



# M & E ASSOCIATES OF MIAMI, INC.

*A SUBSIDIARY OF VESTA PROPERTY SERVICES*

## BRICKELL 25, INC.

### A CONDOMINIUM ASSOCIATION

*July 31, 2014 Financial*

Management Use Only – Unaudited Financial

August 5, 2014

*there for you*

13055 SW 42nd St., Ste 203  
Miami, FL 33175  
P 305.552.7855  
F 305.552.7840  
[VestaForYou.com](http://VestaForYou.com)



# Brickell 25, Inc. A Condominium Association

The following financial information is for Management Purpose 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) \$28,329.99**  
**Reserve Account(s) \$722.36**

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 **\$278.20** as open payables and **\$495.00** 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 \$1,504.73**  
**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.

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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 #403	\$0.00 07/15/14

### 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](mailto: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](mailto:julie.gonzalez@vestaforyou.com). Whenever possible, please address your financial questions with your Property Manager first at the meeting.

August 5, 2014

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# Brickell 25, A Condo Assoc.

## Balance Sheet As of 07/31/14

### ASSETS

#### CURRENT ASSETS

10100	Operating-BB&T	\$	28,329.99	
11000	Accounts Receivable		1,504.73	
12000	Prepaid Insurance		59,616.07	
12140	Prepaid Expenses		804.61	
	Subtotal Current Assets			\$ 90,255.40

#### RESERVE ASSETS

12500	Reserve-BB&T	\$	722.36	
	Subtotal Deferred Assets			\$ 722.36

#### OTHER ASSETS

14100	Capital Improvement	\$	22,490.28	
14500	Accumulated Depreciation		(18,794.86)	
	Subtotal Other Assets			\$ 3,695.42

#### TOTAL ASSETS

\$ 94,673.18

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### LIABILITIES & EQUITY

#### CURRENT LIABILITIES

31000	Accounts Payable	\$	278.20	
31050	Accrued Expenses		495.00	
33000	Notes Payable Insurance		49,580.02	
36000	Prepaid Assessment		12,022.87	
	Subtotal Current Liabilities			\$ 62,376.09

#### RESERVES

42000	Reserve-Roof Replacement	\$	721.68	
46000	Reserve-Interest		.68	
	Subtotal Reserves			\$ 722.36

#### EQUITY

55000	Member's Equity	\$	40,972.02	
	Current Year Net Income/(Loss)		(9,397.29)	
	Subtotal Equity			\$ 31,574.73

#### TOTAL LIABILITIES & EQUITY

\$ 94,673.18

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**Brickell 25, A Condo Assoc.**  
 Income/Expense Statement  
 Period: 07/01/14 to 07/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
60100	Maintenance Fee	20,635.00	21,054.50	(419.50)	144,445.00	147,381.50	(2,936.50)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	144,445.00	147,381.50	(2,936.50)	252,654.00
<b>Other Income</b>								
60500	Late Fees Income	25.00	15.00	10.00	50.00	105.00	(55.00)	180.00
60600	Interest Income	1.30	.00	1.30	9.92	.00	9.92	.00
60900	Screenings Income	20.00	40.00	(20.00)	60.00	280.00	(220.00)	480.00
61900	Delinquent Action Admin Chrg	40.00	.00	40.00	21.87	.00	21.87	.00
67000	Miscellaneous Income	35.00	.00	35.00	105.00	.00	105.00	.00
67010	Gate Cards Income	140.00	30.00	110.00	200.00	210.00	(10.00)	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(280.00)	280.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	70.00	(70.00)	120.00
67040	Laundry/Tokens Income	720.00	400.00	320.00	3,902.50	2,800.00	1,102.50	4,800.00
	Subtotal Other Income	981.30	455.00	526.30	4,349.29	3,185.00	1,164.29	5,460.00
	<b>TOTAL INCOME</b>	<b>21,616.30</b>	<b>21,509.50</b>	<b>106.80</b>	<b>148,794.29</b>	<b>150,566.50</b>	<b>(1,772.21)</b>	<b>258,114.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	948.00	948.17	.17	6,636.00	6,637.19	1.19	11,378.00
70130	Legal & Professional	.00	30.00	30.00	675.76	210.00	(465.76)	360.00
70140	Insurance General Liability	292.33	300.00	7.67	2,007.45	2,100.00	92.55	3,600.00
70145	Insurance Property	575.24	681.00	105.76	3,837.71	4,767.00	929.29	8,172.00
70150	Insurance Umbrella	137.62	150.00	12.38	972.25	1,050.00	77.75	1,800.00
70155	Insurance Finance/Taxes	110.68	105.00	(5.68)	761.84	735.00	(26.84)	1,260.00
70160	Insurance Windstorm	3,331.69	3,500.00	168.31	19,445.02	24,500.00	5,054.98	42,000.00
70165	Insurance Flood	1,956.40	2,000.00	43.60	13,470.90	14,000.00	529.10	24,000.00
70170	Insurance Workers Compensatio	174.70	176.00	1.30	1,194.74	1,232.00	37.26	2,112.00
70180	Insurance D & O	62.20	137.50	75.30	706.25	962.50	256.25	1,650.00
70190	Insurance Fidelity	44.74	44.00	(.74)	316.04	308.00	(8.04)	528.00
70195	Insurance Glass	160.78	167.17	6.39	1,141.72	1,170.19	28.47	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	881.86	.00	(881.86)	.00
70240	Dues & License	156.50	65.00	(91.50)	630.00	455.00	(175.00)	780.00
70270	ADP Fees	142.88	138.00	(4.88)	1,078.20	966.00	(112.20)	1,656.00
70275	Taxes & Audit Fees	.00	350.00	350.00	3,575.00	2,450.00	(1,125.00)	4,200.00
70276	ADP Payroll Taxes	629.83	463.00	(166.83)	3,692.66	3,241.00	(451.66)	5,556.00
70277	Federal Income Taxes	.00	.00	.00	431.00	.00	(431.00)	.00
70280	Postage & Printing	70.55	116.00	45.45	910.71	812.00	(98.71)	1,392.00
71010	Salaries - General	2,852.72	2,205.00	(647.72)	15,961.36	15,435.00	(526.36)	26,460.00

