



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**

*December 31<sup>st</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) \$ 13,143.26**

**Reserve Account(s) \$ 624.18**

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 **\$2,726.30** as open payables and **\$150.00** of

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

**Accounts Receivable \$ 5,185.07**

**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,
- 0 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**

# Balance Sheet

Tuesday, January 29, 2019

9:08

Posted 12/31/2018

## Brickell 25, Inc. A Condominium Association

|                                       | Operating                  | Reserve          | Total            |
|---------------------------------------|----------------------------|------------------|------------------|
| <b>Assets</b>                         |                            |                  |                  |
| <u>Current Assets</u>                 |                            |                  |                  |
| 10102                                 | Operating-CAB              | 13,143.26        | 13,143.26        |
| 12501                                 | Reserve -CAB               | 624.18           | 624.18           |
| 11000                                 | Accounts Receivable        | 5,185.07         | 5,185.07         |
| 12000                                 | Prepaid Insurance          | 33,909.28        | 33,909.28        |
| 14100                                 | Capital Improvement        | 27,680.18        | 27,680.18        |
| 14500                                 | Accumulated Depreciation   | (27,680.18)      | (27,680.18)      |
| <u>Total Current Assets</u>           |                            | <u>52,237.61</u> | <u>52,861.79</u> |
| <i>Total Assets</i>                   |                            | <i>52,237.61</i> | <i>52,861.79</i> |
| <b>Liabilities &amp; Equity</b>       |                            |                  |                  |
| <u>Current Liabilities</u>            |                            |                  |                  |
| 31000                                 | Accounts Payable           | 2,726.30         | 2,726.30         |
| 31050                                 | Accrued Expenses           | 150.00           | 150.00           |
| 33000                                 | Notes Payable Insurance    | 17,689.49        | 17,689.49        |
| 36000                                 | Prepaid Assessment         | 7,089.94         | 7,089.94         |
| 42000                                 | Reserve-Roof Replacement   | 622.68           | 622.68           |
| 46000                                 | Reserve-Interest/Bank Fees | 1.50             | 1.50             |
| <u>Total Current Liabilities</u>      |                            | <u>27,655.73</u> | <u>28,279.91</u> |
| <u>Equity</u>                         |                            |                  |                  |
| 55000                                 | Member's Equity            | 20,884.60        | 20,884.60        |
|                                       | Net Income                 | 3,697.28         | 3,697.28         |
| <u>Total Equity</u>                   |                            | <u>24,581.88</u> | <u>24,581.88</u> |
| <i>Total Liabilities &amp; Equity</i> |                            | <i>52,237.61</i> | <i>52,861.79</i> |

**Brickell 25 Condominium**  
**Income & Expense Statement**  
 Posted 12/1/2018 To 12/31/2018 11:59:00 PM

|                                 | Current Period Operating |           |            | Year to Date Operating |            |            | Annual     |
|---------------------------------|--------------------------|-----------|------------|------------------------|------------|------------|------------|
|                                 | Actual                   | Budget    | \$ Var     | Actual                 | Budget     | \$ Var     |            |
| <b>Income</b>                   |                          |           |            |                        |            |            |            |
| <b>Income</b>                   |                          |           |            |                        |            |            |            |
| 60100 Maintenance Fee           | 25,834.48                | 25,835.00 | (0.52)     | 310,013.76             | 310,020.00 | (6.24)     | 310,020.00 |
| 60500 Late Fees Income          | 0.00                     | 20.00     | (20.00)    | 578.16                 | 240.00     | 338.16     | 240.00     |
| 60600 Interest Income           | 0.95                     | 0.00      | 0.95       | 10.00                  | 0.00       | 10.00      | 0.00       |
| 60900 Screenings Income         | 0.00                     | 15.00     | (15.00)    | 250.00                 | 180.00     | 70.00      | 180.00     |
| 67000 Miscellaneous Income      | 0.00                     | 0.00      | 0.00       | 590.00                 | 0.00       | 590.00     | 0.00       |
| 67020 Taxation                  | 0.00                     | (50.00)   | 50.00      | 0.00                   | (600.00)   | 600.00     | (600.00)   |
| 67030 Keys Income               | 0.00                     | 10.00     | (10.00)    | 0.00                   | 120.00     | (120.00)   | 120.00     |
| 67040 Laundry/Tokens Income     | 0.00                     | 420.00    | (420.00)   | 5,087.00               | 5,040.00   | 47.00      | 5,040.00   |
| TOTAL Income                    | 25,835.43                | 26,250.00 | (414.57)   | 316,528.92             | 315,000.00 | 1,528.92   | 315,000.00 |
| TOTAL Income                    | 25,835.43                | 26,250.00 | (414.57)   | 316,528.92             | 315,000.00 | 1,528.92   | 315,000.00 |
| <b>Expense</b>                  |                          |           |            |                        |            |            |            |
| <b>Expense</b>                  |                          |           |            |                        |            |            |            |
| 70110 Management Fee            | 981.00                   | 981.00    | 0.00       | 11,771.50              | 11,772.00  | 0.50       | 11,772.00  |
| 70130 Legal & Professional      | 0.00                     | 50.00     | 50.00      | 1,379.56               | 600.00     | (779.56)   | 600.00     |
| 70140 Insurance General Liabili | 519.02                   | 382.00    | (137.02)   | 5,524.32               | 4,584.00   | (940.32)   | 4,584.00   |
| 70145 Insurance Property/Wind   | 3,573.98                 | 4,110.00  | 536.02     | 42,106.15              | 49,320.00  | 7,213.85   | 49,320.00  |
| 70150 Insurance Umbrella        | 136.23                   | 136.00    | (0.23)     | 1,599.62               | 1,632.00   | 32.38      | 1,632.00   |
| 70155 Insurance Finance/Taxes   | 168.20                   | 150.00    | (18.20)    | 1,903.78               | 1,800.00   | (103.78)   | 1,800.00   |
| 70165 Insurance Flood           | 2,886.74                 | 2,700.00  | (186.74)   | 33,357.24              | 32,400.00  | (957.24)   | 32,400.00  |
| 70170 Insurance Workers Com     | 343.63                   | 180.00    | (163.63)   | 2,156.93               | 2,160.00   | 3.07       | 2,160.00   |
| 70180 Insurance D & O           | 80.09                    | 75.00     | (5.09)     | 957.46                 | 900.00     | (57.46)    | 900.00     |
| 70190 Insurance Fidelity        | 47.48                    | 44.00     | (3.48)     | 542.88                 | 528.00     | (14.88)    | 528.00     |
| 70195 Insurance Glass           | 158.74                   | 160.00    | 1.26       | 1,863.91               | 1,920.00   | 56.09      | 1,920.00   |
| 70210 Depreciation Expense      | 580.48                   | 100.00    | (480.48)   | 1,966.26               | 1,200.00   | (766.26)   | 1,200.00   |
| 70240 Dues & License            | 971.05                   | 70.00     | (901.05)   | 1,490.05               | 840.00     | (650.05)   | 840.00     |
| 70270 ADP Fees                  | 173.18                   | 170.00    | (3.18)     | 2,177.49               | 2,040.00   | (137.49)   | 2,040.00   |
| 70275 Taxes & Audit Fees        | 0.00                     | 360.00    | 360.00     | 4,550.00               | 4,320.00   | (230.00)   | 4,320.00   |
| 70276 ADP Payroll Taxes         | 572.13                   | 700.00    | 127.87     | 7,863.60               | 8,400.00   | 536.40     | 8,400.00   |
| 70280 Postage & Printing        | 334.85                   | 120.00    | (214.85)   | 1,314.22               | 1,440.00   | 125.78     | 1,440.00   |
| 70282 Bank Fee                  | 0.00                     | 0.00      | 0.00       | 60.00                  | 0.00       | (60.00)    | 0.00       |
| 71010 Salaries - General        | 3,460.97                 | 2,650.00  | (810.97)   | 34,605.44              | 31,800.00  | (2,805.44) | 31,800.00  |
| 72100 Electricity               | 2,382.12                 | 1,180.00  | (1,202.12) | 16,014.97              | 14,160.00  | (1,854.97) | 14,160.00  |
| 72200 Water & Sewer             | 3,276.26                 | 1,200.00  | (2,076.26) | 16,822.01              | 14,400.00  | (2,422.01) | 14,400.00  |
| 72800 Telephone Lines           | 353.69                   | 450.00    | 96.31      | 4,363.71               | 5,400.00   | 1,036.29   | 5,400.00   |
| 74160 R&M-General               | 1,454.39                 | 1,800.00  | 345.61     | 15,124.45              | 21,600.00  | 6,475.55   | 21,600.00  |
| 74170 R&M-Supplies              | 213.91                   | 550.00    | 336.09     | 4,219.73               | 6,600.00   | 2,380.27   | 6,600.00   |
| 74175 R&M-Elevator              | 0.00                     | 100.00    | 100.00     | 620.00                 | 1,200.00   | 580.00     | 1,200.00   |
| 74180 R&M-Air Conditioning      | 0.00                     | 100.00    | 100.00     | 588.50                 | 1,200.00   | 611.50     | 1,200.00   |
| 74185 R&M-Electrical & Lightin  | 0.00                     | 100.00    | 100.00     | 10,140.00              | 1,200.00   | (8,940.00) | 1,200.00   |
| 74190 R&M-Fire Equipment        | 0.00                     | 200.00    | 200.00     | 2,678.52               | 2,400.00   | (278.52)   | 2,400.00   |
| 74195 R&M-Plumbing              | 0.00                     | 200.00    | 200.00     | 1,877.45               | 2,400.00   | 522.55     | 2,400.00   |
| 78100 Lawn Maintenance          | 75.00                    | 170.00    | 95.00      | 1,500.00               | 2,040.00   | 540.00     | 2,040.00   |

# Brickell 25 Condominium Income & Expense Statement

Posted 12/1/2018 To 12/31/2018 11:59:00 PM

|                                 | Current Period Operating |                  |                   | Year to Date Operating |                   |                   | Annual            |
|---------------------------------|--------------------------|------------------|-------------------|------------------------|-------------------|-------------------|-------------------|
|                                 | Actual                   | Budget           | \$ Var            | Actual                 | Budget            | \$ Var            |                   |
| 78260 Landscape Replacement     | 0.00                     | 115.00           | 115.00            | 1,305.00               | 1,380.00          | 75.00             | 1,380.00          |
| 78300 Pest Control/Spraying     | 155.00                   | 148.00           | (7.00)            | 1,935.00               | 1,776.00          | (159.00)          | 1,776.00          |
| 80100 Pool Maintenance          | 194.00                   | 194.00           | 0.00              | 2,328.00               | 2,328.00          | 0.00              | 2,328.00          |
| 80200 Pool Repairs              | 496.50                   | 150.00           | (346.50)          | 2,448.74               | 1,800.00          | (648.74)          | 1,800.00          |
| 80400 Pool Permit               | 0.00                     | 12.00            | 12.00             | 125.00                 | 144.00            | 19.00             | 144.00            |
| 82100 Fire Panel Monitoring     | 0.00                     | 400.00           | 400.00            | 5,095.59               | 4,800.00          | (295.59)          | 4,800.00          |
| 82300 Trash Collection          | 2,223.08                 | 1,700.00         | (523.08)          | 24,967.36              | 20,400.00         | (4,567.36)        | 20,400.00         |
| 82500 Janitorial Services       | 640.00                   | 600.00           | (40.00)           | 6,710.00               | 7,200.00          | 490.00            | 7,200.00          |
| 82650 Elevator Maint. Contract  | 1,233.79                 | 1,115.00         | (118.79)          | 14,423.14              | 13,380.00         | (1,043.14)        | 13,380.00         |
| 82655 Elevator Permit/License   | 0.00                     | 45.00            | 45.00             | 375.00                 | 540.00            | 165.00            | 540.00            |
| 82700 Bulk Cable Services       | 1,842.43                 | 1,756.00         | (86.43)           | 21,979.06              | 21,072.00         | (907.06)          | 21,072.00         |
| <b>TOTAL Expense</b>            | <u>29,527.94</u>         | <u>25,423.00</u> | <u>(4,104.94)</u> | <u>312,831.64</u>      | <u>305,076.00</u> | <u>(7,755.64)</u> | <u>305,076.00</u> |
| <b>TOTAL Expense</b>            | <u>29,527.94</u>         | <u>25,423.00</u> | <u>(4,104.94)</u> | <u>312,831.64</u>      | <u>305,076.00</u> | <u>(7,755.64)</u> | <u>305,076.00</u> |
| <b>Excess Revenue / Expense</b> | <u>(3,692.51)</u>        | <u>827.00</u>    | <u>(4,519.51)</u> | <u>3,697.28</u>        | <u>9,924.00</u>   | <u>(6,226.72)</u> | <u>9,924.00</u>   |

**Brickell 25 Condominium**  
**Bank Reconciliation Expanded Detail Consolidated**

Bank: Operating-CAB Account: \*\*\*\*0378

Statement Date: 12/31/2018

G/L Balance: 14,274.81

Linked Statement: NONE

Statement Balance: 17,656.64

| Item                                  | Date       | Check #              | Amount            | Balance    |
|---------------------------------------|------------|----------------------|-------------------|------------|
|                                       |            |                      | Previous Balance: | 0.00       |
| CORAL WAY LOCKSMITH CORP.             | 12/1/2018  | 133                  | -149.80           | -149.80    |
| Vesta Property Services, Inc          | 12/4/2018  | 150                  | -981.00           | -1,130.80  |
| DBPR-DIVISION OF FLORIDA LAND         | 12/4/2018  | 147                  | -148.00           | -1,278.80  |
| CITY OF MIAMI FINANCE DEPT.           | 12/4/2018  | 148                  | -7.83             | -1,286.63  |
| Vesta Property Services, Inc          | 12/4/2018  | 149                  | -149.00           | -1,435.63  |
| CHARLES LIPMAN                        | 12/4/2018  | 146                  | -59.00            | -1,494.63  |
| MIAMI-DADE WATER AND SEWER DEPARTMENT | 12/4/2018  | ACH                  | -1,649.40         | -3,144.03  |
| MIAMI-DADE WATER AND SEWER DEPARTMENT | 12/4/2018  | ACH                  | -12.65            | -3,156.68  |
| VIRGINIA LIPMAN                       | 12/7/2018  | 151                  | -320.00           | -3,476.68  |
| WASTE CONNECTIONS OF FLORIDA          | 12/10/2018 | 121018               | -2,223.08         | -5,699.76  |
| Vesta Property Services, Inc          | 12/11/2018 | 160                  | -157.25           | -5,857.01  |
| Vesta Property Services, Inc          | 12/11/2018 | 163                  | -106.56           | -5,963.57  |
| VIRGINIA LIPMAN                       | 12/11/2018 | 158                  | -150.00           | -6,113.57  |
| CHARLES LIPMAN                        | 12/11/2018 | 162                  | -800.00           | -6,913.57  |
| FPL ENERGY SERVICES                   | 12/11/2018 | 121118               | -1,270.03         | -8,183.60  |
| UNIWASHER, INC.                       | 12/11/2018 | 152                  | -143.64           | -8,327.24  |
| CHARLES LIPMAN                        | 12/11/2018 | 155                  | -30.00            | -8,357.24  |
| AMAYA MAINTENANCE LANDSCAPING         | 12/11/2018 | 154                  | -150.00           | -8,507.24  |
| BUG OFF EXTERMINATORS                 | 12/11/2018 | 157                  | -155.00           | -8,662.24  |
| ALL FLORIDA POOL & SPA CENTER         | 12/11/2018 | 161                  | -194.00           | -8,856.24  |
| ALL FLORIDA POOL & SPA CENTER         | 12/11/2018 | 153                  | -144.00           | -9,000.24  |
| OTIS ELEVATOR COMPANY                 | 12/11/2018 | 156                  | -1,233.79         | -10,234.03 |
| VIRGINIA LIPMAN                       | 12/18/2018 | 164                  | -320.00           | -10,554.03 |
| COMCAST                               | 12/19/2018 | ACH                  | -1,842.43         | -12,396.46 |
|                                       |            | <b>Total Checks:</b> | <b>-12,396.46</b> |            |
| GL Entry                              | 11/30/2018 |                      | 16,223.73         | 3,827.27   |
| Adjustment Batch                      | 12/3/2018  |                      | 1,237.46          | 5,064.73   |
| Lockbox                               | 12/4/2018  |                      | 702.70            | 5,767.43   |
| Lockbox                               | 12/5/2018  |                      | 669.11            | 6,436.54   |
| Lockbox                               | 12/6/2018  |                      | 627.78            | 7,064.32   |
| Lockbox                               | 12/7/2018  |                      | 1,167.73          | 8,232.05   |
| Lockbox                               | 12/10/2018 |                      | 1,877.50          | 10,109.55  |
| Lockbox                               | 12/12/2018 |                      | 3,784.76          | 13,894.31  |
| Lockbox                               | 12/17/2018 |                      | 1,300.00          | 15,194.31  |
| Lockbox                               | 12/21/2018 |                      | 573.52            | 15,767.83  |
| Lockbox                               | 12/24/2018 |                      | 2,565.94          | 18,333.77  |
| Adjustment Batch                      | 12/26/2018 |                      | 1,131.55          | 19,465.32  |
| Lockbox                               | 12/26/2018 |                      | 7,473.92          | 26,939.24  |
| Lockbox                               | 12/27/2018 |                      | 669.11            | 27,608.35  |
| Lockbox                               | 12/28/2018 |                      | 684.46            | 28,292.81  |
| Adjusted Begining GL 113018           | 12/31/2018 |                      | 8,191.86          | 36,484.67  |

