



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

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

# *VESTA PROPERTY SERVICES*

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

*November 30<sup>th</sup>, 2018 Financial*

Management Use Only – Unaudited Financial



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## Brickell 25, Inc. A Condominium Association

The following financial information is for Management Purpose Only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed and/or Compiled at this time by an independent CPA.

### FINANCIALS:

**Operating Account(s) \$ 16,223.73**

**Reserve Account(s) \$ 623.97**

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 **\$0.00** as open payables and **\$225.00** of

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

**Accounts Receivable \$ 5,068.18**

**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,
- 1 unit which received a 2<sup>nd</sup> Notice, and
- 1 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.



Vested in your community.

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## AUTHORIZATION TO PROCEED (ATP):

Home/Unit Account #  
None at this time.

Date Mailed

Total Amount Outstanding

## NOTICES:

**FDIC Insured Institutions coverage is \$250,000.00 per Tax ID. This regulation is effective as of January 1, 2013. Any Association that has a combine amount of \$250,000.00 in the same bank is subject to a lack of coverage.**

Financial information is for members of this association only and should not be distributed to non-members without prior association consent. The information provided in the financial statement is believed to be accurate as of the date on this report. Any association member/homeowner receiving this information shall use this information for personal use only and should comply with all State and Federal Laws governing community associations.

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

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

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

**Brickell 25, A Condo Assoc.**

Balance Sheet  
As of 11/30/18

ASSETS

CURRENT ASSETS

10102	Operating-CAB (0378)	\$	16,223.73
11000	Accounts Receivable		5,068.18
12000	Prepaid Insurance		39,972.39
	Subtotal Current Assets	\$	61,264.30

RESERVE ASSETS

12501	Reserve -CAB	\$	623.97
	Subtotal Deferred Assets	\$	623.97

OTHER ASSETS

14100	Capital Improvement	\$	27,680.18
14500	Accumulated Depreciation		(27,099.70)
	Subtotal Other Assets	\$	580.48

TOTAL ASSETS \$ 62,468.75  
=====

LIABILITIES & EQUITY

CURRENT LIABILITIES

31050	Accrued Expenses	\$	225.00
33000	Notes Payable Insurance		25,731.55
36000	Prepaid Assessment		7,713.84
	Subtotal Current Liabilities	\$	33,670.39

