



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

VestaPropertyServices.com

VESTA PROPERTY SERVICES

BRICKELL 25, INC. A CONDOMINIUM ASSOCIATION

September 30th, 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) \$ 12,669.90

Reserve Account(s) \$ 623.55

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 **\$123.43** as open payables and **\$1,562.65** of

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

Accounts Receivable \$ 5,676.05

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.



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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.		



Vested in your community.

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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 09/30/18

ASSETS

CURRENT ASSETS

10102	Operating-CAB (0378)	\$	12,669.90
11000	Accounts Receivable		5,676.05
12000	Prepaid Insurance		55,235.91
			\$ 73,581.86

RESERVE ASSETS

12501	Reserve -CAB	\$	623.55
			\$ 623.55

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(26,847.74)
			\$ 832.44

TOTAL ASSETS	\$	75,037.85
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LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	123.43
31050	Accrued Expenses		1,562.65
33000	Notes Payable Insurance		41,815.67
36000	Prepaid Assessment		7,827.88
			\$ 51,329.63

RESERVES

42000	Reserve-Roof Replacement	\$	622.68
46000	Reserve-Interest/Bank Fees		.87
			\$ 623.55

EQUITY

55000	Member's Equity	\$	20,884.60
	Current Year Net Income/(Loss)		2,200.07
			\$ 23,084.67

TOTAL LIABILITIES & EQUITY	\$	75,037.85
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Brickell 25, A Condo Assoc.
 Income/Expense Statement
 Period: 09/01/18 to 09/30/18

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)	232,510.32	232,510.50	(.18)	310,014.00
	Subtotal Income	25,834.48	25,834.50	(.02)	232,510.32	232,510.50	(.18)	310,014.00
Other Income								
60500	Late Fees Income	150.00	20.00	130.00	378.16	180.00	198.16	240.00
60600	Interest Income	.69	.00	.69	7.30	.00	7.30	.00
60900	Screenings Income	10.00	15.00	(5.00)	295.00	135.00	160.00	180.00
67000	Miscellaneous Income	.00	.00	.00	490.00	.00	490.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(450.00)	450.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	90.00	(90.00)	120.00
67040	Laundry/Tokens Income	.00	420.00	(420.00)	3,687.00	3,780.00	(93.00)	5,040.00
	Subtotal Other Income	160.69	415.00	(254.31)	4,857.46	3,735.00	1,122.46	4,980.00
	TOTAL INCOME	25,995.17	26,249.50	(254.33)	237,367.78	236,245.50	1,122.28	314,994.00
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EXPENSES								
Administrative								
70110	Management Fee	981.00	981.00	.00	8,829.00	8,829.00	.00	11,772.00
70130	Legal & Professional	.00	50.00	50.00	1,362.00	450.00	(912.00)	600.00
70140	Insurance General Liability	502.27	382.00	(120.27)	3,984.01	3,438.00	(546.01)	4,584.00
70145	Insurance Property/Windstrom	3,458.70	4,110.00	651.30	31,499.49	36,990.00	5,490.51	49,320.00
70150	Insurance Umbrella	131.84	136.00	4.16	1,195.32	1,224.00	28.68	1,632.00
70155	Insurance Finance/Taxes	162.77	150.00	(12.77)	1,404.68	1,350.00	(54.68)	1,800.00
70165	Insurance Flood	2,793.92	2,700.00	(93.92)	24,790.14	24,300.00	(490.14)	32,400.00
70170	Insurance Workers Compensatio	733.66	180.00	(553.66)	1,446.47	1,620.00	173.53	2,160.00
70180	Insurance D & O	77.51	75.00	(2.51)	719.77	675.00	(44.77)	900.00
70190	Insurance Fidelity	45.95	44.00	(1.95)	401.97	396.00	(5.97)	528.00
70195	Insurance Glass	153.62	160.00	6.38	1,392.81	1,440.00	47.19	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	1,133.82	900.00	(233.82)	1,200.00
70240	Dues & License	.00	70.00	70.00	297.00	630.00	333.00	840.00
70270	ADP Fees	173.18	170.00	(3.18)	1,657.95	1,530.00	(127.95)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,550.00	3,240.00	(1,310.00)	4,320.00
70276	ADP Payroll Taxes	568.35	700.00	131.65	5,808.35	6,300.00	491.65	8,400.00
70280	Postage & Printing	33.43	120.00	86.57	788.31	1,080.00	291.69	1,440.00
70282	Bank Fee	.00	.00	.00	60.00	.00	(60.00)	.00
71010	Salaries - General	2,499.68	2,650.00	150.32	24,724.99	23,850.00	(874.99)	31,800.00
	Total Administrative	12,441.86	13,138.00	696.14	116,046.08	118,242.00	2,195.92	157,656.00
Utilities								

Brickell 25, A Condo Assoc.

