



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, 2018 Financial

Management Use Only – Unaudited Financial



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) \$ 11,517.82

Reserve Account(s) \$ 623.41

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 **\$1,304.40** 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 \$ 4,779.88

Foreclosure(s) \$0.00 and/or Bad Debt

DELINQUENCY/ACCOUNTS RECEIVABLE STATUS:

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.



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

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>
145 SE 25 Road # 901	\$ 0.00 08/14/2018

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.		



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

VestaPropertyServices.com

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 08/31/18

ASSETS

CURRENT ASSETS

10102	Operating-CAB (0378)	\$	11,517.82
11000	Accounts Receivable		4,779.88
12000	Prepaid Insurance		63,296.15
	Subtotal Current Assets	\$	79,593.85

RESERVE ASSETS

12501	Reserve -CAB	\$	623.41
	Subtotal Deferred Assets	\$	623.41

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(26,721.76)
	Subtotal Other Assets	\$	958.42

TOTAL ASSETS \$ 81,175.68
=====

LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	436.83
33000	Notes Payable Insurance		49,857.73
36000	Prepaid Assessment		9,047.10
	Subtotal Current Liabilities	\$	59,341.66

RESERVES

42000	Reserve-Roof Replacement	\$	622.68
46000	Reserve-Interest/Bank Fees		.73
	Subtotal Reserves	\$	623.41

EQUITY

55000	Member's Equity	\$	20,884.60
	Current Year Net Income/(Loss)		326.01
	Subtotal Equity	\$	21,210.61

TOTAL LIABILITIES & EQUITY \$ 81,175.68
=====

Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 08/01/18 to 08/31/18

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)	206,675.84	206,676.00	(.16)	310,014.00
	Subtotal Income	25,834.48	25,834.50	(.02)	206,675.84	206,676.00	(.16)	310,014.00
Other Income								
60500	Late Fees Income	100.00	20.00	80.00	228.16	160.00	68.16	240.00
60600	Interest Income	.74	.00	.74	6.61	.00	6.61	.00
60900	Screenings Income	275.00	15.00	260.00	285.00	120.00	165.00	180.00
67000	Miscellaneous Income	150.00	.00	150.00	490.00	.00	490.00	.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	786.00	420.00	366.00	3,687.00	3,360.00	327.00	5,040.00
	Subtotal Other Income	1,311.74	415.00	896.74	4,696.77	3,320.00	1,376.77	4,980.00
	TOTAL INCOME	27,146.22	26,249.50	896.72	211,372.61	209,996.00	1,376.61	314,994.00
=====								
EXPENSES								
Administrative								
70110	Management Fee	981.00	981.00	.00	7,848.00	7,848.00	.00	11,772.00
70130	Legal & Professional	.00	50.00	50.00	1,362.00	400.00	(962.00)	600.00
70140	Insurance General Liability	519.02	382.00	(137.02)	3,481.74	3,056.00	(425.74)	4,584.00
70145	Insurance Property/Windstrom	3,573.98	4,110.00	536.02	28,040.79	32,880.00	4,839.21	49,320.00
70150	Insurance Umbrella	136.23	136.00	(.23)	1,063.48	1,088.00	24.52	1,632.00
70155	Insurance Finance/Taxes	168.20	150.00	(18.20)	1,241.91	1,200.00	(41.91)	1,800.00
70165	Insurance Flood	2,886.74	2,700.00	(186.74)	21,996.22	21,600.00	(396.22)	32,400.00
70170	Insurance Workers Compensatio	.00	180.00	180.00	712.81	1,440.00	727.19	2,160.00
70180	Insurance D & O	80.09	75.00	(5.09)	642.26	600.00	(42.26)	900.00
70190	Insurance Fidelity	47.48	44.00	(3.48)	356.02	352.00	(4.02)	528.00
70195	Insurance Glass	158.74	160.00	1.26	1,239.19	1,280.00	40.81	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	1,007.84	800.00	(207.84)	1,200.00
70240	Dues & License	.00	70.00	70.00	297.00	560.00	263.00	840.00
70270	ADP Fees	259.77	170.00	(89.77)	1,484.77	1,360.00	(124.77)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,550.00	2,880.00	(1,670.00)	4,320.00
70276	ADP Payroll Taxes	562.29	700.00	137.71	5,240.00	5,600.00	360.00	8,400.00
70280	Postage & Printing	92.73	120.00	27.27	754.88	960.00	205.12	1,440.00
70282	Bank Fee	.00	.00	.00	60.00	.00	(60.00)	.00
71010	Salaries - General	2,479.90	2,650.00	170.10	22,225.31	21,200.00	(1,025.31)	31,800.00
	Total Administrative	12,072.15	13,138.00	1,065.85	103,604.22	105,104.00	1,499.78	157,656.00
Utilities								
72100	Electricity	1,296.61	1,180.00	(116.61)	9,907.20	9,440.00	(467.20)	14,160.00
72200	Water & Sewer	1,263.34	1,200.00	(63.34)	9,511.28	9,600.00	88.72	14,400.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 08/01/18 to 08/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	265.58	450.00	184.42	2,981.40	3,600.00	618.60	5,400.00
	Total Utilities	2,825.53	2,830.00	4.47	22,399.88	22,640.00	240.12	33,960.00
Maintenance Expenses								
74160	R&M-General	4,598.41	1,800.00	(2,798.41)	12,290.35	14,400.00	2,109.65	21,600.00
74170	R&M-Supplies	1,348.72	550.00	(798.72)	3,333.44	4,400.00	1,066.56	6,600.00
74175	R&M-Elevator	.00	100.00	100.00	620.00	800.00	180.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	588.50	800.00	211.50	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	10,140.00	800.00	(9,340.00)	1,200.00
74190	R&M-Fire Equipment	500.76	200.00	(300.76)	2,252.87	1,600.00	(652.87)	2,400.00
74195	R&M-Plumbing	.00	200.00	200.00	1,750.00	1,600.00	(150.00)	2,400.00
	Total Maintenance Expenses	6,447.89	3,050.00	(3,397.89)	30,975.16	24,400.00	(6,575.16)	36,600.00
Site Improvements								
78100	Lawn Maintenance	705.00	170.00	(535.00)	1,305.00	1,360.00	55.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	.00	920.00	920.00	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	1,240.00	1,184.00	(56.00)	1,776.00
	Total Site Improvements	860.00	433.00	(427.00)	2,545.00	3,464.00	919.00	5,196.00
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	1,400.24	1,200.00	(200.24)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	96.00	(29.00)	144.00
82100	Fire Panel Monitoring	.00	400.00	400.00	3,989.25	3,200.00	(789.25)	4,800.00
82300	Trash Collection	2,207.04	1,700.00	(507.04)	15,939.53	13,600.00	(2,339.53)	20,400.00
82500	Janitorial Services	860.00	600.00	(260.00)	4,420.00	4,800.00	380.00	7,200.00
82650	Elevator Maint. Contract	1,233.79	1,115.00	(118.79)	9,487.98	8,920.00	(567.98)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	360.00	360.00	540.00
82700	Bulk Cable Services	1,842.93	1,756.00	(86.93)	14,608.34	14,048.00	(560.34)	21,072.00
	Total Contract Services	6,337.76	5,972.00	(365.76)	51,522.34	47,776.00	(3,746.34)	71,664.00
	TOTAL EXPENSES	28,543.33	25,423.00	(3,120.33)	211,046.60	203,384.00	(7,662.60)	305,076.00
	NET INCOME/(LOSS)	(1,397.11)	826.50	(2,223.61)	326.01	6,612.00	(6,285.99)	9,918.00

