



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

[VestaPropertyServices.com](http://VestaPropertyServices.com)

# *VESTA PROPERTY SERVICES*

## **BRICKELL 25, INC. A CONDOMINIUM ASSOCIATION**

*December 31<sup>st</sup>, 2017 Financial*

Management Use Only – Unaudited Financial



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## 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) \$ 12,858.47**  
**Reserve Account(s) \$622.68**

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 **\$2,195.89** as open payables and **\$75.00** of accrued expenses and the checks that were not cut

during this financial period will be cut during the following month.

**Accounts Receivable \$ 8,363.97**  
**Foreclosure(s) \$0.00 and/or Bad Debt**

### DELINQUENCY/ACCOUNTS RECEIVABLE STATUS:

Your Association delinquency is less than **2%** 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 2<sup>nd</sup> 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.



Vested in your community.

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## 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.

<u>Home/Unit Account #</u>	<u>Outstanding Balance, if any</u>
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):

<u>Home/Unit Account #</u>	<u>Date Mailed</u>	<u>Total Amount Outstanding</u>
None at this time.		



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## 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 Maria Zayas, Accounting Staff, review by Barbara Sanabria, General Manager for the Southeast Region**

**E-Mail: [mzayas@vestapropertyservices.com](mailto:mzayas@vestapropertyservices.com)**

**Phone: 1-877-988-3782 Ext 659**

**Brickell 25, A Condo Assoc.**Balance Sheet  
As of 12/31/17

## ASSETS

## CURRENT ASSETS

10101	Operating-CAB	\$	12,858.47
11000	Accounts Receivable		8,363.97
12000	Prepaid Insurance		30,739.39
	Subtotal Current Assets		\$ 51,961.83

## RESERVE ASSETS

12501	Reserve -CAB	\$	622.68
	Subtotal Deferred Assets		\$ 622.68

## OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(25,713.92)
	Subtotal Other Assets		\$ 1,966.26
	TOTAL ASSETS		\$ 54,550.77

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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

31000	Accounts Payable	\$	2,195.89
31050	Accrued Expenses		75.00
33000	Notes Payable Insurance		16,835.97
36000	Prepaid Assessment		14,471.47
	Subtotal Current Liabilities		\$ 33,578.33

## RESERVES

42000	Reserve-Roof Replacement	\$	684.68
46000	Reserve-Interest/Bank Fees		(62.00)
	Subtotal Reserves		\$ 622.68

## EQUITY

55000	Member's Equity	\$	32,750.36
	Current Year Net Income/(Loss)		(12,400.60)
	Subtotal Equity		\$ 20,349.76
	TOTAL LIABILITIES & EQUITY		\$ 54,550.77

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# Brickell 25, A Condo Assoc.