**Brickell 25, A Condo Assoc.**  
Income/Expense Statement  
Period: 07/01/14 to 07/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Administrative	11,772.84	11,575.84	(197.00)	78,326.47	81,030.88	2,704.41	138,910.00
Utilities								
72100	Electricity	1,288.61	1,350.00	61.39	8,759.99	9,450.00	690.01	16,200.00
72200	Water & Sewer	1,041.30	800.00	(241.30)	8,186.41	5,600.00	(2,586.41)	9,600.00
72800	Telephone Lines	405.40	280.00	(125.40)	2,271.67	1,960.00	(311.67)	3,360.00
	Total Utilities	2,735.31	2,430.00	(305.31)	19,218.07	17,010.00	(2,208.07)	29,160.00
Maintenance Expenses								
74160	R&M-General	1,449.48	700.00	(749.48)	6,470.50	4,900.00	(1,570.50)	8,400.00
74170	R&M-Supplies	936.80	350.00	(586.80)	3,978.55	2,450.00	(1,528.55)	4,200.00
74175	R&M-Elevator	.00	250.00	250.00	580.00	1,750.00	1,170.00	3,000.00
74180	R&M-Air Conditioning	220.00	100.00	(120.00)	220.00	700.00	480.00	1,200.00
74185	R&M-Lighting	.00	100.00	100.00	.00	700.00	700.00	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	1,140.00	1,050.00	(90.00)	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	1,780.00	2,100.00	320.00	3,600.00
	Total Maintenance Expenses	2,606.28	1,950.00	(656.28)	14,169.05	13,650.00	(519.05)	23,400.00
Site Improvements								
78100	Lawn Maintenance	150.00	150.00	.00	1,050.00	1,050.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	.00	805.00	805.00	1,380.00
78300	Pest Control/Spraying	148.00	141.67	(6.33)	1,036.00	991.69	(44.31)	1,700.00
	Total Site Improvements	298.00	406.67	108.67	2,086.00	2,846.69	760.69	4,880.00
Contract Services								
80100	Pool Maintenance	194.00	190.00	(4.00)	1,312.65	1,330.00	17.35	2,280.00
80200	R&M-Pool Repairs	.00	150.00	150.00	6,650.64	1,050.00	(5,600.64)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	84.00	(41.25)	144.00
82100	Fire Panel Monitoring	148.32	300.00	151.68	3,218.10	2,100.00	(1,118.10)	3,600.00
82300	Trash Collection	1,507.74	1,300.00	(207.74)	10,449.31	9,100.00	(1,349.31)	15,600.00
82500	Janitorial Services	650.00	600.00	(50.00)	4,550.00	4,200.00	(350.00)	7,200.00
82650	Elevator Maintenance	1,064.66	1,050.00	(14.66)	7,452.62	7,350.00	(102.62)	12,600.00
82655	Elevator Permit	.00	45.00	45.00	.00	315.00	315.00	540.00
82700	Bulk Cable Services	1,540.07	1,500.00	(40.07)	10,633.42	10,500.00	(133.42)	18,000.00
	Total Contract Services	5,104.79	5,147.00	42.21	44,391.99	36,029.00	(8,362.99)	61,764.00
	<b>TOTAL EXPENSES</b>	<b>22,517.22</b>	<b>21,509.51</b>	<b>(1,007.71)</b>	<b>158,191.58</b>	<b>150,566.57</b>	<b>(7,625.01)</b>	<b>258,114.00</b>



RECONCILIATION

Bank #: 01 Operating-BB&T                      10100    Operating-BB&T  
 G/L Acct Bal:    28,329.99  
 Bank Balance:    30,379.58  
 Statement date: 07/31/14

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

3790	07/18/14	PROGRESSIVE WASTE SOLUTIO		1,507.74	
3791	07/29/14	HOME DEPOT CREDIT SERVICE		5.35	
3793	07/29/14	KIRENIA MOREJON B.		300.00	
3794	07/29/14	CITY OF MIAMI		156.50	
3795	07/29/14	ESSENTIAL SCREENING		80.00	
Total Outstanding				<u>2,049.59</u>	<u>.00</u>

