



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

VestaPropertyServices.com

VESTA PROPERTY SERVICES

BRICKELL 25, INC. A CONDOMINIUM ASSOCIATION

October 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) \$ 19,572.38
Reserve Account(s) \$ 623.76

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 **\$491.06** as open payables and **\$300.00** of

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

Accounts Receivable \$ 4,082.83
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>
145 SW 25 Road Unit 901	\$ 625.19 10/02/2018

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.		



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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 10/31/18

ASSETS

CURRENT ASSETS

10102	Operating-CAB (0378)	\$	19,572.38
11000	Accounts Receivable		4,082.83
12000	Prepaid Insurance		47,479.01
	Subtotal Current Assets		\$ 71,134.22

RESERVE ASSETS

12501	Reserve -CAB	\$	623.76
	Subtotal Deferred Assets		\$ 623.76

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(26,973.72)
	Subtotal Other Assets		\$ 706.46

TOTAL ASSETS \$ 72,464.44

LIABILITIES & EQUITY

CURRENT LIABILITIES

31000	Accounts Payable	\$	491.06
31050	Accrued Expenses		300.00
33000	Notes Payable Insurance		33,773.61
36000	Prepaid Assessment		10,015.95
	Subtotal Current Liabilities		\$ 44,580.62

RESERVES

42000	Reserve-Roof Replacement	\$	622.68
46000	Reserve-Interest/Bank Fees		1.08
	Subtotal Reserves		\$ 623.76

EQUITY

55000	Member's Equity	\$	20,884.60
	Current Year Net Income/(Loss)		6,375.46
	Subtotal Equity		\$ 27,260.06

TOTAL LIABILITIES & EQUITY \$ 72,464.44

Brickell 25, A Condo Assoc.

Income/Expense Statement
Period: 10/01/18 to 10/31/18

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)	258,344.80	258,345.00	(.20)	310,014.00
	Subtotal Income	25,834.48	25,834.50	(.02)	258,344.80	258,345.00	(.20)	310,014.00
Other Income								
60500	Late Fees Income	100.00	20.00	80.00	478.16	200.00	278.16	240.00
60600	Interest Income	.76	.00	.76	8.06	.00	8.06	.00
60900	Screenings Income	.00	15.00	(15.00)	295.00	150.00	145.00	180.00
67000	Miscellaneous Income	50.00	.00	50.00	540.00	.00	540.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(500.00)	500.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	100.00	(100.00)	120.00
67040	Laundry/Tokens Income	667.00	420.00	247.00	4,354.00	4,200.00	154.00	5,040.00
	Subtotal Other Income	817.76	415.00	402.76	5,675.22	4,150.00	1,525.22	4,980.00
	TOTAL INCOME	26,652.24	26,249.50	402.74	264,020.02	262,495.00	1,525.02	314,994.00
=====								
EXPENSES								
Administrative								
70110	Management Fee	981.00	981.00	.00	9,810.00	9,810.00	.00	11,772.00
70130	Legal & Professional	17.56	50.00	32.44	1,379.56	500.00	(879.56)	600.00
70140	Insurance General Liability	519.02	382.00	(137.02)	4,503.03	3,820.00	(683.03)	4,584.00
70145	Insurance Property/Windstrom	3,573.98	4,110.00	536.02	35,073.47	41,100.00	6,026.53	49,320.00
70150	Insurance Umbrella	136.23	136.00	(.23)	1,331.55	1,360.00	28.45	1,632.00
70155	Insurance Finance/Taxes	168.20	150.00	(18.20)	1,572.88	1,500.00	(72.88)	1,800.00
70165	Insurance Flood	2,886.74	2,700.00	(186.74)	27,676.88	27,000.00	(676.88)	32,400.00
70170	Insurance Workers Compensatio	186.42	180.00	(6.42)	1,632.89	1,800.00	167.11	2,160.00
70180	Insurance D & O	80.09	75.00	(5.09)	799.86	750.00	(49.86)	900.00
70190	Insurance Fidelity	47.48	44.00	(3.48)	449.45	440.00	(9.45)	528.00
70195	Insurance Glass	158.74	160.00	1.26	1,551.55	1,600.00	48.45	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	1,259.80	1,000.00	(259.80)	1,200.00
70240	Dues & License	222.00	70.00	(152.00)	519.00	700.00	181.00	840.00
70270	ADP Fees	173.18	170.00	(3.18)	1,831.13	1,700.00	(131.13)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,550.00	3,600.00	(950.00)	4,320.00
70276	ADP Payroll Taxes	601.43	700.00	98.57	6,409.78	7,000.00	590.22	8,400.00
70280	Postage & Printing	191.06	120.00	(71.06)	979.37	1,200.00	220.63	1,440.00
70282	Bank Fee	.00	.00	.00	60.00	.00	(60.00)	.00
71010	Salaries - General	2,583.94	2,650.00	66.06	27,308.93	26,500.00	(808.93)	31,800.00
	Total Administrative	12,653.05	13,138.00	484.95	128,699.13	131,380.00	2,680.87	157,656.00
Utilities								
72100	Electricity	1,157.23	1,180.00	22.77	12,296.93	11,800.00	(496.93)	14,160.00
72200	Water & Sewer	759.80	1,200.00	440.20	11,533.73	12,000.00	466.27	14,400.00

