



M & E ASSOCIATES OF MIAMI, INC.

A SUBSIDIARY OF VESTA PROPERTY SERVICES

BRICKELL 25, INC.

A CONDOMINIUM ASSOCIATION

September 30, 2014 Financial

Management Use Only – Unaudited Financial

October 2, 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) \$24,617.83
Reserve Account(s) \$722.42

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 **\$0.00** as open payables and **\$505.00** 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 \$2,809.84
Foreclosure(s) \$0.00 and/or Bad Debt

Your Association delinquency is less than **1%** of your total Annual Income. The Association has

- 0 units in bank foreclosure,
- 0 units in association foreclosure,
- 0 units in bankruptcy,
- 0 units in lien,

- 0 units in a payment plan with association,
- 0 units which received a 30-Day association demand letter, and
- 0 units which received a 30-Day attorney demand letter.

All other units are either paid in full or received a friendly letter. At this time Management is not recommending anything further.

MAINTENANCE FEE(S) RECEIVED FROM ATTORNEY:

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

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

ESTOPPEL(S) PREPARED:

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



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

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

ASSOCIATION ATTORNEY COLLECTION REPORT:

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

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

AUTHORIZATION TO PROCEED (ATP):

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

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

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 09/30/14

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$	24,617.83
11000	Accounts Receivable		2,809.84
12000	Prepaid Insurance		46,144.14
12140	Prepaid Expenses		804.61
	Subtotal Current Assets		\$ 74,376.42
 RESERVE ASSETS			
12500	Reserve-BB&T	\$	722.42
	Subtotal Deferred Assets		\$ 722.42
 OTHER ASSETS			
14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(19,046.82)
	Subtotal Other Assets		\$ 3,443.46
	TOTAL ASSETS		\$ 78,542.30

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31050	Accrued Expenses	\$	505.00
33000	Notes Payable Insurance		35,414.30
36000	Prepaid Assessment		8,727.67
	Subtotal Current Liabilities		\$ 44,646.97
 RESERVES			
42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest		.74
	Subtotal Reserves		\$ 722.42
 EQUITY			
55000	Member's Equity	\$	40,972.02
	Current Year Net Income/(Loss)		(7,799.11)
	Subtotal Equity		\$ 33,172.91
	TOTAL LIABILITIES & EQUITY		\$ 78,542.30

Brickell 25, A Condo Assoc.
Income/Expense Statement
Period: 09/01/14 to 09/30/14

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)	185,715.00	189,490.50	(3,775.50)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	185,715.00	189,490.50	(3,775.50)	252,654.00
Other Income								
60500	Late Fees Income	50.00	15.00	35.00	100.00	135.00	(35.00)	180.00
60600	Interest Income	1.14	.00	1.14	12.27	.00	12.27	.00
60900	Screenings Income	80.00	40.00	40.00	140.00	360.00	(220.00)	480.00
61900	Delinquent Action Admin Chrg	30.00	.00	30.00	76.87	.00	76.87	.00
67000	Miscellaneous Income	.00	.00	.00	105.00	.00	105.00	.00
67010	Gate Cards Income	60.00	30.00	30.00	260.00	270.00	(10.00)	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(360.00)	360.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	90.00	(90.00)	120.00
67040	Laundry/Tokens Income	507.46	400.00	107.46	5,254.90	3,600.00	1,654.90	4,800.00
	Subtotal Other Income	728.60	455.00	273.60	5,949.04	4,095.00	1,854.04	5,460.00
	TOTAL INCOME	21,363.60	21,509.50	(145.90)	191,664.04	193,585.50	(1,921.46)	258,114.00
EXPENSES								
Administrative								
70110	Management Fee	948.00	948.17	.17	8,532.00	8,533.53	1.53	11,378.00
70130	Legal & Professional	.00	30.00	30.00	675.76	270.00	(405.76)	360.00
70140	Insurance General Liability	282.90	300.00	17.10	2,582.68	2,700.00	117.32	3,600.00
70145	Insurance Property	556.68	681.00	124.32	4,969.63	6,129.00	1,159.37	8,172.00
70150	Insurance Umbrella	133.19	150.00	16.81	1,243.06	1,350.00	106.94	1,800.00
70155	Insurance Finance/Taxes	107.11	105.00	(2.11)	979.63	945.00	(34.63)	1,260.00
70160	Insurance Windstorm	3,224.22	3,500.00	275.78	26,000.93	31,500.00	5,499.07	42,000.00
70165	Insurance Flood	1,893.29	2,000.00	106.71	17,320.59	18,000.00	679.41	24,000.00
70170	Insurance Workers Compensatio	169.07	176.00	6.93	1,538.51	1,584.00	45.49	2,112.00
70180	Insurance D & O	60.20	137.50	77.30	828.65	1,237.50	408.85	1,650.00
70190	Insurance Fidelity	43.30	44.00	.70	404.08	396.00	(8.08)	528.00
70195	Insurance Glass	155.59	167.17	11.58	1,458.09	1,504.53	46.44	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	1,133.82	.00	(1,133.82)	.00
70240	Dues & License	.00	65.00	65.00	630.00	585.00	(45.00)	780.00
70270	ADP Fees	142.88	138.00	(4.88)	1,363.96	1,242.00	(121.96)	1,656.00
70275	Taxes & Audit Fees	.00	350.00	350.00	3,575.00	3,150.00	(425.00)	4,200.00
70276	ADP Payroll Taxes	351.21	463.00	111.79	4,404.64	4,167.00	(237.64)	5,556.00
70277	Federal Income Taxes	.00	.00	.00	431.00	.00	(431.00)	.00
70280	Postage & Printing	73.75	116.00	42.25	1,015.27	1,044.00	28.73	1,392.00
71010	Salaries - General	1,678.30	2,205.00	526.70	19,349.09	19,845.00	495.91	26,460.00

Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 09/01/14 to 09/30/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Administrative	9,945.67	11,575.84	1,630.17	98,436.39	104,182.56	5,746.17	138,910.00
Utilities								
72100	Electricity	1,102.77	1,350.00	247.23	11,205.45	12,150.00	944.55	16,200.00
72200	Water & Sewer	824.42	800.00	(24.42)	9,783.68	7,200.00	(2,583.68)	9,600.00
72800	Telephone Lines	356.83	280.00	(76.83)	2,959.15	2,520.00	(439.15)	3,360.00
	Total Utilities	2,284.02	2,430.00	145.98	23,948.28	21,870.00	(2,078.28)	29,160.00
Maintenance Expenses								
74160	R&M-General	(2,422.30)	700.00	3,122.30	5,582.45	6,300.00	717.55	8,400.00
74170	R&M-Supplies	1,145.70	350.00	(795.70)	5,325.05	3,150.00	(2,175.05)	4,200.00
74175	R&M-Elevator	.00	250.00	250.00	580.00	2,250.00	1,670.00	3,000.00
74180	R&M-Air Conditioning	2,600.00	100.00	(2,500.00)	2,820.00	900.00	(1,920.00)	1,200.00
74185	R&M-Lighting	.00	100.00	100.00	.00	900.00	900.00	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	1,913.61	1,350.00	(563.61)	1,800.00
74195	R&M-Plumbing	1,100.00	300.00	(800.00)	2,953.83	2,700.00	(253.83)	3,600.00
	Total Maintenance Expenses	2,423.40	1,950.00	(473.40)	19,174.94	17,550.00	(1,624.94)	23,400.00
Site Improvements								
78100	Lawn Maintenance	150.00	150.00	.00	1,350.00	1,350.00	.00	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	75.00	1,035.00	960.00	1,380.00
78300	Pest Control/Spraying	148.00	141.67	(6.33)	1,332.00	1,275.03	(56.97)	1,700.00
	Total Site Improvements	298.00	406.67	108.67	2,757.00	3,660.03	903.03	4,880.00
Contract Services								
80100	Pool Maintenance	194.00	190.00	(4.00)	1,700.65	1,710.00	9.35	2,280.00
80200	R&M-Pool Repairs	.00	150.00	150.00	6,650.64	1,350.00	(5,300.64)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	108.00	(17.25)	144.00
82100	Fire Panel Monitoring	876.17	300.00	(576.17)	4,094.27	2,700.00	(1,394.27)	3,600.00
82300	Trash Collection	1,494.96	1,300.00	(194.96)	13,468.23	11,700.00	(1,768.23)	15,600.00
82500	Janitorial Services	600.00	600.00	.00	5,750.00	5,400.00	(350.00)	7,200.00
82650	Elevator Maintenance	1,095.66	1,050.00	(45.66)	9,643.94	9,450.00	(193.94)	12,600.00
82655	Elevator Permit	.00	45.00	45.00	.00	405.00	405.00	540.00
82700	Bulk Cable Services	1,540.07	1,500.00	(40.07)	13,713.56	13,500.00	(213.56)	18,000.00
	Total Contract Services	5,800.86	5,147.00	(653.86)	55,146.54	46,323.00	(8,823.54)	61,764.00
	TOTAL EXPENSES	20,751.95	21,509.51	757.56	199,463.15	193,585.59	(5,877.56)	258,114.00

RECONCILIATION

Bank #: 01 Operating-BB&T 10100 Operating-BB&T
 G/L Acct Bal: 24,617.83
 Bank Balance: 26,012.88
 Statement date: 09/30/14

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

3826	09/23/14	HOME DEPOT CREDIT SERVICE		295.05	
3833	09/30/14	AR SERVICE & REPAIR CORP		450.00	
3834	09/30/14	AR SERVICE & REPAIR CORP		650.00	
Total Outstanding				1,395.05	.00

Bank Reconciliation Summary

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Checkbook Balance	24,617.83	Reconciling Balance	26,012.88
Uncleared Checks, Credits	1,395.05 +	Bank Stmt. Balance	26,012.88
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 09/30/2014

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 08/31/2014	\$26,991.85
Checks	- 6,321.59
Other withdrawals, debits and service charges	- 14,968.89
Deposits, credits and interest	+ 20,311.51
Your new balance as of 09/30/2014	= \$26,012.88