RECONCILIATION

Bank #: 05 Operating-CAB (0378) 10102 Operating-CAB (0378)
 G/L Acct Bal: 11,517.82
 Bank Balance: 14,135.16
 Statement date: 08/31/18

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
45	06/04/18	EXCLUSIVE DOORS & WINDOWS		825.00	
80818	08/08/18	FASCO EPOXIES, INC.		172.75	
88	08/20/18	AMAYA MAINTENANCE LANDSC		780.00	
90	08/27/18	HOME DEPOT CREDIT SERVICE		684.59	
91	08/27/18	BUG OFF EXTERMINATORS		155.00	
Total Outstanding				2,617.34	.00

Bank Reconciliation Summary

=====

Checkbook Balance	11,517.82	Reconciling Balance	14,135.16
Uncleared Checks, Credits	2,617.34 +	Bank Stmt. Balance	14,135.16
Uncleared Deposits, Debits	0.00	Difference	0.00

866.800.4656 (toll free)

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

267530378 - CAB INTEREST CHECKING

Beginning Balance	\$15,340.25	Average Daily Balance	\$17,572.74
Total Deposits	\$28,712.08	Year-To-Date Interest Paid	\$3.06
Total Withdrawals	\$29,917.91	Days in Statement Period	31
Interest Paid	\$0.74	Annual Percentage Yield Earned	0.05%
Ending Balance	\$14,135.16		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
08/01	LOCKBOX DEPOSIT	\$625.19
08/02	LOCKBOX DEPOSIT	\$3,702.70
08/03	LOCKBOX DEPOSIT	\$645.85
08/06	LOCKBOX DEPOSIT	\$1,888.16
08/06	IMAGE DEPOSIT	\$100.00
08/08	BRICKELL 25 CONDO FEES 591298262 -SETT-A228SFTP5	\$8,605.47
08/08	LOCKBOX DEPOSIT	\$2,627.35
08/10	LOCKBOX DEPOSIT	\$591.61
08/13	LOCKBOX DEPOSIT	\$2,313.78
08/13	IMAGE DEPOSIT	\$100.00
08/15	LOCKBOX DEPOSIT	\$1,233.19
08/20	LOCKBOX DEPOSIT	\$682.03
08/27	LOCKBOX DEPOSIT	\$1,167.73
08/27	IMAGE DEPOSIT	\$786.00
08/28	IMAGE DEPOSIT	\$450.00
08/29	LOCKBOX DEPOSIT	\$1,260.72
08/30	LOCKBOX DEPOSIT	\$1,307.11
08/31	LOCKBOX DEPOSIT	\$625.19
08/31	INTEREST PYMT	\$0.74

FOR A CHANGE OF NAME OR ADDRESS, PLEASE COMPLETE THE FORM BELOW:

Primary Account Number
Statement Date

000267530378
Aug 31, 2018
Page 2 of 4

NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
SOCIAL SECURITY NO. _____ DATE ____/____/____

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (✓) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

IN CASE OF ERROR OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS
Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. 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.
(1) Tell us your name and account number.
(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
(3) Tell us the dollar amount of the suspected error.
We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT
If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following information:
1. Your name and account number,
2. The dollar amount of the suspected error,
3. If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.
You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors IN WRITING. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.
While we investigate whether or not there has been an error, the following are true:
- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

AVERAGE DAILY BALANCE (including new purchases)
This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

IN CASE OF ERROR OR QUESTIONS, CALL US AT
402.351.8000 • 866.351.5646
OR WRITE TO US AT
MUTUAL OF OMAHA BANK
3333 FARNAM STREET
OMAHA NE 68131

NEW BALANCE		\$	14,135.16
TRANSFER AMOUNT FROM OTHER SIDE			
ADD:	DEPOSITS MADE		
	SINCE ENDING DATE		
	ON STATEMENT		
SUBTOTAL		\$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS			
NUMBER	AMOUNT		
TOTAL CHECKS NOT LISTED		→	
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE	\$
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.			

