



M & E ASSOCIATES OF MIAMI, INC.

A SUBSIDIARY OF VESTA PROPERTY SERVICES

BRICKELL 25, INC.

A CONDOMINIUM ASSOCIATION

October 31, 2014 Financial

Management Use Only – Unaudited Financial

November 4, 2014

there for you

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



Brickell 25, Inc. A Condominium Association

The following financial information is for Management 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) \$20,132.78
Reserve Account(s) \$722.45

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 **\$600.00** of accrued expenses and the checks were not cut during this financial period, but were

cut during the following month.

DELINQUENCY/ACCOUNTS RECEIVABLE STATUS:

Accounts Receivable \$1,872.40
Foreclosure(s) \$0.00 and/or Bad Debt

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

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

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

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

MAINTENANCE FEE(S) RECEIVED FROM ATTORNEY:

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

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

ESTOPPEL(S) PREPARED:

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



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

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

ASSOCIATION ATTORNEY COLLECTION REPORT:

Attached you will find the collection report prepared by your association's attorney. This report is the status in which the collection accounts are at, at the time management requested it, unless, the association's attorney has not updated to real time as requested by management. These reports are available in the attorney's website, but you must be a board of directors to have access. 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

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.

Report Prepared by Julie Gonzalez, Accounting Manager for the Southeast Region

E-Mail: Julie.gonzalez@vestaforyou.com

Phone: 1-877-988-3782 Ext 599

November 4, 2014

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Brickell 25, A Condo Assoc.

Balance Sheet As of 10/31/14

		ASSETS	
CURRENT ASSETS			
10100	Operating-BB&T	\$	20,132.78
11000	Accounts Receivable		1,872.40
12000	Prepaid Insurance		39,186.76
12140	Prepaid Expenses		804.61
	Subtotal Current Assets		\$ 61,996.55
 RESERVE ASSETS			
12500	Reserve-BB&T	\$	722.45
	Subtotal Deferred Assets		\$ 722.45
 OTHER ASSETS			
14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(19,172.80)
	Subtotal Other Assets		\$ 3,317.48
	TOTAL ASSETS		\$ 66,036.48

		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
31050	Accrued Expenses	\$	600.00
33000	Notes Payable Insurance		28,331.44
36000	Prepaid Assessment		6,924.92
	Subtotal Current Liabilities		\$ 35,856.36
 RESERVES			
42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest		.77
	Subtotal Reserves		\$ 722.45
 EQUITY			
55000	Member's Equity	\$	40,972.02
	Current Year Net Income/(Loss)		(11,514.35)
	Subtotal Equity		\$ 29,457.67
	TOTAL LIABILITIES & EQUITY		\$ 66,036.48

Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 10/01/14 to 10/31/14

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)	206,350.00	210,545.00	(4,195.00)	252,654.00
	Subtotal Income	20,635.00	21,054.50	(419.50)	206,350.00	210,545.00	(4,195.00)	252,654.00
Other Income								
60500	Late Fees Income	25.00	15.00	10.00	125.00	150.00	(25.00)	180.00
60600	Interest Income	1.08	.00	1.08	13.35	.00	13.35	.00
60900	Screenings Income	.00	40.00	(40.00)	140.00	400.00	(260.00)	480.00
61900	Delinquent Action Admin Chrg	(135.00)	.00	(135.00)	(58.13)	.00	(58.13)	.00
67000	Miscellaneous Income	.00	.00	.00	105.00	.00	105.00	.00
67010	Gate Cards Income	40.00	30.00	10.00	300.00	300.00	.00	360.00
67020	Taxation	.00	(40.00)	40.00	.00	(400.00)	400.00	(480.00)
67030	Keys Income	.00	10.00	(10.00)	.00	100.00	(100.00)	120.00
67040	Laundry/Tokens Income	.00	400.00	(400.00)	5,254.90	4,000.00	1,254.90	4,800.00
	Subtotal Other Income	(68.92)	455.00	(523.92)	5,880.12	4,550.00	1,330.12	5,460.00
	TOTAL INCOME	20,566.08	21,509.50	(943.42)	212,230.12	215,095.00	(2,864.88)	258,114.00
EXPENSES								
Administrative								
70110	Management Fee	948.00	948.17	.17	9,480.00	9,481.70	1.70	11,378.00
70130	Legal & Professional	.00	30.00	30.00	675.76	300.00	(375.76)	360.00
70140	Insurance General Liability	292.33	300.00	7.67	2,875.01	3,000.00	124.99	3,600.00
70145	Insurance Property	575.24	681.00	105.76	5,544.87	6,810.00	1,265.13	8,172.00
70150	Insurance Umbrella	137.62	150.00	12.38	1,380.68	1,500.00	119.32	1,800.00
70155	Insurance Finance/Taxes	110.68	105.00	(5.68)	1,090.31	1,050.00	(40.31)	1,260.00
70160	Insurance Windstorm	3,331.69	3,500.00	168.31	29,332.62	35,000.00	5,667.38	42,000.00
70165	Insurance Flood	1,956.40	2,000.00	43.60	19,276.99	20,000.00	723.01	24,000.00
70170	Insurance Workers Compensatio	174.70	176.00	1.30	1,713.21	1,760.00	46.79	2,112.00
70180	Insurance D & O	62.20	137.50	75.30	890.85	1,375.00	484.15	1,650.00
70190	Insurance Fidelity	44.74	44.00	(.74)	448.82	440.00	(8.82)	528.00
70195	Insurance Glass	160.78	167.17	6.39	1,618.87	1,671.70	52.83	2,006.00
70210	Depreciation Expense	125.98	.00	(125.98)	1,259.80	.00	(1,259.80)	.00
70240	Dues & License	148.00	65.00	(83.00)	778.00	650.00	(128.00)	780.00
70270	ADP Fees	214.32	138.00	(76.32)	1,578.28	1,380.00	(198.28)	1,656.00
70275	Taxes & Audit Fees	.00	350.00	350.00	3,575.00	3,500.00	(75.00)	4,200.00
70276	ADP Payroll Taxes	411.79	463.00	51.21	4,816.43	4,630.00	(186.43)	5,556.00
70277	Federal Income Taxes	.00	.00	.00	431.00	.00	(431.00)	.00
70280	Postage & Printing	101.89	116.00	14.11	1,117.16	1,160.00	42.84	1,392.00
71010	Salaries - General	1,875.43	2,205.00	329.57	21,224.52	22,050.00	825.48	26,460.00

