



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

VestaPropertyServices.com

VESTA PROPERTY SERVICES

BRICKELL 25, INC. A CONDOMINIUM ASSOCIATION

January 31st, 2019 Financial

Management Use Only – Unaudited Financial



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

VestaPropertyServices.com

Brickell 25, Inc. A Condominium Association

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

FINANCIALS:

Operating Account(s) \$ 26,147.61

Reserve Account(s) \$ 624.39

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 **\$10,886.54** as open payables and **\$0.00** of

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

Accounts Receivable \$ 4,699.15

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 2nd 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.



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

VestaPropertyServices.com

MAINTENANCE FEE(S) RECEIVED FROM ATTORNEY:

The following check(s) were received from the Associations attorney for full payment, sale, payment agreement, or mortgage collections.

<u>Check #</u>	<u>Check Date</u>	<u>Amount of Check</u>	<u>Home/Unit Account #</u>
None at this time.			

ESTOPPEL(S) PREPARED:

The information below, if any, was requested from title companies, attorneys, Mortgage Companies in order to pay the full amount of the outstanding balance. If the account is at the attorney's office, management forwarded the matter to the attorney since the attorney's finds must be calculated into the total due and the association's attorney prepares the estoppels certification.

<u>Home/Unit Account #</u>	<u>Outstanding Balance, if any</u>
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.

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

VestaPropertyServices.com

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

Phone: 1-877-988-3782 Ext 659

Balance Sheet

Friday, February 22, 2019

9:30

Posted 01/31/2019

Brickell 25, Inc. A Condominium Association

	Operating	Reserve	Total
Assets			
<u>Current Assets</u>			
10102	Operating-CAB	26,147.61	26,147.61
12501	Reserve -CAB	624.39	624.39
11000	Accounts Receivable	4,699.15	4,699.15
12000	Prepaid Insurance	26,397.27	26,397.27
14100	Capital Improvement	27,680.18	27,680.18
14500	Accumulated Depreciation	(27,680.18)	(27,680.18)
<u>Total Current Assets</u>		<u>57,244.03</u>	<u>57,868.42</u>
<i>Total Assets</i>		<i>57,244.03</i>	<i>57,868.42</i>
Liabilities & Equity			
<u>Current Liabilities</u>			
31000	Accounts Payable	10,886.54	10,886.54
31050	Accrued Expenses	150.00	150.00
33000	Notes Payable Insurance	9,647.43	9,647.43
36000	Prepaid Assessment	7,447.51	7,447.51
42000	Reserve-Roof Replacement	622.68	622.68
46000	Reserve-Interest/Bank Fees	1.71	1.71
<u>Total Current Liabilities</u>		<u>28,131.48</u>	<u>28,755.87</u>
<u>Equity</u>			
55000	Member's Equity	24,581.88	24,581.88
	Net Income	4,530.67	4,530.67
<u>Total Equity</u>		<u>29,112.55</u>	<u>29,112.55</u>
<i>Total Liabilities & Equity</i>		<i>57,244.03</i>	<i>57,868.42</i>