WITHDRAWALS/DEBITS

Date	Description	Amount
08/03	ADP PAYROLL FEES ADP - FEES BRICKNELL 25 INC A CON 2ROO6 9241414	\$86.59
08/08	FIRST INSURANCE INSURANCE BRICKELL 25 INC, A CON 900-6730626	\$8,042.06
08/09	ADP - TAX ADP - TAX BRICKNELL 25 INC A CON 7110#####A00	\$281.90
08/09	ADP WAGE PAY WAGE PAY BRICKNELL 25 INC A CON 5210#####OO6	\$1,242.42
08/13	FPL DIRECT DEBIT ELEC PYMT BRICKELL 25 INC CONDOM 1806##### PPDA	\$1,296.61
08/15	MDWS M-DWASDPMT BRICKELL 25 INC A COND 0000#####	\$12.65
08/15	MDWS M-DWASDPMT BRICKELL 25 INC COND A 0000#####	\$1,291.75
08/15	WASTE CONNECTION WEB_PAY BRICKELL TWENTY FIVE C 3220#####	\$2,207.04
08/17	ADP PAYROLL FEES ADP - FEES BRICKNELL 25 INC A CON 2ROO6 1643201	\$86.59
08/20	COMCAST 8495600 440663831 BRICKELL *25 9816903	\$1,842.93
08/23	ADP - TAX ADP - TAX BRICKNELL 25 INC A CON 5480#####A00	\$280.39
08/23	ADP WAGE PAY WAGE PAY BRICKNELL 25 INC A CON 9256#####OO6	\$1,237.48
08/28	MDWS M-DWASDPMT BRICKELL 25 INC A COND 0000#####	\$12.65
08/28	MDWS M-DWASDPMT BRICKELL 25 INC COND A 0000#####	\$1,250.69
08/30	ATT PAYMENT BRICKELL 25 INC XXXXX8011EPAYS	\$265.58
08/31	ADP PAYROLL FEES ADP - FEES BRICKNELL 25 INC A CON	\$86.59

WITHDRAWALS/DEBITS

Date	Description	Amount
	2ROO6 2904161	

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
08/10	71	\$981.00	08/28	84	\$194.00
08/21	77 *	\$45.00	08/16	85	\$300.00
08/15	78	\$1,233.79	08/23	86	\$53.11
08/10	79	\$981.00	08/28	87	\$664.13
08/15	80	\$500.76	08/23	89 *	\$4,150.00
08/09	81	\$60.00	08/30	92 *	\$260.00
08/08	82	\$300.00	08/09	267530378 *	\$500.00
08/16	83	\$171.20			

* Skip in check sequence

CASH DISBURSEMENTS

Starting Check Date: 8/01/18 Cash account #: "All"
 Ending Check Date: 8/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		10101	Operating-CAB (7423)				
8/29/18	82918 (M)903		AT&T	265.58 -	AUG-305-8540033-931ATTAC		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3299	AUG11-SEP10 ATT	8/21/18	72800	8/21/18	265.58-	AUG-305-8540033-931ATTAC
Totals:				265.58-			
Cash account #:		10102	Operating-CAB (0378)				
8/01/18	76		VOID	.00	Void		
8/03/18	77	1095	GLOBAL BACKGROUND ANALYSIS	45.00	06-901-SCREENING SERVIC		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3283	26600 SCRINIG	8/03/18	60900	8/03/18	45.00	06-901-SCREENING SERVIC
8/03/18	78	1268	OTIS ELEVATOR COMPANY	1,233.79	AUG/01-ELEVATOR OTIS SER		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3282	TAO05223X818	8/03/18	82650	8/03/18	1,233.79	AUG/01-ELEVATOR OTIS SER
8/03/18	79	VESTA	VESTA PROPERTY SERVICES	981.00	AUG/01-MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3281	345321 MGT FEE	8/03/18	70110	8/03/18	981.00	AUG/01-MANAGEMENT FEES
8/07/18	80	129	KING FIRE EQUIPMENT, INC.	500.76	ABCFireExtAnnualMaint		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3284	29158	7/26/18	74190	8/07/18	500.76	ABCFireExtAnnualMaint
8/07/18	81	801	CHARLES LIPMAN	60.00	Trash Bulk Removal		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3285	080618	8/06/18	74160	8/07/18	60.00	Trash Bulk Removal
8/07/18	82	6952	VIRGINIA LIPMAN	300.00	07/15/18-07/28/18-JANITOR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3286	8/6/18-JANITOR	8/07/18	82500	8/07/18	300.00	07/15/18-07/28/18-JANITOR
8/07/18	80718 (M)5896		FIRST INSURANCE FUNDING CORP.	8,042.06	AUG21-6730626 FIF INSURAN		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3287	900-6730626INSU	8/07/18	33000	8/07/18	8,042.06	AUG21-6730626 FIF INSURAN
Cash account #:		10102	Operating-CAB (0378)				