Income/Expense Statement

Period: 09/01/18 to 09/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
72100	Electricity	1,232.50	1,180.00	(52.50)	11,139.70	10,620.00	(519.70)	14,160.00
72200	Water & Sewer	1,262.65	1,200.00	(62.65)	10,773.93	10,800.00	26.07	14,400.00
72800	Telephone Lines	341.57	450.00	108.43	3,322.97	4,050.00	727.03	5,400.00
	Total Utilities	2,836.72	2,830.00	(6.72)	25,236.60	25,470.00	233.40	33,960.00
Maintenance Expenses								
74160	R&M-General	.00	1,800.00	1,800.00	12,290.35	16,200.00	3,909.65	21,600.00
74170	R&M-Supplies	306.25	550.00	243.75	3,639.69	4,950.00	1,310.31	6,600.00
74175	R&M-Elevator	.00	100.00	100.00	620.00	900.00	280.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	588.50	900.00	311.50	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	10,140.00	900.00	(9,240.00)	1,200.00
74190	R&M-Fire Equipment	.00	200.00	200.00	2,252.87	1,800.00	(452.87)	2,400.00
74195	R&M-Plumbing	127.45	200.00	72.55	1,877.45	1,800.00	(77.45)	2,400.00
	Total Maintenance Expenses	433.70	3,050.00	2,616.30	31,408.86	27,450.00	(3,958.86)	36,600.00
Site Improvements								
78100	Lawn Maintenance	(180.00)	170.00	350.00	1,125.00	1,530.00	405.00	2,040.00
78260	Landscape Replacement	1,305.00	115.00	(1,190.00)	1,305.00	1,035.00	(270.00)	1,380.00
78300	Pest Control/Spraying	230.00	148.00	(82.00)	1,470.00	1,332.00	(138.00)	1,776.00
	Total Site Improvements	1,355.00	433.00	(922.00)	3,900.00	3,897.00	(3.00)	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	1,746.00	1,746.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	1,400.24	1,350.00	(50.24)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	108.00	(17.00)	144.00
82100	Fire Panel Monitoring	959.21	400.00	(559.21)	4,948.46	3,600.00	(1,348.46)	4,800.00
82300	Trash Collection	2,323.90	1,700.00	(623.90)	18,263.43	15,300.00	(2,963.43)	20,400.00
82500	Janitorial Services	500.00	600.00	100.00	4,920.00	5,400.00	480.00	7,200.00
82650	Elevator Maint. Contract	1,233.79	1,115.00	(118.79)	10,721.77	10,035.00	(686.77)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	405.00	405.00	540.00
82700	Bulk Cable Services	1,842.93	1,756.00	(86.93)	16,451.27	15,804.00	(647.27)	21,072.00
	Total Contract Services	7,053.83	5,972.00	(1,081.83)	58,576.17	53,748.00	(4,828.17)	71,664.00
TOTAL EXPENSES		24,121.11	25,423.00	1,301.89	235,167.71	228,807.00	(6,360.71)	305,076.00
NET INCOME/(LOSS)		1,874.06	826.50	1,047.56	2,200.07	7,438.50	(5,238.43)	9,918.00

RECONCILIATION

Bank #: 05 Operating-CAB (0378) 10102 Operating-CAB (0378)
 G/L Acct Bal: 12,669.90
 Bank Balance: 13,713.92
 Statement date: 09/30/18

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

104	09/18/18	SPECIALIZED PUMP COMPANY		127.45	
105	09/18/18	BUG OFF EXTERMINATORS		155.00	
106	09/25/18	VENTILATION DIRECT		479.00	
92918	09/29/18	AT&T		282.57	
Total Outstanding				1,044.02	.00