\* voided check



**Brickell 25 Condominium**  
**Bank Reconciliation Expanded Detail Consolidated**

|                                      |            |                           |                  |
|--------------------------------------|------------|---------------------------|------------------|
| Adjusting Check 149                  | 12/31/2018 | 77.96                     | 36,562.63        |
| ADP Payroll                          | 12/31/2018 | -3,905.69                 | 32,656.94        |
| ADP Wage Pay                         | 12/31/2018 | -1,193.02                 | 31,463.92        |
| ATT                                  | 12/31/2018 | -294.69                   | 31,169.23        |
| Bank Reconcile: Interest Earned      | 12/31/2018 | 0.95                      | 31,170.18        |
| First Insurance                      | 12/31/2018 | -16,084.12                | 15,086.06        |
| Lockbox                              | 12/31/2018 | 728.15                    | 15,814.21        |
| Rev. ADP Wage Pay                    | 12/31/2018 | 1,842.43                  | 17,656.64        |
| <b>Total Deposits / Adjustments:</b> |            | <b>30,053.10</b>          |                  |
|                                      |            | <b>Statement Balance:</b> | <b>17,656.64</b> |

**Outstanding Items:**

| Check # | Date       | Reference                       | Uncleared Checks |
|---------|------------|---------------------------------|------------------|
| 148     | 12/4/2018  | CITY OF MIAMI FINANCE DEPT.     | 403.50           |
| 165     | 12/18/2018 | CITY OF MIAMI FINANCE DEPT.     | 411.72           |
| 166     | 12/18/2018 | CNA Insurance                   | 1,851.00         |
| 167     | 12/27/2018 | HOME DEPOT CREDIT SERVICES, INC | 183.91           |
| 168     | 12/27/2018 | UNIWASHER, INC.                 | 1,310.75         |
| 169     | 12/27/2018 | ALL FLORIDA POOL & SPA CENTER   | 352.50           |
|         |            |                                 | 4,513.38         |

| Date       | Reference        | Uncleared Deposits |
|------------|------------------|--------------------|
| 12/26/2018 | Adjustment Batch | 1,131.55           |
|            |                  | 1,131.55           |

**Bank Reconciliation Summary: Operating-CAB Account: \*\*\*\*\*0378**

|                             |           |
|-----------------------------|-----------|
| G/L Balance:                | 14,274.81 |
| Uncleared Checks, Credits:  | 4,513.38  |
| Uncleared Deposits, Debits: | 1,131.55  |
| G/L Difference:             | 17,656.64 |
| Statement Balance:          | 17,656.64 |
| G/L and Balance Difference: | 0.00      |

\* voided check

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



12-31-18  
 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         | 11-30-18 | 24,415.59 |
| +Deposits/Credits        | 14       | 25,193.69 |
| -Checks/Debits           | 33       | 31,953.59 |
| -Service Charge          |          | .00       |
| +Interest Paid           |          | .95       |
| Current Balance          |          | 17,656.64 |
| Days in Statement Period | 31       |           |

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

|   |  |      |
|---|--|------|
| Interest Earned From 12/01/18 To 12/31/18 |  |      |
| Days in Period                            |  | 31   |
| Interest Earned                           |  | .95  |
| Annual Percentage Yield Earned            |  | .05  |
| Interest Paid this Year                   |  | 6.45 |
| Interest Withheld this Year               |  | .00  |

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

| Date  | Description     | Amount  |
|-------|-----------------|---------|
| 12-03 | Lockbox Deposit | 1237.46 |
| 12-04 | Lockbox Deposit | 702.70  |
| 12-05 | Lockbox Deposit | 669.11  |
| 12-06 | Lockbox Deposit | 627.78  |
| 12-07 | Lockbox Deposit | 1167.73 |
| 12-10 | Lockbox Deposit | 1877.50 |
| 12-12 | Lockbox Deposit | 3784.76 |
| 12-17 | Lockbox Deposit | 1300.00 |
| 12-21 | Lockbox Deposit | 573.52  |
| 12-24 | Lockbox Deposit | 2565.94 |
| 12-27 | Lockbox Deposit | 669.11  |
| 12-28 | Lockbox Deposit | 684.46  |
| 12-31 | Lockbox Deposit | 728.15  |
| 12-31 | Interest Pymt   | .95     |

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

| Date  | Description  | Amount   |
|-------|--|----------|
| 12-04 | MDWS M-DWASDPMT<br>BRICKELL 25 INC A COND<br>0000#####             | 12.65-   |
| 12-04 | MDWS M-DWASDPMT<br>BRICKELL 25 INC COND A<br>0000#####             | 1649.40- |
| 12-04 | FIRST INSURANCE INSURANCE<br>Brickell 25 Inc, A Con<br>900-6730626 | 8042.06- |
| 12-07 | BRICKELL 25 CONDO FEES<br>591298262                                | 8605.47  |
| 12-07 | -SETT-A228SFTP5<br>ADP PAYROLL FEES ADP - FEES                     | 86.59-   |

Continued on Next Page

VESTA PROPERTY SERVICES INC AGENT FOR

BRICKNELL 25 INC A CON  
2ROO6 7947725

12-11 FPL DIRECT DEBIT ELEC PYMT 1270.03-  
BRICKELL 25 INC CONDOM  
1806##### PPDA

12-12 WASTE CONNECTION WEB\_PAY 2223.08-  
BRICKELL TWENTY FIVE C  
3448#####

12-13 ADP - TAX ADP - TAX 266.71-  
BRICKNELL 25 INC A CON  
9355#####A00

12-13 ADP WAGE PAY WAGE PAY 1193.02-  
BRICKNELL 25 INC A CON  
9301#####006

12-19 COMCAST 8495600 440663831 1842.43-  
BRICKELL \*25  
0991323

12-21 ADP PAYROLL FEES ADP - FEES 86.59-  
BRICKNELL 25 INC A CON  
2ROO6 1051756

12-24 FIRST INSURANCE INSURANCE 8042.06-  
Brickell 25 Inc, A Con  
900-6730626

12-27 ADP - TAX ADP - TAX 305.42-  
BRICKNELL 25 INC A CON  
0750#####A00

12-27 ADP WAGE PAY WAGE PAY 1317.95-  
BRICKNELL 25 INC A CON  
6470#####006

12-31 ATT Payment 294.69-  
BRICKELL 25 INC  
XXXXX9011EPAYJ

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

| No.  | Date  | Amount  | No.  | Date  | Amount |
|------|-------|---------|------|-------|--------|
| 17   | 12-28 | 155.00  | 133* | 12-17 | 149.80 |
| 146* | 12-06 | 59.00   | 147  | 12-14 | 148.00 |
| 148  | 12-13 | 7.83    | 149  | 12-07 | 71.04  |
| 150  | 12-07 | 981.00  | 151  | 12-10 | 320.00 |
| 152  | 12-20 | 143.64  | 153  | 12-21 | 144.00 |
| 154  | 12-27 | 150.00  | 155  | 12-17 | 30.00  |
| 156  | 12-24 | 1233.79 | 158* | 12-14 | 150.00 |
| 160* | 12-17 | 157.25  | 161  | 12-21 | 194.00 |
| 162  | 12-13 | 800.00  | 163  | 12-17 | 106.56 |
| 164  | 12-20 | 320.00  |      |       |        |

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

| Date  | Balance  | Date  | Balance  | Date  | Balance  |
|-------|----------|-------|----------|-------|----------|
| 11-30 | 24415.59 | 12-03 | 25653.05 | 12-04 | 16651.64 |
| 12-05 | 17320.75 | 12-06 | 17889.53 | 12-07 | 26524.10 |
| 12-10 | 28081.60 | 12-11 | 26811.57 | 12-12 | 28373.25 |
| 12-13 | 26105.69 | 12-14 | 25807.69 | 12-17 | 26664.08 |
| 12-19 | 24821.65 | 12-20 | 24358.01 | 12-21 | 24506.94 |
| 12-24 | 17797.03 | 12-27 | 16692.77 | 12-28 | 17222.23 |
| 12-31 | 17656.64 |       |          |       |          |

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

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

END OF STATEMENT

# AP Check Register with Detail

Check Date 12/1/2018 To 12/31/2018 11:59:00 PM

## Brickell 25 Condominium

### Operating-CAB

|                            |            |  |          |           |      |
|----------------------------|------------|--|----------|-----------|------|
| ACH                        | 12/4/2018  | <b>MIAMI-DADE WATER AND SEWER DEPARTMENT</b>             |          | 1,649.40  | PAID |
| Inv. # 1113-1212           |            | 72200 Water & Sewer<br>Serv 1113-1212 Water & Sewer      | 1,649.40 | Operating |      |
| ACH                        | 12/4/2018  | <b>MIAMI-DADE WATER AND SEWER DEPARTMENT</b>             |          | 12.65     | PAID |
| Inv. # 1113-1212           |            | 72200 Water & Sewer<br>Serv 11/12-12/12 Water & Sewer    | 12.65    | Operating |      |
| ACH                        | 12/19/2018 | <b>COMCAST</b>   |          | 1,842.43  | PAID |
| Inv. # 120118              |            | 82700 Bulk Cable Services<br>Bulk Cable Service December | 1,842.43 | Operating |      |
| 133                        | 12/1/2018  | <b>CORAL WAY LOCKSMITH CORP.</b>                         |          | 149.80    | PAID |
| Inv. # 41925               |            | 74160 R&M-General<br>MEDECO KEYS                         | 149.80   | Operating |      |
| 146                        | 12/4/2018  | <b>CHARLES LIPMAN</b>                                    |          | 59.00     | PAID |
| Inv. # DEC01/18 REIMB PHON |            | 72800 Telephone Lines                                    | 59.00    | Operating |      |
| 147                        | 12/4/2018  | <b>DBPR-DIVISION OF FLORIDA LAND</b>                     |          | 148.00    | PAID |
| Inv. # MA00013559          |            | 70240 Dues & License                                     | 148.00   | Operating |      |
| 148                        | 12/4/2018  | <b>CITY OF MIAMI FINANCE DEPT.</b>                       |          | 7.83      | PAID |
| Inv. # 9240922             |            | 70240 Dues & License                                     | 7.83     | Operating |      |
| 148                        | 12/4/2018  | <b>CITY OF MIAMI FINANCE DEPT.</b>                       |          | 403.50    | PAID |
| Inv. # 4009634             |            | 70240 Dues & License                                     | 403.50   | Operating |      |
| 149                        | 12/4/2018  | <b>Vesta Property Services, Inc.</b>                     |          | 149.00    | PAID |
| Inv. # SEB25-1118 BKCHG    |            | 70280 Postage & Printing                                 | 149.00   | Operating |      |
| 150                        | 12/4/2018  | <b>Vesta Property Services, Inc.</b>                     |          | 981.00    | PAID |
| Inv. # 349640              |            | 70110 Management Fee                                     | 981.00   | Operating |      |
| 151                        | 12/7/2018  | <b>VIRGINIA LIPMAN</b>                                   |          | 320.00    | PAID |
| Inv. # 11/14/18-11/28/18   |            | 82500 Janitorial Services                                | 320.00   | Operating |      |
| 152                        | 12/11/2018 | <b>UNIWASHER, INC.</b>                                   |          | 143.64    | PAID |
| Inv. # 81108-REP.SWITCH    |            | 74160 R&M-General  | 143.64   | Operating |      |
| 153                        | 12/11/2018 | <b>ALL FLORIDA POOL &amp; SPA CENTER</b>                 |          | 144.00    | PAID |
| Inv. # 522418-POOL REPAIRS |            | 80200 Pool Repairs                                       | 144.00   | Operating |      |
| 154                        | 12/11/2018 | <b>AMAYA MAINTENANCE LANDSCAPING</b>                     |          | 150.00    | PAID |
| Inv. # 271128-LAWN         |            | 78100 Lawn Maintenance                                   | 150.00   | Operating |      |
| 155                        | 12/11/2018 | <b>CHARLES LIPMAN</b>                                    |          | 30.00     | PAID |
| Inv. # GAS REIMBURSEMENT   |            | 74170 R&M-Supplies                                       | 30.00    | Operating |      |
| 156                        | 12/11/2018 | <b>OTIS ELEVATOR COMPANY</b>                             |          | 1,233.79  | PAID |
| Inv. # TAO05223XC18        |            | 82650 Elevator Maint. Contract                           | 1,233.79 | Operating |      |