Bank Reconciliation Summary

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Checkbook Balance	28,329.99	Reconciling Balance	30,379.58
Uncleared Checks, Credits	2,049.59 +	Bank Stmt. Balance	30,379.58
Uncleared Deposits, Debits	0.00	Difference	0.00



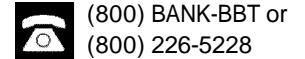


889-12-01-00 40257 23 C 001 30 55 004  
 BRICKELL 25 INC A CONDOMINIUM  
 ASSOCIATION / OPERATING ACCT  
 C/O M & E ASSOCIATES OF MIAMI INC  
 13055 SW 42ND ST STE 203  
 MIAMI FL 33175-3410

# Your account statement

For 07/31/2014

## 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.  
 BB&T, Member FDIC.

#### ■ ASSOC SVCS INTEREST CHECKING 1100003461589

##### Account summary

Your previous balance as of 06/30/2014	\$28,566.81
Checks	- 7,449.38
Other withdrawals, debits and service charges	- 14,865.67
Deposits, credits and interest	+ 24,127.82
Your new balance as of 07/31/2014	= \$30,379.58

##### Interest summary

Interest paid this statement period	\$1.30
2014 interest paid year-to-date	\$9.92
Interest rate	0.05%

##### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
07/01	3764	330.00	07/11	3775	948.00	07/30	3784	257.35
07/07	3765	137.02	07/14	3776	53.50	07/28	3785	194.00
07/09	3766	250.00	07/28	*3778	57.32	07/28	3786	91.00
07/07	3767	194.00	07/30	3779	148.00	07/30	3787	45.55
07/08	*3770	818.85	07/08	3780	59.00	07/25	3788	350.00
07/08	*3772	1,064.66	07/10	3781	220.00	07/24	3789	1,275.98
07/11	3773	80.25	07/08	3782	59.00	07/30	*3792	395.90
07/07	3774	300.00	07/08	3783	120.00			

\* indicates a skip in sequential check numbers above this item

Total checks = \$7,449.38

##### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
07/03	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	189.75
07/03	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	885.19

*continued*

■ ASSOC SVCS INTEREST CHECKING 1100003461589 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
07/09	ELEC PYMT FPL DIRECT DEBIT PPDA BRICKELL 25 INC CONDOM	1,288.61
07/11	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
07/15	INTERNET PAYMENT COMCAST COMCAST 0440663831 SPA	1,540.07
07/17	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	214.06
07/17	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	964.31
07/18	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
07/21	INS PMT FIRST INSURANCE 3037 BRICKELL 25 INC., A CO	7,082.86
07/31	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000521937526	12.65
07/31	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	226.02
07/31	Payment ATT PAYG BRICKELL 25	287.40
07/31	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	1,003.22
07/31	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000521938794	1,028.65
Total other withdrawals, debits and service charges		= \$14,865.67

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
07/01	CONSOL ELEC BILL PAY DEPOSIT 1	472.54
07/02	REMOTE DEPOSIT	55.00
07/02	REMOTE DEPOSIT	4,621.91
07/03	CONSOLIDATED COUPON PAYMENT 1	515.87
07/03	CONSOL ELEC DEPOSIT 10	5,934.62
07/07	CONSOL ELEC BILL PAY DEPOSIT 1	484.92
07/10	COUNTER DEPOSIT	720.00
07/11	CONSOLIDATED COUPON PAYMENT 1	486.99
07/11	REMOTE DEPOSIT	1,966.92
07/14	CONSOLIDATED COUPON PAYMENT 1	441.59
07/14	CONSOL ELEC BILL PAY DEPOSIT 1	959.54
07/16	REMOTE DEPOSIT	100.00
07/17	CONSOLIDATED COUPON PAYMENT 1	500.00
07/23	REMOTE DEPOSIT	120.00
07/23	CONSOLIDATED COUPON PAYMENT 1	932.70
07/23	REMOTE DEPOSIT	3,014.07
07/24	CONSOLIDATED COUPON PAYMENT 2	942.70
07/25	CONSOLIDATED COUPON PAYMENT 2	883.18
07/28	REMOTE DEPOSIT	501.43
07/31	CONSOL ELEC BILL PAY DEPOSIT 1	472.54
07/31	INTEREST PAYMENT	1.30
Total deposits, credits and interest		= \$24,127.82



## 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

003764

59-129-8282 01

Date: 06/17/14

Pay  
Exactly THREE HUNDRED THIRTY AND 00/100 DOLLARS \*\*\*\*\*330.00

To The  
Order Of: ASSOCIATED ELEVATOR INSPECTION  
6405 NW 36 STREET  
SUITE #204  
MIAMI, FLORIDA 33166

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003764\* \*2631913874100003461589

CHECK#: 3764 \$330.00

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

003765

59-129-8282 01

Date: 06/23/14

Pay  
Exactly ONE HUNDRED THIRTY-SEVEN AND 02/100 DOLLARS \*\*\*\*\*137.02

To The  
Order Of: UNWASHER, INC.  
1185 WEST 22ND STREET  
HALEAH, FLORIDA 33010

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003765\* \*2631913874100003461589

