTEREST PAYMENT	1.44
Total deposits, credits and interest		= \$20,452.73



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).					

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003662
Date: 01/21/14

Pay
Exactly TWO THOUSAND SIX HUNDRED THIRTY-SEVEN AND 50/100 DOLLARS *****2,637.50

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

Signature Required
Authorized Signature

#003662# ⑆263191387⑆⑆100003461589

CHECK #: 3662 \$2,637.50

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003663
Date: 01/21/14

Pay
Exactly TWO THOUSAND SIX HUNDRED THIRTY-SEVEN AND 50/100 DOLLARS *****2,637.50

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

Signature Required
Authorized Signature

#003663# ⑆263191387⑆⑆100003461589

CHECK #: 3663 \$2,637.50

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003665
Date: 01/27/14

Pay
Exactly TWO HUNDRED FORTY-TWO AND 27/100 DOLLARS *****242.27

To The
Order Of: HOME DEPOT CREDIT SERVICES
P.O. BOX 9055
DES MOINES, IA 50388-0055

Signature Required
Authorized Signature

#003665# ⑆263191387⑆⑆100003461589

CHECK #: 3665 \$242.27

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003666
Date: 01/27/14

Pay
Exactly TWO HUNDRED FORTY-THREE AND 45/100 DOLLARS *****243.45

To The
Order Of: SIEGERS RIVERA, LERNER
2050 JAMBRA CIRCLE
SUITE 102
CORAL GABLES, FL 33134

Signature Required
Authorized Signature

#003666# ⑆263191387⑆⑆100003461589

CHECK #: 3666 \$243.45

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003667
Date: 01/27/14

Pay
Exactly EIGHTY AND 00/100 DOLLARS *****80.00

To The
Order Of: ESSENTIAL SCREENING
P.O. BOX 393
RUTHERFORDTON, NC 28139

Signature Required
Authorized Signature

#003667# ⑆263191387⑆⑆100003461589

CHECK #: 3667 \$80.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003669
Date: 02/01/14

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

To The
Order Of: OTIS ELEVATOR COMPANY
P.O. BOX 505454
CHARLOTTE, NC 28220-5454

Signature Required
Authorized Signature

#003669# ⑆263191387⑆⑆100003461589

CHECK #: 3669 \$1,064.66

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003670
Date: 01/28/14

Pay
Exactly THIRTY-TWO AND 5/100 DOLLARS *****32.01

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

Signature Required
Authorized Signature

#003670# ⑆263191387⑆⑆100003461589

CHECK #: 3670 \$32.51

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003671
Date: 01/28/14

Pay
Exactly TWO HUNDRED FIFTY-NINE AND 58/100 DOLLARS *****259.58

To The
Order Of: DELTA SUPPLY
8224 SEAR NW 14 STREET
MIAMI, FLORIDA 33126

Signature Required
Authorized Signature

#003671# ⑆263191387⑆⑆100003461589

CHECK #: 3671 \$259.58

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003672
Date: 01/28/14

Pay
Exactly FORTY-FIVE AND 59/100 DOLLARS *****45.59

To The
Order Of: PEACHTREE BUSINESS PRODUCTS
P.O. BOX 670095
MARIETTA, GA 30068

Signature Required
Authorized Signature

#003672# ⑆263191387⑆⑆100003461589

CHECK #: 3672 \$45.59

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BACKGROUND AND A FULL NAME. 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

BRIT
MIAMI, FLORIDA 33196
99-129-8292-01

003673
Date: 02/04/14

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

Signature Required
Authorized Signature

#003673# ⑆263191387⑆⑆100003461589

CHECK #: 3673 \$948.00



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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/04/14