# AP Check Register with Detail

Check Date 12/1/2018 To 12/31/2018 11:59:00 PM

## Brickell 25 Condominium

|                                |            |  |  |                               |                  |
|--------------------------------|------------|--|--|-------------------------------|------------------|
| 157                            | 12/11/2018 | <b>BUG OFF EXTERMINATORS</b>                           |  | 155.00                        | PAID             |
| Inv. # 920784                  |            | 78300 Pest Control/Spraying                            |  | 155.00                        | Operating        |
| 158                            | 12/11/2018 | <b>VIRGINIA LIPMAN</b>                                 |  | 150.00                        | PAID             |
| Inv. # 12-7-18CHRTMAS BON      |            | 71010 Salaries - General                               |  | 150.00                        | Operating        |
| 160                            | 12/11/2018 | <b>Vesta Property Services, Inc.</b>                   |  | 157.25                        | PAID             |
| Inv. # 350129                  |            | 70280 Postage & Printing                               |  | 157.25                        | Operating        |
| 161                            | 12/11/2018 | <b>ALL FLORIDA POOL &amp; SPA CENTER</b>               |  | 194.00                        | PAID             |
| Inv. # 519437-1 POOL           |            | 80100 Pool Maintenance                                 |  | 194.00                        | Operating        |
| 162                            | 12/11/2018 | <b>CHARLES LIPMAN</b>                                  |  | 800.00                        | PAID             |
| Inv. # 12-7-18CHRISTMAS BC     |            | 71010 Salaries - General                               |  | 800.00                        | Operating        |
| 163                            | 12/11/2018 | <b>Vesta Property Services, Inc.</b>                   |  | 106.56                        | PAID             |
| Inv. # 350300                  |            | 70280 Postage & Printing                               |  | 106.56                        | Operating        |
| 164                            | 12/18/2018 | <b>VIRGINIA LIPMAN</b>                                 |  | 320.00                        | PAID             |
| Inv. # 12/03/18-12/11/18 JANIT |            | 82500 Janitorial Services                              |  | 320.00                        | Operating        |
| 165                            | 12/18/2018 | <b>CITY OF MIAMI FINANCE DEPT.</b>                     |  | 411.72                        | PAID             |
| Inv. # 9240922-4009634         |            | 70240 Dues & License                                   |  | 411.72                        | Operating        |
| 166                            | 12/18/2018 | <b>CNA Insurance</b>                                   |  | 1,851.00                      | PAID             |
| Inv. # 0019612151              |            | 12000 Prepaid Insurance                                |  | 1,851.00                      | Operating        |
| 167                            | 12/27/2018 | <b>HOME DEPOT CREDIT SERVICES, INC.</b>                |  | 183.91                        | PAID             |
| Inv. # 603532253190809         |            | 74170 R&M-Supplies<br>Repairs and maintenance supplies |  | 183.91                        | Operating        |
| 168                            | 12/27/2018 | <b>UNIWASHER, INC.</b>                                 |  | 1,310.75                      | PAID             |
| Inv. # 6433                    |            | 74160 R&M-General<br>WASHER SPEED QUEEN TOP REPAIR     |  | 1,310.75                      | Operating        |
| 169                            | 12/27/2018 | <b>ALL FLORIDA POOL &amp; SPA CENTER</b>               |  | 352.50                        | PAID             |
| Inv. # 523206-1                |            | 80200 Pool Repairs<br>REPLACED DRAIN COVER             |  | 352.50                        | Operating        |
| 121018                         | 12/10/2018 | <b>WASTE CONNECTIONS OF FLORIDA</b>                    |  | 2,223.08                      | PAID             |
| Inv. # 2150282                 |            | 82300 Trash Collection                                 |  | 2,223.08                      | Operating        |
| 121118                         | 12/11/2018 | <b>FPL ENERGY SERVICES</b>                             |  | 1,270.03                      | PAID             |
| Inv. # 18066-72067 FPL         |            | 72100 Electricity                                      |  | 1,270.03                      | Operating        |
|                                |            |  |  | <b>Total</b>                  | <b>16,909.84</b> |
|                                |            |  |  | <b>Voided</b>                 | <b>0.00</b>      |
|                                |            |  |  | <b>Operating-CAB TOTAL \$</b> | <b>16,909.84</b> |

# Delinquent Owners Report

Tuesday, January 29, 2019

9:09

Posted Date 12/31/2018

## Brickell 25 Condominium

| Acct #        | Status | Resident Contact                         | Current | 30 - 59 Days | 60 - 89 Days | >90 Days | Balance  |
|---------------|--------|--|---------|--------------|--------------|----------|----------|
| 41725         | Owner  | Sent to Attorne PELLIGRINI,SANTIAGO PELL | 0.00    | 616.61       | 616.61       | 1,594.73 | 2,827.95 |
| 41721         | Owner  | SUAREZ,XAVIER & RITA                     | 0.00    | 1,192.72     | 131.64       | 150.00   | 1,474.36 |
| 41747         | Owner  | STALEY,Maria                             | 0.00    | 562.10       | 0.00         | 0.00     | 562.10   |
| 41738         | Owner  | RAIN,SOFIA                               | 0.00    | 130.82       | 0.00         | 0.00     | 130.82   |
| 41717         | Owner  | CAMPS,Lourdes                            | 0.00    | 25.00        | 25.00        | 25.00    | 75.00    |
| 41729         | Owner  | JIMENEZ,JOSE                             | 0.00    | 0.00         | 0.00         | 49.82    | 49.82    |
| 41754         | Owner  | ALJOBIN,CALLETANA                        | 0.00    | 0.00         | 0.00         | 35.00    | 35.00    |
| 41727         | Owner  | SUAREZ,PAOLA                             | 0.00    | 0.00         | 0.00         | 25.00    | 25.00    |
| 41730         | Owner  | OSORIO,ALEJANDRO                         | 0.00    | 0.00         | 0.00         | 5.00     | 5.00     |
| 41740         | Owner  | QUINTAL INVESTMENTS,LTD                  | 0.00    | 0.01         | 0.00         | 0.00     | 0.01     |
| 41744         | Owner  | ESTEVEZ,Aurora                           | 0.00    | 0.01         | 0.00         | 0.00     | 0.01     |
| <b>Count:</b> | 11     |  | 0.00    | 2,527.27     | 773.25       | 1,884.55 | 5,185.07 |

### Property Totals

| # Units | # Builder | # Resident | # Owners | # Tenants | Owner Ratio |
|---------|-----------|------------|----------|-----------|-------------|
| 37      | 0         | 37         | 25       | 12        | 67.57%      |

### Charge Code Summary

| Description   | G/L Acct # | Amount          |
|---------------|------------|-----------------|
| 01 Late Fee   | 11000      | 704.83          |
| 02 NSF        | 11000      | 10.00           |
| A1 Assessment | 11000      | 4,470.24        |
|               |            | <u>5,185.07</u> |

**Brickell 25, A Condominium Association**  
**Prepaid Insurance Schedule**  
**December 31, 2018**

| <b>Prepaid Insurance</b>     |                                 |               |                  |                      |            |                      |                 |                  |                  |                       |
|------------------------------|---------------------------------|---------------|------------------|----------------------|------------|----------------------|-----------------|------------------|------------------|-----------------------|
| GL                           | Description of Policy           | Period        |                  | 2018-2019<br>Premium | Renewal    | Adjustment<br>Refund | CPA Adj         | Expensed         | Prepaid Bal      | Comments              |
|                              |                                 | From          | To               |                      |            |                      |                 |                  |                  |                       |
| 70140                        | Gen Liab/Philadelphia Indemnity | 05/07/18      | 05/07/19         | 6,111.00             |            |                      | -               | 3,967.97         | 2,143.03         |                       |
| 70145                        | Property/Lexington Insurance    | 05/07/18      | 05/07/19         | 42,080.79            |            |                      |                 | 27,323.69        | 14,757.10        |                       |
| 70155                        | Finance/Doc&Stamps              | 05/07/18      | 05/07/19         | 1,980.39             |            |                      |                 | 1,285.90         | 694.49           |                       |
| 70150                        | Umbrella/Kevin Davis Insurance  | 05/07/18      | 05/07/19         | 1,604.00             |            |                      |                 | 1,041.51         | 562.49           |                       |
| 70180                        | D&O/Graham Insurance Group      | 05/07/18      | 05/07/19         | 943.00               |            |                      |                 | 612.31           | 330.69           |                       |
| 70190                        | Fidelity/Crime/Travelers        | 05/07/18      | 05/07/19         | 559.00               |            |                      |                 | 362.99           | 196.01           |                       |
| 70195                        | Glass/Seacoast Underwriters     | 05/07/18      | 05/07/19         | 1,869.00             |            |                      |                 | 1,213.59         | 655.41           |                       |
| 70165                        | Flood/Hartford Insurance        | 05/07/18      | 05/07/19         | 33,989.00            |            |                      |                 | 22,069.59        | 11,919.41        |                       |
| 70170                        | Worker's Comp/CNA Insurance     | 01/04/18      | 01/04/19         | 4,046.00             |            |                      |                 | 2,156.93         | 1,889.07         |                       |
| <b>Total</b>                 |                                 |               |                  | <b>93,182.18</b>     |            |                      | -               | <b>60,034.48</b> | <b>33,909.28</b> |                       |
| <b>Expense For the Month</b> |                                 |               |                  | <b>Remaining</b>     |            |                      |                 |                  |                  |                       |
| Description                  | Days                            | Per Day       | Total            | Days                 | Months     | Comments             |                 |                  |                  |                       |
| 70140                        | 31                              | 16.74         | 519.02           | 128                  | 4.13       |                      |                 |                  |                  |                       |
| 70145                        | 31                              | 115.29        | 3,573.98         | 128                  | 4.13       |                      |                 |                  |                  |                       |
| 70155                        | 31                              | 5.43          | 168.20           | 128                  | 4.13       |                      |                 |                  |                  |                       |
| 70150                        | 31                              | 4.39          | 136.23           | 128                  | 4.13       |                      |                 |                  |                  |                       |
| 70180                        | 31                              | 2.58          | 80.09            | 128                  | 4.13       |                      |                 |                  |                  |                       |
| 70190                        | 31                              | 1.53          | 47.48            | 128                  | 4.13       |                      |                 |                  |                  |                       |
| 70195                        | 31                              | 5.12          | 158.74           | 128                  | 4.13       |                      |                 |                  |                  |                       |
| 70165                        | 31                              | 93.12         | 2,886.74         | 128                  | 4.13       |                      |                 |                  |                  |                       |
| 70170                        | 31                              | 11.08         | 343.63           | 128                  | 4.13       |                      |                 |                  |                  |                       |
| <b>Total</b>                 |                                 | <b>255.29</b> | <b>7,914.11</b>  |                      |            |                      |                 |                  |                  |                       |
| <b>Insurance Payable</b>     |                                 |               |                  |                      |            |                      |                 |                  |                  |                       |
| 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        | <b>89,136.18</b> | 8,715.58             |            | 80,420.60            | 8,042.06        | 10               | 8                | <b>17,689.49</b>      |
| <b>Grand Total</b>           |                                 |               |                  |                      |            |                      |                 |                  |                  | <b>17,689.49</b>      |

**Brickell 25, A Condominium Association**  
**Prepaid Interest Schedule**  
**December 31, 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            | 5,871.75       | 93,182.18       |
|                           |    | 6/1/2018  | 6/30/2018  | 30            | 7,658.81       | 87,310.43       |
|                           |    | 7/1/2018  | 7/31/2018  | 31            | 7,914.10       | 79,651.62       |
|                           |    | 8/1/2018  | 8/31/2018  | 31            | 7,914.10       | 71,737.51       |
|                           |    | 9/1/2018  | 9/30/2018  | 30            | 7,658.81       | 63,823.41       |
|                           |    | 10/1/2018 | 10/31/2018 | 31            | 7,914.10       | 56,164.60       |
|                           |    | 11/1/2018 | 11/30/2018 | 30            | 7,658.81       | 48,250.50       |
|                           |    | 12/1/2018 | 12/31/2018 | 31            | 7,658.81       | 40,591.69       |
|                           |    | 1/1/2019  | 1/31/2019  | 31            | 7,914.10       | 32,677.59       |
|                           |    | 2/1/2019  | 2/28/2019  | 29            | 7,914.10       | 24,763.48       |
|                           |    | 3/1/2019  | 3/31/2019  | 29            | 7,403.52       | 17,359.97       |
|                           |    | 4/1/2019  | 4/30/2019  | 31            | 7,914.10       | 9,445.86        |
|                           |    | 5/1/2019  | 5/6/2019   | 30            | 7,658.81       | 1,787.06        |
|                           |    |           |            | 7             | 1,787.06       | 0.00            |
| <b>Total</b>              |    |           |            | <b>365</b>    |                |                 |

**Brickell 25, Inc., A Condominium Association**  
**Accumulated Depreciation GL 14500**  
**December 31, 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<br>1 thru 12            |                    | \$ 1,511.76           |
| Depreciation         | Pool Furniture<br>13 thru 60 | 01/31/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>14 thru 60 | 02/28/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>15 thru 60 | 03/31/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>16 thru 60 | 04/30/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>17 thru 60 | 05/31/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>18 thru 60 | 06/30/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>19 thru 60 | 07/31/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>20 thru 60 | 08/31/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>21 thru 60 | 09/30/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>22 thru 60 | 10/31/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>23 thru 60 | 11/30/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>24 thru 60 | 12/31/15           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>25 thru 60 | 01/31/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>26 thru 60 | 02/29/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>27 thru 60 | 03/31/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>28 thru 60 | 04/30/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>29 thru 60 | 05/31/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>30 thru 60 | 06/01/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>31 thru 60 | 07/01/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>32 thru 60 | 08/01/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>33 thru 60 | 09/01/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>34 thru 60 | 10/01/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>35 thru 60 | 11/01/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>36 thru 60 | 12/01/16           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>37 thru 60 | 01/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>38 thru 60 | 02/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>39 thru 60 | 03/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>40 thru 60 | 04/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>41 thru 60 | 05/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>42 thru 60 | 06/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>43 thru 60 | 07/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>44 thru 60 | 08/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>45 thru 60 | 09/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>46 thru 60 | 10/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>47 thru 60 | 11/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>48 thru 60 | 12/01/17           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>49 thru 60 | 01/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>50 thru 60 | 02/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>51 thru 60 | 03/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>52 thru 60 | 04/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>53 thru 60 | 05/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>54 thru 60 | 06/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>55 thru 60 | 07/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>56 thru 60 | 08/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>57 thru 60 | 09/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>58 thru 60 | 10/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>59 thru 60 | 11/01/18           | \$ (125.98)           |
| Depreciation         | Pool Furniture<br>60 thru 60 | 12/01/18           | \$ (124.98)           |
| <b>Total</b>         |                              |                    | <b>\$ (27,680.18)</b> |

**Capital Improvement**

| <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> |



**Brickell 25 Condominium**  
**Bank Reconciliation Expanded Detail Consolidated**

Bank: Reserve -CAB Account: \*\*\*\*\*2344

Statement Date: 12/31/2018

Linked Statement: NONE

G/L Balance: 624.18  
Statement Balance: 624.18

| Item     | Date       | Check #                              | Amount                    | Balance       |
|----------|------------|--------------------------------------|---------------------------|---------------|
|          |            |                                      | Previous Balance:         | 0.00          |
| GL Entry | 11/30/2018 |                                      | 623.97                    | 623.97        |
| Interest | 12/31/2018 |                                      | 0.21                      | 624.18        |
|          |            | <b>Total Deposits / Adjustments:</b> | <b>624.18</b>             |               |
|          |            |                                      | <b>Statement Balance:</b> | <b>624.18</b> |

**Outstanding Items:**

| Check # | Date | Reference | Uncleared Checks |
|---------|------|-----------|------------------|
|---------|------|-----------|------------------|

**Bank Reconciliation Summary: Reserve -CAB Account: \*\*\*\*\*2344**

|                             |        |
|-----------------------------|--------|
| G/L Balance:                | 624.18 |
| Uncleared Checks, Credits:  | 0.00   |
| Uncleared Deposits, Debits: | 0.00   |
| G/L Difference:             | 624.18 |
| Statement Balance:          | 624.18 |
| G/L and Balance 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



12-31-18  
 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         | 11-30-18 | 623.97 |
| +Deposits/Credits        |          | .00    |
| -Checks/Debits           |          | .00    |
| -Service Charge          |          | .00    |
| +Interest Paid           |          | .21    |
| Current Balance          |          | 624.18 |
| Days in Statement Period | 31       |        |