CHECK#: 3765 \$137.02

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

003766

59-129-8282 01

Date: 06/23/14

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

To The  
Order Of: ASSOCIATED ELEVATOR INSPECTION  
6405 NW 36 STREET  
SUITE #204  
MIAMI, FLORIDA 33166

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003766\* \*2631913874100003461589

CHECK#: 3766 \$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

003767

59-129-8282 01

Date: 06/23/14

Pay  
Exactly ONE HUNDRED NINETY-FOUR AND 00/100 DOLLARS \*\*\*\*\*194.00

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

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003767\* \*2631913874100003461589

CHECK#: 3767 \$194.00

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

003770

59-129-8282 01

Date: 06/23/14

Pay  
Exactly EIGHT HUNDRED EIGHTEEN AND 85/100 DOLLARS \*\*\*\*\*818.85

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

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003770\* \*2631913874100003461589

CHECK#: 3770 \$818.85

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

003772

59-129-8282 01

Date: 07/01/14

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 28290-6454

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003772\* \*2631913874100003461589

CHECK#: 3772 \$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

003773

59-129-8282 01

Date: 06/30/14

Pay  
Exactly EIGHTY AND 25/100 DOLLARS \*\*\*\*\*80.25

To The  
Order Of: CORAL WAY LOCKSMITH CORP  
2373 CORAL WAY  
MIAMI, FLORIDA 33145

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003773\* \*2631913874100003461589

CHECK#: 3773 \$80.25

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

003774

59-129-8282 01

Date: 06/30/14

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

To The  
Order Of: KIREMA MOREJON B.  
4189 WEST 8 AVENUE  
HALEAH, FLORIDA 33012

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003774\* \*2631913874100003461589

CHECK#: 3774 \$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 33196

003775

59-129-8282 01

Date: 07/01/14

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 33176

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003775\* \*2631913874100003461589

CHECK#: 3775 \$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

003776

59-129-8282 01

Date: 07/07/14

Pay  
Exactly FIFTY-THREE AND 56/100 DOLLARS \*\*\*\*\*53.50

To The  
Order Of: CORAL WAY LOCKSMITH CORP  
2373 CORAL WAY  
MIAMI, FLORIDA 33145

*Conni Mackey*  
Signature Required  
Authorized Signature

\*003776\* \*2631913874100003461589

CHECK#: 3776 \$53.50



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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/07/14

003778

Pay Exactly FIFTY-SEVEN AND 32/100 DOLLARS \*\*\*\*\*57.32

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

*Connie Marley*  
 Authorized Signature

\*003778\* 12631913871100003461589

CHECK#: 3778 \$57.32

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/07/14

003779

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

*Connie Marley*  
 Authorized Signature

\*003779\* 12631913871100003461589

CHECK#: 3779 \$148.00

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/08/14

003780

Pay Exactly FIFTY-NINE AND 00/100 DOLLARS \*\*\*\*\*59.00

To The Order Of: CHARLES LIPMAN

*Connie Marley*  
 Authorized Signature

\*003780\* 12631913871100003461589

CHECK#: 3780 \$59.00

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/08/14

003781

Pay Exactly TWO HUNDRED TWENTY AND 00/100 DOLLARS \*\*\*\*\*220.00

To The Order Of: ARIGUANABO SERVICES

*Connie Marley*  
 Authorized Signature

\*003781\* 12631913871100003461589

CHECK#: 3781 \$220.00

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/08/14

003782

Pay Exactly FIFTY-NINE AND 00/100 DOLLARS \*\*\*\*\*59.00

To The Order Of: CHARLES LIPMAN

*Connie Marley*  
 Authorized Signature

\*003782\* 12631913871100003461589

CHECK#: 3782 \$59.00

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/08/14

003783

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

To The Order Of: CHARLES LIPMAN

*Connie Marley*  
 Authorized Signature

\*003783\* 12631913871100003461589

CHECK#: 3783 \$120.00

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/08/14

003784

Pay Exactly TWO HUNDRED FIFTY-SEVEN AND 35/100 DOLLARS \*\*\*\*\*257.35

To The Order Of: DELTA SUPPLY  
 8234 REAR HWY 14 STREET  
 MIAMI, FLORIDA 33128

*Connie Marley*  
 Authorized Signature

\*003784\* 12631913871100003461589

CHECK#: 3784 \$257.35

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/08/14

003785

Pay Exactly ONE HUNDRED NINETY-FOUR AND 00/100 DOLLARS \*\*\*\*\*194.00

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

*Connie Marley*  
 Authorized Signature

\*003785\* 12631913871100003461589

CHECK#: 3785 \$194.00

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/08/14

003786

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

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

*Connie Marley*  
 Authorized Signature

\*003786\* 12631913871100003461589

CHECK#: 3786 \$91.00

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

BBAT MIAMI, FLORIDA 33198  
 59-129-8282-01

Date: 07/16/14

003787

Pay Exactly FORTY-FIVE AND 55/100 DOLLARS \*\*\*\*\*45.55

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

*Connie Marley*  
 Authorized Signature

\*003787\* 12631913871100003461589

CHECK#: 3787 \$45.55

Brickell 25, A Condo Assoc.  
c/o M & E Associates of Miami,  
13085 SW 42 Street, Suite 203  
Miami FL 33175

