



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

VestaPropertyServices.com

VESTA PROPERTY SERVICES

BRICKELL 25, INC. A CONDOMINIUM ASSOCIATION

January 31st, 2018 Financial

Management Use Only – Unaudited Financial



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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) \$ 6,652.02
Reserve Account(s) \$ 622.76

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 **\$280.00** as open payables and **\$150.00** of accrued expenses and the checks that were not cut during this

financial period will be cut during the following month.

Accounts Receivable \$ 12,155.09
Foreclosure(s) \$0.00 and/or Bad Debt

DELINQUENCY/ACCOUNTS RECEIVABLE STATUS:

Your Association delinquency is less than **3%** 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.



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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

Phone: 1-877-988-3782 Ext 659

Brickell 25, A Condo Assoc.Balance Sheet
As of 01/31/18

ASSETS

CURRENT ASSETS

10101	Operating-CAB	\$	6,562.02
11000	Accounts Receivable		12,155.09
12000	Prepaid Insurance		25,430.60
	Subtotal Current Assets		\$ 44,147.71

RESERVE ASSETS

12501	Reserve -CAB	\$	622.76
	Subtotal Deferred Assets		\$ 622.76

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(25,839.90)
	Subtotal Other Assets		\$ 1,840.28

TOTAL ASSETS		\$	46,610.75
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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	280.00
31050	Accrued Expenses		150.00
33000	Notes Payable Insurance		9,064.17
36000	Prepaid Assessment		12,273.45
	Subtotal Current Liabilities		\$ 21,767.62