RESERVES

42000	Reserve-Roof Replacement	\$	622.68
46000	Reserve-Interest/Bank Fees		1.29
	Subtotal Reserves	\$	623.97

EQUITY

55000	Member's Equity	\$	20,884.60
	Current Year Net Income/(Loss)		7,289.79
	Subtotal Equity	\$	28,174.39

TOTAL LIABILITIES & EQUITY \$ 62,468.75  
=====

# Brickell 25, A Condo Assoc.

Income/Expense Statement  
Period: 11/01/18 to 11/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>								
60100	Maintenance Fee	25,834.48	25,834.50	(.02)	284,179.28	284,179.50	(.22)	310,014.00
	Subtotal Income	25,834.48	25,834.50	(.02)	284,179.28	284,179.50	(.22)	310,014.00
<b>Other Income</b>								
60500	Late Fees Income	.00	20.00	(20.00)	478.16	220.00	258.16	240.00
60600	Interest Income	.99	.00	.99	9.05	.00	9.05	.00
60900	Screenings Income	(45.00)	15.00	(60.00)	250.00	165.00	85.00	180.00
67000	Miscellaneous Income	50.00	.00	50.00	590.00	.00	590.00	.00
67020	Taxation	.00	(50.00)	50.00	.00	(550.00)	550.00	(600.00)
67030	Keys Income	.00	10.00	(10.00)	.00	110.00	(110.00)	120.00
67040	Laundry/Tokens Income	733.00	420.00	313.00	5,087.00	4,620.00	467.00	5,040.00
	Subtotal Other Income	738.99	415.00	323.99	6,414.21	4,565.00	1,849.21	4,980.00
	<b>TOTAL INCOME</b>	<b>26,573.47</b>	<b>26,249.50</b>	<b>323.97</b>	<b>290,593.49</b>	<b>288,744.50</b>	<b>1,848.99</b>	<b>314,994.00</b>
=====								
<b>EXPENSES</b>								
<b>Administrative</b>								
70110	Management Fee	980.50	981.00	.50	10,790.50	10,791.00	.50	11,772.00
70130	Legal & Professional	.00	50.00	50.00	1,379.56	550.00	(829.56)	600.00
70140	Insurance General Liability	502.27	382.00	(120.27)	5,005.30	4,202.00	(803.30)	4,584.00
70145	Insurance Property/Windstrom	3,458.70	4,110.00	651.30	38,532.17	45,210.00	6,677.83	49,320.00
70150	Insurance Umbrella	131.84	136.00	4.16	1,463.39	1,496.00	32.61	1,632.00
70155	Insurance Finance/Taxes	162.70	150.00	(12.70)	1,735.58	1,650.00	(85.58)	1,800.00
70165	Insurance Flood	2,793.62	2,700.00	(93.62)	30,470.50	29,700.00	(770.50)	32,400.00
70170	Insurance Workers Compensatio	180.41	180.00	(.41)	1,813.30	1,980.00	166.70	2,160.00
70180	Insurance D & O	77.51	75.00	(2.51)	877.37	825.00	(52.37)	900.00
70190	Insurance Fidelity	45.95	44.00	(1.95)	495.40	484.00	(11.40)	528.00
70195	Insurance Glass	153.62	160.00	6.38	1,705.17	1,760.00	54.83	1,920.00
70210	Depreciation Expense	125.98	100.00	(25.98)	1,385.78	1,100.00	(285.78)	1,200.00
70240	Dues & License	.00	70.00	70.00	519.00	770.00	251.00	840.00
70270	ADP Fees	173.18	170.00	(3.18)	2,004.31	1,870.00	(134.31)	2,040.00
70275	Taxes & Audit Fees	.00	360.00	360.00	4,550.00	3,960.00	(590.00)	4,320.00
70276	ADP Payroll Taxes	881.69	700.00	(181.69)	7,291.47	7,700.00	408.53	8,400.00
70280	Postage & Printing	.00	120.00	120.00	979.37	1,320.00	340.63	1,440.00
70282	Bank Fee	.00	.00	.00	60.00	.00	(60.00)	.00
71010	Salaries - General	3,835.54	2,650.00	(1,185.54)	31,144.47	29,150.00	(1,994.47)	31,800.00
	Total Administrative	13,503.51	13,138.00	(365.51)	142,202.64	144,518.00	2,315.36	157,656.00
<b>Utilities</b>								
72100	Electricity	1,335.92	1,180.00	(155.92)	13,632.85	12,980.00	(652.85)	14,160.00
72200	Water & Sewer	2,012.02	1,200.00	(812.02)	13,545.75	13,200.00	(345.75)	14,400.00

**Brickell 25, A Condo Assoc.**

Income/Expense Statement  
 Period: 11/01/18 to 11/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
72800	Telephone Lines	345.49	450.00	104.51	4,010.02	4,950.00	939.98	5,400.00
	Total Utilities	3,693.43	2,830.00	(863.43)	31,188.62	31,130.00	(58.62)	33,960.00
Maintenance Expenses								
74160	R&M-General	1,174.71	1,800.00	625.29	13,670.06	19,800.00	6,129.94	21,600.00
74170	R&M-Supplies	216.33	550.00	333.67	4,005.82	6,050.00	2,044.18	6,600.00
74175	R&M-Elevator	.00	100.00	100.00	620.00	1,100.00	480.00	1,200.00
74180	R&M-Air Conditioning	.00	100.00	100.00	588.50	1,100.00	511.50	1,200.00
74185	R&M-Electrical & Lighting	.00	100.00	100.00	10,140.00	1,100.00	(9,040.00)	1,200.00
74190	R&M-Fire Equipment	.00	200.00	200.00	2,678.52	2,200.00	(478.52)	2,400.00
74195	R&M-Plumbing	.00	200.00	200.00	1,877.45	2,200.00	322.55	2,400.00
	Total Maintenance Expenses	1,391.04	3,050.00	1,658.96	33,580.35	33,550.00	(30.35)	36,600.00
Site Improvements								
78100	Lawn Maintenance	150.00	170.00	20.00	1,425.00	1,870.00	445.00	2,040.00
78260	Landscape Replacement	.00	115.00	115.00	1,305.00	1,265.00	(40.00)	1,380.00
78300	Pest Control/Spraying	155.00	148.00	(7.00)	1,780.00	1,628.00	(152.00)	1,776.00
	Total Site Improvements	305.00	433.00	128.00	4,510.00	4,763.00	253.00	5,196.00
Contract Services								
80100	Pool Maintenance	194.00	194.00	.00	2,134.00	2,134.00	.00	2,328.00
80200	Pool Repairs	552.00	150.00	(402.00)	1,952.24	1,650.00	(302.24)	1,800.00
80400	Pool Permit	.00	12.00	12.00	125.00	132.00	7.00	144.00
82100	Fire Panel Monitoring	.00	400.00	400.00	5,095.59	4,400.00	(695.59)	4,800.00
82300	Trash Collection	2,268.94	1,700.00	(568.94)	22,744.28	18,700.00	(4,044.28)	20,400.00
82500	Janitorial Services	300.00	600.00	300.00	6,070.00	6,600.00	530.00	7,200.00
82650	Elevator Maint. Contract	1,233.79	1,115.00	(118.79)	13,189.35	12,265.00	(924.35)	13,380.00
82655	Elevator Permit/License	375.00	45.00	(330.00)	375.00	495.00	120.00	540.00
82700	Bulk Cable Services	1,842.43	1,756.00	(86.43)	20,136.63	19,316.00	(820.63)	21,072.00
	Total Contract Services	6,766.16	5,972.00	(794.16)	71,822.09	65,692.00	(6,130.09)	71,664.00
	TOTAL EXPENSES	25,659.14	25,423.00	(236.14)	283,303.70	279,653.00	(3,650.70)	305,076.00
	NET INCOME/(LOSS)	914.33	826.50	87.83	7,289.79	9,091.50	(1,801.71)	9,918.00

