



305.552.7855
13595 SW 134 Ave . Suite 108
Miami, FL 33186

VestaPropertyServices.com

VESTA PROPERTY SERVICES

BRICKELL 25, INC. A CONDOMINIUM ASSOCIATION

August 31st, 2016 Financial

Management Use Only – Unaudited Financial



305.552.7855
13595 SW 134 Ave . Suite 108
Miami, FL 33186
VestaPropertyServices.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) \$11,120.31

Reserve Account(s) \$657.84

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 **\$2,526.93** as open payables and **\$0.00** of accrued expenses and

the checks that were not cut during this financial period will be cut during the following month.

DELINQUENCY/ACCOUNTS RECEIVABLE STATUS:

Accounts Receivable \$2,916.33

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,
- 2** unit which received a 2nd Notice, 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.			



Vested in your community.

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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 Tax ID. This regulation is effective as of January 1, 2013. Any Association that has a combine amount of \$250,000.00 in the same bank 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 Yanisley Niebles, Accounting Manager for the Southeast Region

E-Mail: Yanisley.Niebles@vestaforyou.com

Phone: 1-877-988-3782 Ext 652

Brickell 25, A Condo Assoc.

Balance Sheet
As of 08/31/16

ASSETS

CURRENT ASSETS

10100	Operating-BB&T	\$	11,120.31
11000	Accounts Receivable		2,916.33
12000	Prepaid Insurance		61,665.70
	Subtotal Current Assets		\$ 75,702.34

RESERVE ASSETS

12500	Reserve-BB&T	\$	657.84
	Subtotal Deferred Assets		\$ 657.84

OTHER ASSETS

14100	Capital Improvement	\$	22,490.28
14500	Accumulated Depreciation		(21,944.36)
21000	Utility Deposits		804.61
	Subtotal Other Assets		\$ 1,350.53

TOTAL ASSETS \$ 77,710.71

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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	2,526.93
33000	Notes Payable Insurance		30,117.57
36000	Prepaid Assessment		16,344.65
	Subtotal Current Liabilities		\$ 48,989.15