Brickell 25, A Condo Assoc.
Income/Expense Statement
Period: 10/01/14 to 10/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Administrative	10,671.79	11,575.84	904.05	109,108.18	115,758.40	6,650.22	138,910.00
Utilities								
72100	Electricity	1,213.04	1,350.00	136.96	12,418.49	13,500.00	1,081.51	16,200.00
72200	Water & Sewer	1,200.76	800.00	(400.76)	10,984.44	8,000.00	(2,984.44)	9,600.00
72800	Telephone Lines	410.31	280.00	(130.31)	3,369.46	2,800.00	(569.46)	3,360.00
	Total Utilities	2,824.11	2,430.00	(394.11)	26,772.39	24,300.00	(2,472.39)	29,160.00
Maintenance Expenses								
74160	R&M-General	715.96	700.00	(15.96)	6,298.41	7,000.00	701.59	8,400.00
74170	R&M-Supplies	332.67	350.00	17.33	5,657.72	3,500.00	(2,157.72)	4,200.00
74175	R&M-Elevator	.00	250.00	250.00	580.00	2,500.00	1,920.00	3,000.00
74180	R&M-Air Conditioning	.00	100.00	100.00	2,820.00	1,000.00	(1,820.00)	1,200.00
74185	R&M-Lighting	.00	100.00	100.00	.00	1,000.00	1,000.00	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	1,913.61	1,500.00	(413.61)	1,800.00
74195	R&M-Plumbing	1,980.00	300.00	(1,680.00)	4,933.83	3,000.00	(1,933.83)	3,600.00
	Total Maintenance Expenses	3,028.63	1,950.00	(1,078.63)	22,203.57	19,500.00	(2,703.57)	23,400.00
Site Improvements								
78100	Lawn Maintenance	150.00	150.00	.00	1,500.00	1,500.00	.00	1,800.00
78260	Landscape Replacement	1,990.00	115.00	(1,875.00)	2,065.00	1,150.00	(915.00)	1,380.00
78300	Pest Control/Spraying	148.00	141.67	(6.33)	1,480.00	1,416.70	(63.30)	1,700.00
	Total Site Improvements	2,288.00	406.67	(1,881.33)	5,045.00	4,066.70	(978.30)	4,880.00
Contract Services								
80100	Pool Maintenance	194.00	190.00	(4.00)	1,894.65	1,900.00	5.35	2,280.00
80200	R&M-Pool Repairs	118.32	150.00	31.68	6,768.96	1,500.00	(5,268.96)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	120.00	(5.25)	144.00
82100	Fire Panel Monitoring	91.00	300.00	209.00	4,185.27	3,000.00	(1,185.27)	3,600.00
82300	Trash Collection	1,529.74	1,300.00	(229.74)	14,997.97	13,000.00	(1,997.97)	15,600.00
82500	Janitorial Services	900.00	600.00	(300.00)	6,650.00	6,000.00	(650.00)	7,200.00
82650	Elevator Maintenance	1,095.66	1,050.00	(45.66)	10,739.60	10,500.00	(239.60)	12,600.00
82655	Elevator Permit	.00	45.00	45.00	.00	450.00	450.00	540.00
82700	Bulk Cable Services	1,540.07	1,500.00	(40.07)	15,253.63	15,000.00	(253.63)	18,000.00
	Total Contract Services	5,468.79	5,147.00	(321.79)	60,615.33	51,470.00	(9,145.33)	61,764.00
	TOTAL EXPENSES	24,281.32	21,509.51	(2,771.81)	223,744.47	215,095.10	(8,649.37)	258,114.00

RECONCILIATION

Bank #: 01 Operating-BB&T 10100 Operating-BB&T
 G/L Acct Bal: 20,132.78
 Bank Balance: 23,641.30
 Statement date: 10/31/14

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
3841	10/13/14	INFINET COMMUNICATIONS GR		111.45	
3850	10/24/14	CANITIZE USA		85.56	
3852	10/28/14	HOME DEPOT CREDIT SERVICE		162.75	
3853	10/28/14	DBPR-DIVISION OF FLORIDA		148.00	
3857	10/29/14	KIRENIA MOREJON B.		300.00	
3858	10/29/14	AR SERVICE & REPAIR CORP		1,500.00	
103114	10/31/14	MIAMI DADE WATER & SEWER		1,188.11	
103114	10/31/14	MIAMI DADE WATER & SEWER		12.65	
Total Outstanding				3,508.52	.00

Bank Reconciliation Summary

=====

Checkbook Balance	20,132.78	Reconciling Balance	23,641.30
Uncleared Checks, Credits	3,508.52 +	Bank Stmt. Balance	23,641.30
Uncleared Deposits, Debits	0.00	Difference	0.00



889-12-01-00 40257 20 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 10/31/2014

Contact us



BBT.com



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

Planning a major renovation project?