RESERVES

42000	Reserve-Roof Replacement	\$	684.68
46000	Reserve-Interest/Bank Fees		(61.92)
	Subtotal Reserves		\$ 622.76

EQUITY

55000	Member's Equity	\$	20,316.36
	Current Year Net Income/(Loss)		3,904.01
	Subtotal Equity		\$ 24,220.37

TOTAL LIABILITIES & EQUITY		\$	46,610.75
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Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 01/01/18 to 01/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
60100	Maintenance Fee	25,834.48	25,834.50	(.02)	25,834.48	25,834.50	(.02)	310,014.00
	Subtotal Income	25,834.48	25,834.50	(.02)	25,834.48	25,834.50	(.02)	310,014.00
Other Income								
60500	Late Fees Income	.00	20.00	(20.00)	.00	20.00	(20.00)	240.00
60600	Interest Income	.66	.00	.66	.66	.00	.66	.00
60900	Screenings Income	.00	15.00	(15.00)	.00	15.00	(15.00)	180.00
67020	Taxation	.00	(50.00)	50.00	.00	(50.00)	50.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	10.00	(10.00)	120.00
67040	Laundry/Tokens Income	.00	420.00	(420.00)	.00	420.00	(420.00)	5,040.00
	Subtotal Other Income	.66	415.00	(414.34)	.66	415.00	(414.34)	4,980.00
	TOTAL INCOME	25,835.14	26,249.50	(414.36)	25,835.14	26,249.50	(414.36)	314,994.00
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EXPENSES								
Administrative								
70110	Management Fee	981.00	981.00	.00	981.00	981.00	.00	11,772.00
70130	Legal & Professional	.00	50.00	50.00	.00	50.00	50.00	600.00
70140	Insurance General Liability	379.90	382.00	2.10	379.90	382.00	2.10	4,584.00
70145	Insurance Property/Windstrom	3,608.32	4,110.00	501.68	3,608.32	4,110.00	501.68	49,320.00
70150	Insurance Umbrella	136.23	136.00	(.23)	136.23	136.00	(.23)	1,632.00
70155	Insurance Finance/Taxes	150.84	150.00	(.84)	150.84	150.00	(.84)	1,800.00
70165	Insurance Flood	2,755.18	2,700.00	(55.18)	2,755.18	2,700.00	(55.18)	32,400.00
70170	Insurance Workers Compensatio	186.42	180.00	(6.42)	186.42	180.00	(6.42)	2,160.00
70180	Insurance D & O	84.25	75.00	(9.25)	84.25	75.00	(9.25)	900.00
70190	Insurance Fidelity	43.91	44.00	.09	43.91	44.00	.09	528.00
70195	Insurance Glass	158.74	160.00	1.26	158.74	160.00	1.26	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	125.98	100.00	(25.98)	1,200.00
70240	Dues & License	.00	70.00	70.00	.00	70.00	70.00	840.00
70270	ADP Fees	148.77	170.00	21.23	148.77	170.00	21.23	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	.00	360.00	360.00	4,320.00
70276	ADP Payroll Taxes	534.71	700.00	165.29	534.71	700.00	165.29	8,400.00
70280	Postage & Printing	200.00	120.00	(80.00)	200.00	120.00	(80.00)	1,440.00
71010	Salaries - General	2,280.22	2,650.00	369.78	2,280.22	2,650.00	369.78	31,800.00
	Total Administrative	11,774.47	13,138.00	1,363.53	11,774.47	13,138.00	1,363.53	157,656.00
Utilities								
72100	Electricity	1,209.67	1,180.00	(29.67)	1,209.67	1,180.00	(29.67)	14,160.00
72200	Water & Sewer	.00	1,200.00	1,200.00	.00	1,200.00	1,200.00	14,400.00
72800	Telephone Lines	385.44	450.00	64.56	385.44	450.00	64.56	5,400.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 01/01/18 to 01/31/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Total Utilities	1,595.11	2,830.00	1,234.89	1,595.11	2,830.00	1,234.89	33,960.00
Maintenance Expenses								
74160	R&M-General	581.00	1,800.00	1,219.00	581.00	1,800.00	1,219.00	21,600.00
74170	R&M-Supplies	670.15	550.00	(120.15)	670.15	550.00	(120.15)	6,600.00
74175	R&M-Elevator	.00	100.00	100.00	.00	100.00	100.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	.00	100.00	100.00	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	.00	100.00	100.00	1,200.00
74190	R&M-Fire Equipment	.00	200.00	200.00	.00	200.00	200.00	2,400.00
74195	R&M-Plumbing	720.00	200.00	(520.00)	720.00	200.00	(520.00)	2,400.00
	Total Maintenance Expenses	1,971.15	3,050.00	1,078.85	1,971.15	3,050.00	1,078.85	36,600.00
Site Improvements								
78100	Lawn Maintenance	75.00	170.00	95.00	75.00	170.00	95.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	115.00	115.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	155.00	148.00	(7.00)	1,776.00
	Total Site Improvements	230.00	433.00	203.00	230.00	433.00	203.00	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	194.00	194.00	.00	2,328.00
80200	Pool Repairs	136.94	150.00	13.06	136.94	150.00	13.06	1,800.00
80400	Pool Permit	.00	12.00	12.00	.00	12.00	12.00	144.00
82100	Fire Panel Monitoring	668.58	400.00	(268.58)	668.58	400.00	(268.58)	4,800.00
82300	Trash Collection	1,846.35	1,700.00	(146.35)	1,846.35	1,700.00	(146.35)	20,400.00
82500	Janitorial Services	580.00	600.00	20.00	580.00	600.00	20.00	7,200.00
82650	Elevator Maint. Contract	1,179.17	1,115.00	(64.17)	1,179.17	1,115.00	(64.17)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	45.00	45.00	540.00
82700	Bulk Cable Services	1,755.36	1,756.00	.64	1,755.36	1,756.00	.64	21,072.00
	Total Contract Services	6,360.40	5,972.00	(388.40)	6,360.40	5,972.00	(388.40)	71,664.00
	TOTAL EXPENSES	21,931.13	25,423.00	3,491.87	21,931.13	25,423.00	3,491.87	305,076.00
	NET INCOME/(LOSS)	3,904.01	826.50	3,077.51	3,904.01	826.50	3,077.51	9,918.00