## Income/Expense Statement Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
60100	Maintenance Fee	23,485.87	23,486.00	(.13)	281,830.44	281,832.00	(1.56)	281,832.00
	Subtotal Income	23,485.87	23,486.00	(.13)	281,830.44	281,832.00	(1.56)	281,832.00
<b>Other Income</b>								
60500	Late Fees Income	.00	15.00	(15.00)	650.00	180.00	470.00	180.00
60600	Interest Income	.99	.00	.99	12.43	.00	12.43	.00
60900	Screenings Income	.00	15.00	(15.00)	115.00	180.00	(65.00)	180.00
67000	Miscellaneous Income	.00	.00	.00	220.00	.00	220.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(600.00)	600.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	120.00	(120.00)	120.00
67040	Laundry/Tokens Income	1,227.00	500.00	727.00	5,503.59	6,000.00	(496.41)	6,000.00
	Subtotal Other Income	1,227.99	490.00	737.99	6,501.02	5,880.00	621.02	5,880.00
	<b>TOTAL INCOME</b>	<b>24,713.86</b>	<b>23,976.00</b>	<b>737.86</b>	<b>288,331.46</b>	<b>287,712.00</b>	<b>619.46</b>	<b>287,712.00</b>
=====								
<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	980.50	966.00	(14.50)	11,766.00	11,592.00	(174.00)	11,592.00
70130	Legal & Professional	.00	50.00	50.00	407.86	600.00	192.14	600.00
70140	Insurance General Liability	379.90	382.00	2.10	4,474.39	4,584.00	109.61	4,584.00
70145	Insurance Property/Windstrom	3,608.32	4,110.00	501.68	44,409.14	49,320.00	4,910.86	49,320.00
70150	Insurance Umbrella	136.23	136.00	(.23)	1,604.10	1,632.00	27.90	1,632.00
70155	Insurance Finance/Taxes	150.84	120.00	(30.84)	1,622.82	1,440.00	(182.82)	1,440.00
70165	Insurance Flood	2,755.18	2,466.00	(289.18)	31,200.00	29,592.00	(1,608.00)	29,592.00
70170	Insurance Workers Compensatio	186.42	167.00	(19.42)	2,381.38	2,004.00	(377.38)	2,004.00
70180	Insurance D & O	84.25	65.00	(19.25)	911.60	780.00	(131.60)	780.00
70190	Insurance Fidelity	43.91	44.00	.09	517.00	528.00	11.00	528.00
70195	Insurance Glass	158.74	160.00	1.26	1,869.00	1,920.00	51.00	1,920.00
70210	Depreciation Expense	125.98	126.00	.02	1,637.64	1,512.00	(125.64)	1,512.00
70240	Dues & License	551.50	70.00	(481.50)	1,224.48	840.00	(384.48)	840.00
70270	ADP Fees	247.41	170.00	(77.41)	2,048.88	2,040.00	(8.88)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,350.00	4,320.00	(30.00)	4,320.00
70276	ADP Payroll Taxes	539.37	500.00	(39.37)	7,808.61	6,000.00	(1,808.61)	6,000.00
70280	Postage & Printing	161.58	120.00	(41.58)	1,474.80	1,440.00	(34.80)	1,440.00
70282	Bank Fee	.00	.00	.00	109.00	.00	(109.00)	.00
71010	Salaries - General	2,291.82	2,275.00	(16.82)	31,099.19	27,300.00	(3,799.19)	27,300.00
	Total Administrative	12,401.95	12,287.00	(114.95)	150,915.89	147,444.00	(3,471.89)	147,444.00
<b>Utilities</b>								
72100	Electricity	1,162.66	1,180.00	17.34	13,787.95	14,160.00	372.05	14,160.00
72200	Water & Sewer	1,221.86	1,200.00	(21.86)	12,428.79	14,400.00	1,971.21	14,400.00

# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	389.76	376.00	(13.76)	4,760.73	4,512.00	(248.73)	4,512.00
	Total Utilities	2,774.28	2,756.00	(18.28)	30,977.47	33,072.00	2,094.53	33,072.00
Maintenance Expenses								
74140	R&M-Electrical Repair	.00	.00	.00	275.00	.00	(275.00)	.00
74160	R&M-General	462.28	875.00	412.72	20,564.27	10,500.00	(10,064.27)	10,500.00
74170	R&M-Supplies	674.03	410.00	(264.03)	6,321.11	4,920.00	(1,401.11)	4,920.00
74175	R&M-Elevator	.00	100.00	100.00	375.00	1,200.00	825.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	1,200.00	1,200.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	3,071.57	1,200.00	(1,871.57)	1,200.00
74190	R&M-Fire Equipment	.00	150.00	150.00	6,682.83	1,800.00	(4,882.83)	1,800.00
74195	R&M-Plumbing	.00	300.00	300.00	1,450.00	3,600.00	2,150.00	3,600.00
	Total Maintenance Expenses	1,136.31	2,035.00	898.69	38,739.78	24,420.00	(14,319.78)	24,420.00
Site Improvements								
78100	Lawn Maintenance	75.00	170.00	95.00	1,575.00	2,040.00	465.00	2,040.00
78260	Landscape Replacement	2,200.00	115.00	(2,085.00)	2,200.00	1,380.00	(820.00)	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	1,860.00	1,776.00	(84.00)	1,776.00
	Total Site Improvements	2,430.00	433.00	(1,997.00)	5,635.00	5,196.00	(439.00)	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	2,328.00	2,328.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	2,421.02	1,800.00	(621.02)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	144.00	19.00	144.00
82100	Fire Panel Monitoring	959.21	375.00	(584.21)	5,878.37	4,500.00	(1,378.37)	4,500.00
82300	Trash Collection	1,844.86	1,535.00	(309.86)	20,589.31	18,420.00	(2,169.31)	18,420.00
82500	Janitorial Services	800.00	600.00	(200.00)	6,600.00	7,200.00	600.00	7,200.00
82650	Elevator Maint. Contract	1,179.17	1,115.00	(64.17)	13,832.45	13,380.00	(452.45)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	750.00	540.00	(210.00)	540.00
82700	Bulk Cable Services	1,755.36	1,672.00	(83.36)	20,898.39	20,064.00	(834.39)	20,064.00
	Total Contract Services	6,732.60	5,698.00	(1,034.60)	73,422.54	68,376.00	(5,046.54)	68,376.00
85200	Miscellaneous	800.00	.00	(800.00)	860.00	.00	(860.00)	.00
85206	Foreclosure/Bad Debt	.00	.00	.00	181.38	.00	(181.38)	.00
	<b>TOTAL EXPENSES</b>	<b>26,275.14</b>	<b>23,209.00</b>	<b>(3,066.14)</b>	<b>300,732.06</b>	<b>278,508.00</b>	<b>(22,224.06)</b>	<b>278,508.00</b>
	<b>NET INCOME/(LOSS)</b>	<b>(1,561.28)</b>	<b>767.00</b>	<b>(2,328.28)</b>	<b>(12,400.60)</b>	<b>9,204.00</b>	<b>(21,604.60)</b>	<b>9,204.00</b>