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

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

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

All loans subject to credit approval.
 BB&T, Member FDIC.

■ ASSOC SVCS INTEREST CHECKING 1100003461589

Account summary

Your previous balance as of 09/30/2014	\$26,012.88
Checks	- 7,964.79
Other withdrawals, debits and service charges	- 14,218.56
Deposits, credits and interest	+ 19,811.77
Your new balance as of 10/31/2014	= \$23,641.30

Interest summary

Interest paid this statement period	\$1.08
2014 interest paid year-to-date	\$13.35
Interest rate	0.05%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
10/06	3826	295.05	10/30	3837	1,990.00	10/23	3845	428.00
10/01	*3829	948.00	10/14	3838	300.00	10/28	3846	118.32
10/07	3830	1,095.66	10/21	3839	148.00	10/21	3847	300.00
10/01	*3833	450.00	10/22	3840	46.97	10/30	3848	41.00
10/01	3834	650.00	10/23	*3842	90.95	10/30	3849	68.92
10/01	3835	59.00	10/27	3843	91.00	10/29	*3851	480.00
10/16	3836	194.00	10/23	3844	169.92			

* indicates a skip in sequential check numbers above this item

Total checks = \$7,964.79

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/03	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
10/09	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	221.64
10/09	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	988.94
10/09	ACH CORP DEBIT ONLINE PAY WASTE SERVICES M & E ASSOCIATES OF MI	1,529.74

continued

■ ASSOC SVCS INTEREST CHECKING 1100003461589 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
10/14	ELEC PYMT FPL DIRECT DEBIT PPDA BRICKELL 25 INC CONDOM	1,213.04
10/15	INTERNET PAYMENT COMCAST COMCAST 0440663831 SPA	1,540.07
10/17	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
10/21	INS PMT FIRST INSURANCE 3037 BRICKELL 25 INC., A CO	7,082.86
10/23	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	190.15
10/23	ACH CORP DEBIT ADP - TAX ADP TX/FINCL SVC BRICKNELL 25 INC A CON	886.49
10/30	Payment ATT PAYZ BRICKELL 25	351.31
10/31	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	71.44
Total other withdrawals, debits and service charges		= \$14,218.56

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/01	CONSOLIDATED COUPON PAYMENT 1	932.70
10/01	CONSOL ELEC BILL PAY DEPOSIT 2	973.97
10/02	REMOTE DEPOSIT	1,050.32
10/03	CONSOL ELEC DEPOSIT 11	6,421.61
10/06	CONSOL ELEC BILL PAY DEPOSIT 1	484.92
10/06	REMOTE DEPOSIT	571.59
10/08	REMOTE DEPOSIT	40.00
10/08	REMOTE DEPOSIT	1,075.09
10/09	REMOTE DEPOSIT	465.59
10/15	CONSOL ELEC BILL PAY DEPOSIT 1	959.54
10/16	CONSOL ELEC DEPOSIT 1	561.27
10/17	REMOTE DEPOSIT	2,405.46
10/22	CONSOLIDATED COUPON PAYMENT 1	441.59
10/24	CONSOLIDATED COUPON PAYMENT 1	515.87
10/27	REMOTE DEPOSIT	111.00
10/29	CONSOLIDATED COUPON PAYMENT 2	943.02
10/30	CONSOLIDATED COUPON PAYMENT 2	883.18
10/30	CONSOL ELEC BILL PAY DEPOSIT 2	973.97
10/31	INTEREST PAYMENT	1.08
Total deposits, credits and interest		= \$19,811.77



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
09-129-8282-01

003826
Date: 09/23/14

Pay Exactly TWO HUNDRED NINETY-FIVE AND 00/100 DOLLARS *****295.05

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

CBI842772910130278

Larri Mackey
Signature Required

*****295.05

#003826# 12531913871100003461589

For Deposit Only
08 01 00 281002 100414 PEG CITIBANK N.A.
35322502828520 740 25 DES MOINESIA
100414 020278 CARF >271970312<

CHECK#: 3826 \$295.05

CHECK#: 3826 \$295.05

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

MIAMI, FLORIDA 33196
09-129-8282-01

003829
Date: 10/01/14

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

Larri Mackey
Signature Required

*****948.00

#003829# 12531913871100003461589

For Deposit Only
201410013338
2014-10-01

CHECK#: 3829 \$948.00

CHECK#: 3829 \$948.00

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

MIAMI, FLORIDA 33196
09-129-8282-01

003830
Date: 10/01/14

Pay Exactly ONE THOUSAND NINETY-FIVE AND 66/100 DOLLARS *****1,095.66

To The Order Of: OTIS ELEVATOR COMPANY
P.O. BOX 305454
CHARLOTTE, NC 28290-5454

Larri Mackey
Signature Required

*****1,095.66

#003830# 12531913871100003461589 #0000109566#

JPMORGANCHASE BANK
100714 >074001002<
08737728 00000000
00721577 225 0000000005520000

CR TO N
PAYEE ALL
RTS RA

CHECK#: 3830 \$1,095.66

CHECK#: 3830 \$1,095.66

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

MIAMI, FLORIDA 33196
09-129-8282-01

003833
Date: 09/30/14

Pay Exactly FOUR HUNDRED FIFTY AND 00/100 DOLLARS *****450.00

To The Order Of: AR SERVICE & REPAIR CORP
6837 WEST 29 AVE #105
HIALEAH GARDENS, FL 33018

Larri Mackey
Signature Required

*****450.00

#003833# 12531913871100003461589

20141007824490843920 04 1101
Regions Bank >082000019<
20141007824490843920 04 1101
Regions Bank >082000019<

