



M & E ASSOCIATES OF MIAMI, INC.

A SUBSIDIARY OF VESTA PROPERTY SERVICES

BRICKELL 25, INC.

A CONDOMINIUM ASSOCIATION

August 31, 2014 Financial

Management Use Only – Unaudited Financial

September 3, 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 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) \$26,017.44
Reserve Account(s) \$722.39

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 **\$224.25** as open payables and **\$335.00** 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 \$2,614.35
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,
- 1** 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.

NOTICES:

FDIC Insured Institutions coverage is \$250,000.00 per account. This regulation is effective as of January 1, 2013. Any bank account that has over \$250,000.00 is subject to a lack of coverage.

Financial information is for members of this association only and should not be distributed to non-members without prior association consent. The information provided in the financial statement is believed to be accurate as of the date on this report. Any association member/homeowner receiving this information shall use this information for personal use only and should comply with all State and Federal Laws governing community associations.

Brickell 25, A Condo Assoc.

Balance Sheet As of 08/31/14

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$	26,017.44
11000	Accounts Receivable		2,614.35
12000	Prepaid Insurance		52,769.69
12140	Prepaid Expenses		804.61
	Subtotal Current Assets	\$	82,206.09
 RESERVE ASSETS			
12500	Reserve-BB&T	\$	722.39
	Subtotal Deferred Assets	\$	722.39
 OTHER ASSETS			
14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(18,920.84)
	Subtotal Other Assets	\$	3,569.44
	TOTAL ASSETS	\$	86,497.92

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31000	Accounts Payable	\$	224.25
31050	Accrued Expenses		335.00
33000	Notes Payable Insurance		42,497.16
36000	Prepaid Assessment		10,157.86
	Subtotal Current Liabilities	\$	53,214.27
 RESERVES			
42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest		.71
	Subtotal Reserves	\$	722.39
 EQUITY			
55000	Member's Equity	\$	40,972.02
	Current Year Net Income/(Loss)		(8,410.76)
	Subtotal Equity	\$	32,561.26
	TOTAL LIABILITIES & EQUITY	\$	86,497.92

Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 08/01/14 to 08/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	20,635.00	21,054.50	(419.50)	165,080.00	168,436.00	(3,356.00)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	165,080.00	168,436.00	(3,356.00)	252,654.00
Other Income								
60500	Late Fees Income	.00	15.00	(15.00)	50.00	120.00	(70.00)	180.00
60600	Interest Income	1.21	.00	1.21	11.13	.00	11.13	.00
60900	Screenings Income	.00	40.00	(40.00)	60.00	320.00	(260.00)	480.00
61900	Delinquent Action Admin Chrg	25.00	.00	25.00	46.87	.00	46.87	.00
67000	Miscellaneous Income	.00	.00	.00	105.00	.00	105.00	.00
67010	Gate Cards Income	.00	30.00	(30.00)	200.00	240.00	(40.00)	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(320.00)	320.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	80.00	(80.00)	120.00
67040	Laundry/Tokens Income	844.94	400.00	444.94	4,747.44	3,200.00	1,547.44	4,800.00
	Subtotal Other Income	871.15	455.00	416.15	5,220.44	3,640.00	1,580.44	5,460.00
	TOTAL INCOME	21,506.15	21,509.50	(3.35)	170,300.44	172,076.00	(1,775.56)	258,114.00
EXPENSES								
Administrative								
70110	Management Fee	948.00	948.17	.17	7,584.00	7,585.36	1.36	11,378.00
70130	Legal & Professional	.00	30.00	30.00	675.76	240.00	(435.76)	360.00
70140	Insurance General Liability	292.33	300.00	7.67	2,299.78	2,400.00	100.22	3,600.00
70145	Insurance Property	575.24	681.00	105.76	4,412.95	5,448.00	1,035.05	8,172.00
70150	Insurance Umbrella	137.62	150.00	12.38	1,109.87	1,200.00	90.13	1,800.00
70155	Insurance Finance/Taxes	110.68	105.00	(5.68)	872.52	840.00	(32.52)	1,260.00
70160	Insurance Windstorm	3,331.69	3,500.00	168.31	22,776.71	28,000.00	5,223.29	42,000.00
70165	Insurance Flood	1,956.40	2,000.00	43.60	15,427.30	16,000.00	572.70	24,000.00
70170	Insurance Workers Compensatio	174.70	176.00	1.30	1,369.44	1,408.00	38.56	2,112.00
70180	Insurance D & O	62.20	137.50	75.30	768.45	1,100.00	331.55	1,650.00
70190	Insurance Fidelity	44.74	44.00	(.74)	360.78	352.00	(8.78)	528.00
70195	Insurance Glass	160.78	167.17	6.39	1,302.50	1,337.36	34.86	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	1,007.84	.00	(1,007.84)	.00
70240	Dues & License	.00	65.00	65.00	630.00	520.00	(110.00)	780.00
70270	ADP Fees	142.88	138.00	(4.88)	1,221.08	1,104.00	(117.08)	1,656.00
70275	Taxes & Audit Fees	.00	350.00	350.00	3,575.00	2,800.00	(775.00)	4,200.00
70276	ADP Payroll Taxes	360.77	463.00	102.23	4,053.43	3,704.00	(349.43)	5,556.00
70277	Federal Income Taxes	.00	.00	.00	431.00	.00	(431.00)	.00
70280	Postage & Printing	30.81	116.00	85.19	941.52	928.00	(13.52)	1,392.00
71010	Salaries - General	1,709.43	2,205.00	495.57	17,670.79	17,640.00	(30.79)	26,460.00