Brickell 25 Condominium

Income & Expense Statement

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
60100 Maintenance Fee	29,125.99	29,126.00	(0.01)	29,125.99	29,126.00	(0.01)	349,512.00
60500 Late Fees Income	0.00	20.00	(20.00)	0.00	20.00	(20.00)	240.00
60600 Interest Income	0.66	0.00	0.66	0.66	0.00	0.66	0.00
60900 Screenings Income	0.00	30.00	(30.00)	0.00	30.00	(30.00)	360.00
67020 Taxation	0.00	(50.00)	50.00	0.00	(50.00)	50.00	(600.00)
67030 Keys Income	0.00	10.00	(10.00)	0.00	10.00	(10.00)	120.00
67040 Laundry/Tokens Income	800.00	460.00	340.00	800.00	460.00	340.00	5,520.00
TOTAL Income	29,926.65	29,596.00	330.65	29,926.65	29,596.00	330.65	355,152.00
TOTAL Income	29,926.65	29,596.00	330.65	29,926.65	29,596.00	330.65	355,152.00
Expense							
<u>Expense</u>							
70110 Management Fee	981.00	1,030.00	49.00	981.00	1,030.00	49.00	12,360.00
70130 Legal & Professional	481.04	100.00	(381.04)	481.04	100.00	(381.04)	1,200.00
70140 Insurance General Liabili	519.02	520.00	0.98	519.02	520.00	0.98	6,240.00
70145 Insurance Property/Wind	3,573.98	3,682.00	108.02	3,573.98	3,682.00	108.02	44,184.00
70150 Insurance Umbrella	136.23	136.00	(0.23)	136.23	136.00	(0.23)	1,632.00
70155 Insurance Finance/Taxes	168.20	150.00	(18.20)	168.20	150.00	(18.20)	1,800.00
70165 Insurance Flood	2,886.74	2,900.00	13.26	2,886.74	2,900.00	13.26	34,800.00
70170 Insurance Workers Comp	343.63	180.00	(163.63)	343.63	180.00	(163.63)	2,160.00
70180 Insurance D & O	80.09	80.00	(0.09)	80.09	80.00	(0.09)	960.00
70190 Insurance Fidelity	47.48	45.00	(2.48)	47.48	45.00	(2.48)	540.00
70195 Insurance Glass	158.74	155.00	(3.74)	158.74	155.00	(3.74)	1,860.00
70210 Depreciation Expense	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
70240 Dues & License	0.00	70.00	70.00	0.00	70.00	70.00	840.00
70270 ADP Fees	239.58	186.00	(53.58)	239.58	186.00	(53.58)	2,232.00
70275 Taxes & Audit Fees	0.00	379.00	379.00	0.00	379.00	379.00	4,548.00
70276 ADP Payroll Taxes	561.71	0.00	(561.71)	561.71	0.00	(561.71)	0.00
70277 Federal Income Taxes	0.00	655.00	655.00	0.00	655.00	655.00	7,860.00
70280 Postage & Printing	281.66	108.00	(173.66)	281.66	108.00	(173.66)	1,296.00
71010 Salaries - General	2,426.59	2,778.00	351.41	2,426.59	2,778.00	351.41	33,336.00
72100 Electricity	0.00	1,238.00	1,238.00	0.00	1,238.00	1,238.00	14,856.00
72200 Water & Sewer	2,251.24	1,200.00	(1,051.24)	2,251.24	1,200.00	(1,051.24)	14,400.00
72800 Telephone Lines	358.20	375.00	16.80	358.20	375.00	16.80	4,500.00
74160 R&M-General	1,035.72	1,800.00	764.28	1,035.72	1,800.00	764.28	21,600.00
74165 Roof-Excess Reserve	0.00	3,333.00	3,333.00	0.00	3,333.00	3,333.00	39,996.00
74170 R&M-Supplies	412.59	450.00	37.41	412.59	450.00	37.41	5,400.00
74175 R&M-Elevator	100.00	100.00	0.00	100.00	100.00	0.00	1,200.00
74180 R&M-Air Conditioning	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
74185 R&M-Electrical & Lightin	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
74190 R&M-Fire Equipment	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
74195 R&M-Plumbing	1,250.00	210.00	(1,040.00)	1,250.00	210.00	(1,040.00)	2,520.00
78100 Lawn Maintenance	605.00	170.00	(435.00)	605.00	170.00	(435.00)	2,040.00