RECONCILIATION

Bank #: 05 Operating-CAB (0378)      10102    Operating-CAB (0378)  
 G/L Acct Bal: 16,223.73  
 Bank Balance: 24,415.59  
 Statement date: 11/30/18

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

133	11/12/18	CORAL WAY LOCKSMITH CORP		149.80	
113018	11/30/18	FIRST INSURANCE FUNDING C		8,042.06	
Total Outstanding				8,191.86	.00

Bank Reconciliation Summary

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Checkbook Balance	16,223.73	Reconciling Balance	24,415.59
Uncleared Checks, Credits	8,191.86 +	Bank Stmt. Balance	24,415.59
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	\$20,917.70	Average Daily Balance	\$24,219.25
Total Deposits	\$23,330.02	Year-To-Date Interest Paid	\$5.50
Total Withdrawals	\$19,833.12	Days in Statement Period	30
Interest Paid	\$0.99	Annual Percentage Yield Earned	0.05%
Ending Balance	\$24,415.59		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
11/02	LOCKBOX DEPOSIT	\$645.85
11/06	IMAGE DEPOSIT	\$733.00
11/06	LOCKBOX DEPOSIT	\$627.78
11/07	LOCKBOX DEPOSIT	\$591.61
11/08	BRICKELL 25 CONDO FEES 591298262 -SETT-A228SFTP5	\$8,605.47
11/09	LOCKBOX DEPOSIT	\$1,201.30
11/13	LOCKBOX DEPOSIT	\$702.70
11/15	LOCKBOX DEPOSIT	\$2,625.01
11/16	LOCKBOX DEPOSIT	\$3,261.19
11/23	LOCKBOX DEPOSIT	\$1,167.73
11/27	LOCKBOX DEPOSIT	\$1,180.64
11/27	IMAGE DEPOSIT	\$50.00
11/28	LOCKBOX DEPOSIT	\$777.77
11/30	LOCKBOX DEPOSIT	\$1,159.97
11/30	INTEREST PYMT	\$0.99

**WITHDRAWALS/DEBITS**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
11/01	ADP - TAX ADP - TAX	\$254.58

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

Primary Account Number  
Statement Date

000267530378  
Nov 30, 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

<b>NEW BALANCE</b>		\$	24,415	59
TRANSFER AMOUNT FROM OTHER SIDE				
<b>ADD:</b>	DEPOSITS MADE			
	SINCE ENDING DATE			
	ON STATEMENT			
<b>SUBTOTAL</b>		\$		
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS				
<b>NUMBER</b>	<b>AMOUNT</b>			
<b>TOTAL CHECKS NOT LISTED</b>				
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		<b>BALANCE</b>	\$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.				

**WITHDRAWALS/DEBITS**

Date	Description	Amount
11/01	BRICKNELL 25 INC A CON 3525#####A00 ADP WAGE PAY WAGE PAY BRICKNELL 25 INC A CON	\$1,153.49
11/08	2650#####OO6 MDWS M-DWASDPMT BRICKELL 25 INC A COND 0000#####	\$12.65
11/08	MDWS M-DWASDPMT BRICKELL 25 INC COND A 0000#####	\$1,999.37
11/09	ADP PAYROLL FEES ADP - FEES BRICKNELL 25 INC A CON	\$86.59
11/13	2ROO6 3673272 FPL DIRECT DEBIT ELEC PYMT BRICKELL 25 INC CONDOM 1806##### PPDA	\$1,335.92
11/15	ADP - TAX ADP - TAX BRICKNELL 25 INC A CON	\$296.58
11/15	7020#####A00 ADP WAGE PAY WAGE PAY BRICKNELL 25 INC A CON	\$1,290.18
11/19	9288#####OO6 COMCAST 8495600 440663831 BRICKELL *25 6507508	\$1,842.43
11/20	WASTE CONNECTION WEB_PAY BRICKELL TWENTY FIVE C 3402#####	\$2,268.94
11/23	ADP PAYROLL FEES ADP - FEES BRICKNELL 25 INC A CON	\$86.59
11/30	2ROO6 5046051 ATT PAYMENT BRICKELL 25 INC XXXXX5011EPAYG	\$286.49
11/30	ADP - TAX ADP - TAX BRICKNELL 25 INC A CON	\$330.53
11/30	5390#####A00 ADP WAGE PAY WAGE PAY BRICKNELL 25 INC A CON 5170#####OO6	\$1,391.87