Brickell 25, A Condo Assoc.
Income/Expense Statement
Period: 08/01/14 to 08/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Administrative	10,164.25	11,575.84	1,411.59	88,490.72	92,606.72	4,116.00	138,910.00
Utilities								
72100	Electricity	1,342.69	1,350.00	7.31	10,102.68	10,800.00	697.32	16,200.00
72200	Water & Sewer	772.85	800.00	27.15	8,959.26	6,400.00	(2,559.26)	9,600.00
72800	Telephone Lines	330.65	280.00	(50.65)	2,602.32	2,240.00	(362.32)	3,360.00
	Total Utilities	2,446.19	2,430.00	(16.19)	21,664.26	19,440.00	(2,224.26)	29,160.00
Maintenance Expenses								
74160	R&M-General	1,534.25	700.00	(834.25)	8,004.75	5,600.00	(2,404.75)	8,400.00
74170	R&M-Supplies	200.80	350.00	149.20	4,179.35	2,800.00	(1,379.35)	4,200.00
74175	R&M-Elevator	.00	250.00	250.00	580.00	2,000.00	1,420.00	3,000.00
74180	R&M-Air Conditioning	.00	100.00	100.00	220.00	800.00	580.00	1,200.00
74185	R&M-Lighting	.00	100.00	100.00	.00	800.00	800.00	1,200.00
74190	R&M-Fire Equipment	773.61	150.00	(623.61)	1,913.61	1,200.00	(713.61)	1,800.00
74195	R&M-Plumbing	73.83	300.00	226.17	1,853.83	2,400.00	546.17	3,600.00
	Total Maintenance Expenses	2,582.49	1,950.00	(632.49)	16,751.54	15,600.00	(1,151.54)	23,400.00
Site Improvements								
78100	Lawn Maintenance	150.00	150.00	.00	1,200.00	1,200.00	.00	1,800.00
78260	Landscape Replacement	75.00	115.00	40.00	75.00	920.00	845.00	1,380.00
78300	Pest Control/Spraying	148.00	141.67	(6.33)	1,184.00	1,133.36	(50.64)	1,700.00
	Total Site Improvements	373.00	406.67	33.67	2,459.00	3,253.36	794.36	4,880.00
Contract Services								
80100	Pool Maintenance	194.00	190.00	(4.00)	1,506.65	1,520.00	13.35	2,280.00
80200	R&M-Pool Repairs	.00	150.00	150.00	6,650.64	1,200.00	(5,450.64)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	96.00	(29.25)	144.00
82100	Fire Panel Monitoring	.00	300.00	300.00	3,218.10	2,400.00	(818.10)	3,600.00
82300	Trash Collection	1,523.96	1,300.00	(223.96)	11,973.27	10,400.00	(1,573.27)	15,600.00
82500	Janitorial Services	600.00	600.00	.00	5,150.00	4,800.00	(350.00)	7,200.00
82650	Elevator Maintenance	1,095.66	1,050.00	(45.66)	8,548.28	8,400.00	(148.28)	12,600.00
82655	Elevator Permit	.00	45.00	45.00	.00	360.00	360.00	540.00
82700	Bulk Cable Services	1,540.07	1,500.00	(40.07)	12,173.49	12,000.00	(173.49)	18,000.00
	Total Contract Services	4,953.69	5,147.00	193.31	49,345.68	41,176.00	(8,169.68)	61,764.00
	TOTAL EXPENSES	20,519.62	21,509.51	989.89	178,711.20	172,076.08	(6,635.12)	258,114.00

R E C O N C I L I A T I O N

Bank #: 01 Operating-BB&T 10100 Operating-BB&T
 G/L Acct Bal: 26,017.44
 Bank Balance: 26,991.85
 Statement date: 08/31/14

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

3803	08/11/14	KING FIRE EQUIPMENT, INC.		773.61	
3809	08/25/14	HOME DEPOT CREDIT SERVICE		200.80	
Total Outstanding				974.41	.00