Interest summary

Interest paid this statement period	\$1.14
2014 interest paid year-to-date	\$12.27
Interest rate	0.05%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
09/02	3803	773.61	09/15	3816	117.70	09/23	3822	64.20
09/08	*3809	200.80	09/18	3817	194.00	09/24	3823	53.75
09/04	*3811	948.00	09/15	3818	300.00	09/29	3824	80.00
09/08	3812	1,095.66	09/15	3819	786.45	09/29	3825	876.17
09/11	*3814	224.25	09/22	3820	148.00	09/24	*3827	60.00
09/02	3815	59.00	09/22	3821	40.00	09/25	3828	300.00

* indicates a skip in sequential check numbers above this item

Total checks = \$6,321.59

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
09/05	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
09/09	ELEC PYMT FPL DIRECT DEBIT PPDA BRICKELL 25 INC CONDOM	1,102.77
09/11	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	162.66
09/11	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	796.99
09/11	ACH CORP DEBIT ONLINE PAY WASTE SERVICES M & E ASSOCIATES OF MI	1,494.96

continued

■ ASSOC SVCS INTEREST CHECKING 1100003461589 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
09/16	INTERNET PAYMENT COMCAST COMCAST 0440663831 SPA	1,540.07
09/19	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
09/22	INS PMT FIRST INSURANCE 3037 BRICKELL 25 INC., A CO	7,082.86
09/25	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	188.55
09/25	RETURN DEPOSIT ITEM 99002093	441.59
09/25	RETURN DEPOSIT ITEM CHARGE	12.00
09/25	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	881.31
09/29	Payment ATT PAYT BRICKELL 25	297.83
09/30	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000538745088	12.65
09/30	TELEPHONE PAYMENT M-DWASDPMT MDWS 000000538743948	811.77
Total other withdrawals, debits and service charges		= \$14,968.89

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
09/02	REMOTE DEPOSIT	120.00
09/02	REMOTE DEPOSIT	1,621.91
09/03	CONSOL ELEC DEPOSIT 10	5,891.29
09/04	CONSOL ELEC BILL PAY DEPOSIT 1	484.92
09/04	CONSOLIDATED COUPON PAYMENT 1	501.43
09/05	REMOTE DEPOSIT	100.00
09/05	REMOTE DEPOSIT	1,856.59
09/08	CONSOLIDATED COUPON PAYMENT 1	530.32
09/10	REMOTE DEPOSIT	20.00
09/10	REMOTE DEPOSIT	2,435.79
09/11	CONSOL ELEC BILL PAY DEPOSIT 1	959.54
09/15	CONSOLIDATED COUPON PAYMENT 1	932.70
09/18	CONSOLIDATED COUPON PAYMENT 1	515.87
09/19	REMOTE DEPOSIT	20.00
09/19	REMOTE DEPOSIT	544.76
09/22	CONSOLIDATED COUPON PAYMENT 1	441.59
09/25	COUNTER DEPOSIT	507.46
09/25	CONSOLIDATED COUPON PAYMENT 2	883.18
09/29	CONSOLIDATED COUPON PAYMENT 2	943.02
09/30	CONSOLIDATED COUPON PAYMENT 1	1,000.00
09/30	INTEREST PAYMENT	1.14
Total deposits, credits and interest		= \$20,311.51



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. 8847 003803
c/o M & E Associates of Miami MIAMI, FLORIDA 33106
13055 SW 42 Street, Suite 203
Miami, FL 33175 58-128 8682 01 Date: 08/11/14
Pay Exactly SEVEN HUNDRED SEVENTY-THREE AND 5/100 DOLLARS *****773.61
To The Order Of: KING FIRE EQUIPMENT, INC. 119 NW 24 STREET MIAMI, FL 33127
Signature Required: [Handwritten Signature]
MICR: #003803 1263191387 1100003451589

PAID TO THE ORDER OF
JPMORGAN CHASE BANK, N.A.
ACCOUNT NO. 33717108
POST DEPOSIT ONLY
NON NEGOTIABLE
87268883
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Brickell 25, A Condo Assoc. 8847 003809
c/o M & E Associates of Miami MIAMI, FLORIDA 33106
13055 SW 42 Street, Suite 203
Miami, FL 33175 58-128 8682 01 Date: 08/25/14
Pay Exactly TWO HUNDRED AND 80/100 DOLLARS *****200.80
To The Order Of: HOME DEPOT CREDIT SERVICES P.O. BOX 9055 DES MOINES, IA 50388-9055
Signature Required: [Handwritten Signature]
MICR: #003809 1263191387 1100000000000000000000000000000000

For Deposit Only
950614 680614 | PEG CITIBANK N.A.
990 25 DES MOINESIA
CARF >271970312<
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Brickell 25, A Condo Assoc. 8847 003811
c/o M & E Associates of Miami MIAMI, FLORIDA 33106
13055 SW 42 Street, Suite 203
Miami, FL 33175 58-128 8682 01 Date: 08/01/14
Pay Exactly NINE HUNDRED FORTY-EIGHT AND 00/100 DOLLARS *****948.00
To The Order Of: M & E ASSOCIATES OF MIAMI, INC 13055 SW 42 STREET SUITE 203 MIAMI, FL 33175
Signature Required: [Handwritten Signature]
MICR: #003811 1263191387 1100003451589