**CHECKS (IN NUMERIC ORDER)**

Date	Check #	Amount	Date	Check #	Amount
11/19	113	\$222.00	11/07	122	\$17.56
11/29	114	\$149.80	11/02	125 *	\$59.00
11/07	121 *	\$147.13	11/08	126	\$1,233.79

<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>
11/08	127	\$383.18	11/20	137	\$11.75
11/08	128	\$425.65	11/23	138	\$40.51
11/27	129	\$375.00	11/20	139	\$143.93
11/13	130	\$984.40	11/20	140	\$47.13
11/07	131	\$300.00	11/20	141	\$980.50
11/13	132	\$360.00	11/23	142	\$45.00
11/20	134 *	\$194.00	11/23	143	\$225.00
11/23	135	\$155.00	11/27	144	\$192.00
11/23	136	\$204.58	11/23	145	\$300.00

\* Skip in check sequence

CASH DISBURSEMENTS

Starting Check Date: 11/01/18 Cash account #: "All"  
 Ending Check Date: 11/30/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #: 10102			Operating-CAB (0378)		
11/01/18	125 (M)801		CHARLES LIPMAN	59.00	NOV/01PHONE REIM-CHARLES
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	3351	NOV01/18 CELL	11/01/18	72800	11/01/18
					<b>Amount-paid</b>
					59.00
					<b>Reference</b>
					NOV/01PHONE REIM-CHARLES
11/01/18	126 (M)1268		OTIS ELEVATOR COMPANY	1,233.79	NOV/01-ELEVATOR OTIS SER
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	3350	TAO05223XB18	11/01/18	82650	11/01/18
					<b>Amount-paid</b>
					1,233.79
					<b>Reference</b>
					NOV/01-ELEVATOR OTIS SER
11/06/18	129 115		ASSOCIATED ELEVATOR INSPECTION	375.00	2018AnnualRoutineInspecti
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	3357	49859	11/02/18	82655	11/05/18
					<b>Amount-paid</b>
					375.00
					<b>Reference</b>
					2018AnnualRoutineInspecti
11/06/18	130 1512		CJ&K ELECTRONICS SECURITY	984.40	2ButtonMetalTransmitter
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	3356	30210	11/05/18	74160	11/05/18
					<b>Amount-paid</b>
					984.40
					<b>Reference</b>
					2ButtonMetalTransmitter
11/06/18	131 6952		VIRGINIA LIPMAN	300.00	10/16/18-10/29/18-JANITOR
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	3354	10/31/18JANITOR	10/31/18	82500	10/31/18
					<b>Amount-paid</b>
					300.00
					<b>Reference</b>
					10/16/18-10/29/18-JANITOR
11/06/18	132 569876		AR SERVICE & REPAIR CORP	360.00	Uncover2FloorDrainsInPool
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	3355	0059	10/26/18	80200	11/05/18
					<b>Amount-paid</b>
					360.00
					<b>Reference</b>
					Uncover2FloorDrainsInPool
11/07/18	110718 (M)604		MIAMI DADE WATER & SEWER DEPT	2,012.02	
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	3380	METER-1571-0885	11/26/18	72200	11/26/18
					<b>Amount-paid</b>
					1,999.37
	3381	METER 88611291	11/26/18	72200	11/26/18
					<b>Amount-paid</b>
					12.65
					<b>Reference</b>
					NOV#7558352200 WATER&SEWE
					NOV#8558352200 WATER&SEWE
					<b>Totals:</b>
					2,012.02
11/12/18	133 403		CORAL WAY LOCKSMITH CORP	149.80	7 MEDECO KEYS 2 M3
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	3365	41925	9/19/18	74160	11/12/18
					<b>Amount-paid</b>
					149.80
					<b>Reference</b>
					7 MEDECO KEYS 2 M3
Cash account #: 10102			Operating-CAB (0378)		
11/12/18	134 412		ALL FLORIDA POOL & SPA CENTER	194.00	NOV01/18- POOL SERVICE