88AT  
MIAMI, FLORIDA 33108  
00-129-8282-01

003788  
Date: 07/18/14

Pay  
Exactly THREE HUNDRED FIFTY AND 00/100 DOLLARS \*\*\*\*\*350.00

Void After 90 Days

To The  
Order Of: KIRENIA MOREJON B.  
4199 WEST 8 AVENUE  
HALEAH, FLORIDA 33012

*[Signature]*  
Authorized Signature

⑆003788⑆ ⑆26319138⑆ ⑆100003461589

CHECK# : 3788 \$350.00

Brickell 25, A Condo Assoc.  
c/o M & E Associates of Miami,  
13085 SW 42 Street, Suite 203  
Miami FL 33175

88AT  
MIAMI, FLORIDA 33108  
00-129-8282-01

003789  
Date: 07/18/14

Pay  
Exactly ONE THOUSAND TWO HUNDRED SEVENTY-FIVE AND 99/100 DOLLARS \*\*\*\*\*1,275.98

Void After 90 Days

To The  
Order Of: CJK&K ELECTRONICS SECURITY  
7301 CORAL BLVD  
MIRAMAR, FL 33023-9976

*[Signature]*  
Authorized Signature

⑆003789⑆ ⑆26319138⑆ ⑆100003461589

CHECK# : 3789 \$1,275.98

Brickell 25, A Condo Assoc.  
c/o M & E Associates of Miami,  
13085 SW 42 Street, Suite 203  
Miami FL 33175

88AT  
MIAMI, FLORIDA 33108  
00-129-8282-01

003792  
Date: 07/28/14

Pay  
Exactly THREE HUNDRED NINETY-FIVE AND 00/100 DOLLARS \*\*\*\*\*395.90

Void After 90 Days

To The  
Order Of: CORAL WAY LOCKSMITH CORP  
2373 CORAL WAY  
MIAMI, FLORIDA 33145

*[Signature]*  
Authorized Signature

⑆003792⑆ ⑆26319138⑆ ⑆100003461589

CHECK# : 3792 \$395.90

CASH DISBURSEMENTS

Starting Check Date: 7/01/14 Cash account #: "All"  
 Ending Check Date: 7/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:	10100		Operating-BB&T				
7/01/14	3772	1268	OTIS ELEVATOR COMPANY	1,064.66	JULY/SERV ELEVATOR OTIS		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1949	TA005223X714	None	82650	7/01/14	1,064.66	JULY/SERV ELEVATOR OTIS
7/01/14	3775 (M)1		M & E ASSOCIATES OF MIAMI, INC	948.00	JULY MANAGEMENT FEES		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1955	126763707	7/01/14	70110	7/01/14	948.00	JULY MANAGEMENT FEES
7/01/14	3775	VOID		.00	REMOVED KEY INSIDE LAUNDR		
7/07/14	3776	403	CORAL WAY LOCKSMITH CORP	53.50	REMOVED KEY INSIDE LAUNDR		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1961	34823	7/07/14	74160	7/07/14	53.50	REMOVED KEY INSIDE LAUNDR
7/07/14	3777	VOID		.00			
7/07/14	3778	1018	RED HAWK FIRE SECURITY, LLC	57.32	TAX NOT INCLUDED IN INVOI		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1957	2894484	6/05/14	82100	7/07/14	57.32	TAX NOT INCLUDED IN INVOI
7/07/14	3779	3201	BUG OFF EXTERMINATORS	148.00	JULY PEST CONTROL BUGOFF		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1960	692686	JULY/14	78300	7/07/14	148.00	JULY PEST CONTROL BUGOFF
7/08/14	3780	801	CHARLES LIPMAN	59.00	JUNE/14PHONE REIMBURSEMT		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1958	JUNE01/2014	None	72800	7/07/14	59.00	JUNE/14PHONE REIMBURSEMT
7/08/14	3781	954	ARIGUANABO SERVICES	220.00	A/C RECHARGE FREON R-22		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1962	7072014	7/07/14	74180	7/08/14	220.00	A/C RECHARGE FREON R-22
7/08/14	3782	801	CHARLES LIPMAN	59.00	JULY/14PHONE REIMBURSEMT		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1959	JULY01/2014	None	72800	7/07/14	59.00	JULY/14PHONE REIMBURSEMT
7/08/14	3783	801	CHARLES LIPMAN	120.00	TRASH REMOVAL 2LOADS		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1963	1022145	7/07/14	74160	7/08/14	120.00	TRASH REMOVAL 2LOADS