Brickell 25, A Condo Assoc.

Income/Expense Statement
 Period: 10/01/18 to 10/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	341.56	450.00	108.44	3,664.53	4,500.00	835.47	5,400.00
	Total Utilities	2,258.59	2,830.00	571.41	27,495.19	28,300.00	804.81	33,960.00
Maintenance Expenses								
74160	R&M-General	205.00	1,800.00	1,595.00	12,495.35	18,000.00	5,504.65	21,600.00
74170	R&M-Supplies	149.80	550.00	400.20	3,789.49	5,500.00	1,710.51	6,600.00
74175	R&M-Elevator	.00	100.00	100.00	620.00	1,000.00	380.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	588.50	1,000.00	411.50	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	10,140.00	1,000.00	(9,140.00)	1,200.00
74190	R&M-Fire Equipment	425.65	200.00	(225.65)	2,678.52	2,000.00	(678.52)	2,400.00
74195	R&M-Plumbing	.00	200.00	200.00	1,877.45	2,000.00	122.55	2,400.00
	Total Maintenance Expenses	780.45	3,050.00	2,269.55	32,189.31	30,500.00	(1,689.31)	36,600.00
Site Improvements								
78100	Lawn Maintenance	150.00	170.00	20.00	1,275.00	1,700.00	425.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	1,305.00	1,150.00	(155.00)	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	1,625.00	1,480.00	(145.00)	1,776.00
	Total Site Improvements	305.00	433.00	128.00	4,205.00	4,330.00	125.00	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	1,940.00	1,940.00	.00	2,328.00
80200	Pool Repairs	.00	150.00	150.00	1,400.24	1,500.00	99.76	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	120.00	(5.00)	144.00
82100	Fire Panel Monitoring	147.13	400.00	252.87	5,095.59	4,000.00	(1,095.59)	4,800.00
82300	Trash Collection	2,211.91	1,700.00	(511.91)	20,475.34	17,000.00	(3,475.34)	20,400.00
82500	Janitorial Services	850.00	600.00	(250.00)	5,770.00	6,000.00	230.00	7,200.00
82650	Elevator Maint. Contract	1,233.79	1,115.00	(118.79)	11,955.56	11,150.00	(805.56)	13,380.00
82655	Elevator Permit/License	.00	45.00	45.00	.00	450.00	450.00	540.00
82700	Bulk Cable Services	1,842.93	1,756.00	(86.93)	18,294.20	17,560.00	(734.20)	21,072.00
	Total Contract Services	6,479.76	5,972.00	(507.76)	65,055.93	59,720.00	(5,335.93)	71,664.00
	TOTAL EXPENSES	22,476.85	25,423.00	2,946.15	257,644.56	254,230.00	(3,414.56)	305,076.00
	NET INCOME/(LOSS)	4,175.39	826.50	3,348.89	6,375.46	8,265.00	(1,889.54)	9,918.00

RECONCILIATION

Bank #: 05 Operating-CAB (0378) 10102 Operating-CAB (0378)
 G/L Acct Bal: 19,572.38
 Bank Balance: 20,917.70
 Statement date: 10/31/18

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

113	10/15/18	BRICKELL HOMEOWNERS ASSOC		222.00	
114	10/15/18	CORAL WAY LOCKSMITH CORP		149.80	
121	10/23/18	KING FIRE EQUIPMENT, INC.		147.13	
122	10/23/18	SIEGFRIED, RIVERA, LERNER		17.56	
127	10/30/18	CRYSTAL ADAMS & OZGUR BOZ		383.18	
128	10/30/18	CITY OF MIAMI		425.65	
Total Outstanding				1,345.32	.00

Bank Reconciliation Summary

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Checkbook Balance	19,572.38	Reconciling Balance	20,917.70
Uncleared Checks, Credits	1,345.32 +	Bank Stmt. Balance	20,917.70
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