Pay Exactly ONE HUNDRED FIFTY-SEVEN AND 87/100 DOLLARS *****157.87

To The Order Of: UNINASHNER, INC.
 1168 WEST 22ND STREET
 HIALEAH, FLORIDA 33010

003674 12631913871100003461589

CHECK#: 3674 \$157.87

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/04/14

Pay Exactly TWELVE AND 84/100 DOLLARS *****12.84

To The Order Of: MINUTEMAN PRESS
 13275 SW 136 STREET
 SUITE 35
 MIAMI, FLORIDA 33165

003675 12631913871100003461589

CHECK#: 3675 \$12.84

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/04/14

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

To The Order Of: KORENIA MOREJON B.
 4150 WEST 87 AVENUE
 HIALEAH, FLORIDA 33012

003676 12631913871100003461589

CHECK#: 3676 \$300.00

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/04/14

Pay Exactly THIRTY-TWO AND 05/100 DOLLARS *****32.05

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

003677 12631913871100003461589

CHECK#: 3677 \$32.05

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/10/14

Pay Exactly THIRTY-NINE AND 89/100 DOLLARS *****39.83

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

003678 12631913871100003461589

CHECK#: 3678 \$39.83

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/10/14

Pay Exactly ONE HUNDRED EIGHTY AND 65/100 DOLLARS *****180.65

To The Order Of: ALL FLORIDA POOL & SPA CENTER
 11720 BISCAYNE BLVD
 N MIAMI, FL 33161

003680 12631913871100003461589

CHECK#: 3680 \$180.65

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/10/14

Pay Exactly ONE THOUSAND FIVE HUNDRED AND 09/100 DOLLARS *****1,500.09

To The Order Of: PROGRESSIVE WASTE SOLUTIONS
 OF FLORIDA, INC.
 P.O. BOX 6484
 CAROL STREAM, IL 60197

003681 12631913871100003461589

CHECK#: 3681 \$1,500.09

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/10/14

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

To The Order Of: BUG OFF EXTERMINATORS
 1054 W 34 STREET
 FT. LAUDERDALE, FL 33309

003682 12631913871100003461589

CHECK#: 3682 \$148.00

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/10/14

Pay Exactly FOUR HUNDRED EIGHTY AND 00/100 DOLLARS *****480.00

To The Order Of: A.R. SERVICE & REPAIR CORP
 6937 WEST 29 AVE #105
 HIALEAH GARDENS, FL 33018

003683 12631913871100003461589

CHECK#: 3683 \$480.00

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

MIAMI, FLORIDA 33196
 59-129-8292-01

Date: 02/11/14

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

To The Order Of: CHARLES LIPMAN

003684 12631913871100003461589

CHECK#: 3684 \$53.00

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

BBAT
MIAMI, FLORIDA 33136

003685

56-129-8282-01

Date: 02/11/14

Pay
Exactly ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS *****1,350.00

To The
Order Of: ENDLESS BREEZE, INC
P O BOX 960595
MIAMI, FLORIDA 33296

Signature Required
Carrie Mackley

VOID AFTER 90 DAYS

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

⑆003685⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3685 \$1,350.00

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

BBAT
MIAMI, FLORIDA 33136

003686

56-129-8282-01

Date: 02/18/14

Pay
Exactly TWO HUNDRED EIGHT AND 84/100 DOLLARS *****208.84

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

Signature Required
Carrie Mackley

VOID AFTER 90 DAYS

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

⑆003686⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3686 \$208.84

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

BBAT
MIAMI, FLORIDA 33136

003687

56-129-8282-01

Date: 02/18/14

Pay
Exactly SIXTY AND 00/100 DOLLARS *****60.00

To The
Order Of: CHARLES LIPMAN

Signature Required
Carrie Mackley

VOID AFTER 90 DAYS

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

⑆003687⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3687 \$60.00