RESERVES

42000	Reserve-Roof Replacement	\$	721.68
46000	Reserve-Interest/Bank Fees		(63.84)
	Subtotal Reserves		\$ 657.84

EQUITY

55000	Member's Equity	\$	31,272.93
	Current Year Net Income/(Loss)		(3,209.21)
	Subtotal Equity		\$ 28,063.72

TOTAL LIABILITIES & EQUITY \$ 77,710.71

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Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 08/01/16 to 08/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	21,350.98	21,351.00	(.02)	170,807.84	170,808.00	(.16)	256,212.00
	Subtotal Income	21,350.98	21,351.00	(.02)	170,807.84	170,808.00	(.16)	256,212.00
Other Income								
60500	Late Fees Income	.00	15.00	(15.00)	550.00	120.00	430.00	180.00
60600	Interest Income	.55	.00	.55	8.68	.00	8.68	.00
60900	Screenings Income	.00	40.00	(40.00)	120.00	320.00	(200.00)	480.00
67000	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.00
67010	Transmitter Income	.00	5.00	(5.00)	.00	40.00	(40.00)	60.00
67020	Taxation	.00	(50.00)	50.00	.00	(400.00)	400.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	80.00	(80.00)	120.00
67040	Laundry/Tokens Income	758.00	500.00	258.00	4,092.76	4,000.00	92.76	6,000.00
	Subtotal Other Income	758.55	520.00	238.55	4,821.44	4,160.00	661.44	6,240.00
	TOTAL INCOME	22,109.53	21,871.00	238.53	175,629.28	174,968.00	661.28	262,452.00
EXPENSES								
Administrative								
70110	Management Fee	962.00	995.00	33.00	7,729.00	7,960.00	231.00	11,940.00
70130	Legal & Professional	169.60	50.00	(119.60)	1,716.50	400.00	(1,316.50)	600.00
70140	Insurance General Liability	380.24	363.00	(17.24)	3,051.91	2,904.00	(147.91)	4,356.00
70145	Insurance Property/Windstrom	4,110.35	3,910.00	(200.35)	31,385.09	31,280.00	(105.09)	46,920.00
70150	Insurance Umbrella	136.23	135.00	(1.23)	1,062.31	1,080.00	17.69	1,620.00
70155	Insurance Finance/Taxes	113.46	120.00	6.54	918.68	960.00	41.32	1,440.00
70165	Insurance Flood	2,465.65	2,300.00	(165.65)	19,594.52	18,400.00	(1,194.52)	27,600.00
70170	Insurance Workers Compensatio	166.77	145.00	(21.77)	1,345.28	1,160.00	(185.28)	1,740.00
70180	Insurance D & O	64.63	64.00	(.63)	506.64	512.00	5.36	768.00
70190	Insurance Fidelity	43.91	43.00	(.91)	344.20	344.00	(.20)	516.00
70195	Insurance Glass	158.74	160.00	1.26	1,244.28	1,280.00	35.72	1,920.00
70210	Depreciation Expense	125.98	126.00	.02	1,007.84	1,008.00	.16	1,512.00
70240	Dues & License	.00	70.00	70.00	473.50	560.00	86.50	840.00
70270	ADP Fees	157.36	160.00	2.64	1,348.04	1,280.00	(68.04)	1,920.00
70275	Taxes & Audit Fees	.00	350.00	350.00	4,325.00	2,800.00	(1,525.00)	4,200.00
70276	ADP Payroll Taxes	463.68	500.00	36.32	3,859.58	4,000.00	140.42	6,000.00
70280	Postage & Printing	157.25	138.00	(19.25)	960.85	1,104.00	143.15	1,656.00
71010	Salaries - General	2,054.21	2,275.00	220.79	16,963.45	18,200.00	1,236.55	27,300.00
	Total Administrative	11,730.06	11,904.00	173.94	97,836.67	95,232.00	(2,604.67)	142,848.00
Utilities								
72100	Electricity	1,170.67	1,180.00	9.33	9,088.68	9,440.00	351.32	14,160.00
72200	Water & Sewer	2,001.93	800.00	(1,201.93)	9,577.14	6,400.00	(3,177.14)	9,600.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 08/01/16 to 08/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	375.59	355.00	(20.59)	2,972.13	2,840.00	(132.13)	4,260.00
	Total Utilities	3,548.19	2,335.00	(1,213.19)	21,637.95	18,680.00	(2,957.95)	28,020.00
Maintenance Expenses								
74150	Gate Maintenance	.00	.00	.00	69.55	.00	(69.55)	.00
74160	R&M-General	534.30	750.00	215.70	7,002.00	6,000.00	(1,002.00)	9,000.00
74170	R&M-Supplies	(9.92)	400.00	409.92	3,279.72	3,200.00	(79.72)	4,800.00
74175	R&M-Elevator	375.00	100.00	(275.00)	375.00	800.00	425.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	800.00	800.00	1,200.00
74185	R&M-Electrical & Lighting	386.81	100.00	(286.81)	386.81	800.00	413.19	1,200.00
74190	R&M-Fire Equipment	584.76	150.00	(434.76)	1,208.02	1,200.00	(8.02)	1,800.00
74195	R&M-Plumbing	.00	150.00	150.00	985.00	1,200.00	215.00	1,800.00
	Total Maintenance Expenses	1,870.95	1,750.00	(120.95)	13,306.10	14,000.00	693.90	21,000.00
Site Improvements								
78100	Lawn Maintenance	525.00	150.00	(375.00)	1,350.00	1,200.00	(150.00)	1,800.00
78260	Landscape Replacement	.00	115.00	115.00	825.00	920.00	95.00	1,380.00
78300	Pest Control/Spraying	148.00	148.00	.00	1,184.00	1,184.00	.00	1,776.00
	Total Site Improvements	673.00	413.00	(260.00)	3,359.00	3,304.00	(55.00)	4,956.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	1,552.00	1,552.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	791.90	1,200.00	408.10	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.25	96.00	(29.25)	144.00
82100	Fire Panel Monitoring	92.87	402.00	309.13	2,963.08	3,216.00	252.92	4,824.00
82300	Trash Collection	1,535.59	1,486.00	(49.59)	11,995.91	11,888.00	(107.91)	17,832.00
82500	Janitorial Services	920.00	600.00	(320.00)	4,570.00	4,800.00	230.00	7,200.00
82650	Elevator Maint. Contract	758.80	1,112.00	353.20	8,918.36	8,896.00	(22.36)	13,344.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	360.00	360.00	540.00
82700	Bulk Cable Services	1,671.99	1,592.00	(79.99)	13,216.79	12,736.00	(480.79)	19,104.00
	Total Contract Services	5,173.25	5,593.00	419.75	44,133.29	44,744.00	610.71	67,116.00
85206	Foreclosure/Bad Debt	.60	.00	(.60)	(1,434.52)	.00	1,434.52	.00
	TOTAL EXPENSES	22,996.05	21,995.00	(1,001.05)	178,838.49	175,960.00	(2,878.49)	263,940.00
	NET INCOME/(LOSS)	(886.52)	(124.00)	(762.52)	(3,209.21)	(992.00)	(2,217.21)	(1,488.00)

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RECONCILIATION

Bank #: 01 Operating-BB&T 10100 Operating-BB&T
 G/L Acct Bal: 11,120.31
 Bank Balance: 17,785.62
 Statement date: 08/31/16

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
22916	02/29/16	Reserve transfer error			2,319.88
GJ-891	03/31/16	Reverse Error Transfer			2,319.88
72116	07/21/16	FIRST INSURANCE FUNDING C		8,306.60	
4225	08/29/16	HOME DEPOT CREDIT SERVICE		641.54	
4226	08/29/16	CORAL WAY LOCKSMITH CORP		417.30	
4227	08/29/16	RED HAWK FIRE SECURITY, L		92.87	
4228	08/29/16	VIRGINIA LIPMAN		300.00	
4229	08/29/16	KING FIRE EQUIPMENT, INC.		584.76	
4230	08/29/16	VESTA PROPERTY SERVICES		962.00	
Total Outstanding				11,305.07	4,639.76

Bank Reconciliation Summary

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Checkbook Balance	11,120.31	Reconciling Balance	17,785.62
Uncleared Checks, Credits	11,305.07 +	Bank Stmt. Balance	17,785.62
Uncleared Deposits, Debits	4,639.76 -	Difference	0.00