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RECONCILIATION

Bank #: 03 Operating-CAB 10101 Operating-CAB
 G/L Acct Bal: 6,562.02
 Bank Balance: 8,149.35
 Statement date: 01/31/18

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

177	11/07/17	RED HAWK FIRE SECURITY, L		568.24	
223	01/15/18	VESTA PROPERTY SERVICES		33.40	
224	01/29/18	HOME DEPOT CREDIT SERVICE		584.55	
225	01/29/18	CORAL WAY LOCKSMITH CORP		64.20	
226	01/29/18	ALL FLORIDA POOL & SPA CE		136.94	
227	01/29/18	VESTA PROPERTY SERVICES		200.00	
Total Outstanding				1,587.33	.00

Bank Reconciliation Summary

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Checkbook Balance	6,562.02	Reconciling Balance	8,149.35
Uncleared Checks, Credits	1,587.33 +	Bank Stmt. Balance	8,149.35
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



1-31-18
 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	12-31-17	15,989.46
+Deposits/Credits	11	19,845.34
-Checks/Debits	33	27,686.11
-Service Charge		.00
+Interest Paid		.66
Current Balance		8,149.35
Days in Statement Period	31	

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

Interest Earned From	1/01/18 To	1/31/18	
Days in Period			31
Interest Earned			.66
Annual Percentage Yield Earned			.05
Interest Paid this Year			.66
Interest Withheld this Year			.00

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

Date	Description	Amount
1-02	Lockbox Deposit	568.35
1-04	Lockbox Deposit	1230.43
1-04	Image Deposit	587.14
1-10	Image Deposit	4366.59
1-10	Lockbox Deposit	1183.68
1-22	Lockbox Deposit	552.86
1-25	Lockbox Deposit	63.88
1-26	Lockbox Deposit	777.77
1-29	Lockbox Deposit	620.03
1-30	Lockbox Deposit	1289.14
1-31	Interest Pymt	.66

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

Date	Description	Amount
1-08	BRICKELL 25 CONDO FEES 591298262 -SETT-A228SFTP5	8605.47
1-08	CNA ACH PREM-PYMT BRICKELL 25 INC 3015#####	2195.00-
1-09	MDWS M-DWASDPMT BRICKELL 25 INC A COND 0000#####	12.65-
1-09	MDWS M-DWASDPMT BRICKELL 25 INC COND A 0000#####	1209.21-
1-10	FPL DIRECT DEBIT ELEC PYMT BRICKELL 25 INC CONDOM 1806##### PPDA	1209.67-
1-11	ADP Tax ADP Tax	275.15-

Continued on Next Page

VESTA PROPERTY SERVICES, INC AGENT FOR

BRICKNELL 25 INC A CON
RAO06 011201A01

1-11 ADP WAGE PAY WAGE PAY 1139.91-
BRICKNELL 25 INC A CON
9425#####006

1-18 WASTE CONNECTION WEB_PAY 1846.35-
BRICKELL TWENTY FIVE C
2831#####

1-19 ADP PAYROLL FEES ADP - FEES 82.47-
BRICKNELL 25 INC A CON
2ROO6 8271493

1-19 COMCAST CABLE 1755.36-
BRICKELL 25 CONDO ASSO
2663266

1-22 FIRST INSURANCE INSURANCE 7771.80-
Brickell 25 Inc., A Co
900-4830923

1-24 ADP PAYROLL FEES ADP - FEES 66.30-
BRICKNELL 25 INC A CON
2ROO6 8837617

1-25 ADP Tax ADP Tax 259.56-
BRICKNELL 25 INC A CON
RAO06 012602A01

1-25 ADP WAGE PAY WAGE PAY 1140.31-
BRICKNELL 25 INC A CON
5500#####006

1-31 ATT Payment 326.44-
brickell 25 condo asso
XXXXX0001EPAYJ

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

No.	Date	Amount	No.	Date	Amount
201	1-05	148.00	204*	1-19	100.00
206*	1-16	114.75	207	1-05	2200.00
208	1-19	674.03	209	1-09	256.80
210	1-10	119.00	211	1-19	1179.17
212	1-22	155.00	213	1-08	300.00
214	1-16	981.00	215	1-16	140.00
216	1-29	568.17	217	1-12	720.00
218	1-29	100.41	219	1-29	85.60
220	1-30	194.00	221	1-19	60.00
222	1-19	300.00			