Brickell 25 Condominium Income & Expense Statement

Posted 1/1/2019 To 1/31/2019 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	0.00	115.00	115.00	1,380.00
78300 Pest Control/Spraying	155.00	155.00	0.00	155.00	155.00	0.00	1,860.00
80100 Pool Maintenance	194.00	194.00	0.00	194.00	194.00	0.00	2,328.00
80200 Pool Repairs	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
80400 Pool Permit	0.00	12.00	12.00	0.00	12.00	12.00	144.00
82100 Fire Panel Monitoring	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
82300 Trash Collection	2,202.32	2,200.00	(2.32)	2,202.32	2,200.00	(2.32)	26,400.00
82500 Janitorial Services	870.00	600.00	(270.00)	870.00	600.00	(270.00)	7,200.00
82650 Elevator Maint. Contract	1,233.79	1,250.00	16.21	1,233.79	1,250.00	16.21	15,000.00
82655 Elevator Permit/License	0.00	45.00	45.00	0.00	45.00	45.00	540.00
82700 Bulk Cable Services	1,842.43	1,843.00	0.57	1,842.43	1,843.00	0.57	22,116.00
TOTAL Expense	25,395.98	29,594.00	4,198.02	25,395.98	29,594.00	4,198.02	355,128.00
TOTAL Expense	25,395.98	29,594.00	4,198.02	25,395.98	29,594.00	4,198.02	355,128.00
Excess Revenue / Expense	4,530.67	2.00	4,528.67	4,530.67	2.00	4,528.67	24.00

Brickell 25 Condominium
Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 1/31/2019

G/L Balance: 26,147.61

Linked Statement: NONE

Statement Balance: 16,900.73

Item	Date	Check #	Amount	Balance
			Previous Balance:	17,656.64
CITY OF MIAMI FINANCE DEPT.	12/4/2018	148	-403.50	17,253.14
CITY OF MIAMI FINANCE DEPT.	12/18/2018	165	-411.72	16,841.42
CNA Insurance	12/18/2018	166	-1,851.00	14,990.42
HOME DEPOT CREDIT SERVICES, INC.	12/27/2018	167	-183.91	14,806.51
UNIWASHER, INC.	12/27/2018	168	-1,310.75	13,495.76
ALL FLORIDA POOL & SPA CENTER	12/27/2018	169	-352.50	13,143.26
VIRGINIA LIPMAN	1/3/2019	200	-310.00	12,833.26
CHARLES LIPMAN	1/7/2019	201	-59.00	12,774.26
CHARLES LIPMAN	1/7/2019	202	-120.00	12,654.26
ARIGUANABO SERVICES	1/7/2019	203	-332.60	12,321.66
OTIS ELEVATOR COMPANY	1/7/2019	204	-1,233.79	11,087.87
UNIWASHER, INC.	1/7/2019	205	-168.12	10,919.75
Vesta Property Services, Inc	1/7/2019	206	-40.52	10,879.23
FLORIDA REAL ESTATE APPRAISERS	1/7/2019	207	-400.00	10,479.23
Vesta Property Services, Inc	1/7/2019	210	-200.00	10,279.23
Vesta Property Services, Inc	1/7/2019	211	-981.00	9,298.23
AR SERVICE & REPAIR CORP.	1/8/2019	208	-1,250.00	8,048.23
FPL ENERGY SERVICES	1/9/2019	Auto	-1,112.09	6,936.14
MIAMI-DADE WATER AND SEWER DEPARTMENT	1/11/2019	011119	-1,601.56	5,334.58
MIAMI-DADE WATER AND SEWER DEPARTMENT	1/11/2019	011119	-12.65	5,321.93
WASTE CONNECTIONS OF FLORIDA	1/14/2019	011419	-2,202.32	3,119.61
VIRGINIA LIPMAN	1/15/2019	221	-250.00	2,869.61
ALL FLORIDA POOL & SPA CENTER	1/15/2019	222	-194.00	2,675.61
BUG OFF EXTERMINATORS	1/15/2019	223	-155.00	2,520.61
ABOVE ALL GARAGE DOOR	1/15/2019	224	-250.00	2,270.61
COMCAST	1/16/2019	Auto	-1,842.43	428.18
ASSOCIATED ELEVATOR INSPECTION	1/17/2019	226	-100.00	328.18
UNIWASHER, INC.	1/17/2019	227	-105.00	223.18
HOME DEPOT CREDIT SERVICES, INC.	1/21/2019	228	-412.59	-189.41
CHARLES LIPMAN	1/21/2019	229	-60.00	-249.41
Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars, & S	1/21/2019	230	-81.04	-330.45
VIRGINIA LIPMAN	1/29/2019	231	-310.00	-640.45
A T & T	1/30/2019	Auto	-299.20	-939.65
		Total Checks:	-18,596.29	
Adjustment Batch	12/26/2018		1,131.55	191.90
Batch Void: Void Transaction	12/26/2018		-1,131.55	-939.65
Lockbox	1/2/2019		1,000.00	60.35
Lockbox	1/7/2019		2,744.44	2,804.79
Lockbox	1/9/2019		4,074.99	6,879.78
Lockbox	1/10/2019		1,941.38	8,821.16
Lockbox	1/15/2019		888.88	9,710.04