CASH DISBURSEMENTS

Starting Check Date: 11/01/18 Cash account #: "All"  
 Ending Check Date: 11/30/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3369 514641-1-POOL	11/12/18 80100	11/12/18	194.00 NOV01/18- POOL SERVICE
11/12/18	135	3201	BUG OFF EXTERMINATORS	155.00	NOV/01PEST CONTROL BUGOFF
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3364 915819-ACCT173	11/12/18 78300	11/12/18	155.00 NOV/01PEST CONTROL BUGOFF
11/12/18	136	6551	D.C. SUPPLY INC.	204.58	LAVANDER,T/TISSUE,LED B.
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3374 18283	10/26/18 74170	11/12/18	204.58 LAVANDER,T/TISSUE,LED B.
11/12/18	137	6952	VIRGINIA LIPMAN	11.75	REIMB.PURCHASE TIME CARDS
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3373 11/7/18	11/07/18 74170	11/12/18	11.75 REIMB.PURCHASE TIME CARDS
11/12/18	138	221112	KCL.NET	40.51	WEB HOSTING-YEARLY FEE
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3370 78310	11/01/18 74160	11/12/18	40.51 WEB HOSTING-YEARLY FEE
11/12/18	139	VESTA	VESTA PROPERTY SERVICES	143.93	Budget Metting Notice
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3362 349170	10/31/18 70280	10/31/18	143.93 Budget Metting Notice
11/12/18	140	VESTA	VESTA PROPERTY SERVICES	47.13	October Backcharges
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3363 SEB25-1018	10/30/18 70280	10/31/18	47.13 October Backcharges
11/12/18	141	VESTA	VESTA PROPERTY SERVICES	980.50	NOV/01-MANAGEMENT FEES
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3371 348698 MGT FEE	11/12/18 70110	11/12/18	980.50 NOV/01-MANAGEMENT FEES
11/13/18	142	1095	GLOBAL BACKGROUND ANALYSIS	45.00	#301-B- SCREENING SERVICE
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3375 27029 10/31/18	11/13/18 60900	11/13/18	45.00 #301-B- SCREENING SERVICE
Cash account #:	10102		Operating-CAB (0378)		
11/13/18	111318 (M)250		FLORIDA POWER & LIGHT	1,335.92	NOV#18066-72067FPL ACH
		<b>Vchr-# Invoice-#</b>	<b>Inv-date Acct #</b>	<b>Eff-date</b>	<b>Amount-paid Reference</b>
		3384 SEP27-OCT29FPL	11/01/18 72100	11/01/18	1,335.92 NOV#18066-72067FPL ACH

CASH DISBURSEMENTS

Starting Check Date: 11/01/18 Cash account #: "All"  
 Ending Check Date: 11/30/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
11/14/18	143	508	AMAYA MAINTENANCE LANDSCAPING	225.00	OCT02-OCT30/18-LAWN&SUPPL		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3376	271030-LAWN	11/14/18	78100	11/14/18	225.00	OCT02-OCT30/18-LAWN&SUPPL
11/16/18	111618	(M)995	COMCAST	1,842.43	NOV-440663831COMCAST-ACH		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3372	11/01-11/30 COM	11/12/18	82700	11/12/18	1,842.43	NOV-440663831COMCAST-ACH
11/17/18	111718	(M)792	WASTE CONNECTIONS OF FLORIDA	2,268.94	NOV#6440-057310WASTE SERV		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3377	2134819-WASTE	11/17/18	82300	11/17/18	2,268.94	NOV#6440-057310WASTE SERV
11/20/18	144	412	ALL FLORIDA POOL & SPA CENTER	192.00	POOL REPAIRS SERVICE CALL		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3378	520942-1	11/12/18	80200	11/20/18	192.00	POOL REPAIRS SERVICE CALL
11/20/18	145	6952	VIRGINIA LIPMAN	300.00	10/31/18-11/12/18-JANITOR		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3379	11/19/18JANITOR	11/20/18	82500	11/20/18	300.00	10/31/18-11/12/18-JANITOR
11/29/18	112918	(M)903	AT&T	286.49	NOV-305-8540033-931ATTAC		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3382	NOV11-DEC10 ATT	11/30/18	72800	11/30/18	286.49	NOV-305-8540033-931ATTAC
11/30/18	113018	(M)5896	FIRST INSURANCE FUNDING CORP.	8,042.06	NOV21-6730626 FIF INSURAN		
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
	3383	900-6730626INSU	11/30/18	33000	11/30/18	8,042.06	NOV21-6730626 FIF INSURAN
Totals:				21,789.25			

AGED OWNER BALANCES: AS OF Nov. 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	616.61	591.61	878.12	125.00	2211.34	30-Day Attorney
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	0.00	49.82	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	323.52	0.00	150.00	100.00	573.52	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	25.00	0.00	719.11	Friendly Letter
145 SE 25 Road # 1102	SUAREZ	1192.73	106.66	150.00	0.00	1449.39	Friendly Letter
		-----	-----	-----	-----	-----	
	TOTAL:	2831.97	698.27	1277.94	260.00	5068.18	



AGED OWNER BALANCES: AS OF Nov. 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	2731.97	698.27	728.12	0.00	4158.36
01		Late Fees	11000	100.00	0.00	549.82	250.00	899.82
02		NSF Charges	11000	0.00	0.00	0.00	10.00	10.00
GRAND TOTAL:				2831.97	698.27	1277.94	260.00	5068.18