Bank Reconciliation Summary

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Checkbook Balance	12,669.90	Reconciling Balance	13,713.92
Uncleared Checks, Credits	1,044.02 +	Bank Stmt. Balance	13,713.92
Uncleared Deposits, Debits	0.00	Difference	0.00

Community Association Banc
 A Division of Mutual of Omaha Bank
 Main Office
 P.O. Box 60095
 Phoenix, AZ 85082
 (866) 800-4656



9-30-18
 267530378

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

26753 037 8 NOW ACCOUNT

Previous Balance	8-31-18	14,135.16
+Deposits/Credits	13	23,969.09
-Checks/Debits	26	24,391.02
-Service Charge		.00
+Interest Paid		.69
Current Balance		13,713.92
Days in Statement Period	30	

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

Interest Earned From	9/01/18 To 9/30/18	
Days in Period		30
Interest Earned		.69
Annual Percentage Yield Earned		.05
Interest Paid this Year		3.75
Interest Withheld this Year		.00

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

Date	Description	Amount
9-04	Lockbox Deposit	2493.03
9-05	Lockbox Deposit	1273.63
9-10	Lockbox Deposit	1144.47
9-11	Lockbox Deposit	1182.22
9-12	Lockbox Deposit	1991.82
9-14	Lockbox Deposit	2467.73
9-18	Lockbox Deposit	682.03
9-19	Lockbox Deposit	1608.00
9-21	Lockbox Deposit	1167.73
9-25	Lockbox Deposit	645.85
9-27	Image Deposit	100.00
9-28	Lockbox Deposit	607.11
9-28	Interest Pymt	.69

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

Date	Description	Amount
9-06	BRICKELL 25 CONDO FEES 591298262	8605.47
9-06	-SETT-A228SFTP5 ADP - TAX ADP - TAX	283.91-
9-06	BRICKNELL 25 INC A CON 4250#####A00 ADP WAGE PAY WAGE PAY	1249.03-
9-07	BRICKNELL 25 INC A CON 9283#####006 WASTE CONNECTION WEB_PAY	2203.90-
9-11	BRICKELL TWENTY FIVE C 3264##### FPL DIRECT DEBIT ELEC PYMT	1232.50-

Continued on Next Page

VESTA PROPERTY SERVICES INC AGENT FOR

1806##### PPDA
 9-14 ADP PAYROLL FEES ADP - FEES 86.59-
 BRICKNELL 25 INC A CON
 2ROO6 7185293
 9-17 FIRST INSURANCE INSURANCE 8042.06-
 Brickell 25 Inc, A Con
 900-6730626
 9-19 COMCAST 8495600 440663831 1842.93-
 BRICKELL *25
 1790517
 9-20 ADP - TAX ADP - TAX 284.44-
 BRICKNELL 25 INC A CON
 6420#####A00
 9-20 ADP WAGE PAY WAGE PAY 1250.65-
 BRICKNELL 25 INC A CON
 6180#####006
 9-28 ADP PAYROLL FEES ADP - FEES 86.59-
 BRICKNELL 25 INC A CON
 2ROO6 8207705

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

No.	Date	Amount	No.	Date	Amount
45	9-04	825.00	88*	9-04	780.00
90*	9-12	684.59	91	9-11	155.00
93*	9-18	217.21	94	9-13	39.62
95	9-05	59.00	96	9-19	180.00
97	9-19	1233.79	98	9-13	981.00
99	9-25	194.00	100	9-18	900.00
101	9-13	120.00	102	9-25	959.21
103	9-13	200.00	107*	9-27	300.00

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

Date	Balance	Date	Balance	Date	Balance
8-31	14135.16	9-04	15023.19	9-05	16237.82
9-06	23310.35	9-07	21106.45	9-10	22250.92
9-11	22045.64	9-12	23352.87	9-13	22012.25
9-14	24393.39	9-17	16351.33	9-18	15916.15
9-19	14267.43	9-20	12732.34	9-21	13900.07
9-25	13392.71	9-27	13192.71	9-28	13713.92