10-31-18
 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	9-30-18	13,713.92
+Deposits/Credits	19	30,815.95
-Checks/Debits	29	23,612.93
-Service Charge		.00
+Interest Paid		.76
Current Balance		20,917.70
Days in Statement Period	31	

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

Interest Earned From 10/01/18 To 10/31/18		
Days in Period		31
Interest Earned		.76
Annual Percentage Yield Earned		.05
Interest Paid this Year		4.51
Interest Withheld this Year		.00

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

Date	Description	Amount
10-02	Lockbox Deposit	1364.89
10-03	Lockbox Deposit	1906.57
10-05	Lockbox Deposit	1880.64
10-09	Lockbox Deposit	1200.31
10-10	Lockbox Deposit	1201.30
10-12	Lockbox Deposit	1500.00
10-15	Image Deposit	667.00
10-15	Lockbox Deposit	552.86
10-17	Lockbox Deposit	3121.70
10-19	Lockbox Deposit	682.03
10-22	Lockbox Deposit	609.69
10-22	Image Deposit	50.00
10-23	Lockbox Deposit	650.19
10-24	Lockbox Deposit	1167.73
10-26	Lockbox Deposit	1826.49
10-29	Lockbox Deposit	552.86
10-30	Lockbox Deposit	2607.11
10-31	Lockbox Deposit	669.11
10-31	Interest Pymt	.76

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

Date	Description	Amount
10-01	ATT Payment	282.57-
	BRICKELL 25 INC XXXXX3011EPAYX	
10-03	MDWS M-DWASDPMT	12.65-
	BRICKELL 25 INC A COND 0000#####	
10-03	MDWS M-DWASDPMT	2009.80-
	BRICKELL 25 INC COND A	

Continued on Next Page

VESTA PROPERTY SERVICES INC AGENT FOR

	0000#####			
10-04	ADP - TAX	ADP - TAX		377.21-
	BRICKNELL 25 INC A CON			
	6020#####A00			
10-04	ADP WAGE PAY	WAGE PAY		1529.27-
	BRICKNELL 25 INC A CON			
	6600#####006			
10-09	BRICKELL 25	CONDO FEES		8605.47
	591298262			
	-SETT-A228SFTP5			
10-09	WASTE CONNECTION WEB_PAY			2211.91-
	BRICKELL TWENTY FIVE C			
	3329#####			
10-10	FPL DIRECT DEBIT ELEC PYMT			1157.23-
	BRICKELL 25 INC CONDOM			
	1806##### PPDA			
10-12	ADP PAYROLL FEES	ADP - FEES		86.59-
	BRICKNELL 25 INC A CON			
	2R006 0104366			
10-18	ADP - TAX	ADP - TAX		224.22-
	BRICKNELL 25 INC A CON			
	4250#####A00			
10-18	ADP WAGE PAY	WAGE PAY		1054.67-
	BRICKNELL 25 INC A CON			
	7930#####006			
10-19	COMCAST 8495600	440663831		1842.93-
	BRICKELL *25			
	0663010			
10-19	FIRST INSURANCE	INSURANCE		8042.06-
	Brickell 25 Inc, A Con			
	900-6730626			
10-26	ADP PAYROLL FEES	ADP - FEES		86.59-
	BRICKNELL 25 INC A CON			
	2R006 1611560			
10-29	ATT	Payment		282.56-
	BRICKELL 25 INC			
	XXXXX9011EPAYZ			

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

No.	Date	Amount	No.	Date	Amount
104	10-16	127.45	105	10-26	155.00
106	10-18	479.00	108*	10-09	59.00
109	10-23	90.00	110	10-18	33.43
111	10-24	1233.79	112	10-18	981.00
115*	10-29	194.00	116	10-26	150.00
117	10-18	120.00	118	10-31	155.00
119	10-19	85.00	120	10-17	250.00
123*	10-24	300.00			

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

Date	Balance	Date	Balance	Date	Balance
9-30	13713.92	10-01	13431.35	10-02	14796.24
10-03	14680.36	10-04	12773.88	10-05	14654.52
10-09	22189.39	10-10	22233.46	10-12	23646.87
10-15	24866.73	10-16	24739.28	10-17	27610.98
10-18	24718.66	10-19	15430.70	10-22	16090.39
10-23	16650.58	10-24	16284.52	10-26	17719.42
10-29	17795.72	10-30	20402.83	10-31	20917.70