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

|   |      |
|---|------|
| Interest Earned From 12/01/18 To 12/31/18 |      |
| Days in Period                            | 31   |
| Interest Earned                           | .21  |
| Annual Percentage Yield Earned            | .40  |
| Interest Paid this Year                   | 1.50 |
| Interest Withheld this Year               | .00  |

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

| Date  | Description   | Amount |
|-------|---------------|--------|
| 12-31 | Interest Pymt | .21    |

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

| Date  | Balance | Date  | Balance |
|-------|---------|-------|---------|
| 11-30 | 623.97  | 12-31 | 624.18  |

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

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

END OF STATEMENT

# AP Aging Detail Accrual

Tuesday, January 29, 2019 9:09:20 AM

Posted 12/31/2018

## Brickell 25 Condominium

| Vendor   | Date       | Invoice #   |                                  | Current         | 31-60       | 61-90       | Over 90     |
|--|------------|-------------|----------------------------------|-----------------|-------------|-------------|-------------|
| <b>10102 Operating-CAB *****0378</b>                           |            |             |                                  |                 |             |             |             |
| FPL ENERGY SERVICES  | 12/31/2018 | 18066-72067 | NOV29-DEC29 #18066-72067 FPL /   | 1,112.09        | 0.00        | 0.00        | 0.00        |
| MIAMI-DADE WATER AN  | 12/31/2018 | 7558352200  | 11/09-12/13/18- #7558352200 WATE | 1,601.56        | 0.00        | 0.00        | 0.00        |
| MIAMI-DADE WATER AN  | 12/31/2018 | 8558352200  | 11/09-12/13/19-#8558352200 WATE  | 12.65           | 0.00        | 0.00        | 0.00        |
| <b>10102 Operating-CAB *****0378 Totals:</b>                   |            |             |                                  | <b>2,726.30</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |
| <b>10102 Operating-CAB *****0378 Cash Balance: \$13,143.26</b> |            |             |                                  |                 |             |             |             |
| <b>AP Total: \$2,726.30</b>                                    |            |             |                                  |                 |             |             |             |
| <b>Available Cash Balance: \$10,416.96</b>                     |            |             |                                  |                 |             |             |             |
| <br><b>12501 Reserve -CAB *****2344</b>                        |            |             |                                  |                 |             |             |             |
| <b>12501 Reserve -CAB *****2344 Totals:</b>                    |            |             |                                  | <b>0.00</b>     | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |
| <b>12501 Reserve -CAB *****2344 Cash Balance: \$624.18</b>     |            |             |                                  |                 |             |             |             |
| <br><b>Brickell 25 Condominium Totals:</b>                     |            |             |                                  | <b>2,726.30</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |
| <b>Total: \$2,726.30</b>                                       |            |             |                                  |                 |             |             |             |

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

| <b>Description</b> | <b>Expense</b> | <b>Posted Date</b> | <b>Amount</b>   |
|--------------------|----------------|--------------------|-----------------|
| Amaya Landscape    | Lawn Service   | 12/31/2018         | \$150.00        |
| <b>Total</b>       |                |                    | <b>\$150.00</b> |

# Prepaid Owners Report

Tuesday, January 29, 2019

9:09

Posted Date 12/31/2018

## Brickell 25 Condominium

| Acct #        | Status | Resident Contact          | Current   | 30 - 59 Days | 60 - 89 Days | >90 Days | Balance   |
|---------------|--------|---------------------------|-----------|--------------|--------------|----------|-----------|
| 41736         | Owner  | YOPRIME LLC A FLORID,LIMI | -0.48     | 0.00         | 0.00         | 0.00     | -0.48     |
| 41722         | Owner  | YOUNG,Brian & Pamela      | -25.01    | 0.00         | 0.00         | 0.00     | -25.01    |
| 41718         | Owner  | ALFODARI,MOHAMMED         | -50.00    | 0.00         | 0.00         | 0.00     | -50.00    |
| 41762         | Owner  | URREA,STELLA              | -50.00    | 0.00         | 0.00         | 0.00     | -50.00    |
| 41752         | Owner  | SALLES,MARCELO & MIRIAM   | 0.00      | -117.18      | 0.00         | 0.00     | -117.18   |
| 41759         | Owner  | CAMPS,BRYAN               | -267.01   | 0.00         | 0.00         | 0.00     | -267.01   |
| 41723         | Owner  | DAVILA,JORGE              | -531.99   | 0.00         | 0.00         | 0.00     | -531.99   |
| 41743         | Owner  | THOMAS,James & Vera       | -591.61   | 0.00         | 0.00         | 0.00     | -591.61   |
| 41726         | Owner  | EDISWEET,LLC              | -582.52   | -50.00       | 0.00         | 0.00     | -632.52   |
| 41753         | Owner  | ALBERNY,MATILDE           | -684.46   | 0.00         | 0.00         | 0.00     | -684.46   |
| 41742         | Owner  | MILTON,Joseph             | -741.02   | 0.00         | 0.00         | 0.00     | -741.02   |
| 41746         | Owner  | EDISWEET,LLC              | -748.53   | 0.00         | 0.00         | 0.00     | -748.53   |
| 41745         | Owner  | KELLY,Tony & Patsy        | 0.00      | 0.00         | 0.00         | -755.00  | -755.00   |
| 41719         | Owner  | ARGYLE FINANCE LTD,       | -1,131.55 | 0.00         | 0.00         | 0.00     | -1,131.55 |
| 41728         | Owner  | YARUR,YOLANDA             | -687.37   | -609.69      | -573.07      | 0.00     | -1,870.13 |
| <b>Count:</b> | 15     |                           | -6,091.55 | -776.87      | -573.07      | -755.00  | -8,196.49 |

### Property Totals

| # Units | # Builder | # Resident | # Owners | # Tenants | Owner Ratio |
|---------|-----------|------------|----------|-----------|-------------|
| 37      | 0         | 37         | 25       | 12        | 67.57%      |

### Charge Code Summary

| Description | G/L Acct # | Amount    |
|-------------|------------|-----------|
| PP          | 10102      | -8,196.49 |
|             |            | -8,196.49 |

GL Trial Balance B/fwd

Tuesday, January 29, 2019

9:09

Posted 12/1/2018 To 12/31/2018 11:59:00 PM

Brickell 25 Condominium

| Posted                               | Transaction | Source | Note  | Debit    | Credit   | Balance          |
|--------------------------------------|-------------|--------|---|----------|----------|------------------|
| <b>Operating</b>                     |             |        |   |          |          |                  |
| <b>10102 Operating-CAB *****0378</b> |             |        |   |          |          | <b>16,223.73</b> |
| 12/1/2018                            | 12/1/2018   | A/P    | Vendor: CORAL WAY LOCKSMITH CORP. Voucher: :          |          | 149.80   | 16,073.93        |
| 12/3/2018                            | 12/3/2018   | A/R    | Acct#: 41743 Posted: 12/03/18 Code: PP Source: Batc   | 591.61   |          | 16,665.54        |
| 12/3/2018                            | 12/3/2018   | A/R    | Acct#: 41740 Posted: 12/03/18 Code: PP Source: Batc   | 645.85   |          | 17,311.39        |
| 12/4/2018                            | 12/4/2018   | A/R    | Acct#: 41754 Posted: 12/04/18 Code: PP Source: Lock   | 702.70   |          | 18,014.09        |
| 12/4/2018                            | 12/4/2018   | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/04/ |          | 981.00   | 17,033.09        |
| 12/4/2018                            | 12/4/2018   | A/P    | Vendor: DBPR-DIVISION OF FLORIDA LAND Vouche          |          | 148.00   | 16,885.09        |
| 12/4/2018                            | 12/4/2018   | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12       |          | 7.83     | 16,877.26        |
| 12/4/2018                            | 12/4/2018   | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12       |          | 403.50   | 16,473.76        |
| 12/4/2018                            | 12/4/2018   | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/04/ |          | 149.00   | 16,324.76        |
| 12/4/2018                            | 12/4/2018   | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/04/18 Invoice      |          | 59.00    | 16,265.76        |
| 12/4/2018                            | 12/4/2018   | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             |          | 1,649.40 | 14,616.36        |
| 12/4/2018                            | 12/4/2018   | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             |          | 12.65    | 14,603.71        |
| 12/5/2018                            | 12/5/2018   | A/R    | Acct#: 41717 Posted: 12/05/18 Code: PP Source: Lock   | 669.11   |          | 15,272.82        |
| 12/6/2018                            | 12/6/2018   | A/R    | Acct#: 41734 Posted: 12/06/18 Code: PP Source: Lock   | 627.78   |          | 15,900.60        |
| 12/7/2018                            | 12/7/2018   | A/R    | Acct#: 41722 Posted: 12/07/18 Code: PP Source: Lock   | 1,167.73 |          | 17,068.33        |
| 12/7/2018                            | 12/7/2018   | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/07/18 Invoice     |          | 320.00   | 16,748.33        |
| 12/10/2018                           | 12/10/2018  | A/P    | Vendor: WASTE CONNECTIONS OF FLORIDA Voucl            |          | 2,223.08 | 14,525.25        |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41728 Posted: 12/10/18 Code: PP Source: Lock   | 687.37   |          | 15,212.62        |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41748 Posted: 12/10/18 Code: PP Source: Lock   | 591.61   |          | 15,804.23        |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock   | 573.52   |          | 16,377.75        |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock   | 25.00    |          | 16,402.75        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/11/ |          | 157.25   | 16,245.50        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/11/ |          | 106.56   | 16,138.94        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/11/18 Invoice      |          | 800.00   | 15,338.94        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: FPL ENERGY SERVICES Voucher: 12/11/18         |          | 1,270.03 | 14,068.91        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: UNIWASHER, INC. Voucher: 12/11/18 Invoice     |          | 143.64   | 13,925.27        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/11/18 Invoice     |          | 150.00   | 13,775.27        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/11/18 Invoice      |          | 30.00    | 13,745.27        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: AMAYA MAINTENANCE LANDSCAPING Vo              |          | 150.00   | 13,595.27        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: BUG OFF EXTERMINATORS Voucher: 12/11          |          | 155.00   | 13,440.27        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER Voucl           |          | 194.00   | 13,246.27        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER Voucl           |          | 144.00   | 13,102.27        |
| 12/11/2018                           | 12/11/2018  | A/P    | Vendor: OTIS ELEVATOR COMPANY Voucher: 12/11          |          | 1,233.79 | 11,868.48        |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41721 Posted: 12/12/18 Code: PP Source: Lock   | 1,167.75 |          | 13,036.23        |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41759 Posted: 12/12/18 Code: PP Source: Lock   | 625.19   |          | 13,661.42        |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41733 Posted: 12/12/18 Code: PP Source: Lock   | 625.19   |          | 14,286.61        |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41762 Posted: 12/12/18 Code: PP Source: Lock   | 720.78   |          | 15,007.39        |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41742 Posted: 12/12/18 Code: PP Source: Lock   | 645.85   |          | 15,653.24        |
| 12/17/2018                           | 12/17/2018  | A/R    | Acct#: 41723 Posted: 12/17/18 Code: PP Source: Lock   | 1,300.00 |          | 16,953.24        |
| 12/18/2018                           | 12/18/2018  | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/18/18 Invoice     |          | 320.00   | 16,633.24        |
| 12/18/2018                           | 12/18/2018  | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12       |          | 411.72   | 16,221.52        |
| 12/18/2018                           | 12/18/2018  | A/P    | Vendor: CNA Insurance Voucher: 12/18/18 Invoice #: C  |          | 1,851.00 | 14,370.52        |
| 12/19/2018                           | 12/19/2018  | A/P    | Vendor: COMCAST Voucher: 12/19/18 Memo: Bulk Ca       |          | 1,842.43 | 12,528.09        |
| 12/21/2018                           | 12/21/2018  | A/R    | Acct#: 41744 Posted: 12/21/18 Code: PP Source: Lock   | 573.52   |          | 13,101.61        |
| 12/24/2018                           | 12/24/2018  | A/R    | Acct#: 41751 Posted: 12/24/18 Code: PP Source: Lock   | 682.03   |          | 13,783.64        |
| 12/24/2018                           | 12/24/2018  | A/R    | Acct#: 41746 Posted: 12/24/18 Code: PP Source: Lock   | 748.53   |          | 14,532.17        |
| 12/24/2018                           | 12/24/2018  | A/R    | Acct#: 41726 Posted: 12/24/18 Code: PP Source: Lock   | 582.52   |          | 15,114.69        |
| 12/24/2018                           | 12/24/2018  | A/R    | Acct#: 41729 Posted: 12/24/18 Code: PP Source: Lock   | 552.86   |          | 15,667.55        |
| 12/26/2018                           | 12/26/2018  | A/R    | Acct#: 41718 Posted: 12/26/18 Code: PP Source: Lock   | 715.62   |          | 16,383.17        |
| 12/26/2018                           | 12/26/2018  | A/R    | Acct#: 41720 Posted: 12/26/18 Code: PP Source: Lock   | 1,131.55 |          | 17,514.72        |
| 12/26/2018                           | 12/26/2018  | A/R    | Acct#: 41763 Posted: 12/26/18 Code: PP Source: Lock   | 720.78   |          | 18,235.50        |
| 12/26/2018                           | 12/26/2018  | A/R    | Acct#: 41755 Posted: 12/26/18 Code: PP Source: Lock   | 702.70   |          | 18,938.20        |
| 12/26/2018                           | 12/26/2018  | A/R    | Acct#: 41749 Posted: 12/26/18 Code: PP Source: Lock   | 682.03   |          | 19,620.23        |