* voided check

2/22/2019 9:05:54 AM

Brickell 25 Condominium
Bank Reconciliation Expanded Detail Consolidated

Laundry Income	1/21/2019	800.00	10,510.04
Lockbox	1/22/2019	1,974.75	12,484.79
Lockbox	1/24/2019	1,453.38	13,938.17
Lockbox	1/29/2019	2,872.36	16,810.53
Lockbox	1/30/2019	3,317.42	20,127.95
ADP-Payroll Checks	1/31/2019	-3,227.88	16,900.07
Bank Reconcile: Interest Earned	1/31/2019	0.66	16,900.73
Total Deposits / Adjustments:		17,840.38	
			Statement Balance: 16,900.73

Voided Checks In Period:

Check #	Date	Reference	Voided Checks
* 208	1/8/2019	AR SERVICE & REPAIR CORP.	1,250.00
* 209	1/8/2019	AR SERVICE & REPAIR CORP.	1,250.00
* 212	1/8/2019	AR SERVICE & REPAIR CORP.	1,250.00
* 213	1/15/2019	VIRGINIA LIPMAN	250.00
* 214	1/15/2019	ALL FLORIDA POOL & SPA CENTER	194.00
* 215	1/15/2019	BUG OFF EXTERMINATORS	155.00
* 216	1/15/2019	ABOVE ALL GARAGE DOOR	250.00
* 217	1/15/2019	VIRGINIA LIPMAN	250.00
* 218	1/15/2019	ALL FLORIDA POOL & SPA CENTER	194.00
* 219	1/15/2019	BUG OFF EXTERMINATORS	155.00
* 220	1/15/2019	ABOVE ALL GARAGE DOOR	250.00
* 225	1/16/2019	Vesta Property Services, Inc	0.10
			5,448.10

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
232	1/29/2019	AMAYA MAINTENANCE LANDSCAPING	455.00
			455.00

Date	Reference	Uncleared Deposits
1/25/2019	Lockbox	9,701.88
		9,701.88

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

G/L Balance:	26,147.61
Uncleared Checks, Credits:	455.00
Uncleared Deposits, Debits:	9,701.88
G/L Difference:	16,900.73
Statement Balance:	16,900.73
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



1-31-19
 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	12-31-18	17,656.64
+Deposits/Credits	10	21,067.60
-Checks/Debits	40	21,824.17
-Service Charge		.00
+Interest Paid		.66
Current Balance		16,900.73
Days in Statement Period	31	

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

Interest Earned From	1/01/19 To	1/31/19	
Days in Period			31
Interest Earned			.66
Annual Percentage Yield Earned			.05
Interest Paid this Year			.66
Interest Withheld this Year			.00

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

Date	Description	Amount
1-02	Lockbox Deposit	1000.00
1-07	Lockbox Deposit	2744.44
1-09	Lockbox Deposit	4074.99
1-10	Lockbox Deposit	1941.38
1-15	Lockbox Deposit	888.88
1-22	Lockbox Deposit	1974.75
1-22	Image Deposit	800.00
1-24	Lockbox Deposit	1453.38
1-29	Lockbox Deposit	2872.36
1-30	Lockbox Deposit	3317.42
1-31	Interest Pymt	.66