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

Date	Balance	Date	Balance	Date	Balance
12-31	15989.46	1-02	16557.81	1-04	18375.38
1-05	16027.38	1-08	22137.85	1-09	20659.19
1-10	24880.79	1-11	23465.73	1-12	22745.73
1-16	21509.98	1-18	19663.63	1-19	15512.60
1-22	8138.66	1-24	8072.36	1-25	6736.37
1-26	7514.14	1-29	7379.99	1-30	8475.13
1-31	8149.35				

* - - - - -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: 1/01/18 Cash account #: "All"
 Ending Check Date: 1/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		10101	Operating-CAB				
1/04/18	10418 (M)22003		CNA INSURANCE	2,195.00	WORKER'S COMP.POLICY2018		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3085	0017993125	12/11/17	12000	1/04/18	2,195.00	WORKER'S COMP.POLICY2018
1/05/18	208 75		HOME DEPOT CREDIT SERVICES	674.03	6035 3225 3190 8097 DEPOT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3095	NOV18-DEC11	12/31/17	74170	12/31/17	674.03	6035 3225 3190 8097 DEPOT
1/05/18	209 403		CORAL WAY LOCKSMITH CORP	256.80	LOCKDOOR REPAIR&REPLACE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3090	41020	11/28/17	74160	1/05/18	256.80	LOCKDOOR REPAIR&REPLACE
1/05/18	210 801		CHARLES LIPMAN	119.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3089	1/5/18	1/15/18	74160	1/05/18	60.00	XMAS DEBRIS MISC.REMOVAL
	3092	JAN01/18 CELL	1/05/18	72800	1/05/18	59.00	JAN/01PHONE REIM-CHARLES
			Totals:			119.00	
1/05/18	211 1268		OTIS ELEVATOR COMPANY	1,179.17	JAN/01-ELEVATOR OTIS SERV		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3091	TAO05223X118	1/05/18	82650	1/05/18	1,179.17	JAN/01-ELEVATOR OTIS SERV
1/05/18	212 3201		BUG OFF EXTERMINATORS	155.00	JAN/01PEST CONTROL BUGOFF		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3093	869221 PE/CONTR	1/05/18	78300	1/05/18	155.00	JAN/01PEST CONTROL BUGOFF
1/05/18	213 6952		VIRGINIA LIPMAN	300.00	12/09-12/26/17-JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3087	1/5/18-JANITOR	12/31/17	82500	12/31/17	300.00	12/09-12/26/17-JANITORIAL
1/05/18	214 VESTA		VESTA PROPERTY SERVICES	981.00	JAN/01-MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3088	337893MNGT FEE	1/05/18	70110	1/05/18	981.00	JAN/01-MANAGEMENT FEES
Cash account #:		10101	Operating-CAB				
1/05/18	10518 (M)604		MIAMI DADE WATER & SEWER DEPT	1,221.86			