GL Trial Balance B/fwd

Tuesday, January 29, 2019

9:09

Posted 12/1/2018 To 12/31/2018 11:59:00 PM

Brickell 25 Condominium

| Posted                           | Transaction | Source | Note  | Debit     | Credit    | Balance         |
|----------------------------------|-------------|--------|---|-----------|-----------|-----------------|
| <b>Operating</b>                 |             |        |   |           |           |                 |
| 12/26/2018                       | 12/26/2018  | A/R    | Acct#: 41730 Posted: 12/26/18 Code: PP Source: Lock | 534.77    |           | 20,155.00       |
| 12/26/2018                       | 12/26/2018  | A/R    | Acct#: 41756 Posted: 12/26/18 Code: PP Source: Lock | 643.28    |           | 20,798.28       |
| 12/26/2018                       | 12/26/2018  | A/R    | Acct#: 41764 Posted: 12/26/18 Code: PP Source: Lock | 663.95    |           | 21,462.23       |
| 12/26/2018                       | 12/26/2018  | A/R    | Acct#: 41724 Posted: 12/26/18 Code: PP Source: Lock | 496.02    |           | 21,958.25       |
| 12/26/2018                       | 12/26/2018  | A/R    | Acct#: 41727 Posted: 12/26/18 Code: PP Source: Lock | 609.69    |           | 22,567.94       |
| 12/26/2018                       | 12/26/2018  | A/R    | Acct#: 41736 Posted: 12/26/18 Code: PP Source: Lock | 573.53    |           | 23,141.47       |
| 12/26/2018                       | 12/26/2018  | A/R    | Acct#: 41719 Posted: 12/26/18 Code: PP Source: Batc | 1,131.55  |           | 24,273.02       |
| 12/27/2018                       | 12/27/2018  | A/R    | Acct#: 41717 Posted: 12/27/18 Code: PP Source: Lock | 669.11    |           | 24,942.13       |
| 12/27/2018                       | 12/27/2018  | A/P    | Vendor: HOME DEPOT CREDIT SERVICES, INC. Voi        |           | 183.91    | 24,758.22       |
| 12/27/2018                       | 12/27/2018  | A/P    | Vendor: UNIWASHER, INC. Voucher: 12/27/18 Memo:     |           | 1,310.75  | 23,447.47       |
| 12/27/2018                       | 12/27/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER Vouch         |           | 352.50    | 23,094.97       |
| 12/28/2018                       | 12/28/2018  | A/R    | Acct#: 41753 Posted: 12/28/18 Code: PP Source: Lock | 684.46    |           | 23,779.43       |
| 12/31/2018                       | 12/31/2018  | A/R    | Acct#: 41742 Posted: 12/31/18 Code: PP Source: Lock | 728.15    |           | 24,507.58       |
| 12/31/2018                       | 12/31/2018  | G/L    | First Insurance                                     |           | 8,042.06  | 16,465.52       |
| 12/31/2018                       | 12/31/2018  | G/L    | First Insurance                                     |           | 8,042.06  | 8,423.46        |
| 12/31/2018                       | 12/31/2018  | G/L    | ADP Wage Pay  |           | 1,317.95  | 7,105.51        |
| 12/31/2018                       | 12/31/2018  | G/L    | ADP Payroll Taxes                                   |           | 305.42    | 6,800.09        |
| 12/31/2018                       | 12/31/2018  | G/L    | ADP Payroll Fees                                    |           | 86.59     | 6,713.50        |
| 12/31/2018                       | 12/31/2018  | G/L    | ADP Wage Pay  |           | 1,842.43  | 4,871.07        |
| 12/31/2018                       | 12/31/2018  | G/L    | ADP Payroll Taxes                                   |           | 266.71    | 4,604.36        |
| 12/31/2018                       | 12/31/2018  | G/L    | ADP Payroll Fees                                    |           | 86.59     | 4,517.77        |
| 12/31/2018                       | 12/31/2018  | G/L    | ATT   |           | 294.69    | 4,223.08        |
| 12/31/2018                       | 12/31/2018  | G/L    | Rev. ADP Wage Pay                                   | 1,842.43  |           | 6,065.51        |
| 12/31/2018                       | 12/31/2018  | G/L    | ADP Wage Pay  |           | 1,193.02  | 4,872.49        |
| 12/31/2018                       | 12/31/2018  | G/L    | Adjusting Check 149                                 | 77.96     |           | 4,950.45        |
| 12/31/2018                       | 12/31/2018  | G/L    | Adjusted Begining GL 113018                         | 8,191.86  |           | 13,142.31       |
| 12/31/2018                       | 12/31/2018  | G/L    | Bank Reconcile: Interest Earned                     | 0.95      |           | 13,143.26       |
|                                  |             |        | Net Change: (3,080.47)                              | 35,306.89 | 38,387.36 | 13,143.26       |
|                                  |             |        |   |           |           | <b>5,168.18</b> |
| <b>11000 Accounts Receivable</b> |             |        |   |           |           |                 |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41717 Posted: 12/01/18 Code: A1 Assessment   | 669.11    |           | 5,837.29        |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41718 Posted: 12/01/18 Code: A1 Assessment   | 715.62    |           | 6,552.91        |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41719 Posted: 12/01/18 Code: A1 Assessment   | 1,131.55  |           | 7,684.46        |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41720 Posted: 12/01/18 Code: A1 Assessment   | 1,131.55  |           | 8,816.01        |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41721 Posted: 12/01/18 Code: A1 Assessment   | 1,167.72  |           | 9,983.73        |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41722 Posted: 12/01/18 Code: A1 Assessment   | 1,167.72  |           | 11,151.45       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41723 Posted: 12/01/18 Code: A1 Assessment   | 1,201.30  |           | 12,352.75       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41724 Posted: 12/01/18 Code: A1 Assessment   | 496.02    |           | 12,848.77       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41725 Posted: 12/01/18 Code: A1 Assessment   | 591.61    |           | 13,440.38       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41726 Posted: 12/01/18 Code: A1 Assessment   | 516.69    |           | 13,957.07       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41727 Posted: 12/01/18 Code: A1 Assessment   | 609.69    |           | 14,566.76       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41728 Posted: 12/01/18 Code: A1 Assessment   | 609.69    |           | 15,176.45       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41729 Posted: 12/01/18 Code: A1 Assessment   | 552.86    |           | 15,729.31       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41730 Posted: 12/01/18 Code: A1 Assessment   | 534.77    |           | 16,264.08       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41733 Posted: 12/01/18 Code: A1 Assessment   | 625.19    |           | 16,889.27       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41734 Posted: 12/01/18 Code: A1 Assessment   | 627.78    |           | 17,517.05       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41736 Posted: 12/01/18 Code: A1 Assessment   | 573.53    |           | 18,090.58       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41738 Posted: 12/01/18 Code: A1 Assessment   | 552.86    |           | 18,643.44       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41740 Posted: 12/01/18 Code: A1 Assessment   | 645.86    |           | 19,289.30       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41742 Posted: 12/01/18 Code: A1 Assessment   | 645.86    |           | 19,935.16       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41743 Posted: 12/01/18 Code: A1 Assessment   | 591.61    |           | 20,526.77       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41744 Posted: 12/01/18 Code: A1 Assessment   | 573.53    |           | 21,100.30       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41745 Posted: 12/01/18 Code: A1 Assessment   | 663.95    |           | 21,764.25       |
| 12/1/2018                        | 12/1/2018   | A/R    | Acct#: 41746 Posted: 12/01/18 Code: A1 Assessment   | 663.95    |           | 22,428.20       |

# GL Trial Balance B/fwd

Tuesday, January 29, 2019

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## Brickell 25 Condominium

| Posted           | Transaction | Source | Note  | Debit  | Credit   | Balance   |
|------------------|-------------|--------|---|--------|----------|-----------|
| <b>Operating</b> |             |        |   |        |          |           |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41747 Posted: 12/01/18 Code: A1 Assessment   | 607.11 |          | 23,035.31 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41748 Posted: 12/01/18 Code: A1 Assessment   | 591.61 |          | 23,626.92 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41749 Posted: 12/01/18 Code: A1 Assessment   | 682.03 |          | 24,308.95 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41751 Posted: 12/01/18 Code: A1 Assessment   | 682.03 |          | 24,990.98 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41752 Posted: 12/01/18 Code: A1 Assessment   | 625.19 |          | 25,616.17 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41753 Posted: 12/01/18 Code: A1 Assessment   | 607.11 |          | 26,223.28 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41754 Posted: 12/01/18 Code: A1 Assessment   | 702.70 |          | 26,925.98 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41755 Posted: 12/01/18 Code: A1 Assessment   | 702.70 |          | 27,628.68 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41756 Posted: 12/01/18 Code: A1 Assessment   | 643.28 |          | 28,271.96 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41759 Posted: 12/01/18 Code: A1 Assessment   | 625.19 |          | 28,897.15 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41762 Posted: 12/01/18 Code: A1 Assessment   | 720.78 |          | 29,617.93 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41763 Posted: 12/01/18 Code: A1 Assessment   | 720.78 |          | 30,338.71 |
| 12/1/2018        | 12/1/2018   | A/R    | Acct#: 41764 Posted: 12/01/18 Code: A1 Assessment   | 663.95 |          | 31,002.66 |
| 12/4/2018        | 12/4/2018   | A/R    | Acct#: 41754 Posted: 12/04/18 Code: PP Source: Lock |        | 702.70   | 30,299.96 |
| 12/5/2018        | 12/5/2018   | A/R    | Acct#: 41717 Posted: 12/05/18 Code: PP Source: Lock |        | 669.11   | 29,630.85 |
| 12/6/2018        | 12/6/2018   | A/R    | Acct#: 41734 Posted: 12/06/18 Code: PP Source: Lock |        | 627.78   | 29,003.07 |
| 12/7/2018        | 12/7/2018   | A/R    | Acct#: 41722 Posted: 12/07/18 Code: PP Source: Lock |        | 1,142.72 | 27,860.35 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41748 Posted: 12/10/18 Code: PP Source: Lock |        | 591.61   | 27,268.74 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 298.53   | 26,970.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,945.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,920.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,895.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,870.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,845.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,820.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,795.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,770.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,745.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 25.00    | 26,720.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 24.99    | 26,695.22 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 0.01     | 26,695.21 |
| 12/10/2018       | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |        | 24.99    | 26,670.22 |
| 12/12/2018       | 12/12/2018  | A/R    | Acct#: 41721 Posted: 12/12/18 Code: PP Source: Lock |        | 106.66   | 26,563.56 |
| 12/12/2018       | 12/12/2018  | A/R    | Acct#: 41721 Posted: 12/12/18 Code: PP Source: Lock |        | 1,061.09 | 25,502.47 |
| 12/21/2018       | 12/21/2018  | A/R    | Acct#: 41744 Posted: 12/21/18 Code: PP Source: Lock |        | 298.52   | 25,203.95 |
| 12/21/2018       | 12/21/2018  | A/R    | Acct#: 41744 Posted: 12/21/18 Code: PP Source: Lock |        | 275.00   | 24,928.95 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41751 Posted: 12/24/18 Code: PP Source: Lock |        | 682.03   | 24,246.92 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41729 Posted: 12/24/18 Code: PP Source: Lock |        | 552.86   | 23,694.06 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41718 Posted: 11/06/18 Code: PP Source: Con' |        | 50.00    | 23,644.06 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41719 Posted: 11/06/18 Code: PP Source: Con' |        | 25.00    | 23,619.06 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41722 Posted: 11/23/18 Code: PP Source: Con' |        | 25.00    | 23,594.06 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41723 Posted: 11/15/18 Code: PP Source: Con' |        | 433.29   | 23,160.77 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41723 Posted: 12/17/18 Code: PP Source: Lock |        | 768.01   | 22,392.76 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41726 Posted: 10/26/18 Code: PP Source: Con' |        | 50.00    | 22,342.76 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41726 Posted: 11/27/18 Code: PP Source: Con' |        | 466.69   | 21,876.07 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41728 Posted: 10/10/18 Code: PP Source: Con' |        | 573.07   | 21,303.00 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41728 Posted: 10/22/18 Code: PP Source: Con' |        | 36.62    | 21,266.38 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41733 Posted: 12/12/18 Code: PP Source: Lock |        | 625.19   | 20,641.19 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41736 Posted: 11/06/18 Code: PP Source: Con' |        | 0.48     | 20,640.71 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41738 Posted: 10/30/18 Code: PP Source: Con' |        | 422.04   | 20,218.67 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41742 Posted: 10/26/18 Code: PP Source: Con' |        | 12.88    | 20,205.79 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41742 Posted: 12/12/18 Code: PP Source: Lock |        | 632.98   | 19,572.81 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41743 Posted: 04/25/18 Code: PP Source: Con' |        | 591.61   | 18,981.20 |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41745 Posted: 12/05/17 Code: PP Source: Con' |        | 663.95   | 18,317.25 |



GL Trial Balance B/fwd

Tuesday, January 29, 2019

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Brickell 25 Condominium

| Posted                                | Transaction | Source | Note  | Debit     | Credit    | Balance            |
|---------------------------------------|-------------|--------|---|-----------|-----------|--------------------|
| <b>Operating</b>                      |             |        |   |           |           |                    |
| 12/24/2018                            | 12/24/2018  | A/R    | Acct#: 41746 Posted: 11/27/18 Code: PP Source: Con'   |           | 663.95    | 17,653.30          |
| 12/24/2018                            | 12/24/2018  | A/R    | Acct#: 41747 Posted: 11/16/18 Code: PP Source: Con'   |           | 45.01     | 17,608.29          |
| 12/24/2018                            | 12/24/2018  | A/R    | Acct#: 41752 Posted: 11/28/18 Code: PP Source: Con'   |           | 625.19    | 16,983.10          |
| 12/24/2018                            | 12/24/2018  | A/R    | Acct#: 41753 Posted: 11/30/18 Code: PP Source: Con'   |           | 607.11    | 16,375.99          |
| 12/24/2018                            | 12/24/2018  | A/R    | Acct#: 41759 Posted: 11/16/18 Code: PP Source: Con'   |           | 267.01    | 16,108.98          |
| 12/24/2018                            | 12/24/2018  | A/R    | Acct#: 41759 Posted: 12/12/18 Code: PP Source: Lock   |           | 358.18    | 15,750.80          |
| 12/24/2018                            | 12/24/2018  | A/R    | Acct#: 41762 Posted: 11/16/18 Code: PP Source: Con'   |           | 50.00     | 15,700.80          |
| 12/24/2018                            | 12/24/2018  | A/R    | Acct#: 41762 Posted: 12/12/18 Code: PP Source: Lock   |           | 670.78    | 15,030.02          |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41718 Posted: 12/26/18 Code: PP Source: Lock   |           | 665.62    | 14,364.40          |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41720 Posted: 12/26/18 Code: PP Source: Lock   | 1,131.55  |           | 13,232.85          |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41763 Posted: 12/26/18 Code: PP Source: Lock   |           | 720.78    | 12,512.07          |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41755 Posted: 12/26/18 Code: PP Source: Lock   |           | 702.70    | 11,809.37          |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41749 Posted: 12/26/18 Code: PP Source: Lock   |           | 682.03    | 11,127.34          |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41730 Posted: 12/26/18 Code: PP Source: Lock   |           | 534.77    | 10,592.57          |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41756 Posted: 12/26/18 Code: PP Source: Lock   |           | 643.28    | 9,949.29           |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41764 Posted: 12/26/18 Code: PP Source: Lock   |           | 663.95    | 9,285.34           |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41724 Posted: 12/26/18 Code: PP Source: Lock   |           | 496.02    | 8,789.32           |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41727 Posted: 12/26/18 Code: PP Source: Lock   |           | 609.69    | 8,179.63           |
| 12/26/2018                            | 12/26/2018  | A/R    | Acct#: 41736 Posted: 12/26/18 Code: PP Source: Lock   |           | 573.05    | 7,606.58           |
| 12/27/2018                            | 12/27/2018  | A/R    | Acct#: 41717 Posted: 12/27/18 Code: PP Source: Lock   |           | 669.11    | 6,937.47           |
| 12/31/2018                            | 12/31/2018  | A/R    | Acct#: 41719 Posted: 01/17/19 Code: PP Source: Batc   |           | 1,106.55  | 5,830.92           |
| 12/31/2018                            | 12/31/2018  | A/R    | Acct#: 41740 Posted: 12/03/18 Code: PP Source: Batc   |           | 645.85    | 5,185.07           |
|                                       |             |        | Net Change: 16.89                                     | 25,834.48 | 25,817.59 | 5,185.07           |
| <b>12000 Prepaid Insurance</b>        |             |        |   |           |           |                    |
|                                       |             |        |   |           |           | <b>39,972.39</b>   |
| 12/18/2018                            | 12/18/2018  | A/P    | Vendor: CNA Insurance Voucher: 12/18/18 Invoice #: C  | 1,851.00  |           | 41,823.39          |
| 12/31/2018                            | 12/31/2018  | G/L    | Allocation Insurance                                  |           | 157.21    | 41,666.18          |
| 12/31/2018                            | 12/31/2018  | G/L    | Allocation Insurance                                  |           | 7,756.90  | 33,909.28          |
|                                       |             |        | Net Change: (6,063.11)                                | 1,851.00  | 7,914.11  | 33,909.28          |
| <b>14100 Capital Improvement</b>      |             |        |   |           |           |                    |
|                                       |             |        |   |           |           | <b>27,680.18</b>   |
| <b>14500 Accumulated Depreciation</b> |             |        |   |           |           |                    |
|                                       |             |        |   |           |           | <b>(27,099.70)</b> |
| 12/31/2018                            | 12/31/2018  | G/L    | Depreciation Pool Furniture                           |           | 125.98    | (27,225.68)        |
| 12/31/2018                            | 12/31/2018  | G/L    | Depreciation Pool Furniture                           |           | 455.50    | (27,681.18)        |
| 12/31/2018                            | 12/31/2018  | G/L    | Adjusted Depreciation                                 | 1.00      |           | (27,680.18)        |
|                                       |             |        | Net Change: (580.48)                                  | 1.00      | 581.48    | (27,680.18)        |
| <b>31000 Accounts Payable</b>         |             |        |   |           |           |                    |
|                                       |             |        |   |           |           | <b>0.00</b>        |
| 12/1/2018                             | 12/1/2018   | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             |           | 1,649.40  | (1,649.40)         |
| 12/1/2018                             | 12/1/2018   | A/P    | Vendor: CORAL WAY LOCKSMITH CORP. Voucher: 1          | 149.80    |           | (1,499.60)         |
| 12/1/2018                             | 12/1/2018   | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             |           | 12.65     | (1,512.25)         |
| 12/1/2018                             | 12/1/2018   | A/P    | Vendor: CORAL WAY LOCKSMITH CORP. Voucher: 1          |           | 149.80    | (1,662.05)         |
| 12/19/2018                            | 12/1/2018   | A/P    | Vendor: COMCAST Voucher: 12/19/18 Memo: Bulk Ca       |           | 1,842.43  | (3,504.48)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12       |           | 7.83      | (3,512.31)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12       |           | 403.50    | (3,915.81)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: DBPR-DIVISION OF FLORIDA LAND Vouche          |           | 148.00    | (4,063.81)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: DBPR-DIVISION OF FLORIDA LAND Vouche          | 148.00    |           | (3,915.81)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/04/ | 981.00    |           | (2,934.81)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/04/ |           | 981.00    | (3,915.81)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/04/ |           | 149.00    | (4,064.81)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             | 12.65     |           | (4,052.16)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             | 1,649.40  |           | (2,402.76)         |
| 12/4/2018                             | 12/4/2018   | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/04/18 Invoice      | 59.00     |           | (2,343.76)         |