889-12-01-00 40257 13 C 001 30 55 004
 BRICKELL 25 INC A CONDOMINIUM
 ASSOCIATION / OPERATING ACCT
 C/O M & E ASSOCIATES OF MIAMI INC
 13595 SW 134TH AVE STE 108
 MIAMI FL 33186-4579

Your account statement

For 08/31/2016

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 1100008812142

Account summary

Your previous balance as of 07/31/2016	\$15,168.20
Checks	- 4,449.16
Other withdrawals, debits and service charges	- 14,643.73
Deposits, credits and interest	+ 21,710.31
Your new balance as of 08/31/2016	= \$17,785.62

Interest summary

Interest paid this statement period	\$0.55
2016 interest paid year-to-date	\$8.68
Interest rate	0.04%
On 08/04/2016 the interest rate changed from 0.05% to 0.04%	

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
08/04	95	59.00	08/22	*4218	47.08	08/24	4222	148.00
08/02	*4211	1,409.40	08/22	4219	194.00	08/17	4223	300.00
08/02	*4213	137.50	08/23	4220	169.60	08/24	4224	83.97
08/17	*4215	1,133.80	08/22	4221	386.81	08/04	*59550	60.00
08/04	4216	320.00						

* indicates a skip in sequential check numbers above this item

Total checks = \$4,449.16

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
08/01	Payment ATT PAYH BRICKELL 25 INC	300.69
08/05	ACH CORP DEBIT M-DWASDPMT MDWS BRICKELL 25 INC COND A	12.65
08/05	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	78.68
08/05	ACH CORP DEBIT M-DWASDPMT MDWS BRICKELL 25 INC COND A	1,507.65
08/09	ELEC PYMT FPL DIRECT DEBIT PPDA BRICKELL 25 INC CONDOM	1,170.67
08/09	INSURANCE FIRST INSURANCE 9427 Brickell 25 Inc., A Co	5,295.40

continued

ASSOC SVCS INTEREST CHECKING 1100008812142 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
08/10	ASSN PER UNIT FEE 33100006	157.25
08/10	ACH CORP DEBIT ONLINE PAY WASTE SERVICES BRICKELL 25 CONDO	1,535.59
08/11	ACH CORP DEBIT Tax/401k ADP Tax/401k BRICKNELL 25 INC A CON	254.60
08/11	ACH CORP DEBIT EEPAY/GARN ADP EEPAY/GARNWC BRICKNELL 25 INC A CON	1,101.19
08/17	INTERNET PAYMENT COMCAST COMCAST 0440663831 SPA	1,671.99
08/19	ACH CORP DEBIT ADP - FEES ADP PAYROLL FEES BRICKNELL 25 INC A CON	78.68
08/25	ACH CORP DEBIT Tax/401k ADP Tax/401k BRICKNELL 25 INC A CON	209.08
08/25	ACH CORP DEBIT EEPAY/GARN ADP EEPAY/GARNWC BRICKNELL 25 INC A CON	953.02
08/29	Payment ATT PAYK BRICKELL 25 INC	316.59
Total other withdrawals, debits and service charges		= \$14,643.73

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/01	REMOTE DEPOSIT	533.77
08/03	REMOTE DEPOSIT	552.99
08/03	CONSOL ELEC DEPOSIT 1	580.75
08/03	CONSOLIDATED COUPON PAYMENT 2	975.74
08/03	CONSOL ELEC DEPOSIT 12	7,235.84
08/04	CONSOL ELEC BILL PAY DEPOSIT 1	501.75
08/09	CONSOLIDATED COUPON PAYMENT 1	456.91
08/10	CONSOL ELEC BILL PAY DEPOSIT 1	992.82
08/10	REMOTE DEPOSIT	2,988.80
08/11	CONSOL ELEC BILL PAY DEPOSIT 1	525.00
08/12	COUNTER DEPOSIT	758.00
08/15	CONSOLIDATED COUPON PAYMENT 1	554.26
08/17	REMOTE DEPOSIT	1,735.82
08/24	CONSOLIDATED COUPON PAYMENT 2	1,073.31
08/29	CONSOLIDATED COUPON PAYMENT 2	1,005.19
08/31	CONSOLIDATED COUPON PAYMENT 1	195.56
08/31	CONSOL ELEC BILL PAY DEPOSIT 2	1,043.25
08/31	INTEREST PAYMENT	0.55
Total deposits, credits and interest		= \$21,710.31



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 Vesta Property Services
13595 SW 134th Ave., Suite 108
Miami FL 33186

BBST
MIAMI, FLORIDA 33186
06-129-8282-01

004214
Date: 08/02/16

Pay Exactly FIFTY-NINE AND 00/100 DOLLARS ***** \$9.00

To The Order Of: CHARLES LIPMAN

Authorized Signature

⑈004214⑈ ⑆253191387⑆ ⑆100008812142

00-65

291890020117000
91/10/80 0915 92000 900 001800 1000268

Signature

CHECK#:95 \$59.00

Brickell 25, A Condo Assoc.
c/o Vesta Property Services
13595 SW 134th Ave., Suite 108
Miami FL 33186