RECONCILIATION

Bank #: 03 Operating-CAB                      10101    Operating-CAB  
 G/L Acct Bal:    12,858.47  
 Bank Balance:    15,989.46  
 Statement date: 12/31/17

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
177	11/07/17	RED HAWK FIRE SECURITY, L		568.24	
201	12/11/17	DBPR-DIVISION OF FLORIDA		148.00	
204	12/14/17	SALVADOR TREE SERVICE INC		100.00	
206	12/14/17	VESTA PROPERTY SERVICES		114.75	
207	12/19/17	AMAYA MAINTENANCE LANDSC		2,200.00	
Total Outstanding				3,130.99	.00

Bank Reconciliation Summary

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Checkbook Balance	12,858.47	Reconciling Balance	15,989.46
Uncleared Checks, Credits	3,130.99 +	Bank Stmt. Balance	15,989.46
Uncleared Deposits, Debits	0.00	Difference	0.00



Community Association Banc  
 A Division of Mutual of Omaha Bank  
 Main Office  
 P.O. Box 64084  
 Phoenix, AZ 85082  
 (866) 800-4656



12-31-17  
 267527423

VESTA PROPERTY SERVICES, INC AGENT FOR  
 BRICKELL 25 INC A CONDOMINIUM ASSN  
 OPERATING  
 551 DR MARTIN LUTHER KING JR ST N  
 ST PETERSBURG FL 33701-2116

26752 742 3 NOW ACCOUNT

Previous Balance	11-30-17	13,601.21
+Deposits/Credits	14	29,466.31
-Checks/Debits	32	27,079.05
-Service Charge		.00
+Interest Paid		.99
Current Balance		15,989.46
Days in Statement Period	31	

\* - - - - -INTEREST SUMMARY- - - - - \*

Interest Earned From 12/01/17 To 12/31/17	
Days in Period	31
Interest Earned	.99
Annual Percentage Yield Earned	.05
Interest Paid this Year	11.80
Interest Withheld this Year	.00

\* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - \*

Date	Description	Amount
12-04	Lockbox Deposit	568.35
12-05	Image Deposit	8554.54
12-07	Lockbox Deposit	570.71
12-08	Lockbox Deposit	2336.85
12-08	Image Deposit	1146.11
12-08	Image Deposit	760.00
12-11	Lockbox Deposit	3240.24
12-18	Image Deposit	2285.17
12-18	Lockbox Deposit	609.69
12-18	Image Deposit	467.00
12-22	Lockbox Deposit	502.60
12-28	Lockbox Deposit	999.99
12-29	Lockbox Deposit	607.11
12-29	Interest Pymt	.99