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

BBAT
MIAMI, FLORIDA 33136

003688

56-129-8282-01

Date: 02/18/14

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

To The
Order Of: KIRENIA WOREJON B.
4199 WEST 8 AVENUE
HIALEAH, FLORIDA 33012

Signature Required
Carrie Mackley

VOID AFTER 90 DAYS

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

⑆003688⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3688 \$300.00

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

BBAT
MIAMI, FLORIDA 33136

003689

56-129-8282-01

Date: 02/18/14

Pay
Exactly ONE HUNDRED SIXTY-EIGHT AND 26/100 DOLLARS *****168.26

To The
Order Of: RED HAWK FIRE SECURITY, LLC
P.O. BOX 538198
ATLANTA, GA 30353-8198

Signature Required
Carrie Mackley

VOID AFTER 90 DAYS

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

⑆003689⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3689 \$168.26

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

BBAT
MIAMI, FLORIDA 33136

003690

56-129-8282-01

Date: 02/18/14

Pay
Exactly FIVE HUNDRED AND 00/100 DOLLARS *****500.00

To The
Order Of: FLORIDA REAL ESTATE APPRAISERS
1699 SW 19 STREET
MIAMI, FL 33145

Signature Required
Carrie Mackley

VOID AFTER 90 DAYS

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

⑆003690⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3690 \$500.00

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

BBAT
MIAMI, FLORIDA 33136

003691

56-129-8282-01

Date: 02/18/14

Pay
Exactly ONE HUNDRED FIFTY-FOUR AND 28/100 DOLLARS *****154.28

To The
Order Of: RED HAWK FIRE SECURITY, LLC
P.O. BOX 538198
ATLANTA, GA 30353-8198

Signature Required
Carrie Mackley

VOID AFTER 90 DAYS

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

⑆003691⑆ ⑆263191387⑆ ⑆100003461589

CHECK#: 3691 \$154.28

CASH DISBURSEMENTS

Starting Check Date: 2/01/14 Cash account #: "All"
 Ending Check Date: 2/28/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:	10100		Operating-BB&T				
2/01/14	3668	VOID		.00			
2/01/14	3669	1268	OTIS ELEVATOR COMPANY	1,064.66	FEB01/14 ELEVATOR OTIS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1788	TA005223X214	2/01/14	82650	2/01/14	1,064.66	FEB01/14 ELEVATOR OTIS
2/04/14	3673	1	M & E ASSOCIATES OF MIAMI, INC	948.00	FEB1/14 MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1796	12946 FEB	2/01/14	70110	2/01/14	948.00	FEB1/14 MANAGEMENT FEES
2/04/14	3674	87	UNIWASHER, INC.	157.87	REPAIR ROLLER,CYLINDER,LA		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1799	43012	1/24/14	74160	1/31/14	157.87	REPAIR ROLLER,CYLINDER,LA
2/04/14	3675	617	MINUTEMAN PRESS	12.84	ANNUAL MEETING NOTICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1797	49825	1/29/14	70280	1/31/14	12.84	ANNUAL MEETING NOTICE
2/04/14	3676	872	KIRENIA MOREJON B.	300.00	JAN13-JAN24/14 JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1800	1-30-14 JANITOR	1/31/14	82500	1/31/14	300.00	JAN13-JAN24/14 JANITORIAL
2/04/14	3677	1	M & E ASSOCIATES OF MIAMI, INC	32.05	FIRST NOTICE ANNUAL MEET		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1798	12983	2/03/14	70280	1/31/14	32.05	FIRST NOTICE ANNUAL MEET
2/04/14	20714	(M)5896	FIRST INSURANCE FUNDING CORP.	4,893.24	FEB-01-1766165FIF INS ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1801	1766165 FEB ACH	2/04/14	33000	2/04/14	4,893.24	FEB-01-1766165FIF INS ACH
2/05/14	21514	(M)995	COMCAST	1,466.71	FEB01#0440663831CABLE ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1804	020114-022814	2/05/14	82700	2/05/14	1,466.71	FEB01#0440663831CABLE ACH
2/10/14	3678	1	M & E ASSOCIATES OF MIAMI, INC	39.83	JAN31/14 BACKCHARGES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1808	12996 JAN	2/10/14	70280	2/10/14	39.83	JAN31/14 BACKCHARGES
Cash account #:	10100		Operating-BB&T				