CASH DISBURSEMENTS

Starting Check Date: 1/01/18 Cash account #: "All"
 Ending Check Date: 1/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3096	METER-1571-0885	12/31/17	72200	12/31/17	1,209.21	DEC#7558352200 WATER&SEW
		3097	METER 88611291	12/31/17	72200	12/31/17	12.65	DEC#8558352200 WATER&SEWE
						Totals:	1,221.86	
1/09/18	215	403	CORAL WAY LOCKSMITH CORP	140.00				REMOVE&REPLACE CYLINDER
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3099	41162	12/07/17	74160	1/09/18	140.00	REMOVE&REPLACE CYLINDER
1/09/18	216	1018	RED HAWK FIRE SECURITY, LLC	568.17				MODULE DETECTOR THERMAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3100	3222171	1/08/18	82100	1/09/18	568.17	MODULE DETECTOR THERMAL
1/09/18	217	569876	AR SERVICE & REPAIR CORP	720.00				REPAIR IRON PIPE DRAIN FL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3098	1052	1/08/18	74195	1/09/18	720.00	REPAIR IRON PIPE DRAIN FL
1/09/18	218	1018	RED HAWK FIRE SECURITY, LLC	100.41				JAN01-MAR31FIRE ALARM SER
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3101	3199398 ALARM	1/09/18	82100	1/09/18	100.41	JAN01-MAR31FIRE ALARM SER
1/09/18	10918 (M)250		FLORIDA POWER & LIGHT	1,209.67				JAN#18066-72067FPL ACH
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3086	NO290-DEC29FPL	1/04/18	72100	1/04/18	1,209.67	JAN#18066-72067FPL ACH
1/15/18	219	403	CORAL WAY LOCKSMITH CORP	85.60				4 MEDECO KEYES (M3)
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3104	41134	1/05/18	74170	1/15/18	85.60	4 MEDECO KEYES (M3)
1/15/18	220	412	ALL FLORIDA POOL & SPA CENTER	194.00				JAN01/18- POOL SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3102	463625-1-POOL	1/15/18	80100	1/15/18	194.00	JAN01/18- POOL SERVICE
Cash account #:	10101		Operating-CAB					
1/15/18	221	801	CHARLES LIPMAN	60.00				MISC.DEBRIS REMOVAL G/ROO
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3105	1-15-18	1/15/18	74160	1/15/18	60.00	MISC.DEBRIS REMOVAL G/ROO

CASH DISBURSEMENTS

Starting Check Date: 1/01/18 Cash account #: "All"
 Ending Check Date: 1/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
1/15/18	222	6952	VIRGINIA LIPMAN	300.00	12/27-01/12/18-JANITORIAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3106	1-15-18JANITOR	1/15/18	82500	1/15/18	300.00	12/27-01/12/18-JANITORIAL
1/15/18	223	VESTA	VESTA PROPERTY SERVICES	33.40	DEC30- BACKCHARGES FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3103	SEB25-1217BKCHG	12/30/17	70280	12/30/17	33.40	DEC30- BACKCHARGES FEE
1/16/18	11618 (M)995		COMCAST	1,755.36	JAN-440663831COMCAST-ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3084	01/01-01/31 COM	1/03/18	82700	1/03/18	1,755.36	JAN-440663831COMCAST-ACH
1/17/18	11718 (M)792		WASTE CONNECTIONS OF FLORIDA	1,846.35	JAN#6440-057310WASTE SERV		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3107	1979604-WASTE	1/17/18	82300	1/17/18	1,846.35	JAN#6440-057310WASTE SERV
1/19/18	11918 (M)5896		FIRST INSURANCE FUNDING CORP.	7,771.80	JAN21-4830923 FIF INSURAN		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3108	900-4830923INSU	1/19/18	33000	1/19/18	7,771.80	JAN21-4830923 FIF INSURAN
1/29/18	224	75	HOME DEPOT CREDIT SERVICES	584.55	6035 3225 3190 8097 DEPOT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3110	DEC14-JAN03	1/29/18	74170	1/29/18	584.55	6035 3225 3190 8097 DEPOT
1/29/18	225	403	CORAL WAY LOCKSMITH CORP	64.20	3 MEDECO M3 KEYS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3111	41276	1/12/18	74160	1/29/18	64.20	3 MEDECO M3 KEYS
1/29/18	226	412	ALL FLORIDA POOL & SPA CENTER	136.94	GEN LIFE RING, THROW LINE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3112	4700295-1	1/19/18	80200	1/29/18	136.94	GEN LIFE RING, THROW LINE
Cash account #:	10101		Operating-CAB				
1/29/18	227	VESTA	VESTA PROPERTY SERVICES	200.00	2018 ANNUAL SET UP FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3109	338429	1/15/18	70280	1/29/18	200.00	2018 ANNUAL SET UP FEE
1/30/18	13018 (M)903		AT&T	326.44	JAN-305-8540033-931ATTACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference

CASH DISBURSEMENTS

Starting Check Date: 1/01/18 Cash account #: "All"
Ending Check Date: 1/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
		3121	JAN11-FEB10 ATT	1/31/18 72800	326.44 JAN-305-8540033-931ATTACH
Totals:				23,178.75	

AGED OWNER BALANCES: AS OF Jan. 31, 2018
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	591.61	0.00	722.54	130.58	1444.73	2nd Notice
145 SE 25 Road # 301	EDISWEET	491.69	0.00	0.00	0.00	491.69	
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 # 403	FIDALGO	627.78	0.00	0.00	0.00	627.78	
145 SE 25 Road # 502	QUINTAL INVESTMENTS	58.71	0.00	0.00	0.00	58.71	
145 SE 25 Road # 601	ESTEVEZ	573.52	0.00	621.38	0.00	1194.90	Friendly Letter
145 SE 25 Road # 603	EDISWEET	663.95	0.00	0.00	0.00	663.95	
145 SE 25 Road # 604	STALEY	607.11	0.00	1786.72	100.00	2493.83	2nd Notice
145 SE 25 Road # 701	ACCURSO	53.78	0.00	0.00	0.00	53.78	
145 SE 25 Road # 802	ALJOBIN	0.00	0.00	35.00	0.00	35.00	Friendly Letter
145 SE 25 Road # 901	ADAMS	625.19	0.00	60.00	0.00	685.19	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	669.11	0.00	150.00	25.00	844.11	Friendly Letter
145 SE 25 Road # 1201	YOUNG	1142.73	0.00	0.00	0.00	1142.73	
145 SE 25 Road # 1202	DAVILA	729.91	0.00	0.00	0.00	729.91	
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	TOTAL:	8398.87	0.00	3500.64	255.58	12155.09	

AGED OWNER BALANCES: AS OF Jan. 31, 2018
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	8398.87	0.00	3011.22	0.00	11410.09
01		Late Fees	11000	0.00	0.00	469.42	255.58	725.00
02		NSF Charges	11000	0.00	0.00	20.00	0.00	20.00
GRAND TOTAL:				8398.87	0.00	3500.64	255.58	12155.09

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	12155.09
TOTAL		\$12155.09

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
January 31, 2018

Prepaid Insurance										
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			-	3,296.54	1,176.46	
70145	Property/American Coastal Insurance	05/07/17	05/07/18	42,485.00				31,310.89	11,174.11	
70155	Finance/Doc&Stamps	05/07/17	05/07/18	1,776.00				1,308.89	467.11	
70150	Umbrella/Kevin Davis Insurance	05/07/17	05/07/18	1,604.00				1,182.11	421.89	
70180	D&O/Graham Insurance Group	05/07/17	05/07/18	992.00				731.07	260.93	
70190	Fidelity/Crime/Travelers	05/07/17	05/07/18	517.00				381.01	135.99	
70195	Glass/Seacoast Underwriters	05/07/17	05/07/18	1,869.00				1,377.45	491.55	
70165	Flood/Hartford Insurance	05/07/17	05/07/18	32,440.00				23,907.84	8,532.16	
70170	Worker's Comp/CNA Insurance	05/07/17	05/07/18	2,145.00				1,659.75	485.25	
Total				88,301.00			-	65,155.55	25,430.60	