\* - - - - -EFT ACTIVITY- - - - - \*

Date	Description	Amount
12-01	ADP PAYROLL FEES ADP - FEES BRICKNELL 25 INC A CON 2R006 2944124	82.47-
12-07	BRICKELL 25 CONDO FEES 591298262 -SETT-A228SFTP5	6817.95
12-12	MDWS M-DWASDPMT BRICKELL 25 INC A COND 0000#####	12.65-
12-12	MDWS M-DWASDPMT BRICKELL 25 INC COND A 0000#####	944.38-
12-12	FPL DIRECT DEBIT ELEC PYMT	1162.66-

Continued on Next Page

VESTA PROPERTY SERVICES, INC AGENT FOR

BRICKELL 25 INC CONDOM  
1806##### PPDA

12-14	ADP Tax	ADP Tax	297.15-
	BRICKNELL 25 INC A CON		
	RAO06 121525A01		
12-14	ADP WAGE PAY	WAGE PAY	1229.33-
	BRICKNELL 25 INC A CON		
	3850#####006		
12-19	COMCAST	CABLE	1755.36-
	BRICKELL 25 CONDO ASSO		
	5707710		
12-22	ADP PAYROLL FEES	ADP - FEES	82.47-
	BRICKNELL 25 INC A CON		
	2RO06 5147410		
12-22	FIRST INSURANCE	INSURANCE	7771.80-
	Brickell 25 Inc., A Co		
	900-4830923		
12-26	WASTE CONNECTION	WEB_PAY	1844.86-
	BRICKELL TWENTY FIVE C		
	2784#####		
12-28	ADP Tax	ADP Tax	242.22-
	BRICKNELL 25 INC A CON		
	RAO06 122926A01		
12-28	ADP WAGE PAY	WAGE PAY	1062.49-
	BRICKNELL 25 INC A CON		
	4725#####006		
12-29	ADP PAYROLL FEES	ADP - FEES	82.47-
	BRICKNELL 25 INC A CON		
	2RO06 5744208		
12-29	ATT	Payment	330.76-
	brickell 25 condo asso		
	XXXXX0011EPAYI		

\* - - - - -CHECKS PAID- - - - -\*

No.	Date	Amount	No.	Date	Amount
164	12-08	1150.25	186*	12-12	2480.00
188*	12-12	300.00	189	12-26	302.60
190	12-08	59.00	191	12-26	305.64
192	12-22	1179.17	193	12-26	155.00
194	12-22	240.75	195	12-12	200.00
196	12-29	403.50	197	12-26	121.53
198	12-22	194.00	199	12-14	800.00
200	12-26	959.21	202*	12-19	980.50
203	12-19	46.83	205*	12-26	300.00

\* - - - - -DAILY BALANCE SUMMARY- - - - -\*

Date	Balance	Date	Balance	Date	Balance
11-30	13601.21	12-01	13518.74	12-04	14087.09
12-05	22641.63	12-07	30030.29	12-08	33064.00
12-11	36304.24	12-12	31204.55	12-14	28878.07
12-18	32239.93	12-19	29457.24	12-22	20491.65
12-26	16502.81	12-28	16198.09	12-29	15989.46

\* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - -\*

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

CASH DISBURSEMENTS

Starting Check Date: 12/01/17 Cash account #: "All"  
 Ending Check Date: 12/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:	10101		Operating-CAB				
12/05/17	189	75	HOME DEPOT CREDIT SERVICES	302.60	6035 3225 3190 8097 DEPOT		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3055	OCT16-NOV11	11/30/17	74170	11/30/17	302.60	6035 3225 3190 8097 DEPOT
12/05/17	190	801	CHARLES LIPMAN	59.00	DEC/01PHONE REIM-CHARLES		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3061	DEC01/17 CELL	12/05/17	72800	12/05/17	59.00	DEC/01PHONE REIM-CHARLES
12/05/17	191	1018	RED HAWK FIRE SECURITY, LLC	305.64	PULLSTATION BROKE STROBE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3054	3203683	11/14/17	74190	11/20/17	305.64	PULLSTATION BROKE STROBE
12/05/17	192	1268	OTIS ELEVATOR COMPANY	1,179.17	DEC/01-ELEVATOR OTIS SERV		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3056	TAOO5223XC17	12/05/17	82650	12/05/17	1,179.17	DEC/01-ELEVATOR OTIS SERV
12/05/17	193	3201	BUG OFF EXTERMINATORS	155.00	DEC/01PEST CONTROL BUGOFF		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3059	865572 PE/CONTR	12/05/17	78300	12/05/17	155.00	DEC/01PEST CONTROL BUGOFF
12/05/17	194	6042	ABOVE ALL GARAGE DOOR	240.75	REPAIR&REINTALL LH SPRING		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3057	97615	11/10/17	74160	12/05/17	240.75	REPAIR&REINTALL LH SPRING
12/05/17	195	6952	VIRGINIA LIPMAN	200.00	11/13/17-20/17-JANITORIAL		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3058	11/21/17JANITOR	12/05/17	82500	12/05/17	200.00	11/13/17-20/17-JANITORIAL
12/05/17	196	8010	CITY OF MIAMI	403.50	PASSENGER ELEVATOR PERMIT		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3060	4008532	12/01/17	70240	12/05/17	403.50	PASSENGER ELEVATOR PERMIT
12/05/17	197	221112	KCL.NET	121.53			
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3062	73074	11/01/15	74160	12/05/17	40.51	WEB HOSTING -YEARLY FEE
	3063	14936	11/01/16	74160	12/05/17	40.51	WEB HOSTING-YEARLY FEE
	3064	76645	11/01/17	74160	12/05/17	40.51	WEB HOSTING-YEARLY FEE

CASH DISBURSEMENTS

Starting Check Date: 12/01/17 Cash account #: "All"  
 Ending Check Date: 12/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
				Totals:	121.53		
Cash account #:	10101	Operating-CAB					
12/08/17	120817 (M)604		MIAMI DADE WATER & SEWER DEPT	957.03			
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3065	METER-1571-0885	11/30/17	72200	11/30/17	944.38	NOV#7558352200 WATER&SEW
	3066	METER 88611291	11/30/17	72200	11/30/17	12.65	NOV#8558352200 WATER&SEWE
				Totals:	957.03		
12/10/17	121017 (M)250		FLORIDA POWER & LIGHT	1,162.66	DEC10#18066-72067FPL ACH		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3067	OCT30-NOV29FPL	12/11/17	72100	12/11/17	1,162.66	DEC10#18066-72067FPL ACH
12/11/17	198 412		ALL FLORIDA POOL & SPA CENTER	194.00	DEC01/17- POOL SERVICE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3073	459053-1-POOL	12/11/17	80100	12/11/17	194.00	DEC01/17- POOL SERVICE
12/11/17	199 801		CHARLES LIPMAN	800.00	CHRISTMAS HOLIDAY BONUS		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3070	12-8-17	12/08/17	85200	12/11/17	800.00	CHRISTMAS HOLIDAY BONUS
12/11/17	200 1018		RED HAWK FIRE SECURITY, LLC	959.21	DEC01-FEB28FIRE ALARM SER		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3071	3191045 ALARM	12/11/17	82100	12/11/17	959.21	DEC01-FEB28FIRE ALARM SER
12/11/17	201 1069		DBPR-DIVISION OF FLORIDA LAND	148.00	ANNUAL FEE PR1X017828		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3072	MA00013559	10/12/17	70240	12/11/17	148.00	ANNUAL FEE PR1X017828
12/11/17	202 VESTA		VESTA PROPERTY SERVICES	980.50	DEC/01-MANAGEMENT FEES		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3074	337012MNGT FEE	12/11/17	70110	12/11/17	980.50	DEC/01-MANAGEMENT FEES
12/11/17	203 VESTA		VESTA PROPERTY SERVICES	46.83	NOV30- BACKCHARGES FEE		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3075	SEB25-1117BKCHG	12/11/17	70280	12/11/17	46.83	NOV30- BACKCHARGES FEE
Cash account #:	10101	Operating-CAB					