CASH DISBURSEMENTS

Starting Check Date: 8/01/18 Cash account #: "All"
 Ending Check Date: 8/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
8/08/18	24	VOID		.00	Void		
8/08/18	80818	(M)1821	FASCO EPOXIES, INC.	172.75	YELLOW WATER,R/PASTE GL.		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3200	05032018-1	5/03/18	74170	5/08/18	172.75	YELLOW WATER,R/PASTE GL.
8/10/18	81018	(M)250	FLORIDA POWER & LIGHT	1,296.61	AUG#18066-72067FPL ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3279	JUN28-JUL30FPL	8/03/18	72100	8/03/18	1,296.61	AUG#18066-72067FPL ACH
8/13/18	83	403	CORAL WAY LOCKSMITH CORP	171.20	MedecoBuildingKeys		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3292	8/8/2018	8/08/18	74160	8/13/18	171.20	MedecoBuildingKeys
8/13/18	84	412	ALL FLORIDA POOL & SPA CENTER	194.00	AUG01/18- POOL SERVICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3289	499267-1-POOL	8/13/18	80100	8/13/18	194.00	AUG01/18- POOL SERVICE
8/13/18	85	6952	VIRGINIA LIPMAN	300.00	07/28/18-08/07/18-JANITOR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3291	8/8/18-JANITOR	8/13/18	82500	8/13/18	300.00	07/28/18-08/07/18-JANITOR
8/13/18	86	VESTA	VESTA PROPERTY SERVICES	53.11	JUL30- BACKCHARGES FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3290	SEB25-0718BKCHG	8/13/18	70280	8/13/18	53.11	JUL30- BACKCHARGES FEE
8/13/18	87	75	HOME DEPOT CREDIT SERVICES	664.13	60353225 3190 8097H/DEPOT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3293	JUN11-JUL12 CK.	8/13/18	74170	8/13/18	664.13	60353225 3190 8097H/DEPOT
8/13/18	81318	(M)604	MIAMI DADE WATER & SEWER DEPT	1,304.40			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3277	METER-1571-0885	7/31/18	72200	7/31/18	1,291.75	JUL#7558352200 WATER&SEWE
	3278	METER 88611291	7/31/18	72200	7/31/18	12.65	JUL#8558352200 WATER&SEWE
	Totals:					1,304.40	

Cash account #: 10102 Operating-CAB (0378)

8/13/18 81318 (M)792 WASTE CONNECTIONS OF FLORIDA 2,207.04 AUG#6440-057310WASTE SERV

Vchr-# Invoice-# Inv-date Acct # Eff-date Amount-paid Reference

CASH DISBURSEMENTS

Starting Check Date: 8/01/18 Cash account #: "All"
 Ending Check Date: 8/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		3288	2088565-WASTE	8/13/18 82300	8/13/18 2,207.04 AUG#6440-057310WASTE SERV		
8/16/18	81618 (M)995		COMCAST	1,842.93	AUG-440663831COMCAST-ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3280	08/01-08/31 COM	8/03/18	82700	8/03/18	1,842.93	AUG-440663831COMCAST-ACH
8/20/18	88	508	AMAYA MAINTENANCE LANDSCAPING	780.00	MAY-JUN-JUL/18-LAWN&SUPPL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3296	27724 -LAWN	8/20/18	78100	8/20/18	780.00	MAY-JUN-JUL/18-LAWN&SUPPL
8/20/18	89	1023	SERGIO DONIKIAN CONTRACTORS	4,150.00	ConcreteRepairsPerEstimat		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3294	081718	8/17/18	74160	8/20/18	4,150.00	ConcreteRepairsPerEstimat
8/27/18	90	75	HOME DEPOT CREDIT SERVICES	684.59	60353225 3190 8097H/DEPOT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3302	AUG STATEMENT	8/27/18	74170	8/27/18	684.59	60353225 3190 8097H/DEPOT
8/27/18	91	3201	BUG OFF EXTERMINATORS	155.00	AUG/01PEST CONTROL BUGOFF		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3303	901951 PE/CONTR	8/27/18	78300	8/27/18	155.00	AUG/01PEST CONTROL BUGOFF
8/27/18	92	6952	VIRGINIA LIPMAN	260.00	08/13/18-8/23/18-JANITOR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3304	8/24/18-JANITOR	8/27/18	82500	8/27/18	260.00	08/13/18-8/23/18-JANITOR
8/27/18	82718 (M)604		MIAMI DADE WATER & SEWER DEPT	1,263.34			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3300	METER-1571-0885	8/27/18	72200	8/27/18	1,250.69	AUG#7558352200 WATER&SEWE
	3301	METER 88611291	8/27/18	72200	8/27/18	12.65	AUG#8558352200 WATER&SEWE
	Totals:					1,263.34	
Cash account #:	10102	Operating-CAB (0378)					
8/29/18	82918 (M)903		AT&T	531.16			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3297	AUG11-SEP10 ATT	8/21/18	72800	8/21/18	265.58	AUG-305-8540033-931ATTAC
	3298	AUG11-SEP10 ATT	8/21/18	72800	8/21/18	265.58	AUG-305-8540033-931ATTAC
	Totals:					531.16	

CASH DISBURSEMENTS

Starting Check Date: 8/01/18 Cash account #: "All"
Ending Check Date: 8/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
------------	---------	--------	-------------	--------------	-----------