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

Date	Description	Amount
1-04	ADP PAYROLL FEES ADP - FEES BRICKNELL 25 INC A CON 2R006 3246447	86.59-
1-10	ADP - TAX ADP - TAX BRICKNELL 25 INC A CON 5240#####A00	281.11-
1-10	FPL DIRECT DEBIT ELEC PYMT BRICKELL 25 INC CONDOM 1806##### PPDA	1112.09-
1-10	ADP WAGE PAY WAGE PAY BRICKNELL 25 INC A CON 5280#####006	1214.12-
1-14	MDWS M-DWASDPMT BRICKELL 25 INC A COND 0000#####	12.65-
1-14	MDWS M-DWASDPMT	1601.56-

Continued on Next Page

VESTA PROPERTY SERVICES INC AGENT FOR

BRICKELL 25 INC COND A
0000#####
1-15 WASTE CONNECTION WEB_PAY 2202.32-
BRICKELL TWENTY FIVE C
3515#####
1-18 ADP PAYROLL FEES ADP - FEES 86.59-
BRICKNELL 25 INC A CON
2R006 5208062
1-22 COMCAST 8495600 440663831 1842.43-
BRICKELL *25
0341520
1-24 ADP - TAX ADP - TAX 280.60-
BRICKNELL 25 INC A CON
5630#####A00
1-24 ADP WAGE PAY WAGE PAY 1212.47-
BRICKNELL 25 INC A CON
9444#####006
1-30 ADP PAYROLL FEES ADP - FEES 66.40-
BRICKNELL 25 INC A CON
2R006 6841283
1-31 ATT Payment 299.20-
BRICKELL 25 INC
XXXXX0011EPAYQ

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

No.	Date	Amount	No.	Date	Amount
16	1-09	1851.00	159*	1-07	403.50
165*	1-10	411.72	167*	1-15	183.91
168	1-15	1310.75	169	1-14	352.50
200*	1-07	310.00	201	1-10	59.00
202	1-10	120.00	203	1-09	332.60
204	1-16	1233.79	205	1-15	168.12
206	1-10	40.52	207	1-28	400.00
208	1-10	1250.00	210*	1-10	200.00
211	1-10	981.00	221*	1-23	250.00
222	1-29	194.00	223	1-31	155.00
224	1-28	250.00	226*	1-30	100.00
227	1-29	105.00	228	1-30	412.59
229	1-24	60.00	230	1-31	81.04
231	1-31	310.00			

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

Date	Balance	Date	Balance	Date	Balance
12-31	17656.64	1-02	18656.64	1-04	18570.05
1-07	20600.99	1-09	22492.38	1-10	18764.20
1-14	16797.49	1-15	13821.27	1-16	12587.48
1-18	12500.89	1-22	13433.21	1-23	13183.21
1-24	13083.52	1-28	12433.52	1-29	15006.88
1-30	17745.31	1-31	16900.73		