BBST
MIAMI, FLORIDA 33186
06-129-8282-01

004211
Date: 07/18/16

Pay Exactly ONE THOUSAND FOUR HUNDRED NINE AND 40/100 DOLLARS ***** \$1,409.40

To The Order Of: SIEGFRIED, RIVERA, LERNER
201 ALHAMBRA CIRCLE
SUITE 1102
CORAL GABLES, FL 33134

Authorized Signature

⑈004211⑈ ⑆253191387⑆ ⑆100008812142

PAY TO THE ORDER OF:
SABADELL UNITED BANK N.A.
FOR DEPOSIT ONLY
SIEGFRIED RIVERA LERNER
201 ALHAMBRA CIRCLE
SUITE 1102
CORAL GABLES, FLORIDA 33134
ACCT # 1000001130

CHECK#:4211 \$1,409.40

Brickell 25, A Condo Assoc.
c/o Vesta Property Services
13595 SW 134th Ave., Suite 108
Miami FL 33186

BBST
MIAMI, FLORIDA 33186
06-129-8282-01

004213
Date: 07/18/16

Pay Exactly ONE HUNDRED THIRTY-SEVEN AND 60/100 DOLLARS ***** \$137.50

To The Order Of: SIEGFRIED, RIVERA, LERNER
201 ALHAMBRA CIRCLE
SUITE 1102
CORAL GABLES, FL 33134

Authorized Signature

⑈004213⑈ ⑆253191387⑆ ⑆100008812142

PAY TO THE ORDER OF:
SABADELL UNITED BANK N.A.
FOR DEPOSIT ONLY
SIEGFRIED RIVERA LERNER
201 ALHAMBRA CIRCLE
SUITE 1102
CORAL GABLES, FLORIDA 33134
ACCT # 1000001130

CHECK#:4213 \$137.50

Brickell 25, A Condo Assoc.
c/o Vesta Property Services
13595 SW 134th Ave., Suite 108
Miami FL 33186

BBST
MIAMI, FLORIDA 33186
06-129-8282-01

004215
Date: 08/02/16

Pay Exactly ONE THOUSAND ONE HUNDRED THIRTY-THREE AND 80/100 DOLLARS ***** \$1,133.80

To The Order Of: OTIS ELEVATOR COMPANY
P.O. BOX 905454
CHARLOTTE, NC 28290-5454

Authorized Signature

⑈004215⑈ ⑆253191387⑆ ⑆100008812142 ⑆0000113380⑆

JPMORGANCHASE BANK

081716 >074893138
08754089 007889
00700055 087

CR TO NEW
PAYEE A
RTD RB

CHECK#:4215 \$1,133.80

Brickell 25, A Condo Assoc.
c/o Vesta Property Services
13595 SW 134th Ave., Suite 108
Miami FL 33186

BBST
MIAMI, FLORIDA 33186
06-129-8282-01

004216
Date: 08/02/16

Pay Exactly THREE HUNDRED TWENTY AND 00/100 DOLLARS ***** \$320.00

To The Order Of: VIRGINIA LIPMAN

Authorized Signature

⑈004216⑈ ⑆253191387⑆ ⑆100008812142

Signature

CHECK#:4216 \$320.00



Brickell 25, A Condo Assoc.
 c/o Vesta Property Services
 13595 SW 134th Ave., Suite 108
 Miami, FL 33186

004218
 MIAMI, FLORIDA 33186
 08/08/16
 Date: 08/08/16

Pay Exactly FORTY-SEVEN AND 08/100 DOLLARS *****47.08

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

Signature Required
 Authorized Signature

⑆004218⑆ ⑆253191387⑆ ⑆100008812142

CHECK#:4218 \$47.08

FOR DEPOSIT ONLY - JPMC

004218 448 20 1 0

FOR DEPOSIT ONLY - JPMC

004218 448 20 1 0

Brickell 25, A Condo Assoc.
 c/o Vesta Property Services
 13595 SW 134th Ave., Suite 108
 Miami, FL 33186

004219
 MIAMI, FLORIDA 33186
 08/08/16
 Date: 08/08/16

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

⑆004219⑆ ⑆253191387⑆ ⑆100008812142

CHECK#:4219 \$194.00

FOR DEPOSIT ONLY - JPMC

004219 448 20 1 0

FOR DEPOSIT ONLY - JPMC

004219 448 20 1 0

Brickell 25, A Condo Assoc.
 c/o Vesta Property Services
 13595 SW 134th Ave., Suite 108
 Miami, FL 33186

004220
 MIAMI, FLORIDA 33186
 08/08/16
 Date: 08/08/16

Pay Exactly ONE HUNDRED SIXTY-NINE AND 60/100 DOLLARS *****169.60

To The Order Of: SIEGFRIED, RIVERA, LERNER ✓
 201 ALHAMBRA CIRCLE
 SUITE 1102
 CORAL GABLES, FL 33134

Signature Required
 Authorized Signature

⑆004220⑆ ⑆253191387⑆ ⑆100008812142

CHECK#:4220 \$169.60

FOR DEPOSIT ONLY - JPMC

004220 448 20 1 0

FOR DEPOSIT ONLY - JPMC

004220 448 20 1 0

Brickell 25, A Condo Assoc.
 c/o Vesta Property Services
 13595 SW 134th Ave., Suite 108
 Miami, FL 33186