For Deposit Only
PAY TO THE ORDER OF
Regions Bank
2014091182159111683304
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Brickell 25, A Condo Assoc. 8847 003812
c/o M & E Associates of Miami MIAMI, FLORIDA 33106
13055 SW 42 Street, Suite 203
Miami, FL 33175 58-128 8682 01 Date: 08/01/14
Pay Exactly ONE THOUSAND NINETY-FIVE AND 66/100 DOLLARS *****1,095.66
To The Order Of: OTIS ELEVATOR COMPANY P.O. BOX 925454 CHARLOTTE, NC 28290-5454
Signature Required: [Handwritten Signature]
MICR: #003812 1263191387 1100003451589

JPMORGAN CHASE BANK, N.A. CR TO NMD
080614 0809962< PAYEE ALL
08737824 0808484< RTS RSVDD
08982897 260 0000000066620622<
ENDORSEMENT GUARANTEED. >874989962<
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Brickell 25, A Condo Assoc. 8847 003814
c/o M & E Associates of Miami MIAMI, FLORIDA 33106
13055 SW 42 Street, Suite 203
Miami, FL 33175 58-128 8682 01 Date: 08/02/14
Pay Exactly TWO HUNDRED TWENTY-FOUR AND 28/100 DOLLARS *****224.25
To The Order Of: UNIKASHER, INC. 1155 WEST 22ND STREET HIALEAH, FLORIDA 33010
Signature Required: [Handwritten Signature]
MICR: #003814 1263191387 1100003451589

Regions Bank >062000019<
2014091182159111683304 1414
Regions Bank >062000019<
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

CHECK#: 3814 \$224.25

CHECK#: 3814 \$224.25



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

BBAT
 MIAMI, FLORIDA 33136
 58-129-8262 01

Date: 09/02/14

003815

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

To The
 Order Of: CHARLES LIPMAN

Signature Required
 Authorized Signature

VOID AFTER 90 DAYS

⑆003815⑆ ⑆253191387⑆ ⑆100003461589

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE

ENDORSEMENT AREA: Please Print Endorser, Signature, Date

59.00

685196100001000000
 01/23/90 1510 84100 100 221613 102208
 CHECK

Handwritten notes: 1-29-14, CLATE, 003786, 003815

CHECK#: 3815 \$59.00

CHECK#: 3815 \$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 33136
 58-129-8262 01

Date: 09/08/14

003816

Pay
 Exactly ONE HUNDRED SEVENTEEN AND 70/100 DOLLARS *****117.70

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

Signature Required
 Authorized Signature

VOID AFTER 90 DAYS

⑆003816⑆ ⑆253191387⑆ ⑆100003461589

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE

ENDORSEMENT AREA: Please Print Endorser, Signature, Date

117.70

>066011920<
 Ocean Bank
 29140815
 114225
 8001001292180

Handwritten notes: 09/08/14, 88 39700

CHECK#: 3816 \$117.70

CHECK#: 3816 \$117.70

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

BBAT
 MIAMI, FLORIDA 33136
 58-129-8262 01

Date: 09/08/14

003817

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

Signature Required
 Authorized Signature

VOID AFTER 90 DAYS

⑆003817⑆ ⑆253191387⑆ ⑆100003461589

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE

ENDORSEMENT AREA: Please Print Endorser, Signature, Date

For Deposit Only - JPMC

CHECK#: 3817 \$194.00

CHECK#: 3817 \$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 33136
 58-129-8262 01