GL Trial Balance B/fwd

Tuesday, January 29, 2019

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Brickell 25 Condominium

| Posted                        | Transaction | Source | Note  | Debit     | Credit    | Balance         |
|-------------------------------|-------------|--------|---|-----------|-----------|-----------------|
| <b>Operating</b>              |             |        |   |           |           |                 |
| 12/4/2018                     | 12/4/2018   | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/04/18 Invoice         | 149.00    |           | (2,194.76)      |
| 12/4/2018                     | 12/4/2018   | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/04/18 Invoice                        |           | 59.00     | (2,253.76)      |
| 12/4/2018                     | 12/4/2018   | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12/04/18 Invoice           | 403.50    |           | (1,850.26)      |
| 12/4/2018                     | 12/4/2018   | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12/04/18 Invoice           | 7.83      |           | (1,842.43)      |
| 12/7/2018                     | 12/7/2018   | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/07/18 Invoice                       | 320.00    |           | (1,522.43)      |
| 12/1/2018                     | 12/10/2018  | A/P    | Vendor: WASTE CONNECTIONS OF FLORIDA VOUCHER: 12/10/18 INVOICE          |           | 2,223.08  | (3,745.51)      |
| 12/10/2018                    | 12/10/2018  | A/P    | Vendor: WASTE CONNECTIONS OF FLORIDA VOUCHER: 12/10/18 INVOICE          | 2,223.08  |           | (1,522.43)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/11/18 Invoice                        |           | 800.00    | (2,322.43)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/11/18 Invoice         |           | 157.25    | (2,479.68)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/11/18 Invoice         |           | 106.56    | (2,586.24)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/11/18 Invoice                       |           | 150.00    | (2,736.24)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: AMAYA MAINTENANCE LANDSCAPING VOUCHER: 12/11/18 INVOICE         | 150.00    |           | (2,586.24)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/11/18 Invoice                        | 30.00     |           | (2,556.24)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/11/18 Invoice                        |           | 30.00     | (2,586.24)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/11/18 Invoice                       | 150.00    |           | (2,436.24)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER VOUCHER: 12/11/18 INVOICE         |           | 144.00    | (2,580.24)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: UNIWASHER, INC. Voucher: 12/11/18 Invoice                       | 143.64    |           | (2,436.60)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: FPL ENERGY SERVICES Voucher: 12/11/18 Invoice                   | 1,270.03  |           | (1,166.57)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: UNIWASHER, INC. Voucher: 12/11/18 Invoice                       |           | 143.64    | (1,310.21)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/11/18 Invoice                        | 800.00    |           | (510.21)        |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: FPL ENERGY SERVICES Voucher: 12/11/18 Invoice                   |           | 1,270.03  | (1,780.24)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/11/18 Invoice         | 106.56    |           | (1,673.68)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/11/18 Invoice         | 157.25    |           | (1,516.43)      |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: OTIS ELEVATOR COMPANY Voucher: 12/11/18 Invoice                 | 1,233.79  |           | (282.64)        |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER VOUCHER: 12/11/18 INVOICE         | 144.00    |           | (138.64)        |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER VOUCHER: 12/11/18 INVOICE         | 194.00    |           | 55.36           |
| 12/11/2018                    | 12/11/2018  | A/P    | Vendor: BUG OFF EXTERMINATORS Voucher: 12/11/18 Invoice                 | 155.00    |           | 210.36          |
| 12/18/2018                    | 12/18/2018  | A/P    | Vendor: CNA Insurance Voucher: 12/18/18 Invoice #: C                    |           | 1,851.00  | (1,640.64)      |
| 12/18/2018                    | 12/18/2018  | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12/18/18 Invoice           | 411.72    |           | (1,228.92)      |
| 12/18/2018                    | 12/18/2018  | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/18/18 Invoice                       | 320.00    |           | (908.92)        |
| 12/18/2018                    | 12/18/2018  | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/18/18 Invoice                       |           | 320.00    | (1,228.92)      |
| 12/18/2018                    | 12/18/2018  | A/P    | Vendor: CNA Insurance Voucher: 12/18/18 Invoice #: C                    | 1,851.00  |           | 622.08          |
| 12/19/2018                    | 12/19/2018  | A/P    | Vendor: COMCAST Voucher: 12/19/18 Memo: Bulk Ca                         | 1,842.43  |           | 2,464.51        |
| 12/27/2018                    | 12/27/2018  | A/P    | Vendor: HOME DEPOT CREDIT SERVICES, INC. Voucher: 12/27/18 Memo:        |           | 183.91    | 2,280.60        |
| 12/27/2018                    | 12/27/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER VOUCHER: 12/27/18 INVOICE         | 352.50    |           | 2,633.10        |
| 12/27/2018                    | 12/27/2018  | A/P    | Vendor: UNIWASHER, INC. Voucher: 12/27/18 Memo:                         | 1,310.75  |           | 3,943.85        |
| 12/27/2018                    | 12/27/2018  | A/P    | Vendor: HOME DEPOT CREDIT SERVICES, INC. Voucher: 12/27/18 Memo:        | 183.91    |           | 4,127.76        |
| 12/27/2018                    | 12/27/2018  | A/P    | Vendor: UNIWASHER, INC. Voucher: 12/27/18 Memo:                         |           | 1,310.75  | 2,817.01        |
| 12/27/2018                    | 12/27/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER VOUCHER: 12/27/18 INVOICE         |           | 352.50    | 2,464.51        |
| 12/31/2018                    | 12/31/2018  | A/P    | Vendor: FPL ENERGY SERVICES Voucher: 01/09/19                           |           | 1,112.09  | 1,352.42        |
| 12/31/2018                    | 12/31/2018  | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPARTMENT VOUCHER: 12/31/18 INVOICE |           | 1,601.56  | (249.14)        |
| 12/31/2018                    | 12/31/2018  | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPARTMENT VOUCHER: 12/31/18 INVOICE |           | 12.65     | (261.79)        |
| 12/7/2018                     | 1/2/2019    | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/07/18 Invoice                       |           | 320.00    | (581.79)        |
| 12/11/2018                    | 1/2/2019    | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER VOUCHER: 12/11/18 INVOICE         |           | 194.00    | (775.79)        |
| 12/11/2018                    | 1/2/2019    | A/P    | Vendor: AMAYA MAINTENANCE LANDSCAPING VOUCHER: 12/11/18 INVOICE         |           | 150.00    | (925.79)        |
| 12/11/2018                    | 1/2/2019    | A/P    | Vendor: BUG OFF EXTERMINATORS Voucher: 12/11/18 Invoice                 |           | 155.00    | (1,080.79)      |
| 12/11/2018                    | 1/2/2019    | A/P    | Vendor: OTIS ELEVATOR COMPANY Voucher: 12/11/18 Invoice                 |           | 1,233.79  | (2,314.58)      |
| 12/18/2018                    | 1/2/2019    | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12/18/18 Invoice           |           | 411.72    | (2,726.30)      |
|                               |             |        | Net Change: (2,726.30)  | 16,909.84 | 19,636.14 | (2,726.30)      |
| <b>31050 Accrued Expenses</b> |             |        |   |           |           | <b>(225.00)</b> |
| 12/31/2018                    | 12/31/2018  | G/L    | Reverse Accrued Lawn Serv November                                      | 225.00    |           | 0.00            |
| 12/31/2018                    | 12/31/2018  | G/L    | Accrued December Lawn Services  |           | 150.00    | (150.00)        |

GL Trial Balance B/fwd

Tuesday, January 29, 2019

9:09

Posted 12/1/2018 To 12/31/2018 11:59:00 PM

Brickell 25 Condominium

| Posted                               | Transaction | Source | Note  | Debit     | Credit   | Balance            |
|--------------------------------------|-------------|--------|---|-----------|----------|--------------------|
| <b>Operating</b>                     |             |        |   |           |          |                    |
| Net Change: 75.00                    |             |        |   | 225.00    | 150.00   | (150.00)           |
|                                      |             |        |   |           |          | <b>(25,731.55)</b> |
| <b>33000 Notes Payable Insurance</b> |             |        |   |           |          |                    |
| 12/31/2018                           | 12/31/2018  | G/L    | First Insurance                                     | 8,042.06  |          | (17,689.49)        |
| 12/31/2018                           | 12/31/2018  | G/L    | Adjusted Begining GL 113018                         |           | 8,042.06 | (25,731.55)        |
| 12/31/2018                           | 12/31/2018  | G/L    | First Insurance                                     | 8,042.06  |          | (17,689.49)        |
| Net Change: 8,042.06                 |             |        |   | 16,084.12 | 8,042.06 | (17,689.49)        |
|                                      |             |        |   |           |          | <b>(7,713.84)</b>  |
| <b>36000 Prepaid Assessment</b>      |             |        |   |           |          |                    |
| 12/3/2018                            | 12/3/2018   | A/R    | Acct#: 41743 Posted: 12/03/18 Code: PP Source: Batc |           | 591.61   | (8,305.45)         |
| 12/3/2018                            | 12/3/2018   | A/R    | Acct#: 41740 Posted: 12/03/18 Code: PP Source: Batc |           | 645.85   | (8,951.30)         |
| 12/4/2018                            | 12/4/2018   | A/R    | Acct#: 41754 Posted: 12/04/18 Code: PP Source: Lock |           | 702.70   | (9,654.00)         |
| 12/4/2018                            | 12/4/2018   | A/R    | Acct#: 41754 Posted: 12/01/18 Code: A1 Assessment   | 702.70    |          | (8,951.30)         |
| 12/5/2018                            | 12/5/2018   | A/R    | Acct#: 41717 Posted: 12/05/18 Code: PP Source: Lock |           | 669.11   | (9,620.41)         |
| 12/5/2018                            | 12/5/2018   | A/R    | Acct#: 41717 Posted: 11/01/18 Code: A1 Assessment   | 669.11    |          | (8,951.30)         |
| 12/6/2018                            | 12/6/2018   | A/R    | Acct#: 41734 Posted: 12/06/18 Code: PP Source: Lock |           | 627.78   | (9,579.08)         |
| 12/6/2018                            | 12/6/2018   | A/R    | Acct#: 41734 Posted: 12/01/18 Code: A1 Assessment   | 627.78    |          | (8,951.30)         |
| 12/7/2018                            | 12/7/2018   | A/R    | Acct#: 41722 Posted: 12/07/18 Code: PP Source: Lock |           | 1,167.73 | (10,119.03)        |
| 12/7/2018                            | 12/7/2018   | A/R    | Acct#: 41722 Posted: 12/01/18 Code: A1 Assessment   | 1,142.72  |          | (8,976.31)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41748 Posted: 12/01/18 Code: A1 Assessment   | 591.61    |          | (8,384.70)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/01/18 Code: A1 Assessment   | 298.53    |          | (8,086.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 06/30/17 Code: 01 Late Fee Sou | 25.00     |          | (8,061.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 07/31/17 Code: 01 Late Fee Sou | 25.00     |          | (8,036.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 08/31/17 Code: 01 Late Fee Sou | 25.00     |          | (8,011.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 10/31/17 Code: 01 Late Fee Sou | 25.00     |          | (7,986.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 04/30/18 Code: 01 Late Fee Sou | 25.00     |          | (7,961.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 05/31/18 Code: 01 Late Fee Sou | 25.00     |          | (7,936.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 06/30/18 Code: 01 Late Fee Sou | 25.00     |          | (7,911.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 07/31/18 Code: 01 Late Fee Sou | 25.00     |          | (7,886.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 08/31/18 Code: 01 Late Fee Sou | 25.00     |          | (7,861.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 09/30/18 Code: 01 Late Fee Sou | 25.00     |          | (7,836.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 10/31/18 Code: 01 Late Fee Sou | 24.99     |          | (7,811.18)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 10/31/18 Code: 01 Late Fee Sou | 0.01      |          | (7,811.17)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 11/30/18 Code: 01 Late Fee Sou | 24.99     |          | (7,786.18)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41728 Posted: 12/10/18 Code: PP Source: Lock |           | 687.37   | (8,473.55)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41748 Posted: 12/10/18 Code: PP Source: Lock |           | 591.61   | (9,065.16)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |           | 573.52   | (9,638.68)         |
| 12/10/2018                           | 12/10/2018  | A/R    | Acct#: 41744 Posted: 12/10/18 Code: PP Source: Lock |           | 25.00    | (9,663.68)         |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41721 Posted: 10/01/18 Code: A1 Assessment   | 106.66    |          | (9,557.02)         |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41721 Posted: 11/01/18 Code: A1 Assessment   | 1,061.09  |          | (8,495.93)         |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41721 Posted: 12/12/18 Code: PP Source: Lock |           | 1,167.75 | (9,663.68)         |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41759 Posted: 12/12/18 Code: PP Source: Lock |           | 625.19   | (10,288.87)        |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41733 Posted: 12/12/18 Code: PP Source: Lock |           | 625.19   | (10,914.06)        |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41762 Posted: 12/12/18 Code: PP Source: Lock |           | 720.78   | (11,634.84)        |
| 12/12/2018                           | 12/12/2018  | A/R    | Acct#: 41742 Posted: 12/12/18 Code: PP Source: Lock |           | 645.85   | (12,280.69)        |
| 12/17/2018                           | 12/17/2018  | A/R    | Acct#: 41723 Posted: 12/17/18 Code: PP Source: Lock |           | 1,300.00 | (13,580.69)        |
| 12/21/2018                           | 12/21/2018  | A/R    | Acct#: 41744 Posted: 11/01/18 Code: A1 Assessment   | 298.52    |          | (13,282.17)        |
| 12/21/2018                           | 12/21/2018  | A/R    | Acct#: 41744 Posted: 12/01/18 Code: A1 Assessment   | 275.00    |          | (13,007.17)        |
| 12/21/2018                           | 12/21/2018  | A/R    | Acct#: 41744 Posted: 12/21/18 Code: PP Source: Lock |           | 573.52   | (13,580.69)        |
| 12/24/2018                           | 12/24/2018  | A/R    | Acct#: 41751 Posted: 12/24/18 Code: PP Source: Lock |           | 682.03   | (14,262.72)        |
| 12/24/2018                           | 12/24/2018  | A/R    | Acct#: 41746 Posted: 12/24/18 Code: PP Source: Lock |           | 748.53   | (15,011.25)        |
| 12/24/2018                           | 12/24/2018  | A/R    | Acct#: 41726 Posted: 12/24/18 Code: PP Source: Lock |           | 582.52   | (15,593.77)        |
| 12/24/2018                           | 12/24/2018  | A/R    | Acct#: 41729 Posted: 12/24/18 Code: PP Source: Lock |           | 552.86   | (16,146.63)        |