ATM DEPOSIT ONLY
PAY TO THE ORDER OF
REGIONS BANK
AR SERVICE & REPAIR CORP
6837 WEST 29 AVE
HIALEAH GARDENS, FL
33018

CHECK#: 3833 \$450.00

CHECK#: 3833 \$450.00

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

MIAMI, FLORIDA 33196
09-129-8282-01

003834
Date: 10/30/14

Pay Exactly SIX HUNDRED FIFTY AND 00/100 DOLLARS *****650.00

To The Order Of: AR SERVICE & REPAIR CORP
6837 WEST 29 AVE #105
HIALEAH GARDENS, FL 33018

Larri Mackey
Signature Required

*****650.00

#003834# 12531913871100003461589

20141007824490843922 04 1102
Regions Bank >082000019<
20141007824490843922 04 1102
Regions Bank >082000019<

ATM DEPOSIT ONLY
PAY TO THE ORDER OF
REGIONS BANK
AR SERVICE & REPAIR CORP
6837 WEST 29 AVE
HIALEAH GARDENS, FL
33018

CHECK#: 3834 \$650.00

CHECK#: 3834 \$650.00



THIS CHECK IS VOID WITHOUT A BLUE MICR ENCODING

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

88AT MIAMI, FLORIDA 33196
 88-129-8282 01

003835
 Date: 10/01/14

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

To The Order Of: CHARLES LIPMAN

View After 90 Days
 Signature Required
 Authorized Signature

⑆003835⑆ ⑆253191387⑆ ⑆100003461589

00-65

MOBILE 6851983000110000
 11/10/11 00:11 0000 800 9389-03 1002958

Charles Lipman

CHECK#: 3835 \$59.00

CHECK#: 3835 \$59.00

THIS CHECK IS VOID WITHOUT A BLUE MICR ENCODING

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

88AT MIAMI, FLORIDA 33196
 88-129-8282 01

003836
 Date: 10/06/14

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

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

View After 90 Days
 Signature Required
 Authorized Signature

⑆003836⑆ ⑆253191387⑆ ⑆100003461589

For Deposit Only - JPMC

CHECK#: 3836 \$194.00

CHECK#: 3836 \$194.00

THIS CHECK IS VOID WITHOUT A BLUE MICR ENCODING

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

88AT MIAMI, FLORIDA 33196
 88-129-8282 01

003837
 Date: 10/09/14

Pay Exactly ONE THOUSAND NINE HUNDRED NINETY AND 00/100 DOLLARS *****1,990.00

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

View After 90 Days
 Signature Required
 Authorized Signature

⑆003837⑆ ⑆253191387⑆ ⑆100003461589

THAMES FINANCIAL HOLDINGS, LLC

COMMERCIAL BANK OF FLORIDA
 FORT LAUDERDALE BRANCH
 1729 N. W. 10TH ST.
 FORT LAUDERDALE, FL 33304

CHECK#: 3837 \$1,990.00

CHECK#: 3837 \$1,990.00

THIS CHECK IS VOID WITHOUT A BLUE MICR ENCODING

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

88AT MIAMI, FLORIDA 33196
 88-129-8282 01

003838
 Date: 10/08/14

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

To The Order Of: KIRENIA MOREJON B.
 4169 WEST 8 AVENUE
 HIALEAH, FLORIDA 33012

View After 90 Days
 Signature Required
 Authorized Signature

⑆003838⑆ ⑆253191387⑆ ⑆100003461589

WELLS FARGO BANK, N.A.

CHECK#: 3838 \$300.00

CHECK#: 3838 \$300.00

THIS CHECK IS VOID WITHOUT A BLUE MICR ENCODING

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

88AT MIAMI, FLORIDA 33196
 88-129-8282 01

003839
 Date: 10/08/14

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

View After 90 Days
 Signature Required
 Authorized Signature

⑆003839⑆ ⑆253191387⑆ ⑆100003461589

WELLS FARGO BANK, N.A.