Date: 09/08/14

003818

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

To The
 Order Of: KORENA MOREJON B.
 4190 WEST 8 AVENUE
 HIALEAH, FLORIDA 33012

Signature Required
 Authorized Signature

VOID AFTER 90 DAYS

⑆003818⑆ ⑆253191387⑆ ⑆100003461589

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE

ENDORSEMENT AREA: Please Print Endorser, Signature, Date

CHECK#: 3818 \$300.00

CHECK#: 3818 \$300.00

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

BBAT
 MIAMI, FLORIDA 33136
 58-129-8262 01

Date: 09/08/14

003819

Pay
 Exactly SEVEN HUNDRED EIGHTY-SIX AND 45/100 DOLLARS *****786.45

To The
 Order Of: CJK ELECTRONICS SECURITY
 7501 CORAL BLVD
 MIRAMAR, FL 33023-5076

Signature Required
 Authorized Signature

VOID AFTER 90 DAYS

⑆003819⑆ ⑆253191387⑆ ⑆100003461589

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE

ENDORSEMENT AREA: Please Print Endorser, Signature, Date

FOR DEPOSIT ONLY
 BANK OF AMERICA
 C&A ELECTRONICS SECURITY

CHECK#: 3819 \$786.45

CHECK#: 3819 \$786.45

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

BBAT MIAMI, FLORIDA 33136
95-129-8282 01

Date: 09/08/14

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

To The Order Of: BUG OFF EXTERMINATORS
1084 NW 54 STREET
FT. LAUDERDALE, FL 33309

Conny Mackey
Authorized Signature

⑆003820⑆ ⑆263191387⑆ ⑆100003491589

TRANSFEROR DATA: Know Your Customer: Required Identification

PAY TO THE ORDER OF
MONEY ORDER
FOR DEPOSIT ONLY
BUG OFF EXTERMINATORS, INC.
21500 W 42706

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR DEPOSIT ONLY: THIS CHECK IS NOT NEGOTIABLE AND CANNOT BE CASHED OR DEPOSITED INTO ANY ACCOUNT OTHER THAN THE ACCOUNT OF THE ENTITY NAMED AS THE BENEFICIARY. ANY ATTEMPT TO CASH OR DEPOSIT THIS CHECK INTO ANOTHER ACCOUNT IS VOID. THE BENEFICIARY'S SIGNATURE IS REQUIRED FOR DEPOSIT.

CHECK#: 3820 \$148.00

CHECK#: 3820 \$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 33136
95-129-8282 01

Date: 09/08/14

Pay Exactly FORTY AND 00/100 DOLLARS *****40.00

To The Order Of: ESSENTIAL SCREENING
P.O. BOX 390
RUTHERFORDTON, NC 28139

Conny Mackey
Authorized Signature

⑆003821⑆ ⑆263191387⑆ ⑆100003491589

TRANSFEROR DATA: Know Your Customer: Required Identification

PAY TO THE ORDER OF
MONEY ORDER
FOR DEPOSIT ONLY
ESSENTIAL SCREENING, INC.
P.O. BOX 390
RUTHERFORDTON, NC 28139

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR DEPOSIT ONLY: THIS CHECK IS NOT NEGOTIABLE AND CANNOT BE CASHED OR DEPOSITED INTO ANY ACCOUNT OTHER THAN THE ACCOUNT OF THE ENTITY NAMED AS THE BENEFICIARY. ANY ATTEMPT TO CASH OR DEPOSIT THIS CHECK INTO ANOTHER ACCOUNT IS VOID. THE BENEFICIARY'S SIGNATURE IS REQUIRED FOR DEPOSIT.

CHECK#: 3821 \$40.00

CHECK#: 3821 \$40.00

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

BBAT MIAMI, FLORIDA 33136
95-129-8282 01

Date: 09/08/14

Pay Exactly SIXTY-FOUR AND 20/100 DOLLARS *****64.20

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

Conny Mackey
Authorized Signature

⑆003822⑆ ⑆263191387⑆ ⑆100003491589

TRANSFEROR DATA: Know Your Customer: Required Identification

PAY TO THE ORDER OF
MONEY ORDER
FOR DEPOSIT ONLY
CORAL WAY LOCKSMITH CORP
273 CORAL WAY
MIAMI, FLORIDA 33145

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR DEPOSIT ONLY: THIS CHECK IS NOT NEGOTIABLE AND CANNOT BE CASHED OR DEPOSITED INTO ANY ACCOUNT OTHER THAN THE ACCOUNT OF THE ENTITY NAMED AS THE BENEFICIARY. ANY ATTEMPT TO CASH OR DEPOSIT THIS CHECK INTO ANOTHER ACCOUNT IS VOID. THE BENEFICIARY'S SIGNATURE IS REQUIRED FOR DEPOSIT.

CHECK#: 3822 \$64.20

CHECK#: 3822 \$64.20

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

BBAT MIAMI, FLORIDA 33136
95-129-8282 01

Date: 09/12/14

Pay Exactly FIFTY-THREE AND 75/100 DOLLARS *****53.75

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

Conny Mackey
Authorized Signature

⑆003823⑆ ⑆263191387⑆ ⑆100003491589

TRANSFEROR DATA: Know Your Customer: Required Identification

PAY TO THE ORDER OF
MONEY ORDER
FOR DEPOSIT ONLY
M & E ASSOCIATES OF MIAMI, INC
13055 SW 42 STREET
SUITE 203
MIAMI, FL 33175

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR DEPOSIT ONLY: THIS CHECK IS NOT NEGOTIABLE AND CANNOT BE CASHED OR DEPOSITED INTO ANY ACCOUNT OTHER THAN THE ACCOUNT OF THE ENTITY NAMED AS THE BENEFICIARY. ANY ATTEMPT TO CASH OR DEPOSIT THIS CHECK INTO ANOTHER ACCOUNT IS VOID. THE BENEFICIARY'S SIGNATURE IS REQUIRED FOR DEPOSIT.