* - - - - -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: 10/01/18 Cash account #: "All"
 Ending Check Date: 10/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		10102	Operating-CAB (0378)				
10/01/18	100118 (M)903		AT&T	.01	OCT-305-8540033-931ATTAC		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3358	OCT11-NOV10 ATT	10/29/18	72800	10/29/18	.01	OCT-305-8540033-931ATTAC
10/02/18	108 801		CHARLES LIPMAN	59.00	OCT/01PHONE REIM-CHARLES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3328	OCT01/18 CELL	10/01/18	72800	10/01/18	59.00	OCT/01PHONE REIM-CHARLES
10/02/18	109 1095		GLOBAL BACKGROUND ANALYSIS	90.00	SEP06-301SCREENING SERVI		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3329	26897 SCRINIG	9/30/18	60900	9/30/18	90.00	SEP06-301SCREENING SERVI
10/02/18	110 VESTA		VESTA PROPERTY SERVICES	33.43	SEP30- BACKCHARGES FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3325	SEB25-0918BKCHG	9/30/18	70280	9/30/18	33.43	SEP30- BACKCHARGES FEE
10/02/18	111 1268		OTIS ELEVATOR COMPANY	1,233.79	OCT/01-ELEVATOR OTIS SER		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3327	TAO05223XA18	10/01/18	82650	10/01/18	1,233.79	OCT/01-ELEVATOR OTIS SER
10/02/18	112 VESTA		VESTA PROPERTY SERVICES	981.00	OCT/01-MANAGEMENT FEES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3326	347490 MGT FEE	10/01/18	70110	10/01/18	981.00	OCT/01-MANAGEMENT FEES
10/02/18	93018 (M)1821		FASCO EPOXIES, INC.	172.75 -	YELLOW WATER VOID		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3330	093018	9/30/18	74170	10/02/18	172.75-	YELLOW WATER VOID
10/03/18	100318 (M)604		MIAMI DADE WATER & SEWER DEPT	2,022.45			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3359	METER-1571-0885	10/01/18	72200	10/01/18	2,009.80	OCT#7558352200 WATER&S
	3360	METER 88611291	10/01/18	72200	10/01/18	12.65	OCT#8558352200 WATER&S
Totals:						2,022.45	

Cash account #: 10102 Operating-CAB (0378)

10/05/18 100518 (M)792 WASTE CONNECTIONS OF FLORIDA 2,211.91 OCT#6440-057310WASTE SERV

CASH DISBURSEMENTS

Starting Check Date: 10/01/18 Cash account #: "All"
 Ending Check Date: 10/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3332	2119450-WASTE	10/05/18	82300	10/05/18	2,211.91	OCT#6440-057310WASTE SERV
10/08/18	100818	(M)250	FLORIDA POWER & LIGHT			1,157.23		OCT#18066-72067FPL ACH
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3334	AUG30-SEP27FPL	10/05/18	72100	10/05/18	1,157.23	OCT#18066-72067FPL ACH
10/15/18	113	44	BRICKELL HOMEOWNERS ASSOCIATIO			222.00		MEMBERSHIP DUES-2019
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3340	OCTOBER 6,2018	10/06/18	70240	10/12/18	222.00	MEMBERSHIP DUES-2019
10/15/18	114	403	CORAL WAY LOCKSMITH CORP			149.80		MedecoKeys
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3335	091918	9/19/18	74170	10/05/18	149.80	MedecoKeys
10/15/18	115	412	ALL FLORIDA POOL & SPA CENTER			194.00		OCT01/18- POOL SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3336	510041-1-POOL	10/12/18	80100	10/12/18	194.00	OCT01/18- POOL SERVICE
10/15/18	116	508	AMAYA MAINTENANCE LANDSCAPING			150.00		SEP17-SEP28/18-LAWN&SUPPL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3338	27928 -LAWN	10/12/18	78100	10/12/18	150.00	SEP17-SEP28/18-LAWN&SUPPL
10/15/18	117	801	CHARLES LIPMAN			120.00		2 LOADS OF TRASH REMOVED
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3342	10/15/18	10/15/18	74160	10/15/18	120.00	2 LOADS OF TRASH REMOVED
10/15/18	118	3201	BUG OFF EXTERMINATORS			155.00		SEP/01PEST CONTROL BUGOFF
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3339	910381 PE/CONTR	10/12/18	78300	10/12/18	155.00	SEP/01PEST CONTROL BUGOFF
10/15/18	119	6042	ABOVE ALL GARAGE DOOR			85.00		RESET LOOP DETECTOR
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3337	105080	8/30/18	74160	10/12/18	85.00	RESET LOOP DETECTOR
Cash account #:	10102		Operating-CAB (0378)					
10/15/18	120	6952	VIRGINIA LIPMAN			250.00		10/01/18-10/04/18-JANITOR
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3341	10/12/18JANITOR	10/12/18	82500	10/12/18	250.00	10/01/18-10/04/18-JANITOR