Totals: 27,192.87

AGED OWNER BALANCES: AS OF Aug. 31, 2018
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
145 SE 25 Road # 202	PELLIGRINI	616.61	25.00	828.12	100.00	1569.73	2nd Notice
145 SE 25 Road # 302	SUAREZ	0.00	0.00	25.00	0.00	25.00	Friendly Letter
145 SE 25 Road # 304	JIMENEZ	577.68	0.00	0.00	0.00	577.68	
145 SE 25 Road # 401	OSORIO	5.00	0.00	0.00	0.00	5.00	Friendly Letter
145 SE 25 Road # 601	ESTEVEZ	598.52	25.00	674.51	75.00	1373.03	2nd Notice
145 SE 25 Road # 802	ALJOBIN	0.00	0.00	0.00	35.00	35.00	Friendly Letter
145 SE 25 Road # 1102	SUAREZ	131.66	25.00	75.00	0.00	231.66	Friendly Letter
145 SE 25 Road # 1202	DAVILA	962.78	0.00	0.00	0.00	962.78	
		-----	-----	-----	-----	-----	
	TOTAL:	2892.25	75.00	1602.63	210.00	4779.88	

AGED OWNER BALANCES: AS OF Aug. 31, 2018
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL	STATUS
---------	------	---------	---------	---------	----------	-------	--------

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 31	OVER 61	OVER 365	TOTAL
A1		Maintenance Fee	11000	2767.25	0.00	1302.63	0.00	4069.88
01		Late Fees	11000	125.00	75.00	300.00	200.00	700.00
02		NSF Charges	11000	0.00	0.00	0.00	10.00	10.00
GRAND TOTAL:				2892.25	75.00	1602.63	210.00	4779.88

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	4779.88
TOTAL		\$4779.88

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

Prepaid Insurance										
GL	Description of Policy	Period		2018-2019 Premium	Renewal	Adjustment Refund	CPA Adj	Expensed	Prepaid Bal	Comments
		From	To							
70140	Gen Liab/Philadelphia Indemnity	05/07/18	05/07/19	6,111.00			-	1,925.39	4,185.61	
70145	Property/Lexington Insurance	05/07/18	05/07/19	42,080.79				13,258.33	28,822.46	
70155	Finance/Doc&Stamps	05/07/18	05/07/19	1,980.39				623.96	1,356.43	
70150	Umbrella/Kevin Davis Insurance	05/07/18	05/07/19	1,604.00				505.37	1,098.63	
70180	D&O/Graham Insurance Group	05/07/18	05/07/19	943.00				297.11	645.89	
70190	Fidelity/Crime/Travelers	05/07/18	05/07/19	559.00				176.13	382.87	
70195	Glass/Seacoast Underwriters	05/07/18	05/07/19	1,869.00				588.87	1,280.13	
70165	Flood/Hartford Insurance	05/07/18	05/07/19	33,989.00				10,708.87	23,280.13	
70170	Worker's Comp/CNA Insurance	05/07/18	05/07/19	-				-	-	
Total				89,136.18				28,084.03	63,296.15	

Expense For the Month				Remaining			Prepaid		
Description	Days	Per Day	Total	Days	Months	Comments			
70140	Gen Liab/Philadelphia Indemnity	31	16.74	519.02	281	9.06			
70145	Property/QBE Insurance Corp	31	115.29	3,573.98	281	9.06			
70155	Finance/Doc&Stamps	31	5.43	168.20	281	9.06			
70150	Umbrella/American Zurich Ins.	31	4.39	136.23	281	9.06			
70180	D&O/Travelers Cas&Surety Co.	31	2.58	80.09	281	9.06			
70190	Fidelity/Travelers	31	1.53	47.48	281	9.06			
70195	Glass/USPlate Glass Insurance Co	31	5.12	158.74	281	9.06			
70165	Flood	31	93.12	2,886.74	281	9.06			
70170	Worker's Comp/CNA Insurance	31	-	-	281	9.06			
Total			244.21	7,570.48					

Insurance Payable										
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Adjustment	Total Payable	Monthly Payment	Out of	# of Pymt 3--10	Insurance Payable EOM
87,155.79	1,705.64	274.75	89,136.18	8,715.58		80,420.60	8,042.06	10	4	49,857.73
Grand Total										49,857.73

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

Interest on Policy						
Financed from # of days =		365				
	Period		Days in Month	Total Expensed	Prepaid Balance	
	From	To				
	5/7/2018	5/31/2018	23	5,616.80	89,136.18	
	6/1/2018	6/30/2018	30	7,326.26	83,519.38	
	7/1/2018	7/31/2018	31	7,570.47	76,193.12	
	8/1/2018	8/31/2018	31	7,570.47	68,622.65	
	9/1/2018	9/30/2018	30	7,326.26	61,052.18	
	10/1/2018	10/31/2018	31	7,570.47	53,725.92	
	11/1/2018	11/30/2018	30	7,326.26	46,155.45	
	12/1/2018	12/31/2018	31	7,570.47	38,829.19	
	1/1/2019	1/31/2019	31	7,570.47	31,258.72	
	2/1/2019	2/28/2019	29	7,082.05	23,688.25	
	3/1/2019	3/31/2019	31	7,570.47	16,606.19	
	4/1/2019	4/30/2019	30	7,326.26	9,035.72	
	5/1/2019	5/6/2019	7	1,709.46	1,709.46	
Total			365			