CHECK#: 3823 \$53.75

CHECK#: 3823 \$53.75

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

BBAT MIAMI, FLORIDA 33136
95-129-8282 01

Date: 09/12/14

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

To The Order Of: ESSENTIAL SCREENING
P.O. BOX 390
RUTHERFORDTON, NC 28139

Conny Mackey
Authorized Signature

⑆003824⑆ ⑆263191387⑆ ⑆100003491589

TRANSFEROR DATA: Know Your Customer: Required Identification

PAY TO THE ORDER OF
MONEY ORDER
FOR DEPOSIT ONLY
ESSENTIAL SCREENING, INC.
P.O. BOX 390
RUTHERFORDTON, NC 28139

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR DEPOSIT ONLY: THIS CHECK IS NOT NEGOTIABLE AND CANNOT BE CASHED OR DEPOSITED INTO ANY ACCOUNT OTHER THAN THE ACCOUNT OF THE ENTITY NAMED AS THE BENEFICIARY. ANY ATTEMPT TO CASH OR DEPOSIT THIS CHECK INTO ANOTHER ACCOUNT IS VOID. THE BENEFICIARY'S SIGNATURE IS REQUIRED FOR DEPOSIT.

CHECK#: 3824 \$80.00

CHECK#: 3824 \$80.00



THIS DOCUMENT HAS A COLORED SECURITY BACKGROUND. DO NOT CASH IF THE WORD "VOID" IS VISIBLE. THIS PAPER HAS AN ARTIFICIAL WATERMARK ON REVERSE SIDE AND IS ALTERATION PROTECTED.

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

BBAT
 MIAMI, FLORIDA 33196

003825

Date: 09/12/14

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

To The Order Of: RED HAWK FIRE SECURITY, LLC
 P.O. BOX 838198
 ATLANTA, GA 30358-8198

Concepcion
 Signature Required

VOID AFTER 90 DAYS

1003825 12631913871100003461589

20140926
 0310000534
 PNC Bank
 DR. OF CR. FAMES
 A.B.S. OF END. STD.
 >0310000534

20140926
 0310000534

DO NOT WRITE OR SIGN BELOW THIS LINE

CHECK#: 3825 \$876.17

CHECK#: 3825 \$876.17

THIS CHECK CANNOT BE CASHED AT A BANK OR FINANCIAL INSTITUTION.

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

BBAT
 MIAMI, FLORIDA 33196

003827

Date: 09/23/14

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

To The Order Of: CHARLES LIPMAN

Concepcion
 Signature Required

VOID AFTER 90 DAYS

1003827 12631913871100003461589

0000

68514918300120000
 CHECK 68514918300120000
 09/23/14

Charles Lipman
 Signature Required

CHECK#: 3827 \$60.00

CHECK#: 3827 \$60.00

THIS CHECK CANNOT BE CASHED AT A BANK OR FINANCIAL INSTITUTION.

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

BBAT
 MIAMI, FLORIDA 33196

003828

Date: 09/23/14

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

To The Order Of: KIRENIA MOREJON B.
 4180 WEST 8 AVENUE
 HALEAH, FLORIDA 33012

Kirenia
 Signature Required

VOID AFTER 90 DAYS

1003828 12631913871100003461589

Kirenia
 Signature Required

CHECK#: 3828 \$300.00

CHECK#: 3828 \$300.00

CASH DISBURSEMENTS

Starting Check Date: 9/01/14 Cash account #: "All"
 Ending Check Date: 9/30/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:	10100		Operating-BB&T				
9/01/14	3811	1	M & E ASSOCIATES OF MIAMI, INC	948.00	SEP/14/MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2005	126764204	9/01/14	70110	9/01/14	948.00	SEP/14/MANAGEMENT FEES
9/01/14	3812	1268	OTIS ELEVATOR COMPANY	1,095.66	SEP/14SERV ELEVATOR OTIS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2002	TA005223X914	9/01/14	82650	9/01/14	1,095.66	SEP/14SERV ELEVATOR OTIS
9/02/14	3814	87	UNIWASHER, INC.	224.25	REPAIRED TIMER 5TH FLOOR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2007	47464	8/18/14	74160	8/27/14	224.25	REPAIRED TIMER 5TH FLOOR
9/02/14	3815	801	CHARLES LIPMAN	59.00	SEP/14PHONE REIMBURSEMT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2008	SEP01/2014 CELL	9/02/14	72800	9/02/14	59.00	SEP/14PHONE REIMBURSEMT
9/08/14	3816	403	CORAL WAY LOCKSMITH CORP	117.70	EMERGEN.REMOVE BROKEN KEY		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2009	34941	9/02/14	74160	9/02/14	117.70	EMERGEN.REMOVE BROKEN KEY
9/08/14	3817	412	ALL FLORIDA POOL & SPA CENTER	194.00	SEP/14- POOL SERVICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2015	9888877-IN POOL	9/04/14	80100	9/04/14	194.00	SEP/14- POOL SERVICE
9/08/14	3818	872	KIRENIA MOREJON B.	300.00	8/18/14-8/29/14JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2017	9/4/14 JANITOR	9/05/14	82500	9/05/14	300.00	8/18/14-8/29/14JANITORIAL
9/08/14	3819	1512	CJ&K ELECTRONICS SECURITY	786.45	20TRANSMITTER,SHIPP&HANDL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2016	29213	9/03/14	74160	9/05/14	786.45	20TRANSMITTER,SHIPP&HANDL
9/08/14	3820	3201	BUG OFF EXTERMINATORS	148.00	SEP- PEST CONTROL BUGOFF		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2014	700414 SEP/14	9/04/14	78300	9/04/14	148.00	SEP- PEST CONTROL BUGOFF
Cash account #:	10100		Operating-BB&T				