CASH DISBURSEMENTS

Starting Check Date: 7/01/14 Cash account #: "All"  
 Ending Check Date: 7/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		10100	Operating-BB&T				
7/08/14	3784	176	DELTA SUPPLY	257.35	JANITORIAL SUPPLIES,P/TOW		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1966	43906	6/30/14	74170	7/08/14	257.35	JANITORIAL SUPPLIES,P/TOW
7/08/14	3785	412	ALL FLORIDA POOL & SPA CENTER	194.00	JULY/14- POOL SERVICE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1964	9885203-IN POOL	7/08/14	80100	7/08/14	194.00	JULY/14- POOL SERVICE
7/08/14	3786	1018	RED HAWK FIRE SECURITY, LLC	91.00	FIRE ALARMMONITOR7/1-9/30		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1965	2895563	7/01/14	82100	7/08/14	91.00	FIRE ALARMMONITOR7/1-9/30
7/14/14	70814 (M)250		FLORIDA POWER & LIGHT	1,288.61	JULY#18066-72067 FPL ACH		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1970	MAY29-JUN27 ACH	7/14/14	72100	7/14/14	1,288.61	JULY#18066-72067 FPL ACH
7/14/14	71514 (M)995		COMCAST	1,540.07	JULY#0440663831CABLE ACH		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1971	07/01-07/31 ACH	7/14/14	82700	7/14/14	1,540.07	JULY#0440663831CABLE ACH
7/18/14	3787	1	M & E ASSOCIATES OF MIAMI, INC	45.55	JUNE/14 BACKCHARGESS		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1969	126763850 BKCHG	7/14/14	70280	7/14/14	45.55	JUNE/14 BACKCHARGESS
7/18/14	3788	872	KIRENIA MOREJON B.	350.00	6/23/14-7/04/14JANITORIAL		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1968	07/08/14JANITOR	7/11/14	82500	7/11/14	350.00	6/23/14-7/04/14JANITORIAL
7/18/14	3789	1512	CJ&K ELECTRONICS SECURITY	1,275.98	REPLACE DVR&INSTALL CAMER		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1967	29177	7/09/14	74160	7/11/14	1,275.98	REPLACE DVR&INSTALL CAMER
7/18/14	3790	792	PROGRESSIVE WASTE SOLUTIONS	1,507.74	JULYACCT#0084057310 WASTE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1973	0001252225 JULY	7/18/14	82300	7/18/14	1,507.74	JULYACCT#0084057310 WASTE
Cash account #:		10100	Operating-BB&T				



CASH DISBURSEMENTS

Starting Check Date: 7/01/14 Cash account #: "All"  
 Ending Check Date: 7/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
7/18/14	71814 (M)5896		FIRST INSURANCE FUNDING CORP.	7,082.86	JULY-1943037FIF INS ACH		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1972	1943037JUL ACH	7/18/14	33000	7/18/14	7,082.86	JULY-1943037FIF INS ACH
7/29/14	3791 75		HOME DEPOT CREDIT SERVICES	5.35	6035 3225 0282 9520 DEPOT		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1979	061414-070314	7/28/14	74170	7/28/14	5.35	6035 3225 0282 9520 DEPOT
7/29/14	3792 403		CORAL WAY LOCKSMITH CORP	395.90	RE-KEY 4 MEDECO & REPAIR		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1978	34870	7/21/14	74170	7/28/14	395.90	RE-KEY 4 MEDECO & REPAIR
7/29/14	3793 872		KIRENIA MOREJON B.	300.00	7/07/14-7/18/14JANITORIAL		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1975	07/23/14JANITOR	7/28/14	82500	7/28/14	300.00	7/07/14-7/18/14JANITORIAL
7/29/14	3794 8010		CITY OF MIAMI	156.50	HOUSING PERMITS&SERVICE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1976	9037376	7/01/14	70240	7/28/14	156.50	HOUSING PERMITS&SERVICE
7/29/14	3795 569881		ESSENTIAL SCREENING	80.00	06-403 SCREENING		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1974	4349 07/21/14	7/28/14	60900	7/28/14	80.00	06-403 SCREENING
7/30/14	73014 (M)604		MIAMI DADE WATER & SEWER DEPT	1,041.30			
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	1982	6/13/14-7/18/14	7/30/14	72200	7/30/14	1,028.65	JULY #7558352200 WATER &
	1983	6/13/14-7/18/14	7/30/14	72200	7/30/14	12.65	JULY #8558352200 WATER &S
					Totals:	1,041.30	
			Totals:	18,341.69			

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

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
201	201	PAOLA SUAREZ	0.00	0.00	35.00	0.00	35.00	Friendly Letter
202	202	Santiago Pellegrini	10.00	35.00	25.00	0.00	70.00	Friendly Letter
302	302	PAOLA SUAREZ BELLIDO	0.00	0.00	35.00	0.00	35.00	Friendly Letter
401	401	ALEJANDRO OSORIO	16.97	0.00	0.00	0.00	16.97	Friendly Letter
703	703	NORMA RAMIREZ	0.06	0.00	0.00	0.00	0.06	
802	802	FRITZ DUBOIS	596.27	112.78	0.00	0.00	709.05	Friendly Letter
901	901	CRYSTAL MARIE ADAMS	0.00	0.00	35.00	0.00	35.00	Friendly Letter
1001	1001	Lourdes Camps	540.50	50.00	50.00	60.00	600.50	Friendly Letter
1002	1002	MOHAMMED ALFODARI	1.18	0.00	0.00	0.00	1.18	
1202	1202	JORGE DAVILA	1.97	0.00	0.00	0.00	1.97	
		TOTAL:	1166.95	197.78	80.00	60.00	1504.73	