RECONCILIATION

Bank #: 04 Reserve-CAB 12501 Reserve -CAB
 G/L Acct Bal: 623.41
 Bank Balance: 623.41
 Statement date: 08/31/18

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

OUTSTANDING ITEMS:

Total Outstanding				.00	.00
-------------------	--	--	--	-----	-----

Bank Reconciliation Summary

=====

Checkbook Balance	623.41	Reconciling Balance	623.41
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	623.41
Uncleared Deposits, Debits	0.00	Difference	0.00

866.800.4656 (toll free)

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

267822344 - CAB MONEY MARKET

Beginning Balance	\$623.28	Average Daily Balance	\$623.28
Total Deposits	\$0.00	Year-To-Date Interest Paid	\$0.73
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$0.13	Annual Percentage Yield Earned	0.25%
Ending Balance	\$623.41		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
08/31	INTEREST PYMT	\$0.13

Brickell 25, Inc., A Condominium Association
Accumulated Depreciation GL 14500
August 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)
Depreciation	Pool Furniture 50 thru 60	02/01/18	\$ (125.98)
Depreciation	Pool Furniture 51 thru 60	03/01/18	\$ (125.98)
Depreciation	Pool Furniture 52 thru 60	04/01/18	\$ (125.98)
Depreciation	Pool Furniture 53 thru 60	05/01/18	\$ (125.98)
Depreciation	Pool Furniture 54 thru 60	06/01/18	\$ (125.98)
Depreciation	Pool Furniture 55 thru 60	07/01/18	\$ (125.98)
Depreciation	Pool Furniture 56 thru 60	08/01/18	\$ (125.98)
Total			\$ (26,721.76)

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

CASH RECEIPTS JOURNAL

Starting date 08/01/18 Ending date 08/31/18

Acct-#	Description	Date	Amount	Description
Income section				
11000	Accounts Receivable	08/01/18	25,834.48	Apply Assmt/Opt Charges
		Account total:	25,834.48	
60100	Maintenance Fee	08/01/18	25,834.48CR	Apply Assmt/Opt Charges
		Account total:	25,834.48CR	
11000	Accounts Receivable	08/31/18	125.00	Apply Late Fees
		Account total:	125.00	
60500	Late Fees Income	08/31/18	125.00CR	Apply Late Fees
		Account total:	125.00CR	
11000	Accounts Receivable	08/01/18	4,709.71CR	Prepaid Application
		Account total:	4,709.71CR	
36000	Prepaid Assessment	08/01/18	4,709.71	Prepaid Application
		Account total:	4,709.71	
		Section total:	.00	
Cash receipts section				
10102	Operating-CAB (0378)	08/01/18	625.19	Owner Cash Receipts
		08/02/18	3,702.70	Owner Cash Receipts
		08/03/18	645.85	Owner Cash Receipts
		08/06/18	8,605.47	Owner Cash Receipts
			1,888.16	Owner Cash Receipts
			100.00	S/A 901
		08/08/18	2,627.35	Owner Cash Receipts
		08/10/18	591.61	Owner Cash Receipts
		08/13/18	2,313.78	Owner Cash Receipts
			100.00	S/A603
		08/15/18	1,233.19	Owner Cash Receipts
		08/20/18	682.03	Owner Cash Receipts
		08/27/18	1,167.73	Owner Cash Receipts
			286.00	LAUNDRY INCOME
			500.00	LAUNDRY INCOME

CASH RECEIPTS JOURNAL

Starting date 08/01/18 Ending date 08/31/18

Acct-#	Description	Date	Amount	Description
		08/28/18	50.00	FOBS
			100.00	FOBS
			100.00	S/A 501
			100.00	S/A 501
			100.00	S/A 501
		08/29/18	1,260.72	Owner Cash Receipts
		08/30/18	1,307.11	Owner Cash Receipts
		08/31/18	625.19	Owner Cash Receipts
		Account total:	28,712.08	
11000	Accounts Receivable	08/01/18	625.19CR	Owner Cash Receipts
		08/02/18	3,597.08CR	Owner Cash Receipts
		08/03/18	645.85CR	Owner Cash Receipts
		08/06/18	8,529.99CR	Owner Cash Receipts
			1,888.16CR	Owner Cash Receipts
		08/08/18	2,564.47CR	Owner Cash Receipts
		08/10/18	591.61CR	Owner Cash Receipts
		08/13/18	2,313.78CR	Owner Cash Receipts
		08/15/18	1,227.85CR	Owner Cash Receipts
		08/20/18	682.03CR	Owner Cash Receipts
		08/27/18	1,142.73CR	Owner Cash Receipts
		08/29/18	1,260.72CR	Owner Cash Receipts
		Account total:	25,069.46CR	
36000	Prepaid Assessment	08/02/18	105.62CR	Owner Cash Receipts
		08/06/18	75.48CR	Owner Cash Receipts
		08/08/18	62.88CR	Owner Cash Receipts
		08/15/18	5.34CR	Owner Cash Receipts
		08/27/18	25.00CR	Owner Cash Receipts
		08/30/18	1,307.11CR	Owner Cash Receipts
		08/31/18	625.19CR	Owner Cash Receipts
		Account total:	2,206.62CR	
60900	Screenings Income	08/06/18	100.00CR	S/A 901
		08/13/18	100.00CR	S/A603
		08/28/18	100.00CR	S/A 501
			100.00CR	S/A 501
60900	Screenings Income	08/28/18	100.00CR	S/A 501
		Account total:	500.00CR	
67000	Miscellaneous Income	08/28/18	50.00CR	FOBS
			100.00CR	FOBS