004221
 MIAMI, FLORIDA 33186
 08/08/16
 Date: 08/08/16

Pay Exactly THREE HUNDRED EIGHTY-SIX AND 81/100 DOLLARS *****386.81

To The Order Of: CJK ELECTRONICS SECURITY
 7301 CORAL BLVD
 MIAMI, FL 33023-6976

Signature Required
 Authorized Signature

⑆004221⑆ ⑆253191387⑆ ⑆100008812142

CHECK#:4221 \$386.81

FOR DEPOSIT ONLY - JPMC

004221 448 20 1 0

FOR DEPOSIT ONLY - JPMC

004221 448 20 1 0

Brickell 25, A Condo Assoc.
 c/o Vesta Property Services
 13595 SW 134th Ave., Suite 108
 Miami, FL 33186

004222
 MIAMI, FLORIDA 33186
 08/08/16
 Date: 08/08/16

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

To The Order Of: BUG OFF EXTERMINATORS
 1064 NW 54 STREET
 FT. LAUDERDALE, FL 33309

Signature Required
 Authorized Signature

⑆004222⑆ ⑆253191387⑆ ⑆100008812142

CHECK#:4222 \$148.00

FOR DEPOSIT ONLY - JPMC

004222 448 20 1 0

FOR DEPOSIT ONLY - JPMC

004222 448 20 1 0

THIS CHECK IS VOID WITHOUT THESE REGISTRATION NUMBERS

Brickell 25, A Condo Assoc.
c/o Vesta Property Services
13995 SW 134th Ave., Suite 108
Miami FL 33186

BBST
MIAMI, FLORIDA 33196
95-128 8282 01

004223
Date: 08/16/16

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

To The
Order Of: VIRGINIA LIPMAN

*****300.00

VOID After 90 Days

Carrie Markey
Signature Required

Authorized Signature

CHECK INCLUDES A MICROPRINT BORDER

004223 12631913674100008812142

CHECK#:4223 \$300.00

VOID AFTER 90 DAYS

REGISTERED TO THE ORDER OF THE ISSUING BANK

VOID AFTER 90 DAYS

Virginia Lipman

THIS CHECK IS VOID WITHOUT THESE REGISTRATION NUMBERS

Brickell 25, A Condo Assoc.
c/o Vesta Property Services
13995 SW 134th Ave., Suite 108
Miami FL 33186

BBST
MIAMI, FLORIDA 33196
95-128 8282 01

004224
Date: 08/16/16

Pay
Exactly EIGHTY-THREE AND 97/100 DOLLARS*****

To The
Order Of: VESTA PROPERTY SERVICES
13995 SW 134 AVE
SUITE #108
MIAMI, FL 33186

*****83.97

VOID After 90 Days

Carrie Markey
Signature Required

Authorized Signature

CHECK INCLUDES A MICROPRINT BORDER

004224 12631913674100008812142

CHECK#:4224 \$83.97

VOID AFTER 90 DAYS

REGISTERED TO THE ORDER OF THE ISSUING BANK

VOID AFTER 90 DAYS

Carrie Markey

THIS CHECK IS VOID WITHOUT THESE REGISTRATION NUMBERS

Brickell 25, A Condo Assoc.
c/o Vesta Property Services
13995 SW 134th Ave., Suite 108
Miami FL 33186

BBST
MIAMI, FLORIDA 33196
95-128 8282 01

004217
Date: 08/02/16

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

To The
Order Of: CHARLES LIPMAN

*****60.00

VOID After 90 Days

Carrie Markey
Signature Required

Authorized Signature

CHECK INCLUDES A MICROPRINT BORDER

004217 12631913674100008812142

CHECK#:59550 \$60.00

VOID AFTER 90 DAYS

REGISTERED TO THE ORDER OF THE ISSUING BANK

VOID AFTER 90 DAYS

Charles Lipman

CASH DISBURSEMENTS

Starting Check Date: 8/01/16 Cash account #: "All"
 Ending Check Date: 8/31/16

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #: 10100			Operating-BB&T				
8/02/16	4214	801	CHARLES LIPMAN	59.00	AUG/16PHONE REIM-CHARLES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2621	AUG/2016 CELL	8/01/16	72800	8/01/16	59.00	AUG/16PHONE REIM-CHARLES
8/02/16	4215	1268	OTIS ELEVATOR COMPANY	1,133.80	AUG/16-ELEVATOR OTIS SERV		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2616	TAOO5223X816	8/01/16	82650	8/01/16	1,133.80	AUG/16-ELEVATOR OTIS SERV
8/02/16	4216	6952	VIRGINIA LIPMAN	320.00	7/13-7/26/16-JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2622	7/27/16-JANITOR	8/01/16	82500	8/01/16	320.00	7/13-7/26/16-JANITORIAL
8/02/16	4217	801	CHARLES LIPMAN	60.00	PICKUP&REMOVE LOAD TRASH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2623	8-1-16	8/01/16	74160	8/02/16	60.00	PICKUP&REMOVE LOAD TRASH
8/03/16	80316 (M)604		MIAMI DADE WATER & SEWER DEPT	1,520.30			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2625	METER-1571-0885	7/31/16	72200	7/31/16	1,507.65	JUL#7558352200 WATER&SEWE
	2626	METER 88611291	7/31/16	72200	7/31/16	12.65	JUL#8558352200 WATER&SEWE
	Totals:					1,520.30	
8/07/16	80716 (M)5896		FIRST INSURANCE FUNDING CORP.	5,295.40	AUG-2959427 FIF INS.ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2624	900-2959427AUG	8/02/16	33000	8/02/16	5,295.40	AUG-2959427 FIF INS.ACH
8/08/16	4218	403	CORAL WAY LOCKSMITH CORP	47.08	MEDECO KEYS 2 & KEY (KW1)		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2629	38241	7/28/16	74170	8/08/16	47.08	MEDECO KEYS 2 & KEY (KW1)
8/08/16	4219	412	ALL FLORIDA POOL & SPA CENTER	194.00	AUG/16- POOL SERVICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2628	9932169-IN POOL	8/08/16	80100	8/08/16	194.00	AUG/16- POOL SERVICE
Cash account #: 10100			Operating-BB&T				
8/08/16	4220	902	SIEGFRIED, RIVERA, LERNER	169.60	CONF.W/BOARD PRESIDENT&M		