Bank Reconciliation Summary

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Checkbook Balance	26,017.44	Reconciling Balance	26,991.85
Uncleared Checks, Credits	974.41 +	Bank Stmt. Balance	26,991.85
Uncleared Deposits, Debits	0.00	Difference	0.00



889-12-01-00 40257 18 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 08/29/2014

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 07/31/2014	\$30,379.58
Checks	- 7,167.84
Other withdrawals, debits and service charges	- 14,751.41
Deposits, credits and interest	+ 18,531.52
Your new balance as of 08/29/2014	= \$26,991.85

Interest summary

Interest paid this statement period	\$1.21
2014 interest paid year-to-date	\$11.13
Interest rate	0.05%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
08/04	3790	1,507.74	08/12	3797	1,095.66	08/26	3805	375.00
08/11	3791	5.35	08/01	3798	59.00	08/14	3806	300.00
08/01	*3793	300.00	08/19	3799	278.20	08/26	3807	148.00
08/13	3794	156.50	08/14	3800	73.83	08/21	3808	1,250.00
08/11	3795	80.00	08/21	*3802	36.56	08/28	*3810	300.00
08/06	3796	948.00	08/22	*3804	194.00	08/27	*3813	60.00

* indicates a skip in sequential check numbers above this item

Total checks = \$7,167.84

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
08/08	ASSN PER UNIT FEE 33100006	4.25
08/08	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
08/12	ELEC PYMT FPL DIRECT DEBIT PPDA BRICKELL 25 INC CONDOM	1,342.69
08/12	ACH CORP DEBIT ONLINE PAY WASTE SERVICES M & E ASSOCIATES OF MI	1,523.96

continued

■ ASSOC SVCS INTEREST CHECKING 1100003461589 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
08/14	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	223.22
08/14	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	994.14
08/15	INTERNET PAYMENT COMCAST COMCAST 0440663831 SPA	1,540.07
08/21	INS PMT FIRST INSURANCE 3037 BRICKELL 25 INC., A CO	7,082.86
08/22	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
08/26	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000529195612	12.65
08/26	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000529193402	760.20
08/28	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	137.55
08/28	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	715.29
08/29	Payment ATT PAYP BRICKELL 25	271.65
Total other withdrawals, debits and service charges		= \$14,751.41

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/04	CONSOL ELEC BILL PAY DEPOSIT 1	484.92
08/04	CONSOLIDATED COUPON PAYMENT 1	515.87
08/04	CONSOL ELEC DEPOSIT 10	5,891.29
08/05	REMOTE DEPOSIT	1,087.46
08/06	REMOTE DEPOSIT	1,901.26
08/07	CONSOLIDATED COUPON PAYMENT 1	486.99
08/13	CONSOL ELEC BILL PAY DEPOSIT 1	959.54
08/13	REMOTE DEPOSIT	2,104.85
08/14	CONSOLIDATED COUPON PAYMENT 1	441.59
08/18	CONSOLIDATED COUPON PAYMENT 1	510.00
08/21	COUNTER DEPOSIT	844.94
08/25	CONSOLIDATED COUPON PAYMENT 1	486.99
08/28	CONSOLIDATED COUPON PAYMENT 2	943.02
08/29	CONSOL ELEC BILL PAY DEPOSIT 1	472.54
08/29	CONSOLIDATED COUPON PAYMENT 3	1,399.05
08/29	EFFECTIVE DATE 8-31-14 INTEREST PAYMENT	1.21
Total deposits, credits and interest		= \$18,531.52

Check Image Changes

Beginning in August, for clients who have chosen to receive their check images with their monthly statement, BB&T will discontinue the 'front of check only' option and instead provide 'front and back' check images with the monthly statement. All BB&T clients receiving 'front' only check images with their statement will begin receiving 'front and back' images effective August 8, 2014.

BB&T, Member FDIC.



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
MIAMI, FLORIDA 33196
Date: 07/18/14
Pay Exactly ONE THOUSAND FIVE HUNDRED SEVEN AND 74/100 DOLLARS *****1,507.74
To The Order Of: PROGRESSIVE WASTE SOLUTIONS OF FLORIDA, INC. P.O. BOX 2454 CAROL STREAM, IL 60197
Signature: Connie Mackey
MICR: *003791# 125319138711000003461589

880614 785040 120 182 84 PWS South
81043 4 8826112744 007310
Credit the account of the within named payee
Without prejudice TRANSCENTRA CHI
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK#: 3790 \$1,507.74

CHECK#: 3790 \$1,507.74

Brickell 25, A Condo Assoc. c/o M & E Associates of Miami 13055 SW 42 Street, Suite 203 Miami FL 33175
MIAMI, FLORIDA 33196
Date: 07/29/14
Pay Exactly FIVE AND 35/100 DOLLARS *****5.35
To The Order Of: HOME DEPOT CREDIT SERVICES P.O. BOX 9055 DES MOINES, IA 50368-9055
Signature: Connie Mackey
MICR: *003791# 125319138711000003461589