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

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

END OF STATEMENT

AP Check Register with Detail

Check Date 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Operating-CAB

Auto	1/9/2019	FPL ENERGY SERVICES		1,112.09	PAID
Inv. # 18066-72067		72100 Electricity	1,112.09	Operating	
		NOV29-DEC29 #18066-72067 FPL ACH			
Auto	1/16/2019	COMCAST		1,842.43	PAID
Inv. # 8495-60-044-0663831 C		82700 Bulk Cable Services	1,842.43	Operating	
		JAN01-JAN31- #8495 60 044 0663831 CABLE			
Auto	1/30/2019	AT&T		299.20	PAID
Inv. # 305-854-0033-JAN11-FE		72800 Telephone Lines	299.20	Operating	
		JAN #305-854-0033-931 AT&T ACH			
200	1/3/2019	VIRGINIA LIPMAN		310.00	PAID
Inv. # 010319		82500 Janitorial Services	310.00	Operating	
201	1/7/2019	CHARLES LIPMAN		59.00	PAID
Inv. # JAN-01/19		72800 Telephone Lines	59.00	Operating	
		JAN01-REIMB.PHONE PAYMENT			
202	1/7/2019	CHARLES LIPMAN		120.00	PAID
Inv. # DEC 31.18		74160 R&M-General	120.00	Operating	
		PICKUP & REMOVE 2 LOADS OT TRASH			
203	1/7/2019	ARIGUANABO SERVICES		332.60	PAID
Inv. # 1263		74160 R&M-General	332.60	Operating	
		DRAIN FLUSHED AIR CONDITION			
204	1/7/2019	OTIS ELEVATOR COMPANY		1,233.79	PAID
Inv. # TAO05223X119		82650 Elevator Maint. Contract	1,233.79	Operating	
		JAN01-ELEVATOR MAINTENANCE			
205	1/7/2019	UNIWASHER, INC.		168.12	PAID
Inv. # 81353		74160 R&M-General	168.12	Operating	
		REPLACE BROKEN BELT WASHER			
206	1/7/2019	Vesta Property Services, Inc.		40.52	PAID
Inv. # SEB25-1218		70280 Postage & Printing	40.52	Operating	
		DEC30/18-BACK CHARGES			
207	1/7/2019	FLORIDA REAL ESTATE APPRAISERS		400.00	PAID
Inv. # 13956		70130 Legal & Professional	400.00	Operating	
		REAL ESTATE COST EVALUATION			
208	1/7/2019	AR SERVICE & REPAIR CORP.		1,250.00	VOIDED
Inv. # 9258		74195 R&M-Plumbing	1,250.00	Operating	
208	1/8/2019	AR SERVICE & REPAIR CORP.		1,250.00	PAID
Inv. # 9258		74160 R&M-General	1,250.00	Operating	
		Repair Damaged Pipe Parking area			
209	1/7/2019	AR SERVICE & REPAIR CORP.		1,250.00	VOIDED
Inv. # 9258		74195 R&M-Plumbing	1,250.00	Operating	
		REPAIR DAMAGE PIPE PARKING AREA			
210	1/7/2019	Vesta Property Services, Inc.		200.00	PAID
Inv. # 351456		70280 Postage & Printing	200.00	Operating	
		2019 ANNUAL SET UP FEE			
211	1/7/2019	Vesta Property Services, Inc.		981.00	PAID
Inv. # 351455		70110 Management Fee	981.00	Operating	
		JAN01- MANAGEMENT FEE			

AP Check Register with Detail

Check Date 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

212	1/8/2019	AR SERVICE & REPAIR CORP.		1,250.00	VOIDED
Inv. # 9258		74195 R&M-Plumbing REPAIR DAMAGE PIPE PARKING AREA	1,250.00	Operating	
213	1/15/2019	VIRGINIA LIPMAN		250.00	VOIDED
		82500 Janitorial Services 01/4/19-01/11/19 JANITORIAL	250.00	Operating	
214	1/15/2019	ALL FLORIDA POOL & SPA CENTER		194.00	VOIDED
Inv. # 523935-1		80100 Pool Maintenance JAN-POOL SERVICES	194.00	Operating	
215	1/15/2019	BUG OFF EXTERMINATORS		155.00	VOIDED
Inv. # 925490		78300 Pest Control/Spraying JAN-PEST CONTROL SERVICE	155.00	Operating	
216	1/15/2019	ABOVE ALL GARAGE DOOR		250.00	VOIDED
Inv. # 107369		74160 R&M-General REPLACE MOTOR DOOR PARKING	250.00	Operating	
217	1/15/2019	VIRGINIA LIPMAN		250.00	VOIDED
		82500 Janitorial Services 01/4/19-01/11/19 JANITORIAL	250.00	Operating	
218	1/15/2019	ALL FLORIDA POOL & SPA CENTER		194.00	VOIDED
Inv. # 523935-1		80100 Pool Maintenance JAN-POOL SERVICES	194.00	Operating	
219	1/15/2019	BUG OFF EXTERMINATORS		155.00	VOIDED
Inv. # 925490		78300 Pest Control/Spraying JAN-PEST CONTROL SERVICE	155.00	Operating	
220	1/15/2019	ABOVE ALL GARAGE DOOR		250.00	VOIDED
Inv. # 107369		74160 R&M-General REPLACE MOTOR DOOR PARKING	250.00	Operating	
221	1/15/2019	VIRGINIA LIPMAN		250.00	PAID
		82500 Janitorial Services 01/4/19-01/11/19 JANITORIAL	250.00	Operating	
222	1/15/2019	ALL FLORIDA POOL & SPA CENTER		194.00	PAID
Inv. # 523935-1		80100 Pool Maintenance JAN-POOL SERVICES	194.00	Operating	
223	1/15/2019	BUG OFF EXTERMINATORS		155.00	PAID
Inv. # 925490		78300 Pest Control/Spraying JAN-PEST CONTROL SERVICE	155.00	Operating	
224	1/15/2019	ABOVE ALL GARAGE DOOR		250.00	PAID
Inv. # 107369		74160 R&M-General REPLACE MOTOR DOOR PARKING	250.00	Operating	
225	1/16/2019	Vesta Property Services, Inc.		0.10	VOIDED
Inv. # 011619		74160 R&M-General VOID CHECK	0.10	Operating	
226	1/17/2019	ASSOCIATED ELEVATOR INSPECTION		100.00	PAID
Inv. # 50358		74175 R&M-Elevator ELEVATOR INSPECTION SERIAL NO. 40797	100.00	Operating	
227	1/17/2019	UNIWASHER, INC.		105.00	PAID
Inv. # 36781		74160 R&M-General WASHER REPAIR 3RD FLOOR	105.00	Operating	
228	1/21/2019	HOME DEPOT CREDIT SERVICES, INC.		412.59	PAID