CASH DISBURSEMENTS

Starting Check Date: 2/01/14 Cash account #: "All"
 Ending Check Date: 2/28/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
2/10/14	3680	412	ALL FLORIDA POOL & SPA CENTER	180.65	FEB14/14 POOL SERVICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1802	9876207-IN	2/05/14	80100	2/05/14	180.65	FEB14/14 POOL SERVICE
2/10/14	3681	792	PROGRESSIVE WASTE SOLUTIONS	1,500.09	FEB01/14-0084057310 WASTE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1806	0001163903 FEB	2/10/14	82300	2/10/14	1,500.09	FEB01/14-0084057310 WASTE
2/10/14	3682	3201	BUG OFF EXTERMINATORS	148.00	FEB01/14 PEST CONTROL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1807	672608 FEB	2/10/14	78300	2/10/14	148.00	FEB01/14 PEST CONTROL
2/10/14	3683	569876	AR SERVICE & REPAIR CORP	480.00	PLUMBING REPAIRS @APT801		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1805	809	2/07/14	74195	2/10/14	480.00	PLUMBING REPAIRS @APT801
2/11/14	3684	801	CHARLES LIPMAN	53.00	FEB/2014 PHONE REIMBURSEM		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1809	FEB01/2014	2/11/14	72800	2/11/14	53.00	FEB/2014 PHONE REIMBURSEM
2/11/14	3685	223004	ENDLESS BREEZE, INC	1,350.00	REPLACE CONDENSER UNIT1.5		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1811	021014	2/11/14	74160	2/11/14	1,350.00	REPLACE CONDENSER UNIT1.5
2/12/14	21014 (M)250		FLORIDA POWER & LIGHT	1,139.15	FEB14-18066-72067 FPL ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1812	DEC30-JAN30	2/12/14	72100	2/12/14	1,139.15	FEB14-18066-72067 FPL ACH
2/12/14	22114 (M)5896		FIRST INSURANCE FUNDING CORP.	1,893.31	FEB/14-00011760722INS ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1813	1760722 ACH FEB	2/12/14	33000	2/12/14	1,893.31	FEB/14-00011760722INS ACH
2/18/14	3686	412	ALL FLORIDA POOL & SPA CENTER	208.84	REPLACE POOL LIGHT&GASKET		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1820	0579209-IN	2/11/14	80200	2/18/14	208.84	REPLACE POOL LIGHT&GASKET
Cash account #:	10100		Operating-BB&T				
2/18/14	3687	801	CHARLES LIPMAN	60.00	TRASH REMOVAL 1 LOAD		

CASH DISBURSEMENTS

Starting Check Date: 2/01/14 Cash account #: "All"
 Ending Check Date: 2/28/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1817 02/18/14	2/18/14	70160	2/18/14	60.00	TRASH REMOVAL 1 LOAD
2/18/14	3688	872	KIRENIA MOREJON B.	300.00			JAN27-FEB07/14 JANITORIAL
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1814 2/12/14 JANITOR	2/12/14	82500	2/12/14	300.00	JAN27-FEB07/14 JANITORIAL
2/18/14	3689	1018	RED HAWK FIRE SECURITY, LLC	168.26			REPAIR SHORT CIRCUIT
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1815 2904720	2/03/14	82100	2/12/14	168.26	REPAIR SHORT CIRCUIT
2/18/14	3690	220033	FLORIDA REAL ESTATE APPRAISERS	500.00			INS.COST VALUATION & REPO
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1819 12557	2/13/14	70130	2/18/14	500.00	INS.COST VALUATION & REPO
2/18/14	3691	1018	RED HAWK FIRE SECURITY, LLC	154.28			ANNUAL FIRE INSPECTION RE
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1816 2905201	2/05/14	82100	2/12/14	154.28	ANNUAL FIRE INSPECTION RE
2/24/14	3692	VOID				.00	Void
2/24/14	3693	8010	CITY OF MIAMI	403.50			TRACTION PASS.ELEVATOR
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1823 9007064	1/28/14	70240	2/24/14	403.50	TRACTION PASS.ELEVATOR
2/24/14	22814	(M)903	AT&T	250.45			FEB/14#3058540033AT&TACH
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1822 FEB11-MAR10 ACH	2/24/14	72800	2/24/14	250.45	FEB/14#3058540033AT&TACH
2/25/14	3695	75	HOME DEPOT CREDIT SERVICES	239.92			6035 3225 0282 9520 DEPOT
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1825 011714-021214	2/25/14	74170	2/25/14	239.92	6035 3225 0282 9520 DEPOT
2/28/14	3679	VOID				.00	Void
			Totals:			17,944.65	