For Deposit Only
0400 00101028 081014 PEG CITIBANK N.A.
3532 208889320 420 25 DES MOINESIA
080814 CARF >271970312<
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK#: 3791 \$5.35

CHECK#: 3791 \$5.35

Brickell 25, A Condo Assoc. c/o M & E Associates of Miami 13055 SW 42 Street, Suite 203 Miami FL 33175
MIAMI, FLORIDA 33196
Date: 07/29/14
Pay Exactly THREE HUNDRED AND 00/100 DOLLARS *****300.00
To The Order Of: KIRENA MOREJON B. 4198 WEST 6 AVENUE HIALEAH, FLORIDA 33012
Signature: Connie Mackey
MICR: *003791# 125319138711000003461589

ChenBank 1590100 741755 540240035940
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK#: 3793 \$300.00

CHECK#: 3793 \$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
Date: 07/29/14
Pay Exactly ONE HUNDRED FIFTY-SIX AND 50/100 DOLLARS *****156.50
To The Order Of: CITY OF MIAMI P.O. BOX 105205 ATLANTA, GA 30345
Signature: Connie Mackey
MICR: *003791# 125319138711000003461589

Wells Fargo Bank *2600201633046<
LLC 0000000000020904 at WFB
City Of Miami 10
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK#: 3794 \$156.50

CHECK#: 3794 \$156.50

Brickell 25, A Condo Assoc. c/o M & E Associates of Miami 13055 SW 42 Street, Suite 203 Miami FL 33175
MIAMI, FLORIDA 33196
Date: 07/29/14
Pay Exactly EIGHTY AND 00/100 DOLLARS *****80.00
To The Order Of: ESSENTIAL SCREENING P.O. BOX 300 RUTHERFORDTON, NC 28139
Signature: Connie Mackey
MICR: *003791# 125319138711000003461589

ESSENTIAL SCREENING INC.
ESSENTIAL SCREENING INC.
ESSENTIAL SCREENING INC.
ESSENTIAL SCREENING INC.
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK#: 3795 \$80.00