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

	This Cycle	YTD
Total returned item fees	.00	60.00
Total overdraft fees	.00	.00

END OF STATEMENT

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash account #: "All"
 Ending Check Date: 9/30/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #: 10102			Operating-CAB (0378)				
9/04/18	93	87	UNIWASHER, INC.	217.21	ChangeElementDryer3rdFloo		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3309	35338	8/24/18	74160	8/31/18	217.21	ChangeElementDryer3rdFloo
9/04/18	94	VESTA	VESTA PROPERTY SERVICES	39.62	AUG30- BACKCHARGES FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3305	SEB25-0818BKCHG	8/31/18	70280	8/31/18	39.62	AUG30- BACKCHARGES FEE
9/04/18	95	801	CHARLES LIPMAN	59.00	SEP/01PHONE REIM-CHARLES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3308	SEP01/18 CELL	9/01/18	72800	9/01/18	59.00	SEP/01PHONE REIM-CHARLES
9/04/18	96	1095	GLOBAL BACKGROUND ANALYSIS	180.00	06-603-501SCREENING SERVI		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3310	26700 SCRINIG	8/31/18	60900	8/31/18	180.00	06-603-501SCREENING SERVI
9/04/18	97	1268	OTIS ELEVATOR COMPANY	1,233.79	SEP/01-ELEVATOR OTIS SER		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3307	TAO05223X918	9/01/18	82650	9/01/18	1,233.79	SEP/01-ELEVATOR OTIS SER
9/04/18	98	VESTA	VESTA PROPERTY SERVICES	981.00	SEP/01-MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3306	346392 MGT FEE	9/01/18	70110	9/01/18	981.00	SEP/01-MANAGEMENT FEES
9/05/18	90518 (M)792		WASTE CONNECTIONS OF FLORIDA	2,203.90	SEP#6440-057310WASTE SERV		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3313	2104008-WASTE	9/05/18	82300	9/05/18	2,203.90	SEP#6440-057310WASTE SERV
9/10/18	99	412	ALL FLORIDA POOL & SPA CENTER	194.00	SEP01/18- POOL SERVICE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3314	504689-1-POOL	9/10/18	80100	9/10/18	194.00	SEP01/18- POOL SERVICE
9/10/18	100	508	AMAYA MAINTENANCE LANDSCAPING	900.00	Fence&TreeTrim&Dumping		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3316	27829	8/29/18	78260	9/10/18	900.00	Fence&TreeTrim&Dumping
Cash account #: 10102			Operating-CAB (0378)				

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash account #: "All"
 Ending Check Date: 9/30/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
9/10/18	101	801	CHARLES LIPMAN	120.00	RemovedMisc.Trash		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3317	090718	9/07/18	82300	9/10/18	120.00	RemovedMisc.Trash
9/10/18	102	1018	RED HAWK FIRE SECURITY, LLC	959.21	SEP01-NOV31Q/FIRE ALARM		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3315	3191048 ALARM	9/10/18	82100	9/10/18	959.21	SEP01-NOV31Q/FIRE ALARM
9/10/18	103	6952	VIRGINIA LIPMAN	200.00	08/25/18-9/05/18-JANITOR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3318	9/5/18-JANITOR	9/10/18	82500	9/10/18	200.00	08/25/18-9/05/18-JANITOR
9/10/18	91018 (M)250		FLORIDA POWER & LIGHT	1,232.50	SEP#18066-72067FPL ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3312	JUL30-AUG30FPL	9/04/18	72100	9/04/18	1,232.50	SEP#18066-72067FPL ACH
9/14/18	91418 (M)5896		FIRST INSURANCE FUNDING CORP.	8,042.06	SEP21-6730626 FIF INSURAN		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3319	900-6730626INSU	9/14/18	33000	9/14/18	8,042.06	SEP21-6730626 FIF INSURAN
9/16/18	91618 (M)995		COMCAST	1,842.93	SEP-440663831COMCAST-ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3311	09/01-09/31 COM	9/04/18	82700	9/04/18	1,842.93	SEP-440663831COMCAST-ACH
9/18/18	104	917	SPECIALIZED PUMP COMPANY INC.	127.45	SPCServiceCallSwitchPress		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3321	S-16845	8/09/18	74195	9/18/18	127.45	SPCServiceCallSwitchPress
9/18/18	105	3201	BUG OFF EXTERMINATORS	155.00	SEP/01PEST CONTROL BUGOFF		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3320	906296 PE/CONTR	9/18/18	78300	9/18/18	155.00	SEP/01PEST CONTROL BUGOFF
9/25/18	106	5213	VENTILATION DIRECT	479.00	PurchaseExhaustFanBldg		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3322	092118	9/21/18	74170	9/25/18	479.00	PurchaseExhaustFanBldg
Cash account #:	10102		Operating-CAB (0378)				
9/25/18	107	6952	VIRGINIA LIPMAN	300.00	09/11/18-9/18/18-JANITOR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference

CASH DISBURSEMENTS

Starting Check Date: 9/01/18 Cash account #: "All"
 Ending Check Date: 9/30/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		3323	9/19/18-JANITOR	9/25/18 82500	300.00 09/11/18-9/18/18-JANITOR		
9/29/18	92918 (M)903		AT&T	282.57	SEP-305-8540033-931ATTAC		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3324	SEP11-OCT10 ATT	9/28/18	72800	9/28/18	282.57	SEP-305-8540033-931ATTAC
Totals:				19,749.24			

AGED OWNER BALANCES: AS OF Sept. 30, 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	641.61	591.61	853.12	100.00	2186.34	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	602.68	0.00	0.00	0.00	602.68	Friendly Letter
145 SE 25 Road # 401	OSORIO	5.00	0.00	0.00	0.00	5.00	Friendly Letter
145 SE 25 Road # 501	RAIN	472.24	0.00	0.00	0.00	472.24	Friendly Letter
145 SE 25 Road # 601	ESTEVEZ	623.52	573.52	126.98	75.00	1399.02	2nd Notice
145 SE 25 Road # 802	ALJOBIN	0.00	0.00	0.00	35.00	35.00	Friendly Letter
145 SE 25 Road # 1001	CAMPS	694.11	0.00	0.00	0.00	694.11	Friendly Letter
145 SE 25 Road # 1102	SUAREZ	156.66	0.00	100.00	0.00	256.66	Friendly Letter
		-----	-----	-----	-----	-----	
	TOTAL:	3195.82	1165.13	1105.10	210.00	5676.05	

AGED OWNER BALANCES: AS OF Sept. 30, 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	2945.82	1165.13	730.10	0.00	4841.05
01		Late Fees	11000	250.00	0.00	375.00	200.00	825.00
02		NSF Charges	11000	0.00	0.00	0.00	10.00	10.00
GRAND TOTAL:				3195.82	1165.13	1105.10	210.00	5676.05

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	5676.05
TOTAL		\$5676.05

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
September 30, 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			-	2,427.66	3,683.34	
70145	Property/Lexington Insurance	05/07/18	05/07/19	42,080.79				16,717.03	25,363.76	
70155	Finance/Doc&Stamps	05/07/18	05/07/19	1,980.39				786.73	1,193.66	
70150	Umbrella/Kevin Davis Insurance	05/07/18	05/07/19	1,604.00				637.21	966.79	
70180	D&O/Graham Insurance Group	05/07/18	05/07/19	943.00				374.62	568.38	
70190	Fidelity/Crime/Travelers	05/07/18	05/07/19	559.00				222.08	336.92	
70195	Glass/Seacoast Underwriters	05/07/18	05/07/19	1,869.00				742.49	1,126.51	
70165	Flood/Hartford Insurance	05/07/18	05/07/19	33,989.00				13,502.49	20,486.51	
70170	Worker's Comp/CNA Insurance	01/04/18	01/04/19	2,195.00				1,446.47	748.53	
Total				91,331.18			-	36,856.78	55,235.91	
Expense For the Month				Remaining						
Description	Days	Per Day	Total	Days	Months	Comments				
70140	30	16.74	502.27	220	7.33					
70145	30	115.29	3,458.70	220	7.33					
70155	30	5.43	162.77	220	7.33					
70150	30	4.39	131.84	220	7.33					
70180	30	2.58	77.51	220	7.33					
70190	30	1.53	45.95	220	7.33					
70195	30	5.12	153.62	220	7.33					
70165	30	93.12	2,793.62	220	7.33					
70170	30	6.01	180.41	220	7.33					
Total		250.22	7,506.68							
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	5	41,815.67
Grand Total										41,815.67