CASH DISBURSEMENTS

Starting Check Date: 10/01/18 Cash account #: "All"
 Ending Check Date: 10/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
10/16/18	101618 (M)995		COMCAST	1,842.93	OCT-440663831COMCAST-ACH		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3333	10/01-10/31 COM	10/05/18	82700	10/05/18	1,842.93	OCT-440663831COMCAST-ACH
10/18/18	101818 (M)5896		FIRST INSURANCE FUNDING CORP.	8,042.06	OCT21-6730626 FIF INSURAN		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3343	900-6730626INSU	10/18/18	33000	10/18/18	8,042.06	OCT21-6730626 FIF INSURAN
10/23/18	121 129		KING FIRE EQUIPMENT, INC.	147.13	FIRE EXTNG.ANNUAL INSPECT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3344	29236	10/15/18	82100	10/22/18	147.13	FIRE EXTNG.ANNUAL INSPECT
10/23/18	122 902		SIEGFRIED, RIVERA, LERNER	17.56	ATTORNEY'S SERVICE TITLE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3345	209433	10/04/18	70130	10/22/18	17.56	ATTORNEY'S SERVICE TITLE
10/23/18	123 6952		VIRGINIA LIPMAN	300.00	10/10/18-10/16/18-JANITOR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3347	10/17/18JANITOR	10/22/18	82500	10/22/18	300.00	10/10/18-10/16/18-JANITOR
10/23/18	124		VOID	.00	Void		
10/27/18	102718 (M)903		AT&T	282.56	OCT-305-8540033-931ATTAC		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3348	OCT11-NOV10 ATT	10/23/18	72800	10/23/18	282.56	OCT-305-8540033-931ATTAC
10/30/18	125		VOID	.00	Void		
10/30/18	126		VOID	.00	Void		
10/30/18	127 3642		CRYSTAL ADAMS & OZGUR BOZKURT	383.18	REIMB.ACH H/OWNER CREDIT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3349	145SE25RD#901	10/17/18	85210	10/25/18	383.18	REIMB.ACH H/OWNER CREDIT
Cash account #:	10102		Operating-CAB (0378)				
10/30/18	128 8010		CITY OF MIAMI	425.65	CertOfUse/FalseAlarmFee		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	3352	9240922/428567	10/10/18	74190	10/30/18	425.65	CertOfUse/FalseAlarmFee
10/31/18	103118 (M)903		AT&T	.01 -	OCT-305-8540033-931ATTAC		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference

CASH DISBURSEMENTS

Starting Check Date: 10/01/18 Cash account #: "All"
Ending Check Date: 10/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
	3361	OCT11-NOV10	ATT 10/29/18	72800	10/29/18 .01- OCT-305-8540033-931ATTAC
Totals:				20,382.93	

AGED OWNER BALANCES: AS OF Oct. 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	616.61	853.12	125.00	2211.34	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	0.00	25.00	24.82	0.00	49.82	Friendly Letter
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	598.52	127.97	100.00	1425.01	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	25.00	25.00	0.00	0.00	50.00	Friendly Letter
145 SE 25 Road # 1102	SUAREZ	131.66	25.00	125.00	0.00	281.66	Friendly Letter
		-----	-----	-----	-----	-----	
	TOTAL:	1376.79	1290.13	1155.91	260.00	4082.83	

AGED OWNER BALANCES: AS OF Oct. 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	1276.79	1165.13	731.09	0.00	3173.01
01		Late Fees	11000	100.00	125.00	424.82	250.00	899.82
02		NSF Charges	11000	0.00	0.00	0.00	10.00	10.00
GRAND TOTAL:				1376.79	1290.13	1155.91	260.00	4082.83