CASH DISBURSEMENTS

Starting Check Date: 9/01/14 Cash account #: "All"
 Ending Check Date: 9/30/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
9/08/14	3821	569881	ESSENTIAL SCREENING	40.00	06-802 SCREENING		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2011	4460	09/02/14	60900	9/03/14	40.00	06-802 SCREENING
9/08/14	3822	403	CORAL WAY LOCKSMITH CORP	64.20	4 MEDECO KEYS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2010	34947	8/06/14	74170	9/03/14	64.20	4 MEDECO KEYS
9/08/14	90814	(M)250	FLORIDA POWER & LIGHT	1,102.77	SEP14#18066-72067 FPL ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2012	JUL30-AUG28 FPL	9/04/14	72100	9/04/14	1,102.77	SEP14#18066-72067 FPL ACH
9/10/14	91014	(M)792	PROGRESSIVE WASTE SOLUTIONS	1,494.96	SEP/14-#0084057310 WASTE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2020	0001288459 SEP	9/10/14	82300	9/10/14	1,494.96	SEP/14-#0084057310 WASTE
9/12/14	3823	1	M & E ASSOCIATES OF MIAMI, INC	53.75	AUG/14 BACKCHARGES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2019	126764321 BKCHG	9/09/14	70280	9/09/14	53.75	AUG/14 BACKCHARGES
9/12/14	3824	569881	ESSENTIAL SCREENING	80.00	06-501 SCREENING		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2018	4479	09/08/14	60900	9/09/14	80.00	06-501 SCREENING
9/12/14	3825	1018	RED HAWK FIRE SECURITY, LLC	876.17	SEP/14-NOV/14 QUARTER F/A		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2021	2894485 ANN-ISP	9/12/14	82100	9/12/14	876.17	SEP/14-NOV/14 QUARTER F/A
9/15/14	91514	(M)995	COMCAST	1,540.07	SEP#0440663831CABLE ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2013	09/01-09/30CABL	9/04/14	82700	9/04/14	1,540.07	SEP#0440663831CABLE ACH
9/21/14	92114	(M)5896	FIRST INSURANCE FUNDING CORP.	7,082.86	SEP-1943037FIF INS ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2022	1943037- 50F10	9/16/14	33000	9/16/14	7,082.86	SEP-1943037FIF INS ACH
Cash account #:	10100		Operating-BB&T				
9/23/14	3826	75	HOME DEPOT CREDIT SERVICES	295.05	6035 3225 0282 9520 DEPOT		

CASH DISBURSEMENTS

Starting Check Date: 9/01/14 Cash account #: "All"
 Ending Check Date: 9/30/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2026 8/14/14-9/7/14	9/19/14	74170	9/19/14	295.05	6035 3225 0282 9520 DEPOT
9/23/14	3827	801	CHARLES LIPMAN	60.00			TRASH PICK UP , 1LOAD
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2029 9-22-14	9/22/14	74160	9/23/14	60.00	TRASH PICK UP , 1LOAD
9/23/14	3828	872	KIRENIA MOREJON B.	300.00			9/01/14-9/12/14JANITORIAL
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2028 9/22/14JANITOR	9/23/14	82500	9/23/14	300.00	9/01/14-9/12/14JANITORIAL
9/27/14	92714 (M)903		AT&T	297.83			SEP14#3058540033AT&T ACH
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2025 SEP11-OCT10 ATT	9/19/14	72800	9/19/14	297.83	SEP14#3058540033AT&T ACH
9/29/14	92914 (M)604		MIAMI DADE WATER & SEWER DEPT	824.42			
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2031 8/14/14-9/11/14	9/29/14	72200	9/29/14	811.77	SEP #7558352200 WATER&SEW
		2032 8/14/14-9/11/14	9/29/14	72200	9/29/14	12.65	SEP #8558352200 WATER&SEW
					Totals:	824.42	
9/30/14	3831		VOID	.00			
9/30/14	3832		VOID	.00			
9/30/14	3833	569876	AR SERVICE & REPAIR CORP	450.00			PLUMBING REPAIR WASHER D.
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2030 963	9/25/14	74195	9/26/14	450.00	PLUMBING REPAIR WASHER D.
9/30/14	3834	569876	AR SERVICE & REPAIR CORP	650.00			REPAIR WASHER DRAIN 2FLOO
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2033 965	9/29/14	74195	9/29/14	650.00	REPAIR WASHER DRAIN 2FLOO
			Totals:		19,085.14		