CASH RECEIPTS JOURNAL

Starting date 08/01/18 Ending date 08/31/18

Acct-#	Description	Date	Amount	Description
		Account total:	150.00CR	
67040	Laundry/Tokens Income	08/27/18	286.00CR	LAUNDRY INCOME
			500.00CR	LAUNDRY INCOME
		Account total:	786.00CR	
		Section total:	.00	
Adjustments				
11000	Accounts Receivable	08/07/18	25.00CR	Owner Expense Adjust.
		Account total:	25.00CR	
60500	Late Fees Income	08/07/18	25.00	Owner Expense Adjust.
		Account total:	25.00	
		Section total:	.00	
		Report total:	.00	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
 Cut off date: 08/31/18

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
UNIWASHER, INC.					
VIVIAN	305-556-7442	217.21	126.88CR	126.88	.00
GLOBAL BACKGROUND ANALYSIS					
	305.857.0200	180.00	.00	.00	.00
VESTA PROPERTY SERVICES					
		39.62	.00	.00	.00
	Totals:	436.83	126.88CR	126.88	.00
	Grand total:	436.83			

PREPAYS AS OF Aug. 31, 2018
Street Order Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
EDISWEET LLC 145 SE 25 Road # 301	301	301	PP	50.00
YOLANDA YARUR 145 SE 25 Road # 303	303	303	PP	573.07
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	105.62
Joseph Milton TRS 145 SE 25 Road # 503	503	503	PP	12.88
James & Vera Thomas 145 SE 25 Road # 504	504	504	PP	2,366.44
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	3,410.80
Maria Staley 145 SE 25 Road # 604	604	604	PP	5.34
MARCELO & MIRIAM SALLES 145 SE 25 Road # 704	704	704	PP	1,140.17
MATILDE ALBERNY 145 SE 25 Road # 801	801	801	PP	607.11
CRYSTAL MARIE ADAMS 145 SE 25 Road # 901	901	901	PP	625.19
STELLA URREA 145 SE 25 Road # 902	902	902	PP	50.00
MOHAMMED ALFODARI 145 SE 25 Road # 1002	1002	1002	PP	50.00

PREPAYS AS OF Aug. 31, 2018
Street Order 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
Brian & Pamela Young 145 SE 25 Road # 1201	1201	1201	PP	25.00
				=====
TOTAL HOMES:	15	TOTAL PREPAYS		9,047.10
		TOTAL DISTR: PP		9,047.10