PAY TO THE ORDER OF
 WELLS FARGO BANK, N.A.
 1000 BANKERS BUILDING
 FT. LAUDERDALE, FL 33301
 25307167796

CHECK#: 3839 \$148.00

CHECK#: 3839 \$148.00

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

BEAT
MIAMI, FLORIDA 33198
99-129 (R)202 01

003840
Date: 10/13/14

Pay
Exactly FORTY-SIX AND 87/100 DOLLARS

46.97
Valid After 90 Days

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

Authorized Signature

⑆003840⑆ ⑆253191387⑆ ⑆100003461589

Pay to the order of
Pay amount only
46.97
2014-10-22

CHECK#: 3840 \$46.97

CHECK#: 3840 \$46.97

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

BEAT
MIAMI, FLORIDA 33198
99-129 (R)202 01

003842
Date: 10/13/14

Pay
Exactly NINETY AND 95/100 DOLLARS

90.95
Valid After 90 Days

To The
Order Of: CORAL WAY LOCKSMITH CORP
2375 CORAL WAY
MIAMI, FLORIDA 33145

Authorized Signature

⑆003842⑆ ⑆253191387⑆ ⑆100003461589

Pay to the order of
Pay amount only
90.95
2014-10-22

CHECK#: 3842 \$90.95

CHECK#: 3842 \$90.95

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

BEAT
MIAMI, FLORIDA 33198
99-129 (R)202 01

003843
Date: 10/13/14

Pay
Exactly NINETY-ONE AND 00/100 DOLLARS

91.00
Valid After 90 Days

To The
Order Of: RED HAWK FIRE SECURITY, LLC
P.O. BOX 508198
ATLANTA, GA 30353-8198

Authorized Signature

⑆003843⑆ ⑆253191387⑆ ⑆100003461589

Pay to the order of
Pay amount only
91.00
2014-10-22

CHECK#: 3843 \$91.00

CHECK#: 3843 \$91.00

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

BEAT
MIAMI, FLORIDA 33198
99-129 (R)202 01

003844
Date: 10/13/14

Pay
Exactly ONE HUNDRED SIXTY-NINE AND 92/100 DOLLARS

169.92
Valid After 90 Days

To The
Order Of: D.C. SUPPLY INC.
PO. BOX 528065
MIAMI, FLORIDA 33152

Authorized Signature

⑆003844⑆ ⑆253191387⑆ ⑆100003461589

Pay to the order of
Pay amount only
169.92
2014-10-22

CHECK#: 3844 \$169.92

CHECK#: 3844 \$169.92

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

BEAT
MIAMI, FLORIDA 33198
99-129 (R)202 01

003845
Date: 10/13/14

Pay
Exactly FOUR HUNDRED TWENTY-EIGHT AND 00/100 DOLLARS

428.00
Valid After 90 Days

To The
Order Of: CORAL WAY LOCKSMITH CORP
2375 CORAL WAY
MIAMI, FLORIDA 33145

Authorized Signature

⑆003845⑆ ⑆253191387⑆ ⑆100003461589

Pay to the order of
Pay amount only
428.00
2014-10-22

CHECK#: 3845 \$428.00

CHECK#: 3845 \$428.00



003846
 Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175
 MIAMI, FLORIDA 33196
 95-129-0202 01
 Date: 10/17/14

Pay Exactly ONE HUNDRED EIGHTEEN AND 32/100 DOLLARS *****118.32

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

Carrie Mackey
 Signature Required
 Authorized Signature

003846 ⑆253191387⑆⑆100003461589

For Deposit Only - JPMC

CHECK#: 3846 \$118.32

CHECK#: 3846 \$118.32

003847
 Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175
 MIAMI, FLORIDA 33196
 95-129-0202 01
 Date: 10/17/14

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

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

Carrie Mackey
 Signature Required
 Authorized Signature

003847 ⑆253191387⑆⑆100003461589

For Deposit Only - JPMC

CHECK#: 3847 \$300.00

CHECK#: 3847 \$300.00

003848
 Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175
 MIAMI, FLORIDA 33196
 95-129-0202 01
 Date: 10/24/14

Pay Exactly FORTY-ONE AND 00/100 DOLLARS *****41.00

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

[Signature]
 Signature Required
 Authorized Signature

003848 ⑆253191387⑆⑆100003461589

For Deposit Only - JPMC

CHECK#: 3848 \$41.00

CHECK#: 3848 \$41.00

003849
 Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175
 MIAMI, FLORIDA 33196
 95-129-0202 01
 Date: 10/24/14

Pay Exactly SIXTY-EIGHT AND 92/100 DOLLARS *****68.92

To The Order Of: MINUTEMAN PRESS
 15275 SW 198 STREET
 SUITE 35
 MIAMI, FLORIDA 33186

[Signature]
 Signature Required
 Authorized Signature

003849 ⑆253191387⑆⑆100003461589

For Deposit Only - JPMC

CHECK#: 3849 \$68.92

CHECK#: 3849 \$68.92

003851
 Brickell 25, A Condo Assoc.
 c/o M & E Associates of Miami,
 13055 SW 42 Street, Suite 203
 Miami FL 33175
 MIAMI, FLORIDA 33196
 95-129-0202 01
 Date: 10/24/14

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

To The Order Of: AR SERVICE & REPAIR CORP
 6837 WEST 29 AVE #105
 HIALEAH GARDENS, FL 33018

[Signature]
 Signature Required
 Authorized Signature

003851 ⑆253191387⑆⑆100003461589

20141029621590834672 03 1153
 Regions Bank <062000019<
 20141029621590834672 03 1153
 Regions Bank <062000019<