Brickell 25, A Condominium Association
Prepaid Interest Schedule
September 30, 2018

Interest on Policy						
Financed from # of days =		Period		Days in Month	Total Expensed	Prepaid Balance
From	To	From	To			
		5/7/2018	5/31/2018	23	5,755.12	91,331.18
		6/1/2018	6/30/2018	30	7,506.67	85,576.06
		7/1/2018	7/31/2018	31	7,756.89	78,069.39
		8/1/2018	8/31/2018	31	7,756.89	70,312.50
		8/31/2018	8/31/2018	31	7,756.89	62,555.60
		9/1/2018	9/30/2018	30	7,506.67	55,048.93
		10/1/2018	10/31/2018	31	7,756.89	47,292.04
		11/1/2018	11/30/2018	30	7,506.67	39,785.36
		12/1/2018	12/31/2018	31	7,756.89	32,028.47
		1/1/2019	1/31/2019	31	7,756.89	24,271.57
		2/1/2019	2/28/2019	29	7,256.45	17,015.12
		3/1/2019	3/31/2019	31	7,756.89	9,258.23
		4/1/2019	4/30/2019	30	7,506.67	1,751.56
		5/1/2019	5/6/2019	7	1,751.56	0.00
Total				365		

RECONCILIATION

Bank #: 04 Reserve-CAB 12501 Reserve -CAB
 G/L Acct Bal: 623.55
 Bank Balance: 623.55
 Statement date: 09/30/18

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	623.55	Reconciling Balance	623.55
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	623.55
Uncleared Deposits, Debits	0.00	Difference	0.00

Community Association Banc
 A Division of Mutual of Omaha Bank
 Main Office
 P.O. Box 60095
 Phoenix, AZ 85082
 (866) 800-4656



9-30-18
 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	8-31-18	623.41
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.14
Current Balance		623.55
Days in Statement Period	30	

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

Interest Earned From	9/01/18 To 9/30/18	
Days in Period		30
Interest Earned		.14
Annual Percentage Yield Earned		.27
Interest Paid this Year		.87
Interest Withheld this Year		.00

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

Date	Description	Amount
9-28	Interest Pymt	.14

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

Date	Balance	Date	Balance
8-31	623.41	9-28	623.55

* - - - - -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
September 30, 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)
Depreciation	Pool Furniture 57 thru 60	08/01/18	\$ (125.98)
Total			\$ (26,847.74)

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 09/01/18 Ending date 09/30/18

Acct-#	Description	Date	Amount	Description
Income section				
11000	Accounts Receivable	09/01/18	25,834.48	Apply Assmt/Opt Charges
		Account total:	25,834.48	
60100	Maintenance Fee	09/01/18	25,834.48CR	Apply Assmt/Opt Charges
		Account total:	25,834.48CR	
11000	Accounts Receivable	09/30/18	150.00	Apply Late Fees
		Account total:	150.00	
60500	Late Fees Income	09/30/18	150.00CR	Apply Late Fees
		Account total:	150.00CR	
11000	Accounts Receivable	09/04/18	4,010.44CR	Prepaid Application
		Account total:	4,010.44CR	
36000	Prepaid Assessment	09/04/18	4,010.44	Prepaid Application
		Account total:	4,010.44	
		Section total:	.00	
Cash receipts section				
10102	Operating-CAB (0378)	09/04/18	8,605.47	Owner Cash Receipts
			2,493.03	Owner Cash Receipts
		09/05/18	1,273.63	Owner Cash Receipts
		09/10/18	1,144.47	Owner Cash Receipts
		09/11/18	1,182.22	Owner Cash Receipts
		09/12/18	1,991.82	Owner Cash Receipts
		09/14/18	2,467.73	Owner Cash Receipts
		09/18/18	682.03	Owner Cash Receipts
		09/19/18	1,608.00	Owner Cash Receipts
		09/21/18	1,167.73	Owner Cash Receipts
		09/25/18	645.85	Owner Cash Receipts
		09/27/18	100.00	S/A 301
		09/28/18	607.11	Owner Cash Receipts
		Account total:	23,969.09	