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	4082.83
TOTAL		\$4082.83

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
October 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			-	2,946.68	3,164.32	
70145	Property/Lexington Insurance	05/07/18	05/07/19	42,080.79				20,291.01	21,789.78	
70155	Finance/Doc&Stamps	05/07/18	05/07/19	1,980.39				954.93	1,025.46	
70150	Umbrella/Kevin Davis Insurance	05/07/18	05/07/19	1,604.00				773.44	830.56	
70180	D&O/Graham Insurance Group	05/07/18	05/07/19	943.00				454.71	488.29	
70190	Fidelity/Crime/Travelers	05/07/18	05/07/19	559.00				269.56	289.44	
70195	Glass/Seacoast Underwriters	05/07/18	05/07/19	1,869.00				901.23	967.77	
70165	Flood/Hartford Insurance	05/07/18	05/07/19	33,989.00				16,389.23	17,599.77	
70170	Worker's Comp/CNA Insurance	01/04/18	01/04/19	2,195.00				1,632.89	562.11	
Total				91,331.18			-	44,613.68	47,479.01	
Expense For the Month				Remaining						
Description	Days	Per Day	Total	Days	Months	Comments				
70140	31	16.74	519.02	189	6.10					
70145	31	115.29	3,573.98	189	6.10					
70155	31	5.43	168.20	189	6.10					
70150	31	4.39	136.23	189	6.10					
70180	31	2.58	80.09	189	6.10					
70190	31	1.53	47.48	189	6.10					
70195	31	5.12	158.74	189	6.10					
70165	31	93.12	2,886.74	189	6.10					
70170	31	6.01	186.42	189	6.10					
Total		250.22	7,756.90							
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	6	33,773.61
Grand Total										33,773.61

Brickell 25, A Condominium Association
Prepaid Interest Schedule
October 31, 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: 623.76
 Bank Balance: 623.76
 Statement date: 10/31/18

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	623.76	Reconciling Balance	623.76
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	623.76
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



10-31-18
 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	9-30-18	623.55
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.21
Current Balance		623.76
Days in Statement Period	31	

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

Interest Earned From 10/01/18 To 10/31/18	
Days in Period	31
Interest Earned	.21
Annual Percentage Yield Earned	.40
Interest Paid this Year	1.08
Interest Withheld this Year	.00

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

Date	Description	Amount
10-31	Interest Pymt	.21

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

Date	Balance	Date	Balance
9-30	623.55	10-31	623.76

* - - - - -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
October 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)
Depreciation	Pool Furniture 57 thru 60	09/01/18	\$ (125.98)
Depreciation	Pool Furniture 58 thru 60	10/01/18	\$ (125.98)
Total			\$ (26,973.72)

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 10/01/18 Ending date 10/31/18

Acct-#	Description	Date	Amount	Description
Income section				
11000	Accounts Receivable	10/01/18	25,834.48	Apply Assmt/Opt Charges
		Account total:	25,834.48	
60100	Maintenance Fee	10/01/18	25,834.48CR	Apply Assmt/Opt Charges
		Account total:	25,834.48CR	
11000	Accounts Receivable	10/31/18	100.00	Apply Late Fees
		Account total:	100.00	
60500	Late Fees Income	10/31/18	100.00CR	Apply Late Fees
		Account total:	100.00CR	
11000	Accounts Receivable	10/01/18	3,975.81CR	Prepaid Application
		Account total:	3,975.81CR	
36000	Prepaid Assessment	10/01/18	3,975.81	Prepaid Application
		Account total:	3,975.81	
		Section total:	.00	
Cash receipts section				
10102	Operating-CAB (0378)	10/02/18	1,364.89	Owner Cash Receipts
		10/03/18	1,906.57	Owner Cash Receipts
		10/04/18	8,605.47	Owner Cash Receipts
		10/05/18	1,880.64	Owner Cash Receipts
		10/09/18	1,200.31	Owner Cash Receipts
		10/10/18	1,201.30	Owner Cash Receipts
		10/12/18	1,500.00	Owner Cash Receipts
		10/15/18	552.86	Owner Cash Receipts
			167.00	LAUNDRY INCOME
			500.00	LAUNDRY INCOME
		10/17/18	3,121.70	Owner Cash Receipts
		10/19/18	682.03	Owner Cash Receipts
		10/22/18	609.69	Owner Cash Receipts
			50.00	CLICKER
		10/23/18	650.19	Owner Cash Receipts