PAY TO THE ORDER OF
 REGIONAL BANK
 OF MIAMI
 AR SERVICE & REPAIR CORP
 6837 WEST 29 AVE #105
 HIALEAH GARDENS, FL 33018

CHECK#: 3851 \$480.00

CHECK#: 3851 \$480.00

CASH DISBURSEMENTS

Starting Check Date: 10/01/14 Cash account #: "All"
 Ending Check Date: 10/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:	10100		Operating-BB&T				
10/01/14	3829	1	M & E ASSOCIATES OF MIAMI, INC	948.00	OCT/14/MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2023	126764449	10/01/14	70110	10/01/14	948.00	OCT/14/MANAGEMENT FEES
10/01/14	3830	1268	OTIS ELEVATOR COMPANY	1,095.66	OCT/14SERV ELEVATOR OTIS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2027	TA005223XA14	10/01/14	82650	10/01/14	1,095.66	OCT/14SERV ELEVATOR OTIS
10/01/14	3835	801	CHARLES LIPMAN	59.00	OCT/14PHONE REIMBURSEMT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2024	OCT01/2014 CELL	10/01/14	72800	10/01/14	59.00	OCT/14PHONE REIMBURSEMT
10/06/14	3836	412	ALL FLORIDA POOL & SPA CENTER	194.00	OCT/14- POOL SERVICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2037	989072-IN POOL	10/06/14	80100	10/06/14	194.00	OCT/14- POOL SERVICE
10/06/14	3837	508	CLETO A. AMAYA LANDSCAPING	1,990.00	LANSCAPING REPLACEMENT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2038	70924	9/24/14	78260	10/06/14	1,990.00	LANSCAPING REPLACEMENT
10/06/14	3838	872	KIRENIA MOREJON B.	300.00	9/15/14-9/26/14JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2039	10/3/14 JANITOR	10/06/14	82500	10/06/14	300.00	9/15/14-9/26/14JANITORIAL
10/06/14	3839	3201	BUG OFF EXTERMINATORS	148.00	OCT- PEST CONTROL BUGOFF		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2036	704231 OCT/14	10/06/14	78300	10/06/14	148.00	OCT- PEST CONTROL BUGOFF
10/08/14	100814 (M)792		PROGRESSIVE WASTE SOLUTIONS	1,529.74	OCT/14-#0084057310 WASTE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2040	0001305775 OCT	10/08/14	82300	10/08/14	1,529.74	OCT/14-#0084057310 WASTE
10/10/14	101014 (M)250		FLORIDA POWER & LIGHT	1,213.04	OCT14#18066-72067 FPL ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2034	AUG28-SEP29	10/02/14	72100	10/02/14	1,213.04	OCT14#18066-72067 FPL ACH
Cash account #:	10100		Operating-BB&T				

CASH DISBURSEMENTS

Starting Check Date: 10/01/14 Cash account #: "All"
 Ending Check Date: 10/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
10/13/14	3840	1	M & E ASSOCIATES OF MIAMI, INC	46.97	SEP/14 BACKCHARGES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2041	126764644 BKCHG	10/09/14	70280	10/09/14	46.97	SEP/14 BACKCHARGES
10/13/14	3841	165	INFINET COMMUNICATIONS GROUP	111.45	HOSTLT COMUNICATION-2015		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2042	12760396-7996	10/07/14	74160	10/09/14	111.45	HOSTLT COMUNICATION-2015
10/13/14	3842	403	CORAL WAY LOCKSMITH CORP	90.95	REPAIR FRONT DOOR LOCK		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2043	34973	9/08/14	74160	10/10/14	90.95	REPAIR FRONT DOOR LOCK
10/13/14	3843	1018	RED HAWK FIRE SECURITY, LLC	91.00	FIRE ALARM QUARTER MONITO		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2046	2895564	10/06/14	82100	10/13/14	91.00	FIRE ALARM QUARTER MONITO
10/13/14	3844	6551	D.C. SUPPLY INC.	169.92	PHILLIPS F40, ROLL TOWEL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2045	13057	10/01/14	74170	10/10/14	169.92	PHILLIPS F40, ROLL TOWEL
10/13/14	3845	403	CORAL WAY LOCKSMITH CORP	428.00	LEVER STOREROOM,REPL.KEY		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2044	35150	9/24/14	74160	10/10/14	428.00	LEVER STOREROOM,REPL.KEY
10/15/14	101514 (M)995		COMCAST	1,540.07	OCT#0440663831CABLE ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2035	10/01-10/31CABL	10/02/14	82700	10/02/14	1,540.07	OCT#0440663831CABLE ACH
10/15/14	101514 (M)5896		FIRST INSURANCE FUNDING CORP.	7,082.86	OCT-1943037FIF INS ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2047	1943037- 60F10	10/15/14	33000	10/15/14	7,082.86	OCT-1943037FIF INS ACH
10/17/14	3846	412	ALL FLORIDA POOL & SPA CENTER	118.32	CHEM ALKA PLUS.CALCIUM,ST		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2049	0592043-IN	10/10/14	80200	10/15/14	118.32	CHEM ALKA PLUS.CALCIUM,ST
Cash account #:	10100		Operating-BB&T				
10/17/14	3847	872	KIRENIA MOREJON B.	300.00	9/29/14-10/10/14 JANITOR		