CASH RECEIPTS JOURNAL

Starting date 09/01/18 Ending date 09/30/18

Acct-#	Description	Date	Amount	Description
11000	Accounts Receivable	09/04/18	8,529.99CR	Owner Cash Receipts
			1,869.96CR	Owner Cash Receipts
		09/05/18	1,273.63CR	Owner Cash Receipts
		09/10/18	1,144.47CR	Owner Cash Receipts
		09/11/18	572.53CR	Owner Cash Receipts
		09/12/18	1,928.94CR	Owner Cash Receipts
		09/14/18	2,467.73CR	Owner Cash Receipts
		09/18/18	682.03CR	Owner Cash Receipts
		09/19/18	1,465.86CR	Owner Cash Receipts
		09/21/18	1,142.73CR	Owner Cash Receipts
		Account total:	21,077.87CR	
36000	Prepaid Assessment	09/04/18	75.48CR	Owner Cash Receipts
			623.07CR	Owner Cash Receipts
		09/11/18	609.69CR	Owner Cash Receipts
		09/12/18	62.88CR	Owner Cash Receipts
		09/19/18	142.14CR	Owner Cash Receipts
		09/21/18	25.00CR	Owner Cash Receipts
		09/25/18	645.85CR	Owner Cash Receipts
		09/28/18	607.11CR	Owner Cash Receipts
		Account total:	2,791.22CR	
60900	Screenings Income	09/27/18	100.00CR	S/A 301
		Account total:	100.00CR	
		Section total:	.00	
Adjustments				
		Section total:	.00	
		Report total:	.00	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 09/30/18

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
GLOBAL BACKGROUND ANALYSIS	305.857.0200	90.00	.00	.00	.00
VESTA PROPERTY SERVICES		33.43	.00	.00	.00
	Totals:	123.43	.00	.00	.00
	Grand total:	123.43			

Brickell 25, Inc., A Condominium Association
Accrued Expenses Payables
September 30, 2018

Description	Expense	Posted Date	Amount
Amaya Landscape	Lawn Service	7/31/2018	\$150.00
Amaya Landscape	Lawn Service	8/31/2018	\$150.00
Miami Dade Water & Sewer	Water & Sewer	9/30/2018	\$1,262.65
Total			\$1,562.65

PREPAYS AS OF Sept. 30, 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	1,182.76
YOPRIME LLC A FLORIDA LIMITED 145 SE 25 Road # 404	404	404	PP	0.48
Joseph Milton TRS 145 SE 25 Road # 503	503	503	PP	658.73
James & Vera Thomas 145 SE 25 Road # 504	504	504	PP	1,774.83
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	2,746.85
Maria Staley 145 SE 25 Road # 604	604	604	PP	6.23
MARCELO & MIRIAM SALLES 145 SE 25 Road # 704	704	704	PP	514.98
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
Brian & Pamela Young 145 SE 25 Road # 1201	1201	1201	PP	25.00

PREPAYS AS OF Sept. 30, 2018
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	135.91
				=====
TOTAL HOMES:	14	TOTAL PREPAYS		7,827.88
		TOTAL DISTR: PP		7,827.88

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 09/01/18
Ending date: 09/30/18

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	.00	.00	.00	.00
10102	Operating-CAB (0378)	11,517.82	24,142.53	22,990.45	1,152.08	12,669.90
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	4,779.88	25,984.48	25,088.31	896.17	5,676.05
11010	Attorney Fees Receivable	.00	.00	.00	.00	.00
11150	Allows for Bad Debt	.00	.00	.00	.00	.00
12000	Prepaid Insurance	63,296.15	.00	8,060.24	8,060.24CR	55,235.91
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	623.41	.14	.00	.14	623.55
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: 09/01/18
Ending date: 09/30/18

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	26,721.76CR	.00	125.98	125.98CR	26,847.74CR
21000	Utility Deposits	.00	.00	.00	.00	.00
22000	Other Deposits	.00	.00	.00	.00	.00
31000	Accounts Payable	436.83CR	19,749.24	19,435.84	313.40	123.43CR
31050	Accrued Expenses	.00	.00	1,562.65	1,562.65CR	1,562.65CR
33000	Notes Payable Insurance	49,857.73CR	8,042.06	.00	8,042.06	41,815.67CR
34000	Income Tax Payable	.00	.00	.00	.00	.00
35000	Federal Tax Payable	.00	.00	.00	.00	.00
36000	Prepaid Assessment	9,047.10CR	4,010.44	2,791.22	1,219.22	7,827.88CR
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: 09/01/18
Ending date: 09/30/18