AGED OWNER BALANCES: AS OF Feb. 28, 2014
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL
202	202	Santiago Pellegrini 145 SE 25 Road # 202	Last Pmt: 01/30/14	472.54			
		A1 Maintenance Fee	472.54	0.00	0.00	0.00	472.54
		01 Late Fees	25.00	0.00	25.00	0.00	50.00
		03 Admin. Fees	10.00	0.00	33.29	0.00	43.29
		TOTAL:	507.54	0.00	58.29	0.00	565.83
604	604	Maria Staley 145 SE 25 Road # 604	Last Pmt: 02/12/14	484.92			
		A1 Maintenance Fee	484.92	0.00	0.00	0.00	484.92
		01 Late Fees	25.00	0.00	25.00	0.00	50.00
		03 Admin. Fees	10.00	0.00	35.00	0.00	45.00
		TOTAL:	519.92	0.00	60.00	0.00	579.92
703	703	NORMA RAMIREZ 145 SE 25 Road # 703	Last Pmt: 02/12/14	544.76			
		A1 Maintenance Fee	0.06	0.00	0.00	0.00	0.06
		TOTAL:	0.06	0.00	0.00	0.00	0.06
801	801	Matilde Alberny 145 SE 25 Road # 801	Last Pmt: 02/10/14	324.10			
		01 Late Fees	0.00	0.00	25.00	0.00	25.00
		03 Admin. Fees	10.00	0.00	10.00	0.00	20.00
		TOTAL:	10.00	0.00	35.00	0.00	45.00
802	802	FRITZ DUBOIS 145 SE 25 Road # 802	Last Pmt: 02/11/14	1400.00			
		A1 Maintenance Fee	561.27	36.43	0.00	0.00	597.70
		01 Late Fees	25.00	0.00	0.00	0.00	25.00
		TOTAL:	586.27	36.43	0.00	0.00	622.70
1001	1001	Lourdes Camps 145 SE 25 Road # 1001	Last Pmt: 02/05/14	534.45			
		A1 Maintenance Fee	530.90	0.00	0.00	0.00	530.90
		01 Late Fees	25.00	0.00	50.00	150.00	125.00
		03 Admin. Fees	25.00	0.00	105.00	0.00	130.00
		TOTAL:	580.90	0.00	55.00	150.00	785.90
1201	1201	Brian & Pamela Young 145 SE 25 Road # 1201	Last Pmt: 01/08/14	932.70			
		A1 Maintenance Fee	932.70	0.00	0.00	0.00	932.70
		01 Late Fees	25.00	0.00	0.00	0.00	25.00

AGED OWNER BALANCES: AS OF Feb. 28, 2014
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL
1201	1201	Brian & Pamela Young	Last Pmt: 01/08/14	932.70			
		TOTAL:	957.70	0.00	0.00	0.00	957.70
1202	1202	JORGE DAVILA	Last Pmt: 02/12/14	959.28			
		145 SE 25 Road # 1202					
		A1 Maintenance Fee	1.29	0.00	0.00	0.00	1.29
		03 Admin. Fees	10.00	0.00	10.00	0.00	20.00
		TOTAL:	11.29	0.00	10.00	0.00	21.29

AGED OWNER BALANCES: AS OF Feb. 28, 2014
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

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

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL
A1		Maintenance Fee	11000	2983.68	36.43	0.00	0.00	3020.11
01		Late Fees	11000	125.00	0.00	25.00	150.00	300.00
03		Admin. Fees	11000	65.00	0.00	193.29	0.00	258.29
GRAND TOTAL:				3173.68	36.43	218.29	150.00	3578.40