AP Check Register with Detail

Check Date 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Inv. # 603503225031908097	74170	R&M-Supplies Repairs and maintenance supplies	412.59	Operating	
229	1/21/2019	CHARLES LIPMAN	60.00	PAID	
Inv. # 1-21-19	74160	R&M-General MISCELLANEOUS TRASH REMOVAL	60.00	Operating	
230	1/21/2019	Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars, & S	81.04	PAID	
Inv. # 213404	70130	Legal & Professional PREPARATION OWNER REPAIRS UNIT 304	81.04	Operating	
231	1/29/2019	VIRGINIA LIPMAN	310.00	PAID	
Inv. # JANITORIAL SERVICE	82500	Janitorial Services 01/14/19-01/22/19 JANITORIAL	310.00	Operating	
232	1/29/2019	AMAYA MAINTENANCE LANDSCAPING	455.00	PAID	
Inv. # 271228 12/18/18	78100	Lawn Maintenance DEC 12-18-28/2018 LAWN SERVICES	455.00	Operating	
011119	1/11/2019	MIAMI-DADE WATER AND SEWER DEPARTMENT	1,601.56	PAID	
Inv. # 7558352200	72200	Water & Sewer 11/09-12/13/18- #7558352200 WATER & SEWER	1,601.56	Operating	
011119	1/11/2019	MIAMI-DADE WATER AND SEWER DEPARTMENT	12.65	PAID	
Inv. # 8558352200	72200	Water & Sewer 11/09-12/13/19-#8558352200 WATER & SEWER	12.65	Operating	
011419	1/14/2019	WASTE CONNECTIONS OF FLORIDA	2,202.32	PAID	
Inv. # 2165728	82300	Trash Collection JAN01-#6440-057310-WASTE SERVICES	2,202.32	Operating	
			Total		19,986.01
			Voided		5,448.10
			Operating-CAB TOTAL \$		14,537.91

Delinquent Owners Report

Friday, February 22, 2019

9:05

Posted Date 01/31/2019

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	666.99	616.61	1,619.73	2,903.33
41721	Owner	SUAREZ,XAVIER & RITA	0.00	1,316.45	25.00	175.00	1,516.45
41754	Owner	ALJOBIN,CALLETANA	0.00	89.53	0.00	35.00	124.53
41717	Owner	CAMPS,Lourdes	0.00	0.00	25.00	50.00	75.00
41729	Owner	JIMENEZ,JOSE	0.00	49.82	0.00	0.00	49.82
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	ESTEVEVES,Aurora	0.00	0.00	0.01	0.00	0.01
Count:	9		0.00	2,122.80	666.62	1,909.73	4,699.15

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	655.01
02 NSF	11000	10.00
A1 Assessment	11000	4,034.14
		<u>4,699.15</u>