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	.73CR	.00	.14	.14CR	.87CR
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	206,675.84CR	.00	25,834.48	25,834.48CR	232,510.32CR
60500	Late Fees Income	228.16CR	.00	150.00	150.00CR	378.16CR
60600	Interest Income	6.61CR	.00	.69	.69CR	7.30CR
60900	Screenings Income	285.00CR	90.00	100.00	10.00CR	295.00CR
67000	Miscellaneous Income	490.00CR	.00	.00	.00	490.00CR
67040	Laundry/Tokens Income	3,687.00CR	.00	.00	.00	3,687.00CR
70110	Management Fee	7,848.00	981.00	.00	981.00	8,829.00
70130	Legal & Professional	1,362.00	.00	.00	.00	1,362.00
70140	Insurance General Liability	3,481.74	502.27	.00	502.27	3,984.01
70145	Insurance Property/Windstrom	28,040.79	3,458.70	.00	3,458.70	31,499.49
70150	Insurance Umbrella	1,063.48	131.84	.00	131.84	1,195.32
70155	Insurance Finance/Taxes	1,241.91	162.77	.00	162.77	1,404.68
70165	Insurance Flood	21,996.22	2,793.92	.00	2,793.92	24,790.14
70170	Insurance Workers Compensation	712.81	733.66	.00	733.66	1,446.47
70180	Insurance D & O	642.26	77.51	.00	77.51	719.77
70190	Insurance Fidelity	356.02	45.95	.00	45.95	401.97
70195	Insurance Glass	1,239.19	153.62	.00	153.62	1,392.81
70210	Depreciation Expense	1,007.84	125.98	.00	125.98	1,133.82
70240	Dues & License	297.00	.00	.00	.00	297.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 09/01/18
Ending date: 09/30/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
70270	ADP Fees	1,484.77	173.18	.00	173.18	1,657.95
70275	Taxes & Audit Fees	4,550.00	.00	.00	.00	4,550.00
70276	ADP Payroll Taxes	5,240.00	568.35	.00	568.35	5,808.35
70280	Postage & Printing	754.88	33.43	.00	33.43	788.31
70282	Bank Fee	60.00	.00	.00	.00	60.00
71010	Salaries - General	22,225.31	2,499.68	.00	2,499.68	24,724.99
72100	Electricity	9,907.20	1,232.50	.00	1,232.50	11,139.70
72200	Water & Sewer	9,511.28	1,262.65	.00	1,262.65	10,773.93
72800	Telephone Lines	2,981.40	341.57	.00	341.57	3,322.97
74160	R&M-General	12,290.35	.00	.00	.00	12,290.35
74170	R&M-Supplies	3,333.44	479.00	172.75	306.25	3,639.69
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	2,252.87	.00	.00	.00	2,252.87
74195	R&M-Plumbing	1,750.00	127.45	.00	127.45	1,877.45
78100	Lawn Maintenance	1,305.00	375.00	555.00	180.00CR	1,125.00
78260	Landscape Replacement	.00	1,380.00	75.00	1,305.00	1,305.00
78300	Pest Control/Spraying	1,240.00	230.00	.00	230.00	1,470.00
80100	Pool Maintenance	1,552.00	194.00	.00	194.00	1,746.00
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	959.21	.00	959.21	4,948.46
82300	Trash Collection	15,939.53	2,323.90	.00	2,323.90	18,263.43

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/18
Ending date: 09/30/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
82500	Janitorial Services	4,420.00	500.00	.00	500.00	4,920.00
82650	Elevator Maint. Contract	9,487.98	1,233.79	.00	1,233.79	10,721.77
82700	Bulk Cable Services	14,608.34	1,842.93	.00	1,842.93	16,451.27
85206	Foreclosure/Bad Debt	.00	.00	.00	.00	.00
Gnd Total:		.00	106,942.75	106,942.75	.00	.00