CHECK#: 3795 \$80.00



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

MMBT
 MIAMI, FLORIDA 33136
 56-129-8262 01

Date: 08/01/14

003796

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

Connie Mackey
 Signature Required
 Authorized Signature

⑆003796⑆ ⑆253191367⑆ ⑆100003461589⑆

ENDORSEMENT AREA: Please Print Your Endorser's Complete Identification

For Deposit Only
 Payment Through
 2014-08-06

DO NOT WRITE IN THESE SPACES

VOID AFTER 90 DAYS

CHECK#: 3796 \$948.00

CHECK#: 3796 \$948.00

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

MMBT
 MIAMI, FLORIDA 33136
 56-129-8262 01

Date: 08/01/14

003797

Pay
 Exactly ONE THOUSAND NINETY-FIVE AND 68/100 DOLLARS *****1,095.66

To The
 Order Of: OTIS ELEVATOR COMPANY
 P.O. BOX 805454
 CHARLOTTE, NC 28200-5454

Connie Mackey
 Signature Required
 Authorized Signature

⑆003797⑆ ⑆253191367⑆ ⑆100003461589⑆ ⑆0000109566⑆

ENDORSEMENT AREA: Please Print Your Endorser's Complete Identification

For Deposit Only
 Payment Through
 2014-08-06

DO NOT WRITE IN THESE SPACES

VOID AFTER 90 DAYS

JPMORGANCHASE BANK NA CR TO NMD
 081214 07699862 PAYEE ALL
 08737641 0805464 RTS R5VD
 0082228 060000000542022

CHECK#: 3797 \$1,095.66

CHECK#: 3797 \$1,095.66

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

MMBT
 MIAMI, FLORIDA 33136
 56-129-8262 01

Date: 08/01/14

003798

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

To The
 Order Of: CHARLES LIPMAN

Connie Mackey
 Signature Required
 Authorized Signature

⑆003798⑆ ⑆253191367⑆ ⑆100003461589⑆

ENDORSEMENT AREA: Please Print Your Endorser's Complete Identification

For Deposit Only
 Payment Through
 2014-08-06

DO NOT WRITE IN THESE SPACES

VOID AFTER 90 DAYS

10/11/14
 59.00
 003798

CHECK#: 3798 \$59.00

CHECK#: 3798 \$59.00

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

MMBT
 MIAMI, FLORIDA 33136
 56-129-8262 01

Date: 08/04/14

003799

Pay
 Exactly TWO HUNDRED SEVENTY-EIGHT AND 20/100 DOLLARS *****278.20

To The
 Order Of: CORAL WAY LOCKSMITH CORP
 2273 CORAL WAY
 MIAMI, FLORIDA 33145

Connie Mackey
 Signature Required
 Authorized Signature

⑆003799⑆ ⑆253191367⑆ ⑆100003461589⑆

ENDORSEMENT AREA: Please Print Your Endorser's Complete Identification

For Deposit Only
 Payment Through
 2014-08-06

DO NOT WRITE IN THESE SPACES

VOID AFTER 90 DAYS

PAID TO THE ORDER OF
 CORAL WAY LOCKSMITH CORP
 2273 CORAL WAY
 MIAMI, FL 33145

CHECK#: 3799 \$278.20

CHECK#: 3799 \$278.20

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

MMBT
 MIAMI, FLORIDA 33136
 56-129-8262 01

Date: 08/04/14

003800

Pay
 Exactly SEVENTY-THREE AND 83/100 DOLLARS *****73.83

To The
 Order Of: SPECIALIZED PUMP COMPANY INC.
 P.O. BOX 3605
 HOLLYWOOD, FL 33083

Connie Mackey
 Signature Required
 Authorized Signature

⑆003800⑆ ⑆253191367⑆ ⑆100003461589⑆

ENDORSEMENT AREA: Please Print Your Endorser's Complete Identification

For Deposit Only
 Payment Through
 2014-08-06

DO NOT WRITE IN THESE SPACES

VOID AFTER 90 DAYS

Seq: 100
 Batch: 18858
 Date: 08/14/14

PAID TO THE ORDER OF
 SPECIALIZED PUMP COMPANY INC
 P.O. BOX 3605
 HOLLYWOOD, FL 33083

CHECK#: 3800 \$73.83

CHECK#: 3800 \$73.83

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

MIAMI, FLORIDA 33196
56-129-8282 01

Date: 08/11/14

003802

Pay
Exactly THIRTY-SIX AND 66/100 DOLLARS *****36.56

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

VOID AFTER 90 DAYS

Signature Required
Connie Mackey
Authorized Signature

⑆003802⑆ ⑆263191387⑆ ⑆100003461589

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR DEPOSIT ONLY
PAY TO THE ORDER OF
M & E ASSOCIATES OF MIAMI, INC
2014-08-21

CHECK #: 3802 \$36.56

CHECK #: 3802 \$36.56

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

MIAMI, FLORIDA 33196
56-129-8282 01

Date: 08/11/14

003804

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

To The
Order Of: ALL FLORIDA POOL & SPA CENTER
1720 BISCAYNE BLVD
N MIAMI, FL 33161

VOID AFTER 90 DAYS

Signature Required
Connie Mackey
Authorized Signature

⑆003804⑆ ⑆263191387⑆ ⑆100003461589

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR DEPOSIT ONLY - JPMC

CHECK #: 3804 \$194.00

CHECK #: 3804 \$194.00

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

MIAMI, FLORIDA 33196
56-129-8282 01

Date: 08/11/14

003805

Pay
Exactly THREE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS *****375.00

To The
Order Of: CLETO A. AMAYA LANDSCAPING
3342 NW 204 TERRACE
MIAMI GARDENS, FL 33056

VOID AFTER 90 DAYS

Signature Required
Connie Mackey
Authorized Signature

⑆003805⑆ ⑆263191387⑆ ⑆100003461589

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR DEPOSIT ONLY

Comerica Bank, Littleton, CO
122923597

CHECK #: 3805 \$375.00

CHECK #: 3805 \$375.00

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

MIAMI, FLORIDA 33196
56-129-8282 01

Date: 08/11/14

003806

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

To The
Order Of: KIRENA MOREJON B.
4199 WEST 8 AVENUE
HIALEAH, FLORIDA 33012

VOID AFTER 90 DAYS

Signature Required
Connie Mackey
Authorized Signature

⑆003806⑆ ⑆263191387⑆ ⑆100003461589

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK #: 3806 \$300.00

CHECK #: 3806 \$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
56-129-8282 01

Date: 08/11/14

003807

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

To The
Order Of: BUG OFF EXTERMINATORS
1086 NW 54 STREET
FT. LAUDERDALE, FL 33309

VOID AFTER 90 DAYS

Signature Required
Connie Mackey
Authorized Signature

⑆003807⑆ ⑆263191387⑆ ⑆100003461589

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
WHILE PAROISSA, INC.
FOR DEPOSIT ONLY
BUG OFF EXTERMINATORS

CHECK #: 3807 \$148.00

CHECK #: 3807 \$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
 50-129-18282-01

003808
 Date: 08/11/14

Pay Exactly ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS *****1,250.00

To The Order Of: APTEC SERVICES, INC.
 8835 SW 128TH STREET
 MIAMI, FLORIDA 33176

Connie Mackey
 Signature Required
 Authorized Signature

⑆003808⑆ ⑆2531913874⑆ ⑆100003461589⑆

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Apple Services
 11/20/2013 10:52:20