CASH DISBURSEMENTS

Starting Check Date: 12/01/17 Cash account #: "All"  
 Ending Check Date: 12/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
12/14/17	204	1201	SALVADOR TREE SERVICE INC.	100.00	BUM LIF TREE SERVICES		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3079	120117	12/01/17	74160	12/14/17	100.00	BUM LIF TREE SERVICES
12/14/17	205	6952	VIRGINIA LIPMAN	300.00	11/22-12/4/17JANITORIAL		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3076	12-14-17JANITOR	12/14/17	82500	12/14/17	300.00	11/22-12/4/17JANITORIAL
12/14/17	206	VESTA	VESTA PROPERTY SERVICES	114.75	H/OWNERS COUPON BOOKS		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3078	337335	12/11/17	70280	12/14/17	114.75	H/OWNERS COUPON BOOKS
12/16/17	121617 (M)995		COMCAST	1,755.36	DEC-440663831COMCAST-ACH		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3068	12/01-12/31 COM	12/11/17	82700	12/11/17	1,755.36	DEC-440663831COMCAST-ACH
12/19/17	207	508	AMAYA MAINTENANCE LANDSCAPING	2,200.00	LANDSCAPING REPLACEMENT		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3080	271130	11/30/17	78260	12/19/17	2,200.00	LANDSCAPING REPLACEMENT
12/21/17	122117 (M)5896		FIRST INSURANCE FUNDING CORP.	7,771.80	DEC21-4830923 FIF INSURAN		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3081	900-4830923INSU	12/21/17	33000	12/21/17	7,771.80	DEC21-4830923 FIF INSURAN
12/22/17	122217 (M)792		WASTE CONNECTIONS OF FLORIDA	1,844.86	DEC#6440-057310WASTE SERV		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3082	1963437-WASTE	12/22/17	82300	12/22/17	1,844.86	DEC#6440-057310WASTE SERV
12/28/17	122817 (M)903		AT&T	330.76	DEC-305-8540033-931ATTACH		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3083	DEC11-JAN10 ATT	12/27/17	72800	12/27/17	330.76	DEC-305-8540033-931ATTACH
Totals:				22,632.95			

**AGED OWNER BALANCES: AS OF Dec. 31, 2017**  
**STREET ORDER SEQUENCE**

\* - Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
145 SE 25 Road # 201	SUAREZ	450.93	0.00	0.00	0.00	450.93	
145 SE 25 Road # 202	PELLIGRINI	537.83	537.83	61.51-	430.58	1444.73	2nd Notice
145 SE 25 Road # 302	SUAREZ	554.26	0.00	0.00	0.00	554.26	
145 SE 25 Road # 401	OSORIO	5.00	0.00	0.00	0.00	5.00	Friendly Letter
145 SE 25 Road # 601	ESTEVEZ	521.38	0.00	100.00	0.00	621.38	Friendly Letter
145 SE 25 Road # 604	STALEY	551.92	551.92	1335.88	100.00	2539.72	2nd Notice
145 SE 25 Road # 703	RAMIREZ	620.03	0.00	0.00	0.00	620.03	
145 SE 25 Road # 704	SALLES	0.00	0.00	2.70	0.00	2.70	Friendly Letter
145 SE 25 Road # 802	ALJOBIN	0.00	0.00	35.00	0.00	35.00	Friendly Letter
145 SE 25 Road # 901	ADAMS	568.35	0.00	60.00	0.00	628.35	Friendly Letter
145 SE 25 Road # 904	SANTOS	553.59	0.00	125.00	0.00	678.59	Friendly Letter
145 SE 25 Road # 1001	CAMPS	608.28	0.00	150.00	25.00	783.28	Friendly Letter
		-----	-----	-----	-----	-----	
	TOTAL:	4971.57	1089.75	1747.07	555.58	8363.97	

AGED OWNER BALANCES: AS OF Dec. 31, 2017  
STREET ORDER SEQUENCE

\* - Previous Owner or Renter

ADDRESS	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	4971.57	1089.75	1554.95	0.00	7616.27
01		Late Fees	11000	0.00	0.00	172.12	555.58	727.70
02		NSF Charges	11000	0.00	0.00	20.00	0.00	20.00
GRAND TOTAL:				4971.57	1089.75	1747.07	555.58	8363.97