CASH DISBURSEMENTS

Starting Check Date: 8/01/16 Cash account #: "All"
 Ending Check Date: 8/31/16

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2631 170519	8/03/16	70130	8/08/16	169.60	CONF.W/BOARD PRESIDENT&M
8/08/16	4221	1512	CJ&K ELECTRONICS SECURITY	386.81			VIDEO SYSTEM REPLACED P/B
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2630 29762	8/01/16	74185	8/08/16	386.81	VIDEO SYSTEM REPLACED P/B
8/08/16	4222	3201	BUG OFF EXTERMINATORS	148.00			AUG/16PEST CONTROL BUGOFF
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2627 796565 PE/CONTR	8/08/16	78300	8/08/16	148.00	AUG/16PEST CONTROL BUGOFF
8/08/16	80816 (M)250		FLORIDA POWER & LIGHT	1,170.67			AUG/16#18066-72067FPL ACH
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2620 JUN28-JUL28FPL	8/01/16	72100	8/01/16	1,170.67	AUG/16#18066-72067FPL ACH
8/09/16	80916 (M)792		PROGRESSIVE WASTE SOLUTIONS	1,535.59			AUG/16-#0084-057310-WASTE
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2632 0001698373-WAST	8/09/16	82300	8/09/16	1,535.59	AUG/16-#0084-057310-WASTE
8/15/16	81516 (M)995		COMCAST	1,671.99			AUG-440663831COMCAST-ACH
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2619 08/01-08/31/16	8/01/16	82700	8/01/16	1,671.99	AUG-440663831COMCAST-ACH
8/16/16	4223	6952	VIRGINIA LIPMAN	300.00			7/27-8/09/16-JANITORIAL
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2634 8/10/16-JANITOR	8/10/16	82500	8/10/16	300.00	7/27-8/09/16-JANITORIAL
8/16/16	4224	VESTA	VESTA PROPERTY SERVICES	83.97			JUL16- BACKCHARGES FEE
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2633 SEB25-0716BKCHG	7/31/16	70280	7/31/16	83.97	JUL16- BACKCHARGES FEE
8/27/16	82716 (M)903		AT&T	316.59			AUG#305-8540033-931ATTACH
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2636 AUG11-SEP10 ATT	8/23/16	72800	8/23/16	316.59	AUG#305-8540033-931ATTACH
Cash account #:	10100		Operating-BB&T				
8/29/16	4225	75	HOME DEPOT CREDIT SERVICES	641.54			6035 3225 0282 9520 DEPOT
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2637 JUL20-AUG09/16	7/31/16	74170	7/31/16	641.54	6035 3225 0282 9520 DEPOT

CASH DISBURSEMENTS

Starting Check Date: 8/01/16 Cash account #: "All"
 Ending Check Date: 8/31/16

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
8/29/16	4226	403	CORAL WAY LOCKSMITH CORP	417.30	REPAIR FRONT DOOR LOCK		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2640	38340	8/19/16	74160	8/24/16	417.30	REPAIR FRONT DOOR LOCK
8/29/16	4227	1018	RED HAWK FIRE SECURITY, LLC	92.87	ALARM MONITOR JUL-AUG-SEP		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2641	3000300	7/06/16	82100	8/25/16	92.87	ALARM MONITOR JUL-AUG-SEP
8/29/16	4228	6952	VIRGINIA LIPMAN	300.00	8/13-8/23/16-JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2638	8-24-16-JANITOR	8/24/16	82500	8/24/16	300.00	8/13-8/23/16-JANITORIAL
8/29/16	4229	129	KING FIRE EQUIPMENT, INC.	584.76	FIRE EXT.ANNUAL INSPECTIO		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2643	28661	7/21/16	74190	8/29/16	584.76	FIRE EXT.ANNUAL INSPECTIO
8/29/16	4230	VESTA	VESTA PROPERTY SERVICES	962.00	AUG/16/MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2644	23851- MNGM	8/29/16	70110	8/29/16	962.00	AUG/16/MANAGEMENT FEES
Totals:				17,411.27			