# GL Trial Balance B/fwd

Tuesday, January 29, 2019

9:09

Posted 12/1/2018 To 12/31/2018 11:59:00 PM

## Brickell 25 Condominium

| Posted           | Transaction | Source | Note  | Debit    | Credit   | Balance     |
|------------------|-------------|--------|---|----------|----------|-------------|
| <b>Operating</b> |             |        |   |          |          |             |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41751 Posted: 12/01/18 Code: A1 Assessment   | 682.03   |          | (15,464.60) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41729 Posted: 12/01/18 Code: A1 Assessment   | 552.86   |          | (14,911.74) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41718 Posted: 12/01/18 Code: A1 Assessment   | 50.00    |          | (14,861.74) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41719 Posted: 12/01/18 Code: A1 Assessment   | 25.00    |          | (14,836.74) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41722 Posted: 12/01/18 Code: A1 Assessment   | 25.00    |          | (14,811.74) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41723 Posted: 12/01/18 Code: A1 Assessment   | 433.29   |          | (14,378.45) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41723 Posted: 12/01/18 Code: A1 Assessment   | 768.01   |          | (13,610.44) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41726 Posted: 12/01/18 Code: A1 Assessment   | 50.00    |          | (13,560.44) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41726 Posted: 12/01/18 Code: A1 Assessment   | 466.69   |          | (13,093.75) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41728 Posted: 12/01/18 Code: A1 Assessment   | 573.07   |          | (12,520.68) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41728 Posted: 12/01/18 Code: A1 Assessment   | 36.62    |          | (12,484.06) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41733 Posted: 12/01/18 Code: A1 Assessment   | 625.19   |          | (11,858.87) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41736 Posted: 12/01/18 Code: A1 Assessment   | 0.48     |          | (11,858.39) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41738 Posted: 12/01/18 Code: A1 Assessment   | 422.04   |          | (11,436.35) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41742 Posted: 12/01/18 Code: A1 Assessment   | 12.88    |          | (11,423.47) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41742 Posted: 12/01/18 Code: A1 Assessment   | 632.98   |          | (10,790.49) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41743 Posted: 12/01/18 Code: A1 Assessment   | 591.61   |          | (10,198.88) |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41745 Posted: 12/01/18 Code: A1 Assessment   | 663.95   |          | (9,534.93)  |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41746 Posted: 12/01/18 Code: A1 Assessment   | 663.95   |          | (8,870.98)  |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41747 Posted: 12/01/18 Code: A1 Assessment   | 45.01    |          | (8,825.97)  |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41752 Posted: 12/01/18 Code: A1 Assessment   | 625.19   |          | (8,200.78)  |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41753 Posted: 12/01/18 Code: A1 Assessment   | 607.11   |          | (7,593.67)  |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41759 Posted: 12/01/18 Code: A1 Assessment   | 267.01   |          | (7,326.66)  |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41759 Posted: 12/01/18 Code: A1 Assessment   | 358.18   |          | (6,968.48)  |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41762 Posted: 12/01/18 Code: A1 Assessment   | 50.00    |          | (6,918.48)  |
| 12/24/2018       | 12/24/2018  | A/R    | Acct#: 41762 Posted: 12/01/18 Code: A1 Assessment   | 670.78   |          | (6,247.70)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41719 Posted: 12/26/18 Code: PP Source: Batc |          | 1,131.55 | (7,379.25)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41718 Posted: 12/01/18 Code: A1 Assessment   | 665.62   |          | (6,713.63)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41720 Posted: 12/01/18 Code: A1 Assessment   | 1,131.55 |          | (5,582.08)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41763 Posted: 12/01/18 Code: A1 Assessment   | 720.78   |          | (4,861.30)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41755 Posted: 12/01/18 Code: A1 Assessment   | 702.70   |          | (4,158.60)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41749 Posted: 12/01/18 Code: A1 Assessment   | 682.03   |          | (3,476.57)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41730 Posted: 12/01/18 Code: A1 Assessment   | 534.77   |          | (2,941.80)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41756 Posted: 12/01/18 Code: A1 Assessment   | 643.28   |          | (2,298.52)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41764 Posted: 12/01/18 Code: A1 Assessment   | 663.95   |          | (1,634.57)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41724 Posted: 12/01/18 Code: A1 Assessment   | 496.02   |          | (1,138.55)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41727 Posted: 12/01/18 Code: A1 Assessment   | 609.69   |          | (528.86)    |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41736 Posted: 12/01/18 Code: A1 Assessment   | 573.05   |          | 44.19       |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41718 Posted: 12/26/18 Code: PP Source: Lock |          | 715.62   | (671.43)    |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41720 Posted: 12/26/18 Code: PP Source: Lock |          | 1,131.55 | (1,802.98)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41763 Posted: 12/26/18 Code: PP Source: Lock |          | 720.78   | (2,523.76)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41755 Posted: 12/26/18 Code: PP Source: Lock |          | 702.70   | (3,226.46)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41749 Posted: 12/26/18 Code: PP Source: Lock |          | 682.03   | (3,908.49)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41730 Posted: 12/26/18 Code: PP Source: Lock |          | 534.77   | (4,443.26)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41756 Posted: 12/26/18 Code: PP Source: Lock |          | 643.28   | (5,086.54)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41764 Posted: 12/26/18 Code: PP Source: Lock |          | 663.95   | (5,750.49)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41724 Posted: 12/26/18 Code: PP Source: Lock |          | 496.02   | (6,246.51)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41727 Posted: 12/26/18 Code: PP Source: Lock |          | 609.69   | (6,856.20)  |
| 12/26/2018       | 12/26/2018  | A/R    | Acct#: 41736 Posted: 12/26/18 Code: PP Source: Lock |          | 573.53   | (7,429.73)  |
| 12/27/2018       | 12/27/2018  | A/R    | Acct#: 41717 Posted: 12/27/18 Code: PP Source: Lock |          | 669.11   | (8,098.84)  |
| 12/27/2018       | 12/27/2018  | A/R    | Acct#: 41717 Posted: 12/01/18 Code: A1 Assessment   | 669.11   |          | (7,429.73)  |
| 12/28/2018       | 12/28/2018  | A/R    | Acct#: 41753 Posted: 12/28/18 Code: PP Source: Lock |          | 684.46   | (8,114.19)  |
| 12/31/2018       | 12/31/2018  | A/R    | Acct#: 41742 Posted: 12/31/18 Code: PP Source: Lock |          | 728.15   | (8,842.34)  |
| 12/31/2018       | 12/31/2018  | A/R    | Acct#: 41740 Posted: 12/01/18 Code: A1 Assessment   | 645.85   |          | (8,196.49)  |

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Brickell 25 Condominium

| Posted                             | Transaction | Source | Note  | Debit     | Credit    | Balance             |
|------------------------------------|-------------|--------|---|-----------|-----------|---------------------|
| <b>Operating</b>                   |             |        |   |           |           |                     |
| 12/31/2018                         | 12/31/2018  | A/R    | Acct#: 41719 Posted: 12/01/18 Code: A1 Assessment | 1,106.55  |           | (7,089.94)          |
|                                    |             |        | Net Change: 623.90                                | 25,817.59 | 25,193.69 | (7,089.94)          |
|                                    |             |        |   |           |           | <b>(20,884.60)</b>  |
| <b>55000 Member's Equity</b>       |             |        |   |           |           |                     |
| <b>60100 Maintenance Fee</b>       |             |        |   |           |           | <b>(284,179.28)</b> |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41717 Posted: 12/01/18 Code: A1 Assessment |           | 669.11    | (284,848.39)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41718 Posted: 12/01/18 Code: A1 Assessment |           | 715.62    | (285,564.01)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41719 Posted: 12/01/18 Code: A1 Assessment |           | 1,131.55  | (286,695.56)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41720 Posted: 12/01/18 Code: A1 Assessment |           | 1,131.55  | (287,827.11)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41721 Posted: 12/01/18 Code: A1 Assessment |           | 1,167.72  | (288,994.83)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41722 Posted: 12/01/18 Code: A1 Assessment |           | 1,167.72  | (290,162.55)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41723 Posted: 12/01/18 Code: A1 Assessment |           | 1,201.30  | (291,363.85)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41724 Posted: 12/01/18 Code: A1 Assessment |           | 496.02    | (291,859.87)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41725 Posted: 12/01/18 Code: A1 Assessment |           | 591.61    | (292,451.48)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41726 Posted: 12/01/18 Code: A1 Assessment |           | 516.69    | (292,968.17)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41727 Posted: 12/01/18 Code: A1 Assessment |           | 609.69    | (293,577.86)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41728 Posted: 12/01/18 Code: A1 Assessment |           | 609.69    | (294,187.55)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41729 Posted: 12/01/18 Code: A1 Assessment |           | 552.86    | (294,740.41)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41730 Posted: 12/01/18 Code: A1 Assessment |           | 534.77    | (295,275.18)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41733 Posted: 12/01/18 Code: A1 Assessment |           | 625.19    | (295,900.37)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41734 Posted: 12/01/18 Code: A1 Assessment |           | 627.78    | (296,528.15)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41736 Posted: 12/01/18 Code: A1 Assessment |           | 573.53    | (297,101.68)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41738 Posted: 12/01/18 Code: A1 Assessment |           | 552.86    | (297,654.54)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41740 Posted: 12/01/18 Code: A1 Assessment |           | 645.86    | (298,300.40)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41742 Posted: 12/01/18 Code: A1 Assessment |           | 645.86    | (298,946.26)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41743 Posted: 12/01/18 Code: A1 Assessment |           | 591.61    | (299,537.87)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41744 Posted: 12/01/18 Code: A1 Assessment |           | 573.53    | (300,111.40)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41745 Posted: 12/01/18 Code: A1 Assessment |           | 663.95    | (300,775.35)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41746 Posted: 12/01/18 Code: A1 Assessment |           | 663.95    | (301,439.30)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41747 Posted: 12/01/18 Code: A1 Assessment |           | 607.11    | (302,046.41)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41748 Posted: 12/01/18 Code: A1 Assessment |           | 591.61    | (302,638.02)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41749 Posted: 12/01/18 Code: A1 Assessment |           | 682.03    | (303,320.05)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41751 Posted: 12/01/18 Code: A1 Assessment |           | 682.03    | (304,002.08)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41752 Posted: 12/01/18 Code: A1 Assessment |           | 625.19    | (304,627.27)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41753 Posted: 12/01/18 Code: A1 Assessment |           | 607.11    | (305,234.38)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41754 Posted: 12/01/18 Code: A1 Assessment |           | 702.70    | (305,937.08)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41755 Posted: 12/01/18 Code: A1 Assessment |           | 702.70    | (306,639.78)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41756 Posted: 12/01/18 Code: A1 Assessment |           | 643.28    | (307,283.06)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41759 Posted: 12/01/18 Code: A1 Assessment |           | 625.19    | (307,908.25)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41762 Posted: 12/01/18 Code: A1 Assessment |           | 720.78    | (308,629.03)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41763 Posted: 12/01/18 Code: A1 Assessment |           | 720.78    | (309,349.81)        |
| 12/1/2018                          | 12/1/2018   | A/R    | Acct#: 41764 Posted: 12/01/18 Code: A1 Assessment |           | 663.95    | (310,013.76)        |
|                                    |             |        | Net Change: (25,834.48)                           | 0.00      | 25,834.48 | (310,013.76)        |
| <b>60500 Late Fees Income</b>      |             |        |   |           |           | <b>(578.16)</b>     |
| <b>60600 Interest Income</b>       |             |        |   |           |           | <b>(9.05)</b>       |
| 12/31/2018                         | 12/31/2018  | G/L    | Bank Reconcile: Interest Earned                   |           | 0.95      | (10.00)             |
|                                    |             |        | Net Change: (0.95)                                | 0.00      | 0.95      | (10.00)             |
| <b>60900 Screenings Income</b>     |             |        |   |           |           | <b>(250.00)</b>     |
| <b>67000 Miscellaneous Income</b>  |             |        |   |           |           | <b>(590.00)</b>     |
| <b>67040 Laundry/Tokens Income</b> |             |        |   |           |           | <b>(5,087.00)</b>   |

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## Brickell 25 Condominium

| Posted                                      | Transaction | Source | Note  | Debit    | Credit | Balance          |
|---|-------------|--------|---|----------|--------|------------------|
| <b>Operating</b>                            |             |        |   |          |        |                  |
| <b>70110 Management Fee</b>                 |             |        |   |          |        | <b>10,790.50</b> |
| 12/4/2018                                   | 12/4/2018   | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/04/ | 981.00   |        | 11,771.50        |
|   |             |        | Net Change: 981.00                                    | 981.00   | 0.00   | 11,771.50        |
| <b>70130 Legal &amp; Professional</b>       |             |        |   |          |        | <b>1,379.56</b>  |
| <b>70140 Insurance General Liability</b>    |             |        |   |          |        | <b>5,005.30</b>  |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 519.02   |        | 5,524.32         |
|   |             |        | Net Change: 519.02                                    | 519.02   | 0.00   | 5,524.32         |
| <b>70145 Insurance Property/Windstrom</b>   |             |        |   |          |        | <b>38,532.17</b> |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 3,573.98 |        | 42,106.15        |
|   |             |        | Net Change: 3,573.98                                  | 3,573.98 | 0.00   | 42,106.15        |
| <b>70150 Insurance Umbrella</b>             |             |        |   |          |        | <b>1,463.39</b>  |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 136.23   |        | 1,599.62         |
|   |             |        | Net Change: 136.23                                    | 136.23   | 0.00   | 1,599.62         |
| <b>70155 Insurance Finance/Taxes</b>        |             |        |   |          |        | <b>1,735.58</b>  |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 168.20   |        | 1,903.78         |
|   |             |        | Net Change: 168.20                                    | 168.20   | 0.00   | 1,903.78         |
| <b>70165 Insurance Flood</b>                |             |        |   |          |        | <b>30,470.50</b> |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 2,886.74 |        | 33,357.24        |
|   |             |        | Net Change: 2,886.74                                  | 2,886.74 | 0.00   | 33,357.24        |
| <b>70170 Insurance Workers Compensation</b> |             |        |   |          |        | <b>1,813.30</b>  |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 186.42   |        | 1,999.72         |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 157.21   |        | 2,156.93         |
|   |             |        | Net Change: 343.63                                    | 343.63   | 0.00   | 2,156.93         |
| <b>70180 Insurance D &amp; O</b>            |             |        |   |          |        | <b>877.37</b>    |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 80.09    |        | 957.46           |
|   |             |        | Net Change: 80.09                                     | 80.09    | 0.00   | 957.46           |
| <b>70190 Insurance Fidelity</b>             |             |        |   |          |        | <b>495.40</b>    |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 47.48    |        | 542.88           |
|   |             |        | Net Change: 47.48                                     | 47.48    | 0.00   | 542.88           |
| <b>70195 Insurance Glass</b>                |             |        |   |          |        | <b>1,705.17</b>  |
| 12/31/2018                                  | 12/31/2018  | G/L    | Allocation Insurance                                  | 158.74   |        | 1,863.91         |
|   |             |        | Net Change: 158.74                                    | 158.74   | 0.00   | 1,863.91         |
| <b>70210 Depreciation Expense</b>           |             |        |   |          |        | <b>1,385.78</b>  |
| 12/31/2018                                  | 12/31/2018  | G/L    | Depreciation Pool Furniture                           | 125.98   |        | 1,511.76         |
| 12/31/2018                                  | 12/31/2018  | G/L    | Depreciation Pool Furniture                           | 455.50   |        | 1,967.26         |
| 12/31/2018                                  | 12/31/2018  | G/L    | Adjusted Depreciation                                 |          | 1.00   | 1,966.26         |
|   |             |        | Net Change: 580.48                                    | 581.48   | 1.00   | 1,966.26         |
| <b>70240 Dues &amp; License</b>             |             |        |   |          |        | <b>519.00</b>    |