CASH RECEIPTS JOURNAL

Starting date 10/01/18 Ending date 10/31/18

Acct-#	Description	Date	Amount	Description
		10/24/18	1,167.73	Owner Cash Receipts
		10/26/18	1,826.49	Owner Cash Receipts
		10/29/18	552.86	Owner Cash Receipts
		10/30/18	2,607.11	Owner Cash Receipts
		10/31/18	669.11	Owner Cash Receipts
		Account total:	30,815.95	
11000	Accounts Receivable	10/02/18	1,364.89CR	Owner Cash Receipts
		10/03/18	1,906.57CR	Owner Cash Receipts
		10/04/18	8,529.99CR	Owner Cash Receipts
		10/05/18	1,240.85CR	Owner Cash Receipts
		10/09/18	1,200.31CR	Owner Cash Receipts
		10/10/18	591.61CR	Owner Cash Receipts
		10/12/18	1,065.40CR	Owner Cash Receipts
		10/15/18	552.86CR	Owner Cash Receipts
		10/17/18	3,027.58CR	Owner Cash Receipts
		10/19/18	682.03CR	Owner Cash Receipts
		10/24/18	1,142.73CR	Owner Cash Receipts
		10/29/18	552.86CR	Owner Cash Receipts
		10/30/18	1,025.10CR	Owner Cash Receipts
		10/31/18	669.11CR	Owner Cash Receipts
		Account total:	23,551.89CR	
36000	Prepaid Assessment	10/04/18	75.48CR	Owner Cash Receipts
		10/05/18	639.79CR	Owner Cash Receipts
		10/10/18	609.69CR	Owner Cash Receipts
		10/12/18	434.60CR	Owner Cash Receipts
		10/17/18	94.12CR	Owner Cash Receipts
		10/22/18	609.69CR	Owner Cash Receipts
		10/23/18	650.19CR	Owner Cash Receipts
		10/24/18	25.00CR	Owner Cash Receipts
		10/26/18	1,826.49CR	Owner Cash Receipts
		10/30/18	1,582.01CR	Owner Cash Receipts
		Account total:	6,547.06CR	
67000	Miscellaneous Income	10/22/18	50.00CR	CLICKER
		Account total:	50.00CR	
67040	Laundry/Tokens Income	10/15/18	167.00CR	LAUNDRY INCOME
			500.00CR	LAUNDRY INCOME
		Account total:	667.00CR	

CASH RECEIPTS JOURNAL

Starting date 10/01/18 Ending date 10/31/18

Acct-#	Description	Date	Amount	Description
		Section total:	.00	
Adjustments				
36000	Prepaid Assessment	10/25/18	383.18	Owner Expense Adjust.
		Account total:	383.18	
85210	Reimb Customer ACH	10/25/18	383.18CR	Owner Expense Adjust.
		Account total:	383.18CR	
		Section total:	.00	
		Report total:	.00	

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 10/31/18

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
VIRGINIA LIPMAN		300.00	.00	.00	.00
VESTA PROPERTY SERVICES		191.06	.00	.00	.00
	Totals:	491.06	.00	.00	.00
	Grand total:	491.06			

Brickell 25, Inc., A Condominium Association
Accrued Expenses Payables
October 31, 2018

Description	Expense	Posted Date	Amount
Amaya Landscape	Lawn Service	8/31/2018	\$150.00
Amaya Landscape	Lawn Service	10/31/2018	\$150.00
Total			\$300.00

PREPAYS AS OF Oct. 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	566.69
YOLANDA YARUR 145 SE 25 Road # 303	303	303	PP	1,792.45
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	974.90
Joseph Milton TRS 145 SE 25 Road # 503	503	503	PP	658.73
James & Vera Thomas 145 SE 25 Road # 504	504	504	PP	1,183.22
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	2,082.90
EDISWEET LLC 145 SE 25 Road # 603	603	603	PP	663.95
Maria Staley 145 SE 25 Road # 604	604	604	PP	44.12
MARCELO & MIRIAM SALLES 145 SE 25 Road # 704	704	704	PP	589.79
MATILDE ALBERNY 145 SE 25 Road # 801	801	801	PP	607.11
BRYAN CAMPS 145 SE 25 Road # 901	901	901	PP	267.01
STELLA URREA 145 SE 25 Road # 902	902	902	PP	50.00

PREPAYS AS OF Oct. 31, 2018
Street Order Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
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
JORGE DAVILA 145 SE 25 Road # 1202	1202	1202	PP	434.60
				=====
TOTAL HOMES:	17	TOTAL PREPAYS		10,015.95
		TOTAL DISTR: PP		10,015.95

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 10/01/18
Ending date: 10/31/18

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	.00	.00	.00	.00
10102	Operating-CAB (0378)	12,669.90	32,708.72	25,806.24	6,902.48	19,572.38
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	5,676.05	25,934.48	27,527.70	1,593.22CR	4,082.83
11010	Attorney Fees Receivable	.00	.00	.00	.00	.00
11150	Allows for Bad Debt	.00	.00	.00	.00	.00
12000	Prepaid Insurance	55,235.91	.00	7,756.90	7,756.90CR	47,479.01
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	623.55	.97	.76	.21	623.76
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: 10/01/18
Ending date: 10/31/18