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 08/01/18
Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10100	Operating-BB&T	.00	.00	.00	.00	.00
10101	Operating-CAB (7423)	.00	266.32	266.32	.00	.00
10102	Operating-CAB (0378)	12,861.50	29,210.15	30,553.83	1,343.68CR	11,517.82
10200	Operating-Regions	.00	.00	.00	.00	.00
10300	Operating-Bank United	.00	.00	.00	.00	.00
10500	NSF in Transit	.00	.00	.00	.00	.00
10501	Due from ADP	.00	.00	.00	.00	.00
10502	Due from All Florida Pool	.00	.00	.00	.00	.00
10503	Due to Operating	.00	.00	.00	.00	.00
10504	Due from Choice Environmental	.00	.00	.00	.00	.00
10506	Due From BB&T	.00	.00	.00	.00	.00
10507	Cash Special Assess.-Regions	.00	.00	.00	.00	.00
10508	Due to Special Assessment	.00	.00	.00	.00	.00
10509	Due To/From Brickell Forest	.00	.00	.00	.00	.00
11000	Accounts Receivable	8,624.57	25,959.48	29,804.17	3,844.69CR	4,779.88
11010	Attorney Fees Receivable	.00	.00	.00	.00	.00
11150	Allows for Bad Debt	.00	.00	.00	.00	.00
12000	Prepaid Insurance	70,866.63	.00	7,570.48	7,570.48CR	63,296.15
12130	Due from All Florida Pool	.00	.00	.00	.00	.00
12140	Prepaid Expenses	.00	.00	.00	.00	.00
12500	Reserve-BB&T	.00	.00	.00	.00	.00
12501	Reserve -CAB	623.28	.13	.00	.13	623.41
12600	Reserve-Regions Bank	.00	.00	.00	.00	.00
12640	Reserve CD-BB&T	.00	.00	.00	.00	.00
12650	Reserve CD-Regions	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 08/01/18
Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12700	Reserve-Colonial	.00	.00	.00	.00	.00
12710	Due to Reserve	.00	.00	.00	.00	.00
12720	Due to Operating	.00	.00	.00	.00	.00
12730	Due to Special Assess	.00	.00	.00	.00	.00
14000	Equipment	.00	.00	.00	.00	.00
14100	Capital Improvement	27,680.18	.00	.00	.00	27,680.18
14500	Accumulated Depreciation	26,595.78CR	.00	125.98	125.98CR	26,721.76CR
21000	Utility Deposits	.00	.00	.00	.00	.00
22000	Other Deposits	.00	.00	.00	.00	.00
31000	Accounts Payable	1,304.40CR	27,576.45	26,708.88	867.57	436.83CR
31050	Accrued Expenses	75.00CR	75.00	.00	75.00	.00
33000	Notes Payable Insurance	57,899.79CR	8,042.06	.00	8,042.06	49,857.73CR
34000	Income Tax Payable	.00	.00	.00	.00	.00
35000	Federal Tax Payable	.00	.00	.00	.00	.00
36000	Prepaid Assessment	11,550.19CR	4,709.71	2,206.62	2,503.09	9,047.10CR
37999	SPA-Plumbing/Electrical	.00	.00	.00	.00	.00
38000	Special Assessment	.00	.00	.00	.00	.00
38010	SPA - Plumbing/Electrical	.00	.00	.00	.00	.00
38015	Financed Member's Equity	.00	.00	.00	.00	.00
38020	Loan Payable	.00	.00	.00	.00	.00
38500	Special Assessment II	.00	.00	.00	.00	.00
38510	SPA II-Re Roofing Expense	.00	.00	.00	.00	.00
38520	Loan Note Payable II	.00	.00	.00	.00	.00
41000	Reserve-Exterior Painting	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 08/01/18
Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
42000	Reserve-Roof Replacement	622.68CR	.00	.00	.00	622.68CR
46000	Reserve-Interest/Bank Fees	.60CR	.00	.13	.13CR	.73CR
46010	Reserve-Service Charge	.00	.00	.00	.00	.00
51000	Contributed Capital	.00	.00	.00	.00	.00
55000	Member's Equity	20,884.60CR	.00	.00	.00	20,884.60CR
55010	Financed SPA Plumbing/Electric	.00	.00	.00	.00	.00
60100	Maintenance Fee	180,841.36CR	.00	25,834.48	25,834.48CR	206,675.84CR
60500	Late Fees Income	128.16CR	25.00	125.00	100.00CR	228.16CR
60600	Interest Income	5.87CR	.00	.74	.74CR	6.61CR
60900	Screenings Income	10.00CR	225.00	500.00	275.00CR	285.00CR
67000	Miscellaneous Income	340.00CR	.00	150.00	150.00CR	490.00CR
67040	Laundry/Tokens Income	2,901.00CR	.00	786.00	786.00CR	3,687.00CR
70110	Management Fee	6,867.00	981.00	.00	981.00	7,848.00
70130	Legal & Professional	1,362.00	.00	.00	.00	1,362.00
70140	Insurance General Liability	2,962.72	519.02	.00	519.02	3,481.74
70145	Insurance Property/Windstrom	24,466.81	3,573.98	.00	3,573.98	28,040.79
70150	Insurance Umbrella	927.25	136.23	.00	136.23	1,063.48
70155	Insurance Finance/Taxes	1,073.71	168.20	.00	168.20	1,241.91
70165	Insurance Flood	19,109.48	2,886.74	.00	2,886.74	21,996.22
70170	Insurance Workers Compensation	712.81	.00	.00	.00	712.81
70180	Insurance D & O	562.17	80.09	.00	80.09	642.26
70190	Insurance Fidelity	308.54	47.48	.00	47.48	356.02
70195	Insurance Glass	1,080.45	158.74	.00	158.74	1,239.19
70210	Depreciation Expense	881.86	125.98	.00	125.98	1,007.84
70240	Dues & License	297.00	.00	.00	.00	297.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 08/01/18
Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
70270	ADP Fees	1,225.00	259.77	.00	259.77	1,484.77
70275	Taxes & Audit Fees	4,550.00	.00	.00	.00	4,550.00
70276	ADP Payroll Taxes	4,677.71	562.29	.00	562.29	5,240.00
70280	Postage & Printing	662.15	92.73	.00	92.73	754.88
70282	Bank Fee	60.00	.00	.00	.00	60.00
71010	Salaries - General	19,745.41	2,479.90	.00	2,479.90	22,225.31
72100	Electricity	8,610.59	1,296.61	.00	1,296.61	9,907.20
72200	Water & Sewer	8,247.94	1,263.34	.00	1,263.34	9,511.28
72800	Telephone Lines	2,715.82	590.16	324.58	265.58	2,981.40
74160	R&M-General	7,691.94	4,598.41	.00	4,598.41	12,290.35
74170	R&M-Supplies	1,984.72	1,348.72	.00	1,348.72	3,333.44
74175	R&M-Elevator	620.00	.00	.00	.00	620.00
74180	R&M-Air Conditioning	588.50	.00	.00	.00	588.50
74185	R&M-Electrical & Lighting	10,140.00	.00	.00	.00	10,140.00
74190	R&M-Fire Equipment	1,752.11	500.76	.00	500.76	2,252.87
74195	R&M-Plumbing	1,750.00	.00	.00	.00	1,750.00
78100	Lawn Maintenance	600.00	780.00	75.00	705.00	1,305.00
78300	Pest Control/Spraying	1,085.00	155.00	.00	155.00	1,240.00
80100	Pool Maintenance	1,358.00	194.00	.00	194.00	1,552.00
80200	Pool Repairs	1,400.24	.00	.00	.00	1,400.24
80400	Pool Permit	125.00	.00	.00	.00	125.00
82100	Fire Panel Monitoring	3,989.25	.00	.00	.00	3,989.25
82300	Trash Collection	13,732.49	2,207.04	.00	2,207.04	15,939.53
82500	Janitorial Services	3,560.00	860.00	.00	860.00	4,420.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 08/01/18
Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
82650	Elevator Maint. Contract	8,254.19	1,233.79	.00	1,233.79	9,487.98
82700	Bulk Cable Services	12,765.41	1,842.93	.00	1,842.93	14,608.34
85206	Foreclosure/Bad Debt	.00	.00	.00	.00	.00
Gnd Total:		.00	125,032.21	125,032.21	.00	.00