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	8363.97
TOTAL		\$8363.97

**Brickell 25, A Condominium Association**  
**Prepaid Insurance Schedule**  
**December 31, 2017**

<b>Prepaid Insurance</b>										
GL	Description of Policy	Period		2017-2018 Premium	Renewal	Adjustment Refund	CPA Adj	Expensed	Prepaid Bal	Comments
		From	To							
70140	Gen Liab/Philadelphia Indemnity	05/07/17	05/07/18	4,473.00			-	2,916.64	1,556.36	
70145	Property/American Coastal Insurance	05/07/17	05/07/18	42,485.00				27,702.57	14,782.43	
70155	Finance/Doc&Stamps	05/07/17	05/07/18	1,776.00				1,158.05	617.95	
70150	Umbrella/Kevin Davis Insurance	05/07/17	05/07/18	1,604.00				1,045.88	558.12	
70180	D&O/Graham Insurance Group	05/07/17	05/07/18	992.00				646.82	345.18	
70190	Fidelity/Crime/Travelers	05/07/17	05/07/18	517.00				337.10	179.90	
70195	Glass/Seacoast Underwriters	05/07/17	05/07/18	1,869.00				1,218.71	650.29	
70165	Flood/Hartford Insurance	05/07/17	05/07/18	32,440.00				21,152.66	11,287.34	
70170	Worker's Comp/CNA Insurance	05/07/17	05/07/18	2,195.00				1,473.33	721.67	
<b>Total</b>				<b>88,351.00</b>			-	<b>57,651.76</b>	<b>30,739.39</b>	

<b>Expense For the Month</b>				<b>Remaining</b>		<b>Prepaid</b>	
Description	Days	Per Day	Total	Days	Months	Comments	
70140	Gen Liab/Philadelphia Indemnity	31	12.25	379.90	127	4.10	
70145	Property/QBE Insurance Corp	31	116.40	3,608.32	127	4.10	
70155	Finance/Doc&Stamps	31	4.87	150.84	127	4.10	
70150	Umbrella/American Zurich Ins.	31	4.39	136.23	127	4.10	
70180	D&O/Travelers Cas&Surety Co.	31	2.72	84.25	127	4.10	
70190	Fidelity/Travelers	31	1.42	43.91	127	4.10	
70195	Glass/USPlate Glass Insurance Co	31	5.12	158.74	127	4.10	
70165	Flood	31	88.88	2,755.18	127	4.10	
70170	Worker's Comp/CNA Insurance	31	6.01	186.42	127	4.10	
<b>Total</b>			<b>242.06</b>	<b>7,503.79</b>			

<b>Insurance Payable</b>										
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Adjustments	Total Payable	Monthly Payment	# of Pymt Out of	3--10	Insurance Payable EOM
84,380.00	1,510.00	266.00	<b>86,156.00</b>	8,438.00		77,718.00	7,771.80	10	8	<b>16,835.97</b>
<b>Grand Total</b>										<b>16,835.97</b>

**Brickell 25, A Condominium Association**  
**Prepaid Interest Schedule**  
**December 31, 2017**

<b>Interest on Policy</b>						
Financed from # of days =		365				
From	Period		Days in Month	Total Expensed	Prepaid Balance	
	To					
5/7/2017	5/31/2017		24	5,809.38	88,351.00	
6/1/2017	6/30/2017		30	7,261.73	82,541.62	
7/1/2017	7/31/2017		31	7,503.78	75,279.89	
8/1/2017	8/31/2017		31	7,503.78	67,776.11	
9/1/2017	9/30/2017		31	7,503.78	60,272.33	
10/1/2017	10/31/2017		30	7,261.73	53,010.60	
10/1/2017	10/31/2017		31	7,503.78	45,506.82	
11/1/2017	11/30/2017		30	7,261.73	38,245.09	
12/1/2017	12/31/2017		31	7,503.78	30,741.31	
1/1/2018	1/31/2018		31	7,503.78	23,237.52	
2/1/2018	2/28/2018		29	7,019.67	16,217.85	
3/1/2018	3/31/2018		31	7,503.78	8,714.07	
4/1/2018	4/30/2018		30	7,261.73	1,452.35	
5/1/2018	5/6/2018		6	1,452.35	0.00	
<b>Total</b>			<b>365</b>			