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## Brickell 25 Condominium

| Posted                              | Transaction | Source | Note  | Debit    | Credit   | Balance          |
|-------------------------------------|-------------|--------|---|----------|----------|------------------|
| <b>Operating</b>                    |             |        |   |          |          |                  |
| 12/4/2018                           | 12/4/2018   | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12/      | 7.83     |          | 526.83           |
| 12/4/2018                           | 12/4/2018   | A/P    | Vendor: DBPR-DIVISION OF FLORIDA LAND Vouche          | 148.00   |          | 674.83           |
| 12/4/2018                           | 12/4/2018   | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12/      | 403.50   |          | 1,078.33         |
| 12/18/2018                          | 1/2/2019    | A/P    | Vendor: CITY OF MIAMI FINANCE DEPT. Voucher: 12/      | 411.72   |          | 1,490.05         |
|                                     |             |        | Net Change: 971.05                                    | 971.05   | 0.00     | 1,490.05         |
|                                     |             |        |   |          |          | <b>2,004.31</b>  |
| <b>70270 ADP Fees</b>               |             |        |   |          |          |                  |
| 12/31/2018                          | 12/31/2018  | G/L    | ADP Payroll Fess                                      | 86.59    |          | 2,090.90         |
| 12/31/2018                          | 12/31/2018  | G/L    | ADP Payroll Fees                                      | 86.59    |          | 2,177.49         |
|                                     |             |        | Net Change: 173.18                                    | 173.18   | 0.00     | 2,177.49         |
|                                     |             |        |   |          |          | <b>4,550.00</b>  |
| <b>70275 Taxes &amp; Audit Fees</b> |             |        |   |          |          |                  |
| <b>70276 ADP Payroll Taxes</b>      |             |        |   |          |          |                  |
| 12/31/2018                          | 12/31/2018  | G/L    | ADP Payroll Taxes                                     | 266.71   |          | 7,558.18         |
| 12/31/2018                          | 12/31/2018  | G/L    | ADP Payroll Taxes                                     | 305.42   |          | 7,863.60         |
|                                     |             |        | Net Change: 572.13                                    | 572.13   | 0.00     | 7,863.60         |
|                                     |             |        |   |          |          | <b>979.37</b>    |
| <b>70280 Postage &amp; Printing</b> |             |        |   |          |          |                  |
| 12/4/2018                           | 12/4/2018   | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/04/ | 149.00   |          | 1,128.37         |
| 12/11/2018                          | 12/11/2018  | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/11/ | 106.56   |          | 1,234.93         |
| 12/11/2018                          | 12/11/2018  | A/P    | Vendor: Vesta Property Services, Inc. Voucher: 12/11/ | 157.25   |          | 1,392.18         |
| 12/31/2018                          | 12/31/2018  | G/L    | Adjusting Check 149                                   |          | 77.96    | 1,314.22         |
|                                     |             |        | Net Change: 334.85                                    | 412.81   | 77.96    | 1,314.22         |
|                                     |             |        |   |          |          | <b>60.00</b>     |
| <b>70282 Bank Fee</b>               |             |        |   |          |          |                  |
| <b>71010 Salaries - General</b>     |             |        |   |          |          |                  |
| 12/11/2018                          | 12/11/2018  | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/11/18 Invoice     | 150.00   |          | 31,294.47        |
| 12/11/2018                          | 12/11/2018  | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/11/18 Invoice      | 800.00   |          | 32,094.47        |
| 12/31/2018                          | 12/31/2018  | G/L    | ADP Wage Pay  | 1,193.02 |          | 33,287.49        |
| 12/31/2018                          | 12/31/2018  | G/L    | Rev. ADP Wage Pay                                     |          | 1,842.43 | 31,445.06        |
| 12/31/2018                          | 12/31/2018  | G/L    | ADP Wage Pay  | 1,317.95 |          | 32,763.01        |
| 12/31/2018                          | 12/31/2018  | G/L    | ADP Wage Pay  | 1,842.43 |          | 34,605.44        |
|                                     |             |        | Net Change: 3,460.97                                  | 5,303.40 | 1,842.43 | 34,605.44        |
|                                     |             |        |   |          |          | <b>13,632.85</b> |
| <b>72100 Electricity</b>            |             |        |   |          |          |                  |
| 12/11/2018                          | 12/11/2018  | A/P    | Vendor: FPL ENERGY SERVICES Voucher: 12/11/18         | 1,270.03 |          | 14,902.88        |
| 12/31/2018                          | 12/31/2018  | A/P    | Vendor: FPL ENERGY SERVICES Voucher: 01/09/19         | 1,112.09 |          | 16,014.97        |
|                                     |             |        | Net Change: 2,382.12                                  | 2,382.12 | 0.00     | 16,014.97        |
|                                     |             |        |   |          |          | <b>13,545.75</b> |
| <b>72200 Water &amp; Sewer</b>      |             |        |   |          |          |                  |
| 12/1/2018                           | 12/1/2018   | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             | 1,649.40 |          | 15,195.15        |
| 12/1/2018                           | 12/1/2018   | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             | 12.65    |          | 15,207.80        |
| 12/31/2018                          | 12/31/2018  | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             | 12.65    |          | 15,220.45        |
| 12/31/2018                          | 12/31/2018  | A/P    | Vendor: MIAMI-DADE WATER AND SEWER DEPART             | 1,601.56 |          | 16,822.01        |
|                                     |             |        | Net Change: 3,276.26                                  | 3,276.26 | 0.00     | 16,822.01        |
|                                     |             |        |   |          |          | <b>4,010.02</b>  |
| <b>72800 Telephone Lines</b>        |             |        |   |          |          |                  |
| 12/4/2018                           | 12/4/2018   | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/04/18 Invoice      | 59.00    |          | 4,069.02         |
| 12/31/2018                          | 12/31/2018  | G/L    | ATT   | 294.69   |          | 4,363.71         |
|                                     |             |        | Net Change: 353.69                                    | 353.69   | 0.00     | 4,363.71         |

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## Brickell 25 Condominium

| Posted   | Transaction | Source | Note   | Debit    | Credit | Balance          |
|--|-------------|--------|--|----------|--------|------------------|
| <b>Operating</b>                               |             |        |  |          |        |                  |
| <b>74160 R&amp;M-General</b>                   |             |        |  |          |        | <b>13,670.06</b> |
| 12/1/2018                                      | 12/1/2018   | A/P    | Vendor: CORAL WAY LOCKSMITH CORP. Voucher: 12/1/18 Invoice         | 149.80   |        | 13,819.86        |
| 12/11/2018                                     | 12/11/2018  | A/P    | Vendor: UNIWASHER, INC. Voucher: 12/11/18 Invoice                  | 143.64   |        | 13,963.50        |
| 12/27/2018                                     | 12/27/2018  | A/P    | Vendor: UNIWASHER, INC. Voucher: 12/27/18 Memo:                    | 1,310.75 |        | 15,274.25        |
| 12/31/2018                                     | 12/31/2018  | G/L    | Adjusted Begining GL 113018  |          | 149.80 | 15,124.45        |
|  |             |        | Net Change: 1,454.39   | 1,604.19 | 149.80 | 15,124.45        |
| <b>74170 R&amp;M-Supplies</b>                  |             |        |  |          |        | <b>4,005.82</b>  |
| 12/11/2018                                     | 12/11/2018  | A/P    | Vendor: CHARLES LIPMAN Voucher: 12/11/18 Invoice                   | 30.00    |        | 4,035.82         |
| 12/27/2018                                     | 12/27/2018  | A/P    | Vendor: HOME DEPOT CREDIT SERVICES, INC. Voucher: 12/27/18 Invoice | 183.91   |        | 4,219.73         |
|  |             |        | Net Change: 213.91   | 213.91   | 0.00   | 4,219.73         |
| <b>74175 R&amp;M-Elevator</b>                  |             |        |  |          |        | <b>620.00</b>    |
| <b>74180 R&amp;M-Air Conditioning</b>          |             |        |  |          |        | <b>588.50</b>    |
| <b>74185 R&amp;M-Electrical &amp; Lighting</b> |             |        |  |          |        | <b>10,140.00</b> |
| <b>74190 R&amp;M-Fire Equipment</b>            |             |        |  |          |        | <b>2,678.52</b>  |
| <b>74195 R&amp;M-Plumbing</b>                  |             |        |  |          |        | <b>1,877.45</b>  |
| <b>78100 Lawn Maintenance</b>                  |             |        |  |          |        | <b>1,425.00</b>  |
| 12/31/2018                                     | 12/31/2018  | G/L    | Accrued December Lawn Services                                     | 150.00   |        | 1,575.00         |
| 12/31/2018                                     | 12/31/2018  | G/L    | Reverse Accrued Lawn Serv November                                 |          | 225.00 | 1,350.00         |
| 12/11/2018                                     | 1/2/2019    | A/P    | Vendor: AMAYA MAINTENANCE LANDSCAPING Voucher: 12/11/18 Invoice    | 150.00   |        | 1,500.00         |
|  |             |        | Net Change: 75.00  | 300.00   | 225.00 | 1,500.00         |
| <b>78260 Landscape Replacement</b>             |             |        |  |          |        | <b>1,305.00</b>  |
| <b>78300 Pest Control/Spraying</b>             |             |        |  |          |        | <b>1,780.00</b>  |
| 12/11/2018                                     | 1/2/2019    | A/P    | Vendor: BUG OFF EXTERMINATORS Voucher: 12/11/18 Invoice            | 155.00   |        | 1,935.00         |
|  |             |        | Net Change: 155.00   | 155.00   | 0.00   | 1,935.00         |
| <b>80100 Pool Maintenance</b>                  |             |        |  |          |        | <b>2,134.00</b>  |
| 12/11/2018                                     | 1/2/2019    | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER Voucher: 12/11/18 Invoice    | 194.00   |        | 2,328.00         |
|  |             |        | Net Change: 194.00   | 194.00   | 0.00   | 2,328.00         |
| <b>80200 Pool Repairs</b>                      |             |        |  |          |        | <b>1,952.24</b>  |
| 12/11/2018                                     | 12/11/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER Voucher: 12/11/18 Invoice    | 144.00   |        | 2,096.24         |
| 12/27/2018                                     | 12/27/2018  | A/P    | Vendor: ALL FLORIDA POOL & SPA CENTER Voucher: 12/27/18 Invoice    | 352.50   |        | 2,448.74         |
|  |             |        | Net Change: 496.50   | 496.50   | 0.00   | 2,448.74         |
| <b>80400 Pool Permit</b>                       |             |        |  |          |        | <b>125.00</b>    |
| <b>82100 Fire Panel Monitoring</b>             |             |        |  |          |        | <b>5,095.59</b>  |
| <b>82300 Trash Collection</b>                  |             |        |  |          |        | <b>22,744.28</b> |
| 12/1/2018                                      | 12/10/2018  | A/P    | Vendor: WASTE CONNECTIONS OF FLORIDA Voucher: 12/1/18 Invoice      | 2,223.08 |        | 24,967.36        |
|  |             |        | Net Change: 2,223.08   | 2,223.08 | 0.00   | 24,967.36        |
| <b>82500 Janitorial Services</b>               |             |        |  |          |        | <b>6,070.00</b>  |
| 12/18/2018                                     | 12/18/2018  | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/18/18 Invoice                  | 320.00   |        | 6,390.00         |
| 12/7/2018                                      | 1/2/2019    | A/P    | Vendor: VIRGINIA LIPMAN Voucher: 12/07/18 Invoice                  | 320.00   |        | 6,710.00         |
|  |             |        | Net Change: 640.00   | 640.00   | 0.00   | 6,710.00         |
| <b>82650 Elevator Maint. Contract</b>          |             |        |  |          |        | <b>13,189.35</b> |



**Brickell 25 Condominium**

| Posted                               | Transaction | Source | Note  | Debit    | Credit | Balance          |
|--------------------------------------|-------------|--------|---|----------|--------|------------------|
| <b>Operating</b>                     |             |        |   |          |        |                  |
| 12/11/2018                           | 1/2/2019    | A/P    | Vendor: OTIS ELEVATOR COMPANY Voucher: 12/11    | 1,233.79 |        | 14,423.14        |
|                                      |             |        | Net Change: 1,233.79                            | 1,233.79 | 0.00   | 14,423.14        |
|                                      |             |        |   |          |        | <b>375.00</b>    |
|                                      |             |        |   |          |        | <b>20,136.63</b> |
| <b>82655 Elevator Permit/License</b> |             |        |   |          |        |                  |
| <b>82700 Bulk Cable Services</b>     |             |        |   |          |        |                  |
| 12/19/2018                           | 12/1/2018   | A/P    | Vendor: COMCAST Voucher: 12/19/18 Memo: Bulk Ca | 1,842.43 |        | 21,979.06        |
|                                      |             |        | Net Change: 1,842.43                            | 1,842.43 | 0.00   | 21,979.06        |

**Brickell 25 Condominium**

| Posted                                  | Transaction | Source | Note               | Debit | Credit | Balance         |
|---|-------------|--------|--------------------|-------|--------|-----------------|
| <b>Reserve</b>                          |             |        |                    |       |        |                 |
| <b>12501 Reserve -CAB *****2344</b>     |             |        |                    |       |        | <b>623.97</b>   |
| 12/31/2018                              | 12/31/2018  | G/L    | Interest           | 0.21  |        | 624.18          |
|   |             |        | Net Change: 0.21   | 0.21  | 0.00   | 624.18          |
| <b>42000 Reserve-Roof Replacement</b>   |             |        |                    |       |        | <b>(622.68)</b> |
| <b>46000 Reserve-Interest/Bank Fees</b> |             |        |                    |       |        | <b>(1.29)</b>   |
| 12/31/2018                              | 12/31/2018  | G/L    | Interest           |       | 0.21   | (1.50)          |
|   |             |        | Net Change: (0.21) | 0.00  | 0.21   | (1.50)          |