AGED OWNER BALANCES: AS OF July 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	1101.95	77.78	0.00	0.00	1179.73
01		Late Fees	11000	25.00	75.00	50.00	50.00	200.00
03		Admin. Fees	11000	40.00	45.00	30.00	10.00	125.00
GRAND TOTAL:				1166.95	197.78	80.00	60.00	1504.73

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	1504.73
TOTAL		\$1504.73

Brickell 25, A Condominium Association  
Prepaid Insurance Schedule  
July 31, 2014

Prepaid Insurance									
GL	Description of Policy	Period		2014-2015 Premium	Refund	CPA Adj	Expensed	Prepaid Bal	Comments
		From	To						
70140	Gen Liab/Philadelphia Indemnity	05/07/14	05/07/15	3,441.91		-	801.55	2,640.36	
70145	Property/QBE Insurance Corp	05/07/14	05/07/15	6,773.00			1,577.27	5,195.73	
70155	Finance/Doc&Stamps	05/07/14	05/07/15	1,303.16			303.48	999.68	
70150	Umbrella/American Zurich Ins.	05/07/14	05/07/15	1,620.42			377.36	1,243.06	
70160	Windstorm/Citizen	05/07/14	05/07/15	39,228.00			9,135.29	30,092.71	
70180	D&O/Travelers Cas&Surety Co.	05/07/14	05/07/15	732.40			170.56	561.84	
70190	Fidelity/Travelers	05/07/14	05/07/15	526.76			122.68	404.08	
70195	Glass/USPlate Glass Insurance Co	05/07/14	05/07/15	1,893.00			440.84	1,452.16	
70165	Flood	04/21/14	04/21/15	23,035.00			6,870.81	16,164.19	
70170	Worker's Comp/CNA Insurance	01/01/14	01/01/15	2,057.00			1,194.74	862.26	
<b>Total</b>				<b>80,610.65</b>		-	<b>20,994.58</b>	<b>59,616.07</b>	

Expense For the Month				Remaining	Prepaid	Comments
Description	Days	Per Day	Total	Days	Months	
70140	Gen Liab/Philadelphia Indemnity	31	9.43	292.33	280	9.03
70145	Property/QBE Insurance Corp	31	18.56	575.24	280	9.03
70155	Finance/Doc&Stamps	31	3.57	110.68	280	9.03
70150	Umbrella/American Zurich Ins.	31	4.44	137.62	280	9.03
70160	Windstorm/Citizen	31	107.47	3,331.69	280	9.03
70180	D&O/Travelers Cas&Surety Co.	31	2.01	62.20	280	9.03
70190	Fidelity/Travelers	31	1.44	44.74	280	9.03
70195	Glass/USPlate Glass Insurance Co	31	5.19	160.78	280	9.03
70165	Flood	31	63.11	1,956.40	263	8.48
70170	Worker's Comp/CNA Insurance	31	5.64	174.70	159	5.13
<b>Total</b>			<b>220.85</b>	<b>6,846.38</b>		

Insurance Payable									
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Online Fees	Total Payable	Monthly Payment	# of Pymt	Insurance
77,250.49	1,059.56	243.60	78,553.65	7,725.05	-	70,828.60	7,082.86	3	49,580.02

**Grand Total**

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

Interest on Policy						
Financed from # of days =		365				
	Period		Days in Month	Total Expensed	Prepaid Balance	
	From	To				
	5/7/2014	5/31/2014	24	5,300.43	75,310.22	80,610.65
	6/1/2014	6/30/2014	30	6,625.53	68,684.69	
	7/1/2014	7/31/2014	31	6,846.38	61,838.31	
	8/1/2014	8/31/2014	31	6,846.38	54,991.92	
	9/1/2014	9/30/2014	30	6,625.53	48,366.39	
	10/1/2014	10/31/2014	31	6,846.38	41,520.01	
	11/1/2014	11/30/2014	30	6,625.53	34,894.47	
	12/1/2014	12/31/2014	31	6,846.38	28,048.09	
	1/1/2015	1/31/2015	31	6,846.38	21,201.71	
	2/1/2015	2/28/2015	29	6,404.68	14,797.02	
	3/1/2015	3/31/2015	31	6,846.38	7,950.64	
	4/1/2015	4/30/2015	30	6,625.53	1,325.11	
	5/1/2015	5/6/2015	6	1,325.11	0.00	
<b>Total</b>			<b>365</b>			

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

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

RECONCILIATION

Bank #: 02 Reserve-BB&T                      12500 Reserve-BB&T  
 G/L Acct Bal:        722.36  
 Bank Balance:        722.36  
 Statement date: 07/31/14

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

OUTSTANDING ITEMS:

Total Outstanding				.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	722.36	Reconciling Balance	722.36
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	722.36
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 07/31/2014