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
11000	Accounts Receivable	5068.18
TOTAL		\$5068.18

**Brickell 25, A Condominium Association**  
**Prepaid Insurance Schedule**  
**November 30, 2018**

<b>Prepaid Insurance</b>										
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			-	3,448.95	2,662.05	
70145	Property/Lexington Insurance	05/07/18	05/07/19	42,080.79				23,749.71	18,331.08	
70155	Finance/Doc&Stamps	05/07/18	05/07/19	1,980.39				1,117.70	862.69	
70150	Umbrella/Kevin Davis Insurance	05/07/18	05/07/19	1,604.00				905.28	698.72	
70180	D&O/Graham Insurance Group	05/07/18	05/07/19	943.00				532.22	410.78	
70190	Fidelity/Crime/Travelers	05/07/18	05/07/19	559.00				315.51	243.49	
70195	Glass/Seacoast Underwriters	05/07/18	05/07/19	1,869.00				1,054.85	814.15	
70165	Flood/Hartford Insurance	05/07/18	05/07/19	33,989.00				19,182.85	14,806.15	
70170	Worker's Comp/CNA Insurance	01/04/18	01/04/19	2,195.00				1,813.30	381.70	
<b>Total</b>				<b>91,331.18</b>			<b>-</b>	<b>52,120.37</b>	<b>39,972.32</b>	
Expense For the Month				Remaining						
Description	Days	Per Day	Total	Days	Months	Comments				
70140	30	16.74	502.27	159	5.30					
70145	30	115.29	3,458.70	159	5.30					
70155	30	5.43	162.77	159	5.30					
70150	30	4.39	131.84	159	5.30					
70180	30	2.58	77.51	159	5.30					
70190	30	1.53	45.95	159	5.30					
70195	30	5.12	153.62	159	5.30					
70165	30	93.12	2,793.62	159	5.30					
70170	30	6.01	180.41	159	5.30					
<b>Total</b>		<b>250.22</b>	<b>7,506.68</b>							
<b>Insurance Payable</b>										
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Adjustment	Total Payable	Monthly Payment	# of Pymt Out of	3--10	Insurance Payable EOM
87,155.79	1,705.64	274.75	<b>89,136.18</b>	8,715.58		80,420.60	8,042.06	10	7	<b>25,731.55</b>
<b>Grand Total</b>										<b>25,731.55</b>

**Brickell 25, A Condominium Association**  
**Prepaid Interest Schedule**  
**November 30, 2018**

<b>Interest on Policy</b>						
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
<b>Total</b>				<b>365</b>		

RECONCILIATION

Bank #: 04 Reserve-CAB                      12501 Reserve -CAB  
 G/L Acct Bal:     623.97  
 Bank Balance:     623.97  
 Statement date: 11/30/18

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	623.97	Reconciling Balance	623.97
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	623.97
Uncleared Deposits, Debits	0.00	Difference	0.00



Community Association Banking

PO Box 64084  
Phoenix AZ 85082

Primary Account Number  
Statement Date

000267822344  
Nov 30, 2018  
Page 1 of 2

999-00000-000000-000000267822344

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	\$623.76	Average Daily Balance	\$623.76
Total Deposits	\$0.00	Year-To-Date Interest Paid	\$1.29
Total Withdrawals	\$0.00	Days in Statement Period	30
Interest Paid	\$0.21	Annual Percentage Yield Earned	0.41%
Ending Balance	\$623.97		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

Date	Description	Amount
11/30	INTEREST PYMT	\$0.21

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**

<b>NEW BALANCE</b>		\$	623	97
TRANSFER AMOUNT FROM OTHER SIDE				
<b>ADD:</b>	DEPOSITS MADE SINCE ENDING DATE ON STATEMENT			
<b>SUBTOTAL</b>		\$		
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS				
<b>NUMBER</b>	<b>AMOUNT</b>			
<b>TOTAL CHECKS NOT LISTED</b>				
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		<b>BALANCE</b>	\$	
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.				

**Brickell 25, Inc., A Condominium Association**  
**Accumulated Depreciation GL 14500**  
**November 30, 2018**

<b>Description</b>	<b>Expense</b>	<b>Posted Date</b>	<b>Amount</b>
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)
Depreciation	Pool Furniture 59 thru 60	11/01/18	\$ (125.98)
<b>Total</b>			<b>\$ (27,099.70)</b>

<b>Capital Improvement</b>			
<b>Description</b>	<b>Expense</b>	<b>Posted Date</b>	<b>Amount</b>
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
<b>Total</b>			<b>\$ 27,680.18</b>