CHECK#: 3808 \$1,250.00

CHECK#: 3808 \$1,250.00

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

BBAT
 MIAMI, FLORIDA 33198
 50-129-18282-01

003810
 Date: 08/25/14

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

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

Connie Mackey
 Signature Required
 Authorized Signature

⑆003810⑆ ⑆2531913874⑆ ⑆100003461589⑆

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Kirenia

CHECK#: 3810 \$300.00

CHECK#: 3810 \$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 33198
 50-129-18282-01

003813
 Date: 08/25/14

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

To The Order Of: CHARLES LIPMAN

Connie Mackey
 Signature Required
 Authorized Signature

⑆003813⑆ ⑆2531913874⑆ ⑆100003461589⑆

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Charles Lipman

*5/1-
 5/9-
 check 003813-
 08/29/14*

CHECK#: 3813 \$60.00

CHECK#: 3813 \$60.00

CASH DISBURSEMENTS

Starting Check Date: 8/01/14 Cash account #: "All"
 Ending Check Date: 8/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:	10100		Operating-BB&T				
8/01/14	3796	1	M & E ASSOCIATES OF MIAMI, INC	948.00	AUG/14/MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1980	126763928	8/01/14	70110	8/01/14	948.00	AUG/14/MANAGEMENT FEES
8/01/14	3797	1268	OTIS ELEVATOR COMPANY	1,095.66	AUG/14SERV ELEVATOR OTIS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1977	TA005223X814	8/01/14	82650	8/01/14	1,095.66	AUG/14SERV ELEVATOR OTIS
8/01/14	3798	801	CHARLES LIPMAN	59.00	AUG/14PHONE REIMBURSEMT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1981	AUG01/2014	8/01/14	72800	8/01/14	59.00	AUG/14PHONE REIMBURSEMT
8/01/14	73014	(M)903	AT&T	287.40	JULY14#3058540033AT&T ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1986	JUL11-AUG10 ACH	7/31/14	72800	7/31/14	287.40	JULY14#3058540033AT&T ACH
8/01/14	81514	(M)995	COMCAST	1,540.07	AUG#0440663831CABLE ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1987	08/01-08/31 ACH	8/01/14	82700	8/01/14	1,540.07	AUG#0440663831CABLE ACH
8/04/14	3799	403	CORAL WAY LOCKSMITH CORP	278.20	REPAIR FRONT DOOR & PUSH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1984	34873	7/25/14	74170	7/30/14	278.20	REPAIR FRONT DOOR & PUSH
8/04/14	3800	917	SPECIALIZED PUMP COMPANY INC.	73.83	INSTALL PUMP GAUGE,RESET		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1985	13850	7/25/14	74195	8/01/14	73.83	INSTALL PUMP GAUGE,RESET
8/04/14	81014	(M)250	FLORIDA POWER & LIGHT	1,342.69	AUG14#18066-72067 FPL ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1988	JUN27-JUL30 ACH	8/04/14	72100	8/04/14	1,342.69	AUG14#18066-72067 FPL ACH
8/11/14	3801	VOID		.00			
8/11/14	3802	1	M & E ASSOCIATES OF MIAMI, INC	36.56	JULY/14 BACKCHARGES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1992	126764098 BKCHG	8/07/14	70280	8/07/14	36.56	JULY/14 BACKCHARGES

CASH DISBURSEMENTS

Starting Check Date: 8/01/14 Cash account #: "All"
 Ending Check Date: 8/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:	10100		Operating-BB&T				
8/11/14	3803	129	KING FIRE EQUIPMENT, INC.	773.61	ANNUAL FIRE EXTINGUISHERS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1993	26621	7/30/14	74190	8/08/14	773.61	ANNUAL FIRE EXTINGUISHERS
8/11/14	3804	412	ALL FLORIDA POOL & SPA CENTER	194.00	AUG/14- POOL SERVICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1990	9887031-IN POOL	8/06/14	80100	8/06/14	194.00	AUG/14- POOL SERVICE
8/11/14	3805	508	CLETO A. AMAYA LANDSCAPING	375.00	MAY/14-JUN-JUL-AUG/5LAWN		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1995	70805 2CUTS-EA	8/11/14	78100	8/11/14	300.00	MAY/14-JUN-JUL-AUG/5LAWN
	1995	70805 2CUTS-EA	8/11/14	78260	8/11/14	75.00	
	Totals:					375.00	
8/11/14	3806	872	KIRENIA MOREJON B.	300.00	7/21/14-8/01/14JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1989	8/6/14 JANITOR	8/06/14	82500	8/06/14	300.00	7/21/14-8/01/14JANITORIAL
8/11/14	3807	3201	BUG OFF EXTERMINATORS	148.00	AUG- PEST CONTROL BUGOFF		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1991	696524 AUG/14	8/06/14	78300	8/06/14	148.00	AUG- PEST CONTROL BUGOFF
8/11/14	3808	22233	APTEC SERVICES , INC.	1,250.00	REMOVE FAN COIL& REPLACE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1996	080260	8/11/14	74160	8/11/14	1,250.00	REMOVE FAN COIL& REPLACE
8/11/14	81114 (M)792		PROGRESSIVE WASTE SOLUTIONS	1,523.96	AUG/14-#0084057310 WASTE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1994	0001269768 AUG	8/11/14	82300	8/11/14	1,523.96	AUG/14-#0084057310 WASTE
8/21/14	82114 (M)5896		FIRST INSURANCE FUNDING CORP.	7,082.86	AUG-1943037FIF INS ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1997	1943037- 4OF10	8/14/14	33000	8/14/14	7,082.86	AUG-1943037FIF INS ACH
Cash account #:	10100		Operating-BB&T				
8/25/14	3809	75	HOME DEPOT CREDIT SERVICES	200.80	6035 3225 0282 9520 DEPOT		