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	26,847.74CR	.00	125.98	125.98CR	26,973.72CR
21000	Utility Deposits	.00	.00	.00	.00	.00
22000	Other Deposits	.00	.00	.00	.00	.00
31000	Accounts Payable	123.43CR	22,738.67	23,106.30	367.63CR	491.06CR
31050	Accrued Expenses	1,562.65CR	1,562.65	300.00	1,262.65	300.00CR
33000	Notes Payable Insurance	41,815.67CR	8,042.06	.00	8,042.06	33,773.61CR
34000	Income Tax Payable	.00	.00	.00	.00	.00
35000	Federal Tax Payable	.00	.00	.00	.00	.00
36000	Prepaid Assessment	7,827.88CR	4,358.99	6,547.06	2,188.07CR	10,015.95CR
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: 10/01/18
Ending date: 10/31/18

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	.87CR	.76	.97	.21CR	1.08CR
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	232,510.32CR	.00	25,834.48	25,834.48CR	258,344.80CR
60500	Late Fees Income	378.16CR	.00	100.00	100.00CR	478.16CR
60600	Interest Income	7.30CR	.21	.97	.76CR	8.06CR
60900	Screenings Income	295.00CR	.00	.00	.00	295.00CR
67000	Miscellaneous Income	490.00CR	.00	50.00	50.00CR	540.00CR
67040	Laundry/Tokens Income	3,687.00CR	.00	667.00	667.00CR	4,354.00CR
70110	Management Fee	8,829.00	981.00	.00	981.00	9,810.00
70130	Legal & Professional	1,362.00	17.56	.00	17.56	1,379.56
70140	Insurance General Liability	3,984.01	519.02	.00	519.02	4,503.03
70145	Insurance Property/Windstrom	31,499.49	3,573.98	.00	3,573.98	35,073.47
70150	Insurance Umbrella	1,195.32	136.23	.00	136.23	1,331.55
70155	Insurance Finance/Taxes	1,404.68	168.20	.00	168.20	1,572.88
70165	Insurance Flood	24,790.14	2,886.74	.00	2,886.74	27,676.88
70170	Insurance Workers Compensation	1,446.47	186.42	.00	186.42	1,632.89
70180	Insurance D & O	719.77	80.09	.00	80.09	799.86
70190	Insurance Fidelity	401.97	47.48	.00	47.48	449.45
70195	Insurance Glass	1,392.81	158.74	.00	158.74	1,551.55
70210	Depreciation Expense	1,133.82	125.98	.00	125.98	1,259.80
70240	Dues & License	297.00	222.00	.00	222.00	519.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Ending date: 10/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
70270	ADP Fees	1,657.95	173.18	.00	173.18	1,831.13
70275	Taxes & Audit Fees	4,550.00	.00	.00	.00	4,550.00
70276	ADP Payroll Taxes	5,808.35	601.43	.00	601.43	6,409.78
70280	Postage & Printing	788.31	191.06	.00	191.06	979.37
70282	Bank Fee	60.00	.00	.00	.00	60.00
71010	Salaries - General	24,724.99	2,583.94	.00	2,583.94	27,308.93
72100	Electricity	11,139.70	1,157.23	.00	1,157.23	12,296.93
72200	Water & Sewer	10,773.93	2,022.45	1,262.65	759.80	11,533.73
72800	Telephone Lines	3,322.97	341.57	.01	341.56	3,664.53
74160	R&M-General	12,290.35	205.00	.00	205.00	12,495.35
74170	R&M-Supplies	3,639.69	495.30	345.50	149.80	3,789.49
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	679.15	253.50	425.65	2,678.52
74195	R&M-Plumbing	1,877.45	.00	.00	.00	1,877.45
78100	Lawn Maintenance	1,125.00	450.00	300.00	150.00	1,275.00
78260	Landscape Replacement	1,305.00	.00	.00	.00	1,305.00
78300	Pest Control/Spraying	1,470.00	155.00	.00	155.00	1,625.00
80100	Pool Maintenance	1,746.00	194.00	.00	194.00	1,940.00
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	4,948.46	147.13	.00	147.13	5,095.59
82300	Trash Collection	18,263.43	2,211.91	.00	2,211.91	20,475.34

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/18
Ending date: 10/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
82500	Janitorial Services	4,920.00	850.00	.00	850.00	5,770.00
82650	Elevator Maint. Contract	10,721.77	1,233.79	.00	1,233.79	11,955.56
82700	Bulk Cable Services	16,451.27	1,842.93	.00	1,842.93	18,294.20
85206	Foreclosure/Bad Debt	.00	.00	.00	.00	.00
85210	Reimb Customer ACH	.00	766.36	766.36	.00	.00
Gnd Total:		.00	120,752.38	120,752.38	.00	.00