CASH RECEIPTS JOURNAL

Starting date 11/01/18 Ending date 11/30/18

Acct-#	Description	Date	Amount	Description
Income section				
11000	Accounts Receivable	11/01/18	25,834.48	Apply Assmt/Opt Charges
		Account total:	25,834.48	
60100	Maintenance Fee	11/01/18	25,834.48CR	Apply Assmt/Opt Charges
		Account total:	25,834.48CR	
11000	Accounts Receivable	11/01/18	6,337.71CR	Prepaid Application
		Account total:	6,337.71CR	
36000	Prepaid Assessment	11/01/18	6,337.71	Prepaid Application
		Account total:	6,337.71	
		Section total:	.00	
Cash receipts section				
10102	Operating-CAB (0378)	11/02/18	645.85	Owner Cash Receipts
		11/06/18	8,605.47	Owner Cash Receipts
			627.78	Owner Cash Receipts
			500.00	LAUNDRY INCOME
			233.00	LAUNDRY INCOME
		11/07/18	591.61	Owner Cash Receipts
		11/09/18	1,201.30	Owner Cash Receipts
		11/13/18	702.70	Owner Cash Receipts
		11/15/18	2,625.01	Owner Cash Receipts
		11/16/18	3,261.19	Owner Cash Receipts
		11/23/18	1,167.73	Owner Cash Receipts
		11/27/18	50.00	REMOTE
		11/28/18	1,180.64	Owner Cash Receipts
			777.77	Owner Cash Receipts
		11/30/18	1,159.97	Owner Cash Receipts
		Account total:	23,330.02	
11000	Accounts Receivable	11/02/18	645.85CR	Owner Cash Receipts
		11/06/18	8,529.99CR	Owner Cash Receipts
			627.78CR	Owner Cash Receipts
		11/07/18	591.61CR	Owner Cash Receipts
		11/09/18	591.61CR	Owner Cash Receipts
		11/13/18	702.70CR	Owner Cash Receipts

CASH RECEIPTS JOURNAL

Starting date 11/01/18 Ending date 11/30/18

Acct-#	Description	Date	Amount	Description
		11/15/18	2,191.72CR	Owner Cash Receipts
		11/16/18	2,899.17CR	Owner Cash Receipts
		11/23/18	1,142.73CR	Owner Cash Receipts
		11/28/18	35.40CR	Owner Cash Receipts
		11/30/18	552.86CR	Owner Cash Receipts
		Account total:	18,511.42CR	
36000	Prepaid Assessment	11/06/18	75.48CR	Owner Cash Receipts
		11/09/18	609.69CR	Owner Cash Receipts
		11/15/18	433.29CR	Owner Cash Receipts
		11/16/18	362.02CR	Owner Cash Receipts
		11/23/18	25.00CR	Owner Cash Receipts
		11/28/18	1,180.64CR	Owner Cash Receipts
			742.37CR	Owner Cash Receipts
		11/30/18	607.11CR	Owner Cash Receipts
		Account total:	4,035.60CR	
67000	Miscellaneous Income	11/27/18	50.00CR	REMOTE
		Account total:	50.00CR	
67040	Laundry/Tokens Income	11/06/18	500.00CR	LAUNDRY INCOME
			233.00CR	LAUNDRY INCOME
		Account total:	733.00CR	
		Section total:	.00	
Adjustments				
		Section total:	.00	
		Report total:	.00	



AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"  
Cut off date: 11/30/18

Ending vendor: "Last"

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

PREPAYS AS OF Nov. 30, 2018  
Street Order Sequence

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
<b>CURRENT OWNERS</b>				
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	422.04
Joseph Milton TRS 145 SE 25 Road # 503	503	503	PP	12.88
James & Vera Thomas 145 SE 25 Road # 504	504	504	PP	591.61
Tony & Patsy Kelly 145 SE 25 Road # 602	602	602	PP	1,418.95
EDISWEET LLC 145 SE 25 Road # 603	603	603	PP	663.95
Maria Staley 145 SE 25 Road # 604	604	604	PP	45.01
MARCELO & MIRIAM SALLES 145 SE 25 Road # 704	704	704	PP	742.37
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 Nov. 30, 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	433.29
				=====
TOTAL HOMES:	17	TOTAL PREPAYS		7,713.84
		TOTAL DISTR: PP		7,713.84

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 11/01/18  
Ending date: 11/30/18

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)	19,572.38	23,331.01	26,679.66	3,348.65CR	16,223.73
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	4,082.83	25,834.48	24,849.13	985.35	5,068.18
11010	Attorney Fees Receivable	.00	.00	.00	.00	.00
11150	Allows for Bad Debt	.00	.00	.00	.00	.00
12000	Prepaid Insurance	47,479.01	.00	7,506.62	7,506.62CR	39,972.39
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	623.76	.21	.00	.21	623.97
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: 11/01/18  
Ending date: 11/30/18