CASH DISBURSEMENTS

Starting Check Date: 8/01/14 Cash account #: "All"
 Ending Check Date: 8/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		2001 071714-080814	8/22/14 74170	8/22/14	200.80 6035 3225 0282 9520 DEPOT
8/25/14	3810	872	KIRENIA MOREJON B.	300.00	8/4/14-8/15/14JANITORIAL
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		2000 8/20/14JANITOR	8/20/14 82500	8/20/14	300.00 8/4/14-8/15/14JANITORIAL
8/25/14	3813	801	CHARLES LIPMAN	60.00	1 LOAD OF TRASH REMOVAL
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		2006 8/25/14	8/25/14 74160	8/25/14	60.00 1 LOAD OF TRASH REMOVAL
8/25/14	82514 (M)604		MIAMI DADE WATER & SEWER DEPT	772.85	
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		2003 7/18/14-8/14/14	8/25/14 72200	8/25/14	760.20 AUG #7558352200 WATER&SEW
		2004 7/18/14-8/14/14	8/25/14 72200	8/25/14	12.65 AUG #8558352200 WATER&SEW
				Totals:	772.85
8/28/14	82814 (M)903		AT&T	271.65	AUG14#3058540033AT&T ACH
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		1999 AUG11-SEP10 ATT	8/19/14 72800	8/19/14	271.65 AUG14#3058540033AT&T ACH
			Totals:	18,914.14	

AGED OWNER BALANCES: AS OF Aug. 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	0.00	10.00	56.71	3.29	70.00	Friendly Letter
302	302	PAOLA SUAREZ BELLIDO	0.00	0.00	35.00	0.00	35.00	Friendly Letter
703	703	NORMA RAMIREZ	0.06	0.00	0.00	0.00	0.06	
802	802	FRITZ DUBOIS	586.27	35.00	674.05	0.00	1295.32	30-Day Demand
901	901	CRYSTAL MARIE ADAMS	0.00	0.00	35.00	0.00	35.00	Friendly Letter
904	904	MYRNA SANTOS MAYOR	540.32	0.00	0.00	0.00	540.32	Friendly Letter
1001	1001	Lourdes Camps	530.50	10.00	50.00	110.00	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:	1660.30	55.00	785.76	113.29	2614.35	

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
-----------	--------	------	---------	---------	---------	----------	-------	--------

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL
A1		Maintenance Fee	11000	1625.30	0.00	639.05	0.00	2264.35
01		Late Fees	11000	0.00	25.00	100.00	75.00	200.00
03		Admin. Fees	11000	35.00	30.00	46.71	38.29	150.00
GRAND TOTAL:				1660.30	55.00	785.76	113.29	2614.35

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	2614.35
TOTAL		\$2614.35

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
August 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		-	1,093.88	2,348.03	
70145	Property/QBE Insurance Corp	05/07/14	05/07/15	6,773.00			2,152.51	4,620.49	
70155	Finance/Doc&Stamps	05/07/14	05/07/15	1,303.16			414.16	889.00	
70150	Umbrella/American Zurich Ins.	05/07/14	05/07/15	1,620.42			514.98	1,105.44	
70160	Windstorm/Citizen	05/07/14	05/07/15	39,228.00			12,466.98	26,761.02	
70180	D&O/Travelers Cas&Surety Co.	05/07/14	05/07/15	732.40			232.76	499.64	
70190	Fidelity/Travelers	05/07/14	05/07/15	526.76			167.42	359.34	
70195	Glass/USPlate Glass Insurance Co	05/07/14	05/07/15	1,893.00			601.62	1,291.38	
70165	Flood	04/21/14	04/21/15	23,035.00			8,827.21	14,207.79	
70170	Worker's Comp/CNA Insurance	01/01/14	01/01/15	2,057.00			1,369.44	687.56	
Total				80,610.65		-	27,840.96	52,769.69	