RECONCILIATION

Bank #: 04 Reserve-CAB                      12501    Reserve -CAB  
 G/L Acct Bal:     622.68  
 Bank Balance:     622.68  
 Statement date: 12/31/17

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

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Checkbook Balance	622.68	Reconciling Balance	622.68
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	622.68
Uncleared Deposits, Debits	0.00	Difference	0.00

Community Association Banc  
 A Division of Mutual of Omaha Bank  
 Main Office  
 P.O. Box 64084  
 Phoenix, AZ 85082  
 (866) 800-4656



12-31-17  
 267822344

VESTA PROPERTY SERVICES, INC AGENT FOR  
 BRICKELL 25 INC A CONDOMINIUM ASSN  
 RESERVE  
 551 DR MARTIN LUTHER KING JR ST N  
 ST PETERSBURG FL 33701-2116

26782 234 4 MONEY MARKET ACCOUNT

Previous Balance	11-30-17	622.60
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.08
Current Balance		622.68
Days in Statement Period	31	

\* - - - - -INTEREST SUMMARY- - - - - \*

Interest Earned From 12/01/17 To 12/31/17	
Days in Period	31
Interest Earned	.08
Annual Percentage Yield Earned	.15
Interest Paid this Year	.60
Interest Withheld this Year	.00

\* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - \*

Date	Description	Amount
12-29	Interest Pymt	.08

\* - - - - -DAILY BALANCE SUMMARY- - - - - \*

Date	Balance	Date	Balance
11-30	622.60	12-29	622.68

\* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - \*

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"  
Cut off date: 12/31/17

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
HOME DEPOT CREDIT SERVICES	800-685-6691	674.03	.00	.00	.00
MIAMI DADE WATER & SEWER DEPT	305-665-7477	1,221.86	.00	.00	.00
VIRGINIA LIPMAN		300.00	.00	.00	.00
	Totals:	2,195.89	.00	.00	.00
	Grand total:	2,195.89			

**Brickell 25, Inc., A Condominium Association**  
**Accrued Expenses Payables**  
**December 31, 2017**

<b>Description</b>	<b>Expense</b>	<b>Posted Date</b>	<b>Amount</b>
Amaya Landscape	Lawn Service	12/31/2017	\$75.00
<b>Total</b>			<b>\$75.00</b>

PREPAYS AS OF Dec. 31, 2017  
Street Order Sequence

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
<b>CURRENT OWNERS</b>				
GEORGE MORO TRS 145 SE 25 Road # 301	301	301	PP	25.00
YOLANDA YARUR 145 SE 25 Road # 303	303	303	PP	1,792.45
JOSE JIMENEZ 145 SE 25 Road # 304	304	304	PP	0.18
YOPRIME LLC A FLORIDA LIMITED 145 SE 25 Road # 404	404	404	PP	0.48
SOFIA RAIN HART 145 SE 25 Road # 501	501	501	PP	1,628.50
Joseph Milton TRS 145 SE 25 Road # 503	503	503	PP	12.88
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	8,722.40
MATILDE ALBERNY 145 SE 25 Road # 801	801	801	PP	607.11
STELLA URREA 145 SE 25 Road # 902	902	902	PP	50.00
MOHAMMED ALFODARI 145 SE 25 Road # 1002	1002	1002	PP	50.00
ARGYLE FINANCE LTD 145 SE 25 Road # 1003	1003	1003	PP	25.00
XAVIER & RITA SUAREZ 145 SE 25 Road # 1102	1102	1102	PP	1,061.07
Brian & Pamela Young 145 SE 25 Road # 1201	1201	1201	PP	25.00

PREPAYS AS OF Dec. 31, 2017  
Street Order Sequence

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
JORGE DAVILA 145 SE 25 Road # 1202	1202	1202	PP	471.40
TOTAL HOMES:	14	TOTAL PREPAYS		=====
		TOTAL DISTR: PP		14,471.47
				14,471.47