Expense For the Month				Remaining		Prepaid			
Description	Days	Per Day	Total	Days	Months	Comments			
70140	Gen Liab/Philadelphia Indemnity	31	12.25	379.90	96	3.10			
70145	Property/QBE Insurance Corp	31	116.40	3,608.32	96	3.10			
70155	Finance/Doc&Stamps	31	4.87	150.84	96	3.10			
70150	Umbrella/American Zurich Ins.	31	4.39	136.23	96	3.10			
70180	D&O/Travelers Cas&Surety Co.	31	2.72	84.25	96	3.10			
70190	Fidelity/Travelers	31	1.42	43.91	96	3.10			
70195	Glass/USPlate Glass Insurance Co	31	5.12	158.74	96	3.10			
70165	Flood	31	88.88	2,755.18	96	3.10			
70170	Worker's Comp/CNA Insurance	31	5.88	182.18	96	3.10			
Total			241.92	7,499.55					

Insurance Payable										
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	86,156.00	8,438.00		77,718.00	7,771.80	10	9	9,064.17
Grand Total										9,064.17

Brickell 25, A Condominium Association
Prepaid Interest Schedule
January 31, 2018

Interest on Policy						
Financed from # of days =		365				
From	Period		Days in Month	Total Expensed	Prepaid Balance	
	To					
	5/7/2017	5/31/2017	24	5,806.09	88,301.00	
	6/1/2017	6/30/2017	30	7,257.62	82,494.91	
	7/1/2017	7/31/2017	31	7,499.54	75,237.29	
	8/1/2017	8/31/2017	31	7,499.54	67,737.75	
	9/1/2017	9/30/2017	30	7,499.54	60,238.22	
	10/1/2017	10/31/2017	30	7,257.62	52,980.60	
	10/1/2017	10/31/2017	31	7,499.54	45,481.06	
	11/1/2017	11/30/2017	30	7,257.62	38,223.45	
	12/1/2017	12/31/2017	31	7,499.54	30,723.91	
	1/1/2018	1/31/2018	31	7,499.54	23,224.37	
	2/1/2018	2/28/2018	29	7,015.70	16,208.68	
	3/1/2018	3/31/2018	31	7,499.54	8,709.14	
	4/1/2018	4/30/2018	30	7,257.62	1,451.52	
	5/1/2018	5/6/2018	6	1,451.52	0.00	
Total			365			

RECONCILIATION

Bank #: 04 Reserve-CAB 12501 Reserve -CAB
 G/L Acct Bal: 622.76
 Bank Balance: 622.76
 Statement date: 01/31/18

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	622.76	Reconciling Balance	622.76
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	622.76
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



1-31-18
 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	12-31-17	622.68
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.08
Current Balance		622.76
Days in Statement Period	31	

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

Interest Earned From	1/01/18 To 1/31/18	
Days in Period		31
Interest Earned		.08
Annual Percentage Yield Earned		.15
Interest Paid this Year		.08
Interest Withheld this Year		.00

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

Date	Description	Amount
1-31	Interest Pymt	.08

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

Date	Balance	Date	Balance
12-31	622.68	1-31	622.76

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

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

END OF STATEMENT

Brickell 25, Inc., A Condominium Association
Accumulated Depreciation GL 14500
January 31, 2018