CASH DISBURSEMENTS

Starting Check Date: 10/01/14 Cash account #: "All"
 Ending Check Date: 10/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2048	10/15/14JANITOR	10/15/14	82500	10/15/14	300.00	9/29/14-10/10/14 JANITOR
10/24/14	3848	1	M & E ASSOCIATES OF MIAMI, INC	41.00				2015 PROPOSED BUDGET MEET
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2050	126764784	10/20/14	70280	10/21/14	41.00	2015 PROPOSED BUDGET MEET
10/24/14	3849	617	MINUTEMAN PRESS	68.92				37 BUDGET NOTICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2051	51079	10/12/14	70280	10/21/14	68.92	37 BUDGET NOTICE
10/24/14	3850	2551	CANITIZE USA	85.56				NEW FUSIVLE LINK,FIRE DAM
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2057	1807	10/23/14	74160	10/24/14	85.56	NEW FUSIVLE LINK,FIRE DAM
10/24/14	3851	569876	AR SERVICE & REPAIR CORP	480.00				UNCOVER PIPE FLOOR DRAIN
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2056	1001	10/23/14	74195	10/24/14	480.00	UNCOVER PIPE FLOOR DRAIN
10/28/14	3852	75	HOME DEPOT CREDIT SERVICES	162.75				6035 3225 0282 9520 DEPOT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2058	9/23/14-101014	10/27/14	74170	10/27/14	162.75	6035 3225 0282 9520 DEPOT
10/28/14	3853	1069	DBPR-DIVISION OF FLORIDA LAND	148.00				ANNUAL FEE1/1/15-12/31/15
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2060	PR1X017828	10/28/14	70240	10/28/14	148.00	ANNUAL FEE1/1/15-12/31/15
10/29/14	3857	872	KIRENIA MOREJON B.	300.00				101314-102414-JANITORIAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2062	10/15/14JANITOR	10/29/14	82500	10/29/14	300.00	101314-102414-JANITORIAL
10/29/14	3858	569876	AR SERVICE & REPAIR CORP	1,500.00				PIPE REPAIRWATER DRAINAGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2061	812	10/01/14	74195	10/29/14	1,500.00	PIPE REPAIRWATER DRAINAGE
Cash account #:	10100		Operating-BB&T					
10/29/14	102914 (M)903		AT&T	351.31				OCT14#3058540033AT&T ACH
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2053	OCT11-NOV10 ATT	10/21/14	72800	10/21/14	351.31	OCT14#3058540033AT&T ACH

CASH DISBURSEMENTS

Starting Check Date: 10/01/14 Cash account #: "All"
 Ending Check Date: 10/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
10/31/14	103114 (M)604		MIAMI DADE WATER & SEWER DEPT	1,200.76			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2063	9/11/14-10/15	10/30/14	72200	10/30/14	1,188.11	OCT #7558352200 WATER&SEW
	2064	9/11/14-10/15	10/30/14	72200	10/30/14	12.65	OCT #8558352200 WATER&SEW
					Totals:	1,200.76	
			Totals:	21,795.28			

AGED OWNER BALANCES: AS OF Oct. 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	25.00	0.00	25.00	Friendly Letter
202	202	Santiago Pellegrini	0.00	25.00	25.00	25.00	75.00	Friendly Letter
302	302	PAOLA SUAREZ BELLIDO	0.00	0.00	25.00	0.00	25.00	Friendly Letter
303	303	Yolanda Yarur	138.77	0.00	0.00	0.00	138.77	Friendly Letter
604	604	Maria Staley	469.60	25.00	25.00	25.00	494.60	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	25.00	0.00	25.00	Friendly Letter
904	904	MYRNA SANTOS MAYOR	530.32	0.00	0.00	0.00	530.32	Friendly Letter
1001	1001	Lourdes Camps	530.50	0.00	75.00	100.00	555.50	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:	1672.40	50.00	0.00	150.00	1872.40	

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

* - Previous Owner or Renter

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

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL
A1		Maintenance Fee	11000	1647.40	0.00	0.00	0.00	1647.40
01		Late Fees	11000	25.00	50.00	0.00	150.00	225.00
GRAND TOTAL:				1672.40	50.00	0.00	150.00	1872.40

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	1872.40
TOTAL		\$1872.40

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
October 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	111.00	-	1,669.08	1,661.83	
70145	Property/QBE Insurance Corp	05/07/14	05/07/15	6,773.00			3,284.43	3,488.57	
70155	Finance/Doc&Stamps	05/07/14	05/07/15	1,303.16			631.95	671.21	
70150	Umbrella/American Zurich Ins.	05/07/14	05/07/15	1,620.42			785.79	834.63	
70160	Windstorm/Citizen	05/07/14	05/07/15	39,228.00			19,022.89	20,205.11	
70180	D&O/Travelers Cas&Surety Co.	05/07/14	05/07/15	732.40			355.16	377.24	
70190	Fidelity/Travelers	05/07/14	05/07/15	526.76			255.46	271.30	
70195	Glass/USPlate Glass Insurance Co	05/07/14	05/07/15	1,893.00			917.99	975.01	
70165	Flood	04/21/14	04/21/15	23,035.00			12,676.90	10,358.10	
70170	Worker's Comp/CNA Insurance	01/01/14	01/01/15	2,057.00			1,713.24	343.76	
Total				80,610.65			41,312.89	39,186.76	

Expense For the Month				Remaining		Prepaid		Comments
Description	Days	Per Day	Total	Days	Months			
70140	Gen Liab/Philadelphia Indemnity	31	9.43	292.33	188	6.06		
70145	Property/QBE Insurance Corp	31	18.56	575.24	188	6.06		
70155	Finance/Doc&Stamps	31	3.57	110.68	188	6.06		
70150	Umbrella/American Zurich Ins.	31	4.44	137.62	188	6.06		
70160	Windstorm/Citizen	31	107.47	3,331.69	188	6.06		
70180	D&O/Travelers Cas&Surety Co.	31	2.01	62.20	188	6.06		
70190	Fidelity/Travelers	31	1.44	44.74	188	6.06		
70195	Glass/USPlate Glass Insurance Co	31	5.19	160.78	188	6.06		
70165	Flood	31	63.11	1,956.40	171	5.52		
70170	Worker's Comp/CNA Insurance	31	5.64	174.70	67	2.16		
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	6	28,331.44	
Grand Total										

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

Interest on Policy						
Financed from # of days =		365				
From	Period		Days in Month	Total Expensed	Prepaid Balance	
	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
October 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: 722.45
 Bank Balance: 722.45
 Statement date: 10/31/14

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

Total Outstanding				.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	722.45	Reconciling Balance	722.45
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	722.45
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 10/31/2014

Contact us



BBT.com



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

Planning a major renovation project?