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	3578.40
TOTAL		\$3578.40

**Brickell 25, A Condominium Association
Prepaid Insurance Schedule
February 28, 2014**

Prepaid Insurance										
Period 2013-2014										
GL	Description of Policy	From	To	Premium	CPA Adj	Expensed	Prepaid Bal	Comments		
70140	Gen Liab/Philadelphia Indemnity	5/7/2013	5/7/2014	3,276.04	-	2,665.70	610.34			
70145	Property/QBE Insurance Corp	5/7/2013	5/7/2014	7,178.00		5,840.73	1,337.27			
70155	Finance/Doc&Stamps	5/7/2013	5/7/2014	912.38		742.40	169.98			
70150	Umbrella/American Zurich Ins.	5/7/2013	5/7/2014	1,620.42		1,318.53	301.89			
70160	Windstorm/Citizen	5/7/2013	5/7/2014	37,424.00	(2,577.53)	31,398.41	3,448.06			
70180	D&O/Travelers Cas&Surety Co.	5/7/2013	5/7/2014	1,499.24		1,219.93	279.31			
70190	Fidelity/Travelers	5/7/2013	5/7/2014	526.76		428.65	98.11			
70195	Glass/USPlate Glass Insurance Co	5/7/2013	5/7/2014	1,910.00		1,554.17	355.83			
Total				54,346.84		45,168.52	6,600.79			
Expense For the Month										
Description	Days	Per Day	Total	Remaining			Prepaid	Comments		
				Days	Days	Months				
70140	Gen Liab/Philadelphia Indemnity	28	8.98	251.31	67		2.39			
70145	Property/QBE Insurance Corp	28	19.67	550.64	67		2.39			
70155	Finance/Doc&Stamps	28	2.50	69.99	67		2.39			
70150	Umbrella/American Zurich Ins.	28	4.44	124.31	67		2.39			
70160	Windstorm/Citizen	28	102.53	2,870.88	67		2.39			
70180	D&O/Travelers Cas&Surety Co.	28	4.11	115.01	67		2.39			
70190	Fidelity/Travelers	28	1.44	40.41	67		2.39			
70195	Glass/USPlate Glass Insurance Co	28	5.23	146.52	67		2.39			
Total		148.90	4,169.07							
Insurance Payable										
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Online Fees	Total Payable	Monthly Payment	# of Pymt	Insurance	Out of
53,434.46	744.03	168.35	54,346.84	5,343.44	63.90	48,939.50	4,893.24	9	10	4,900.34
Grand Total										

**Brickell 25, A Condominium Association
Prepaid Interest Schedule
February 28, 2014**

Interest on Policy						
Financed from # of days =		365				
	Period		Days in	Total	Prepaid	
	From	To	Month	Expensed	Balance	
					4,169.07	
	5/7/2013	5/31/2013	24	274.13	3,894.94	
	6/1/2013	6/30/2013	30	342.66	3,552.28	
	6/26/2013	7/31/2013	31	354.09	3,198.19	
	7/21/2013	8/31/2013	31	354.09	2,844.11	
	8/15/2013	9/30/2013	30	342.66	2,501.44	
	9/9/2013	10/31/2013	31	354.09	2,147.36	
	10/4/2013	11/30/2013	30	342.66	1,804.69	
	10/29/2013	12/31/2013	31	354.09	1,450.61	
	11/23/2013	1/31/2014	31	354.09	1,096.52	
	12/18/2013	2/28/2014	29	331.24	765.28	
	1/12/2014	3/31/2014	31	354.09	411.20	
	2/6/2014	4/30/2014	30	342.66	68.53	
	3/3/2014	5/31/2014	6	68.53	0.00	
Total			365			