## 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.  
 BB&T, Member FDIC.

#### ■ ASSOC SVCS MONEY MKT SAVINGS 1100001785255

##### Account summary

Your previous balance as of 06/30/2014	\$722.33
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.03
Your new balance as of 07/31/2014	= \$722.36

##### Interest summary

Interest paid this statement period	\$0.03
2014 interest paid year-to-date	\$0.21
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

##### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/31	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 GL 14500**  
**July 31, 2014**

<b>Description</b>	<b>Expense</b>		<b>Posted Date</b>	<b>Amount</b>
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)
Depreciation	Pool Furniture	3 of 36	03/31/14	\$ (125.98)
Depreciation	Pool Furniture	3 of 36	04/30/14	\$ (125.98)
Depreciation	Pool Furniture	4 of 36	05/31/14	\$ (125.98)
Depreciation	Pool Furniture	5 of 36	06/30/14	\$ (125.98)
Depreciation	Pool Furniture	6 of 36	07/31/14	\$ (125.98)
<b>Total</b>				<b>\$ (18,794.86)</b>

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

A/P OPEN ITEM DETAIL

Starting vendor: "First"

Ending vendor: "Last"

Cut off date: 07/31/14

Vendor	Vchr #	Invoice	Reference	Date
000403	CORAL WAY LOCKSMITH CORP	1984	34873 REPAIR FRONT DOOR & PUSH	07/30/14 278.20

Grand total: 278.20

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

<b>Description</b>	<b>Expense</b>	<b>Posted Date</b>	<b>Amount</b>
Lawn Service	May Service	5/31/2014	\$150.00
Lawn Service	June Service	6/30/2014	\$150.00
Lawn Service	July Service	7/31/2014	\$150.00
M&E Associates	Backcharges	7/31/2014	\$45.00
<b>Total</b>			<b>\$495.00</b>

PREPAYS AS OF July 31, 2014  
Account Number Sequence

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
YVETH MORO	301	301	412.70
Yolanda Yarur	303	303	373.22
ANDRES FIDALGO	403	403	501.43
Anthony Hart	501	501	3,016.25
Jose Milton	503	503	600.02
James & Vera Thomas	504	504	2,234.12
Tony & Patsy Kelly	602	602	3,156.60
George & Yveth Moro	603	603	530.00
Maria Staley	604	604	0.16
MARCELO & MIRIAM SALLES	704	704	40.73
Matthew Hodes	803	803	199.94
ARGYLE FINANCE LTD	1003	1003	25.00
Brian & Pamela Young	1201	1201	932.70
TOTAL HOMES: 13			=====
			TOTAL PREPAYS 12,022.87
			TOTAL DISTR: PP 12,022.87

AGED OWNER BALANCES: AS OF Aug. 5, 2014  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
201	201	PAOLA SUAREZ	396.19	0.00	35.00	0.00	431.19	Friendly Letter
202	202	Santiago Pellegrini	482.54	35.00	25.00	0.00	542.54	Friendly Letter
302	302	PAOLA SUAREZ BELLIDO	486.99	0.00	35.00	0.00	521.99	Friendly Letter
303	303	Yolanda Yarur	113.77	0.00	0.00	0.00	113.77	
304	304	Ramiro Jimenez	441.59	0.00	0.00	0.00	441.59	
401	401	ALEJANDRO OSORIO	437.14	6.97	0.00	0.00	444.11	Friendly Letter
402	402	Loly Perez & Maria Gonzalez	499.37	0.00	0.00	0.00	499.37	
603	603	George & Yveth Moro	0.32	0.00	0.00	0.00	0.32	
604	604	Maria Staley	484.76	0.00	0.00	0.00	484.76	
703	703	NORMA RAMIREZ	544.76	0.06	0.00	0.00	544.82	
704	704	MARCELO & MIRIAM SALLES	458.64	0.00	0.00	0.00	458.64	
802	802	FRITZ DUBOIS	596.27	596.27	77.78	0.00	1270.32	Friendly Letter
901	901	CRYSTAL MARIE ADAMS	0.00	0.00	35.00	0.00	35.00	Friendly Letter
902	902	STELLA URREA	575.72	0.00	0.00	0.00	575.72	
904	904	MYRNA SANTOS MAYOR	530.32	0.00	0.00	0.00	530.32	
1001	1001	Lourdes Camps	544.45	580.50	50.00-	60.00	1134.95	Friendly Letter
1002	1002	MOHAMMED ALFODARI	1.18	0.00	0.00	0.00	1.18	
1102	1102	XAVIER & RITA SUAREZ	932.70	0.00	0.00	0.00	932.70	
1202	1202	JORGE DAVILA	959.54	1.97	0.00	0.00	961.51	
			-----	-----	-----	-----	-----	
		TOTAL:	8486.25	1220.77	157.78	60.00	9924.80	

AGED OWNER BALANCES: AS OF Aug. 5, 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	8421.25	1100.77	77.78	0.00	9599.80
01		Late Fees	11000	25.00	75.00	50.00	50.00	200.00
03		Admin. Fees	11000	40.00	45.00	30.00	10.00	125.00
GRAND TOTAL:				8486.25	1220.77	157.78	60.00	9924.80

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	9924.80
TOTAL		\$9924.80