AGED OWNER BALANCES: AS OF Sept. 30, 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	507.54	0.00	31.71	38.29	577.54	Friendly Letter
302	302	PAOLA SUAREZ BELLIDO	0.00	0.00	35.00	0.00	35.00	Friendly Letter
304	304	Ramiro Jimenez	453.59	0.00	0.00	0.00	453.59	
604	604	Maria Staley	519.68	0.00	25.00-	25.00	519.68	Friendly Letter
703	703	NORMA RAMIREZ	0.06	0.00	0.00	0.00	0.06	
901	901	CRYSTAL MARIE ADAMS	0.00	0.00	35.00	0.00	35.00	Friendly Letter
904	904	MYRNA SANTOS MAYOR	530.32	10.00	0.00	0.00	540.32	Friendly Letter
1001	1001	Lourdes Camps	540.50	0.00	90.00-	160.00	610.50	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:	2554.84	10.00	21.71	223.29	2809.84	

AGED OWNER BALANCES: AS OF Sept. 30, 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	2462.84	0.00	0.00	0.00	2462.84
01		Late Fees	11000	50.00	0.00	0.00	150.00	200.00
02		NSF Charges	11000	12.00	0.00	0.00	0.00	12.00
03		Admin. Fees	11000	30.00	10.00	21.71	73.29	135.00
GRAND TOTAL:				2554.84	10.00	21.71	223.29	2809.84

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	2809.84
TOTAL		\$2809.84

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
September 30, 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		-	1,376.78	2,065.13	
70145	Property/QBE Insurance Corp	05/07/14	05/07/15	6,773.00			2,709.19	4,063.81	
70155	Finance/Doc&Stamps	05/07/14	05/07/15	1,303.16			521.27	781.89	
70150	Umbrella/American Zurich Ins.	05/07/14	05/07/15	1,620.42			648.17	972.25	
70160	Windstorm/Citizen	05/07/14	05/07/15	39,228.00			15,691.20	23,536.80	
70180	D&O/Travelers Cas&Surety Co.	05/07/14	05/07/15	732.40			292.96	439.44	
70190	Fidelity/Travelers	05/07/14	05/07/15	526.76			210.72	316.04	
70195	Glass/USPlate Glass Insurance Co	05/07/14	05/07/15	1,893.00			757.21	1,135.79	
70165	Flood	04/21/14	04/21/15	23,035.00			10,720.50	12,314.50	
70170	Worker's Comp/CNA Insurance	01/01/14	01/01/15	2,057.00			1,538.51	518.49	
Total				80,610.65		-	34,466.51	46,144.14	

Expense For the Month				Remaining Days	Prepaid Months	Comments
Description	Days	Per Day	Total			
70140	Gen Liab/Philadelphia Indemnity	30	9.43	282.90	219	7.30
70145	Property/QBE Insurance Corp	30	18.56	556.68	219	7.30
70155	Finance/Doc&Stamps	30	3.57	107.11	219	7.30
70150	Umbrella/American Zurich Ins.	30	4.44	133.19	219	7.30
70160	Windstorm/Citizen	30	107.47	3,224.22	219	7.30
70180	D&O/Travelers Cas&Surety Co.	30	2.01	60.20	219	7.30
70190	Fidelity/Travelers	30	1.44	43.30	219	7.30
70195	Glass/USPlate Glass Insurance Co	30	5.19	155.59	219	7.30
70165	Flood	30	63.11	1,893.29	202	6.73
70170	Worker's Comp/CNA Insurance	30	5.64	169.07	98	3.27
Total			220.85	6,625.53		

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	5	35,414.30
Grand Total									

Brickell 25, A Condominium Association
Prepaid Interest Schedule
September 30, 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	
Total			365			

Brickell 25, Inc., A Condominium Association
Prepaid Expenses Schedule
September 30, 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: 722.42
 Bank Balance: 722.42
 Statement date: 09/30/14

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

OUTSTANDING ITEMS:

Total Outstanding				.00	.00
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Bank Reconciliation Summary

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Checkbook Balance	722.42	Reconciling Balance	722.42
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	722.42
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 09/30/2014

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 08/31/2014	\$722.39
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.03
Your new balance as of 09/30/2014	= \$722.42

Interest summary

Interest paid this statement period	\$0.03
2014 interest paid year-to-date	\$0.27
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
09/30	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
September 30, 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)
Depreciation	Pool Furniture	8 of 36	09/30/14	\$ (125.98)
Total				\$ (19,046.82)

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 OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 09/30/14

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
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Grand total: 0.00

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
Lawn Service	September Service	9/30/2014	\$150.00
M&E Associates	Backcharges	9/30/2014	\$55.00
Total			\$505.00

PREPAYS AS OF Sept. 30, 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
ALEJANDRO OSORIO	401	401	0.86
Anthony Hart	501	501	2,133.07
Jose Milton	503	503	1,115.89
James & Vera Thomas	504	504	1,289.04
Tony & Patsy Kelly	602	602	2,095.96
George & Yveth Moro	603	603	530.00
MARCELO & MIRIAM SALLES	704	704	551.99
Matthew Hodes	803	803	199.94
ARGYLE FINANCE LTD	1003	1003	25.00
TOTAL HOMES: 11			=====
			TOTAL PREPAYS 8,727.67
			TOTAL DISTR: PP 8,727.67