Expense For the Month				Remaining	Prepaid	
Description	Days	Per Day	Total	Days	Months	Comments
70140	31	9.43	292.33	249	8.03	
70145	31	18.56	575.24	249	8.03	
70155	31	3.57	110.68	249	8.03	
70150	31	4.44	137.62	249	8.03	
70160	31	107.47	3,331.69	249	8.03	
70180	31	2.01	62.20	249	8.03	
70190	31	1.44	44.74	249	8.03	
70195	31	5.19	160.78	249	8.03	
70165	31	63.11	1,956.40	232	7.48	
70170	31	5.64	174.70	128	4.13	
Total		220.85	6,846.38			

Insurance Payable									
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Online Fees	Total Payable	Monthly Payment	# of Pymt Out of 10	Insurance payable EOM
77,250.49	1,059.56	243.60	78,553.65	7,725.05	-	70,828.60	7,082.86	4	42,497.16
Grand Total									

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

Interest on Policy						
Financed from # of days =	365					
	Period		Days in Month	Total Expensed	Prepaid Balance	
	From	To				
					80,610.65	
	5/7/2014	5/31/2014	24	5,300.43	75,310.22	
	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	
Total			365			

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

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

RECONCILIATION

Bank #: 02 Reserve-BB&T 12500 Reserve-BB&T
 G/L Acct Bal: 722.39
 Bank Balance: 722.39
 Statement date: 08/31/14

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

OUTSTANDING ITEMS:

Total Outstanding	.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	722.39	Reconciling Balance	722.39
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	722.39
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 08/29/2014

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.

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- 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 07/31/2014	\$722.36
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.03
Your new balance as of 08/29/2014	= \$722.39

Interest summary

Interest paid this statement period	\$0.03
2014 interest paid year-to-date	\$0.24
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/29	EFFECTIVE DATE 8-31-14 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
August 31, 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)
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)
Depreciation	Pool Furniture	7 of 36	08/31/14	\$ (125.98)
Total				\$ (18,920.84)

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

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

Starting vendor: "First"
Cut off date: 08/31/14

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
000087 UNIWASHER, INC.	2007	47464	REPAIRED TIMER 5TH FLOOR	08/27/14	224.25
Grand total:					224.25

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

Description	Expense	Posted Date	Amount
Lawn Service	July Service	7/31/2014	\$150.00
Lawn Service	August Service	8/31/2014	\$150.00
M&E Associates	Backcharges	8/31/2014	\$35.00
Total			\$335.00

PREPAYS AS OF Aug. 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	860.21
Anthony Hart	501	501	2,574.66
Jose Milton	503	503	1,115.89
James & Vera Thomas	504	504	1,761.58
Tony & Patsy Kelly	602	602	2,626.28
George & Yveth Moro	603	603	530.00
Maria Staley	604	604	0.24
MARCELO & MIRIAM SALLES	704	704	51.36
Matthew Hodes	803	803	199.94
ARGYLE FINANCE LTD	1003	1003	25.00
			=====
TOTAL HOMES:	11	TOTAL PREPAYS	10,157.86
		TOTAL DISTR: PP	10,157.86

AGED OWNER BALANCES: AS OF Sept. 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	472.54	10.00	56.71	3.29	542.54	Friendly Letter
302	302	PAOLA SUAREZ BELLIDO	486.99	0.00	35.00	0.00	521.99	Friendly Letter
304	304	Ramiro Jimenez	441.59	0.00	0.00	0.00	441.59	
401	401	ALEJANDRO OSORIO	427.14	0.00	0.00	0.00	427.14	
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	484.68	0.00	0.00	0.00	484.68	
703	703	NORMA RAMIREZ	544.76	0.06	0.00	0.00	544.82	
704	704	MARCELO & MIRIAM SALLES	448.01	0.00	0.00	0.00	448.01	
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	540.32	530.32	0.00	0.00	1070.64	Friendly Letter
1001	1001	Lourdes Camps	530.50	10.00	50.00	110.00	600.50	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	
1201	1201	Brian & Pamela Young	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:	8674.25	552.35	111.71	113.29	9451.60	

AGED OWNER BALANCES: AS OF Sept. 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	8664.25	532.35	0.00	0.00	9196.60
01		Late Fees	11000	0.00	0.00	75.00	75.00	150.00
03		Admin. Fees	11000	10.00	20.00	36.71	38.29	105.00
GRAND TOTAL:				8674.25	552.35	111.71	113.29	9451.60

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	9451.60
TOTAL		\$9451.60