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

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

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

All loans subject to credit approval.

BB&T, Member FDIC.

■ ASSOC SVCS MONEY MKT SAVINGS 1100001785255

Account summary

Your previous balance as of 09/30/2014	\$722.42
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.03
Your new balance as of 10/31/2014	= \$722.45

Interest summary

Interest paid this statement period	\$0.03
2014 interest paid year-to-date	\$0.30
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/31	INTEREST PAYMENT	0.03
Total deposits, credits and interest		= \$0.03

Questions, comments or errors?

Member FDIC

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

Electronic fund transfers

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

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

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

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

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

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

Important information about your Constant Credit Account

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

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

Billing rights summary

In case of errors or questions about your Constant Credit statement

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

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

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

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

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

Mail-in deposits

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

Change of address

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

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

Brickell 25, Inc., A Condominium Association
Accumulated Depreciation GL 14500
October 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)
Depreciation	Pool Furniture	8 of 36	09/30/14	\$ (125.98)
Depreciation	Pool Furniture	9 of 36	09/30/14	\$ (125.98)
Total				\$ (19,172.80)

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: 10/31/14

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
October 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
Lawn Service	October Service	10/31/2014	\$150.00
Total			\$600.00

PREPAYS AS OF Oct. 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
Ramiro Jimenez	304	304	12.00
ALEJANDRO OSORIO	401	401	1.72
ANDRES FIDALGO	403	403	501.43
Anthony Hart	501	501	1,691.48
Jose Milton	503	503	1,115.89
James & Vera Thomas	504	504	816.50
Tony & Patsy Kelly	602	602	1,565.64
George & Yveth Moro	603	603	530.00
MARCELO & MIRIAM SALLES	704	704	52.62
Matthew Hodes	803	803	199.94
ARGYLE FINANCE LTD	1003	1003	25.00
			=====
TOTAL HOMES:	12	TOTAL PREPAYS	6,924.92
		TOTAL DISTR: PP	6,924.92

11/4/2014 12:34:55 PM

**LIEN AND FORECLOSURE DEPARTMENT
STATUS ACTIVITY REPORT (by Owner Name)
3547 -BRICKELL 25, INC.**

Owner:	PELLEGRINI, SANTIAGO	Responsible Attorney:	MARYVEL DE CASTRO VALDES
Account:	202	Contact Number:	
Class:	Bank Foreclosures	SRHL Ref.	<u>61400420</u>
Address:	145 SE 25 ROAD APT #202 MIAMI FLORIDA 33129		

<u>Date</u>	<u>Description</u>
9/19/2014	THE UPDATED DOCKET REVEALED THAT THE HEARING ON THE BANK'S MOTION FOR FINAL JUDGMENT HAS BEEN SET FOR OCTOBER 3, 2014. WE WILL CHECK THE DOCKET APPROXIMATELY THIRTY (30) DAYS AFTER THE HEARING TO SEE IF THE SALE DATE HAS BEEN SET. PLEASE NOTE: SHOULD THIS OFFICE RECEIVE ADDITIONAL DATA IN THE INTERIM, WE WILL UPDATE THE STATUS ACCORDINGLY.
6/12/2014	THE UPDATED DOCKET SEARCH REVEALS THAT ADDITIONAL DOCUMENTS HAVE BEEN POSTED OR FILED. THIS IS STILL AN ACTIVE MORTGAGE FORECLOSURE ACTION. THEREFORE, WE WILL UPDATE THE DOCKET AGAIN IN APPROXIMATELY NINETY (90) DAYS. PLEASE NOTE: SHOULD THIS OFFICE RECEIVE ADDITIONAL DATA IN THE INTERIM, WE WILL UPDATE THE STATUS ACCORDINGLY.
3/12/2014	WE HAVE FILED AN ANSWER TO THE MORTGAGE FORECLOSURE ACTION FILED BY NEW YORK COMMUNITY BANK BEARING CASE NO. 14005025 CA 58. THE AMOUNT OWED TO THE MORTGAGEE IS \$ 29,662.95 PLUS INTEREST, COSTS AND ATTORNEYS FEES. SINCE THE MORTGAGEE'S INTEREST IS SUPERIOR TO THE ASSOCIATION'S LIEN RIGHTS, WE WILL SOLELY MONITOR THIS MATTER, UNLESS OTHERWISE INSTRUCTED BY THE ASSOCIATION. THE STATUS OF THIS MATTER WILL BE UPDATED IN APPROXIMATELY NINETY (90) DAYS OR UPON THE OCCURRENCE OF ONE OF THE FOLLOWING FOUR (4) EVENTS: 1. DISMISSAL 2. MORTGAGE FORECLOSURE SALE DATE 3. CERTIFICATE OF TITLE IS ISSUED 4. OWNER(S) FILE(S) SUGGESTION OF BANKRUPTCY
3/10/2014	RECEIVED BANK FORECLOSURE COMPLAINT.