Description	Expense	Posted Date	Amount
Opening Balance	2013	12/31/13	\$ (17,913.00)
New Purchase 01/2014	2014	12/31/14	\$ (4,577.28)
Depreciation	2014 1 thru 12		\$ 1,511.76
Depreciation	Pool Furniture 13 thru 60	01/31/15	\$ (125.98)
Depreciation	Pool Furniture 14 thru 60	02/28/15	\$ (125.98)
Depreciation	Pool Furniture 15 thru 60	03/31/15	\$ (125.98)
Depreciation	Pool Furniture 16 thru 60	04/30/15	\$ (125.98)
Depreciation	Pool Furniture 17 thru 60	05/31/15	\$ (125.98)
Depreciation	Pool Furniture 18 thru 60	06/30/15	\$ (125.98)
Depreciation	Pool Furniture 19 thru 60	07/31/15	\$ (125.98)
Depreciation	Pool Furniture 20 thru 60	08/31/15	\$ (125.98)
Depreciation	Pool Furniture 21 thru 60	09/30/15	\$ (125.98)
Depreciation	Pool Furniture 22 thru 60	10/31/15	\$ (125.98)
Depreciation	Pool Furniture 23 thru 60	11/30/15	\$ (125.98)
Depreciation	Pool Furniture 24 thru 60	12/31/15	\$ (125.98)
Depreciation	Pool Furniture 25 thru 60	01/31/16	\$ (125.98)
Depreciation	Pool Furniture 26 thru 60	02/29/16	\$ (125.98)
Depreciation	Pool Furniture 27 thru 60	03/31/16	\$ (125.98)
Depreciation	Pool Furniture 28 thru 60	04/30/16	\$ (125.98)
Depreciation	Pool Furniture 29 thru 60	05/31/16	\$ (125.98)
Depreciation	Pool Furniture 30 thru 60	06/01/16	\$ (125.98)
Depreciation	Pool Furniture 31 thru 60	07/01/16	\$ (125.98)
Depreciation	Pool Furniture 32 thru 60	08/01/16	\$ (125.98)
Depreciation	Pool Furniture 33 thru 60	09/01/16	\$ (125.98)
Depreciation	Pool Furniture 34 thru 60	10/01/16	\$ (125.98)
Depreciation	Pool Furniture 35 thru 60	11/01/16	\$ (125.98)
Depreciation	Pool Furniture 36 thru 60	12/01/16	\$ (125.98)
Depreciation	Pool Furniture 37 thru 60	01/01/17	\$ (125.98)
Depreciation	Pool Furniture 38 thru 60	02/01/17	\$ (125.98)
Depreciation	Pool Furniture 39 thru 60	03/01/17	\$ (125.98)
Depreciation	Pool Furniture 40 thru 60	04/01/17	\$ (125.98)
Depreciation	Pool Furniture 41 thru 60	05/01/17	\$ (125.98)
Depreciation	Pool Furniture 42 thru 60	06/01/17	\$ (125.98)
Depreciation	Pool Furniture 43 thru 60	07/01/17	\$ (125.98)
Depreciation	Pool Furniture 44 thru 60	08/01/17	\$ (125.98)
Depreciation	Pool Furniture 45 thru 60	09/01/17	\$ (125.98)
Depreciation	Pool Furniture 46 thru 60	10/01/17	\$ (125.98)
Depreciation	Pool Furniture 47 thru 60	11/01/17	\$ (125.98)
Depreciation	Pool Furniture 48 thru 60	12/01/17	\$ (125.98)
Depreciation	Pool Furniture 49 thru 60	01/01/18	\$ (125.98)
Total			\$ (25,839.90)

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
	CPA JE 2016	12/31/16	5189.90
Total			\$ 27,680.18

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 01/31/18

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
VIRGINIA LIPMAN		280.00	.00	.00	.00
	Totals:	280.00	.00	.00	.00
	Grand total:	280.00			

Brickell 25, Inc., A Condominium Association
Prepaid Expense
January 31, 2018

Description	Expense	Invoice	Posted Date	Amount
Amaya Lawn Service	Lawn Service		12/31/2017	\$75.00
Amaya Lawn Service	Lawn Service		1/31/2018	\$75.00
Total				\$150.00

PREPAYS AS OF Jan. 31, 2018
Street Order Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
YOLANDA YARUR 145 SE 25 Road # 303	303	303	PP	1,182.76
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	1,075.64
Joseph Milton TRS 145 SE 25 Road # 503	503	503	PP	12.88
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	8,058.45
MARCELO & MIRIAM SALLES 145 SE 25 Road # 704	704	704	PP	149.88
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
				=====
TOTAL HOMES:	12	TOTAL PREPAYS		12,273.45

PREPAYS AS OF Jan. 31, 2018
Street Order Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
		TOTAL DISTR:	PP	12,273.45