AGED OWNER BALANCES: AS OF Aug. 31, 2016
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
202	202	SANTIAGO PELLEGRINI	328.00	25.00	200.00	275.00	828.00	2nd Notice
304	304	JOSE JIMENEZ	456.91	25.00	75.00	0.00	556.91	Friendly Letter
604	604	Maria Staley	501.75	25.00	867.14	0.00	1393.89	2nd Notice
704	704	MARCELO & MIRIAM SALLES	0.00	0.00	40.99	0.00	40.99	Friendly Letter
1001	1001	Lourdes Camps	0.00	25.00	71.54	0.00	96.54	Friendly Letter
			-----	-----	-----	-----	-----	
		TOTAL:	1286.66	100.00	1254.67	275.00	2916.33	

AGED OWNER BALANCES: AS OF Aug. 31, 2016
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	1286.66	0.00	867.14	0.00	2153.80
01		Late Fees	11000	0.00	100.00	387.53	275.00	762.53
GRAND TOTAL:				1286.66	100.00	1254.67	275.00	2916.33

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	2916.33
TOTAL		\$2916.33

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
August 31, 2016

Prepaid Insurance									
GL	Description of Policy	Period		2016-2017 Premium	Adjustment		Expensed	Prepaid Bal	Comments
		From	To		Refund	CPA Adj			
70140	Gen Liab/Philadelphia Indemnity	05/07/16	05/07/17	4,477.00		-	1,422.83	3,054.17	
70145	Property/American Coastal Insurance	05/07/16	05/07/17	48,396.00			15,380.65	33,015.35	
70155	Finance/Doc&Stamps	05/07/16	05/07/17	1,335.85			424.56	911.29	
70150	Umbrella/Kevin Davis Insurance	05/07/16	05/07/17	1,604.00			509.77	1,094.23	
70180	D&O/Graham Insurance Group	05/07/16	05/07/17	761.00			241.86	519.14	
70190	Fidelity/Crime/Travelers	05/07/16	05/07/17	517.00			164.30	352.70	
70195	Glass/Seacoast Underwriters	05/07/16	05/07/17	1,869.00			593.99	1,275.01	
70165	Flood/Hartford Insurance	05/07/16	05/07/17	29,031.00			9,226.30	19,804.70	
70170	Worker's Comp/CNA Insurance	01/01/16	12/31/16	2,029.00			1,172.95	856.05	
Total				90,019.85		-	29,137.21	61,665.70	

Expense For the Month				Remaining		Prepaid			
Description	Days	Per Day	Total	Days	Months	Comments			
70140	Gen Liab/Philadelphia Indemnity	31	12.27	380.24	280	9.03			
70145	Property/QBE Insurance Corp	31	132.59	4,110.35	280	9.03			
70155	Finance/Doc&Stamps	31	3.66	113.46	280	9.03			
70150	Umbrella/American Zurich Ins.	31	4.39	136.23	280	9.03			
70180	D&O/Travelers Cas&Surety Co.	31	2.08	64.63	280	9.03			
70190	Fidelity/Travelers	31	1.42	43.91	280	9.03			
70195	Glass/USPlate Glass Insurance Co	31	5.12	158.74	280	9.03			
70165	Flood	31	79.54	2,465.65	280	9.03			
70170	Worker's Comp/CNA Insurance	30	5.56	166.77	153	5.10			
Total			246.63	7,639.96					

Insurance Payable										
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Adjustments	Total Payable	Monthly Payment	Out of	# of Pymt 3--10	Insurance Payable EOM
29,031.00	157.00	86.45	29,274.45	4,354.65		24,919.80	8,306.60	3		-
57,624.00	910.75	181.65	58,716.40	5,762.40		52,954.00	5,295.40	3		37,067.80
Grand Total										30,117.57

Brickell 25, A Condominium Association
Prepaid Interest Schedule
August 31, 2016

Interest on Policy						
Financed from # of days =		365				
From	Period		Days in Month	Total Expensed	Prepaid Balance	
	To					
	5/7/2016	5/31/2016	24	5,919.11	90,019.85	
	6/1/2016	6/30/2016	30	7,398.89	84,100.74	
	7/1/2016	7/31/2016	31	7,645.52	76,701.84	
	8/1/2016	8/31/2016	31	7,645.52	69,056.32	
	9/1/2016	9/30/2016	30	7,645.52	61,410.80	
	10/1/2016	10/31/2016	31	7,398.89	54,011.91	
	10/1/2016	10/31/2016	31	7,645.52	46,366.39	
	11/1/2016	11/30/2016	30	7,398.89	38,967.50	
	12/1/2016	12/31/2016	31	7,645.52	31,321.98	
	1/1/2017	1/31/2015	31	7,645.52	23,676.45	
	2/1/2017	2/28/2015	29	7,152.26	16,524.19	
	3/1/2017	3/31/2015	31	7,645.52	8,878.67	
	4/1/2017	4/30/2015	30	7,398.89	1,479.78	
	5/1/2017	5/6/2015	6	1,479.78	0.00	
Total			365			

RECONCILIATION

Bank #: 02 Reserve-BB&T 12500 Reserve-BB&T
 G/L Acct Bal: 657.84
 Bank Balance: 5,297.60
 Statement date: 08/31/16

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
22916	02/29/16	Reserve transfer error		2,319.88	
GJ-891	03/31/16	Reverse Error Transfer		2,319.88	
		Total Outstanding		4,639.76	.00

Bank Reconciliation Summary
 =====

Checkbook Balance	657.84	Reconciling Balance	5,297.60
Uncleared Checks, Credits	4,639.76 +	Bank Stmt. Balance	5,297.60
Uncleared Deposits, Debits	0.00	Difference	0.00