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
February 28, 2014

Prepaid Insurance Flood											
GL	Description of Policy	Period		2013	2013	2013	Prepaid	2013		Comments	
		From	To	Premium	Ins Refund	Expensed	Balance	G/L			
70165	Flood/Hartford Insurance Co.	4/21/2013	4/21/2014	22,623.10	-	18,511.41	4,111.69				
70155	Finance/Doc&Stamps	4/21/2013	4/21/2014	352.60		293.69	58.91				
Total				22,975.70	-	18,805.10	4,170.60				
Expense For the Month				Remaining Prepaid							
Description	Days	Per Day	Total	Days	Months	Comments					
70165	Flood/Hartford Insurance Co.	28	61.98	1,735.47	51	1.82					
70155	Finance/Doc&Stamps	28	0.97	27.05	51	1.82					
Total				62.95	1,762.52						
Insurance Payable											
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Online Fees	Total Payable	Monthly Payment	# of Payments Out of	Insurance 10 rable EOM		
21,485.00	287.50	65.10	21,837.60	2,904.50	-	18,933.10	1,893.31	10	-		
Grand Total											

Brickell 25, A Condominium Association
Prepaid Interest Schedule
February 28, 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			

Brickell 25, A Condominium Association
 Prepaid Insurance Schedule
 February 28, 2014

Prepaid Insurance Worker's Comp										
Period										
GL	Description of Policy	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			332.50	1,724.50		
Total				2,057.00			332.50	1,724.50		
Expense For the Month							Remaining Prepaid			
Description	Days	Per Day	Total			Days	Months	Comments		
70170	Worker's Comp/CNA Insurance	28	5.64	157.80			306	10.93		
Total		5.64	157.80							
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
 February 28, 2014

Interest on Policy						
Financed from # of days =		365				
		Period		Days in	Total	Prepaid
		From	To	Month	Expensed	Balance
						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
February 28, 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: 722.21
 Bank Balance: 722.21
 Statement date: 02/28/14

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding	.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	722.21	Reconciling Balance	722.21
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	722.21
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 02/28/2014

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.
 BB&T, Member FDIC.

■ ASSOC SVCS MONEY MKT SAVINGS 1100001785255

Account summary

Your previous balance as of 01/31/2014	\$722.18
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.03
Your new balance as of 02/28/2014	= \$722.21

Interest summary

Interest paid this statement period	\$0.03
2014 interest paid year-to-date	\$0.06
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/28	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
February 28, 2014

Description	Expense		Posted Date	Amount
Opening Balance	2013		12/31/13	\$ (17,913.00)
Depreciation	Pool Furniture	1 of 36	01/31/14	\$ (125.98)
Depreciation	Pool Furniture	2 of 36	02/28/14	\$ (125.98)
Total				\$ (18,164.96)

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

Brickell 25, Inc., A Condominium Association
Utility Deposit Schedule
February 28, 2014

Description	Dates	Amount
Total		\$ -

Other Deposit Schedule
February 28, 2014

Description	Dates	Amount
Total		\$ -

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

Starting vendor: "First"
Cut off date: 02/28/14

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
000087 UNIWASHER, INC.	1827	43410	NEW WASHER SPEED 120/60/1	02/27/14	1048.00
001512 CJ&K ELECTRONICS SECURITY	1828	29017	REPLACED DOOR STRIKES SWI	02/27/14	526.98
Grand total:					1,574.98

Brickell 25, Inc., A Condominium Association
Accrued Expenses Payables
February 28, 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	January Accrual	1/31/2014	\$150.00
CPA Audit 2014	February Accrual	2/28/2014	\$350.00
Lawn Service	February Accrual	2/28/2014	\$150.00
Total			\$1,450.00

PREPAYS AS OF Feb. 28, 2014
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
YVETH MORO	301	301	555.70
Yolanda Yarur	303	303	373.22
Anthony Hart	501	501	2,224.20
Jose Milton	503	503	600.02
James & Vera Thomas	504	504	4,596.82
Tony & Patsy Kelly	602	602	5,808.20
George & Yveth Moro	603	603	530.32
MARCELO & MIRIAM SALLES	704	704	29.47
Matthew Hodes	803	803	199.94
MOHAMMED ALFODARI	1002	1002	570.41
ARGYLE FINANCE LTD	1003	1003	25.00
TOTAL HOMES: 11			=====
			TOTAL PREPAYS 15,513.30
			TOTAL DISTR: PP 15,513.30