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	26,973.72CR	.00	125.98	125.98CR	27,099.70CR
21000	Utility Deposits	.00	.00	.00	.00	.00
22000	Other Deposits	.00	.00	.00	.00	.00
31000	Accounts Payable	491.06CR	22,136.38	21,645.32	491.06	.00
31050	Accrued Expenses	300.00CR	300.00	225.00	75.00	225.00CR
33000	Notes Payable Insurance	33,773.61CR	8,042.06	.00	8,042.06	25,731.55CR
34000	Income Tax Payable	.00	.00	.00	.00	.00
35000	Federal Tax Payable	.00	.00	.00	.00	.00
36000	Prepaid Assessment	10,015.95CR	6,337.71	4,035.60	2,302.11	7,713.84CR
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: 11/01/18  
Ending date: 11/30/18

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	1.08CR	.00	.21	.21CR	1.29CR
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	258,344.80CR	.00	25,834.48	25,834.48CR	284,179.28CR
60500	Late Fees Income	478.16CR	.00	.00	.00	478.16CR
60600	Interest Income	8.06CR	.00	.99	.99CR	9.05CR
60900	Screenings Income	295.00CR	45.00	.00	45.00	250.00CR
67000	Miscellaneous Income	540.00CR	.00	50.00	50.00CR	590.00CR
67040	Laundry/Tokens Income	4,354.00CR	.00	733.00	733.00CR	5,087.00CR
70110	Management Fee	9,810.00	980.50	.00	980.50	10,790.50
70130	Legal & Professional	1,379.56	.00	.00	.00	1,379.56
70140	Insurance General Liability	4,503.03	502.27	.00	502.27	5,005.30
70145	Insurance Property/Windstrom	35,073.47	3,458.70	.00	3,458.70	38,532.17
70150	Insurance Umbrella	1,331.55	131.84	.00	131.84	1,463.39
70155	Insurance Finance/Taxes	1,572.88	162.70	.00	162.70	1,735.58
70165	Insurance Flood	27,676.88	2,793.62	.00	2,793.62	30,470.50
70170	Insurance Workers Compensation	1,632.89	180.41	.00	180.41	1,813.30
70180	Insurance D & O	799.86	77.51	.00	77.51	877.37
70190	Insurance Fidelity	449.45	45.95	.00	45.95	495.40
70195	Insurance Glass	1,551.55	153.62	.00	153.62	1,705.17
70210	Depreciation Expense	1,259.80	125.98	.00	125.98	1,385.78
70240	Dues & License	519.00	.00	.00	.00	519.00

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 11/01/18  
Ending date: 11/30/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
70270	ADP Fees	1,831.13	173.18	.00	173.18	2,004.31
70275	Taxes & Audit Fees	4,550.00	.00	.00	.00	4,550.00
70276	ADP Payroll Taxes	6,409.78	2,035.18	1,153.49	881.69	7,291.47
70280	Postage & Printing	979.37	47.13	47.13	.00	979.37
70282	Bank Fee	60.00	.00	.00	.00	60.00
71010	Salaries - General	27,308.93	3,835.54	.00	3,835.54	31,144.47
72100	Electricity	12,296.93	1,335.92	.00	1,335.92	13,632.85
72200	Water & Sewer	11,533.73	2,012.02	.00	2,012.02	13,545.75
72800	Telephone Lines	3,664.53	345.49	.00	345.49	4,010.02
74160	R&M-General	12,495.35	1,174.71	.00	1,174.71	13,670.06
74170	R&M-Supplies	3,789.49	216.33	.00	216.33	4,005.82
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	2,678.52	.00	.00	.00	2,678.52
74195	R&M-Plumbing	1,877.45	.00	.00	.00	1,877.45
78100	Lawn Maintenance	1,275.00	450.00	300.00	150.00	1,425.00
78260	Landscape Replacement	1,305.00	.00	.00	.00	1,305.00
78300	Pest Control/Spraying	1,625.00	155.00	.00	155.00	1,780.00
80100	Pool Maintenance	1,940.00	194.00	.00	194.00	2,134.00
80200	Pool Repairs	1,400.24	552.00	.00	552.00	1,952.24
80400	Pool Permit	125.00	.00	.00	.00	125.00
82100	Fire Panel Monitoring	5,095.59	.00	.00	.00	5,095.59
82300	Trash Collection	20,475.34	2,268.94	.00	2,268.94	22,744.28

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/18  
Ending date: 11/30/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
82500	Janitorial Services	5,770.00	600.00	300.00	300.00	6,070.00
82650	Elevator Maint. Contract	11,955.56	1,233.79	.00	1,233.79	13,189.35
82655	Elevator Permit/License	.00	375.00	.00	375.00	375.00
82700	Bulk Cable Services	18,294.20	1,842.43	.00	1,842.43	20,136.63
85206	Foreclosure/Bad Debt	.00	.00	.00	.00	.00
85210	Reimb Customer ACH	.00	.00	.00	.00	.00
Gnd Total:		.00	113,486.61	113,486.61	.00	.00