889-12-01-00 40257 0 C 001 29 50 004
 BRICKELL FOREST CONDOMINIUM INC
 RESERVE ACCT
 C/O M & E ASSOCIATES OF MIAMI INC
 13595 SW 134TH AVE STE 108
 MIAMI FL 33186-4579

Your account statement

For 08/31/2016

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 1100001784976

Account summary

Your previous balance as of 07/31/2016	\$238,124.75
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 2,341.23
Your new balance as of 08/31/2016	= \$240,465.98

Interest summary

Interest paid this statement period	\$21.35
2016 interest paid year-to-date	\$223.37
Interest rate	0.10%
Annual percentage yield (APY) earned	0.10%
On 08/04/2016 the interest rate changed from 0.15% to 0.10%	

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/01	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 1100001784968 08-01-16	2,319.88
08/31	INTEREST PAYMENT	21.35
Total deposits, credits and interest		= \$2,341.23

Questions, comments or errors?

Member FDIC

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

Electronic fund transfers

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

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

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

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

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

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

Important information about your Constant Credit Account

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

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

Billing rights summary

In case of errors or questions about your Constant Credit statement

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

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

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

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

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

Mail-in deposits

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

Change of address

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

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

Brickell 25, Inc., A Condominium Association
Accumulated Depreciation GL 14500
August 31, 2016

Description	Expense		Posted Date	Amount
Opening Balance	2013		12/31/13	\$ (17,913.00)
Depreciation	2014	1 thru 12	12/31/14	\$ (1,511.76)
Depreciation	Pool Furniture	13 of 36	01/31/15	\$ (125.98)
Depreciation	Pool Furniture	14 of 36	02/28/15	\$ (125.98)
Depreciation	Pool Furniture	15 of 36	03/31/15	\$ (125.98)
Depreciation	Pool Furniture	16 of 36	04/30/15	\$ (125.98)
Depreciation	Pool Furniture	17 of 36	05/31/15	\$ (125.98)
Depreciation	Pool Furniture	18 of 36	06/30/15	\$ (125.98)
Depreciation	Pool Furniture	19 of 36	07/31/15	\$ (125.98)
Depreciation	Pool Furniture	20 of 36	08/31/15	\$ (125.98)
Depreciation	Pool Furniture	21 of 36	09/30/15	\$ (125.98)
Depreciation	Pool Furniture	22 of 36	10/31/15	\$ (125.98)
Depreciation	Pool Furniture	23 of 36	11/30/15	\$ (125.98)
Depreciation	Pool Furniture	24 of 36	12/31/15	\$ (125.98)
Depreciation	Pool Furniture	25 of 36	01/31/16	\$ (125.98)
Depreciation	Pool Furniture	26 of 36	02/29/16	\$ (125.98)
Depreciation	Pool Furniture	27of 36	03/31/16	\$ (125.98)
Depreciation	Pool Furniture	28of 36	04/30/16	\$ (125.98)
Depreciation	Pool Furniture	29 of 36	05/31/16	\$ (125.98)
Depreciation	Pool Furniture	30 of 36	06/01/16	\$ (125.98)
Depreciation	Pool Furniture	31 of 36	07/01/16	\$ (125.98)
Depreciation	Pool Furniture	32 of 36	08/01/16	\$ (125.98)
Total				\$ (21,944.36)

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

Brickell 25, Inc., A Condominium Association
Utility Deposit
August 31, 2016

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

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 08/31/16

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
AMAYA MAINTENANCE LANDSCAPING	786-299-3082	525.00	.00	.00	.00
MIAMI DADE WATER & SEWER DEPT	305-665-7477	2,001.93	.00	.00	.00
	Totals:	2,526.93	.00	.00	.00
	Grand total:	2,526.93			

PREPAYS AS OF Aug. 31, 2016
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
PAOLA SUAREZ 145 SE 25 Road # 201	201	201	PP	450.93
YVETH MORO 145 SE 25 Road # 301	301	301	PP	469.72
PAOLA SUAREZ BELLIDO 145 SE 25 Road # 302	302	302	PP	554.26
YOLANDA YARUR 145 SE 25 Road # 303	303	303	PP	1,712.02
ANDRES FIDALGO 145 SE 25 Road # 403	403	403	PP	570.71
Anthony Hart 145 SE 25 Road # 501	501	501	PP	5,670.10
Jose Milton 145 SE 25 Road # 503	503	503	PP	1,187.16
James & Vera Thomas 145 SE 25 Road # 504	504	504	PP	2,151.32
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	2,699.88
George Moro 145 SE 25 Road # 603	603	603	PP	603.59
NORMA RAMIREZ 145 SE 25 Road # 703	703	703	PP	0.02
Matthew Hodes 145 SE 25 Road # 803	803	803	PP	199.94
MOHAMMED ALFODARI 145 SE 25 Road # 1002	1002	1002	PP	50.00

PREPAYS AS OF Aug. 31, 2016
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
ARGYLE FINANCE LTD 145 SE 25 Road # 1003	1003	1003	PP	25.00
TOTAL HOMES:	14	TOTAL PREPAYS		=====
		TOTAL DISTR: PP		16,344.65 16,344.65