Brickell 25, A Condominium Association
Prepaid Insurance Schedule
January 31, 2019

Prepaid Insurance											
GL	Description of Policy	Period		2018-2019 Premium	Renewal	Adjustment		Late Fee	Expensed	Prepaid Bal	Comments
		From	To			Refund					
70140	Gen Liab/Philadelphia Indemnity	05/07/18	05/07/19	6,111.00				402.10	4,486.99	1,624.01	
70145	Property/Lexington Insurance	05/07/18	05/07/19	42,080.79					30,897.67	11,183.12	
70155	Finance/Doc&Stamps	05/07/18	05/07/19	1,980.39					1,454.10	526.29	
70150	Umbrella/Kevin Davis Insurance	05/07/18	05/07/19	1,604.00					1,177.74	426.26	
70180	D&O/Graham Insurance Group	05/07/18	05/07/19	943.00					692.40	250.60	
70190	Fidelity/Crime/Travelers	05/07/18	05/07/19	559.00					410.47	148.53	
70195	Glass/Seacoast Underwriters	05/07/18	05/07/19	1,869.00					1,372.33	496.67	
70165	Flood/Hartford Insurance	05/07/18	05/07/19	33,989.00					24,956.33	9,032.67	
70170	Worker's Comp/CNA Insurance	01/04/18	01/04/19	4,046.00					2,500.56	1,545.44	
Total				93,182.18				402.10	67,948.59	26,397.27	
Expense For the Month						Remaining		Prepaid			
Description	Days	Per Day	Total			Days	Months	Comments			
70140	Gen Liab/Philadelphia Indemnity	31	16.74	519.02		97	3.13				
70145	Property/QBE Insurance Corp	31	115.29	3,573.98		97	3.13				
70155	Finance/Doc&Stamps	31	5.43	168.20		97	3.13				
70150	Umbrella/American Zurich Ins.	31	4.39	136.23		97	3.13				
70180	D&O/Travelers Cas&Surety Co.	31	2.58	80.09		97	3.13				
70190	Fidelity/Travelers	31	1.53	47.48		97	3.13				
70195	Glass/USPlate Glass Insurance Co	31	5.12	158.74		97	3.13				
70165	Flood	31	93.12	2,886.74		97	3.13				
70170	Worker's Comp/CNA Insurance	31	11.08	343.63		97	3.13				
Total			255.29	7,914.11							
Insurance Payable											
Total Premium Financed	Finance Charge	Docs & Stamps	Total Premium	Down Payment	Adjustment	Total Payable	Monthly Payment	Out of	# of Pymt 3--10	Insurance Payable EOM	
87,155.79	1,705.64	274.75	89,136.18	8,715.58		80,420.60	8,042.06	10	9	9,647.43	
Grand Total										9,647.43	

Brickell 25, A Condominium Association
Prepaid Interest Schedule
January 31, 2019

Interest on Policy						
Financed from # of days =		365				
From	Period		Days in Month	Total Expensed	Prepaid Balance	
	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	31	7,914.10	63,823.41	
	10/1/2018	10/31/2018	31	7,658.81	56,164.60	
	10/1/2018	10/31/2018	31	7,914.10	48,250.50	
	11/1/2018	11/30/2018	30	7,658.81	40,591.69	
	12/1/2018	12/31/2018	31	7,914.10	32,677.59	
	1/1/2019	1/31/2019	31	7,914.10	24,763.48	
	2/1/2019	2/28/2019	29	7,403.52	17,359.97	
	3/1/2019	3/31/2019	31	7,914.10	9,445.86	
	4/1/2019	4/30/2019	30	7,658.81	1,787.06	
	5/1/2019	5/6/2019	7	1,787.06	0.00	
Total			365			

Brickell 25 Condominium
Bank Reconciliation Expanded Detail Consolidated

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

Statement Date: 1/31/2019	G/L Balance:	624.39
Linked Statement: 022219082002_BRICKELL 25 INC A-267822344.pdf	Statement Balance:	624.39

Item	Date	Check #	Amount	Balance
			Previous Balance:	624.18
Bank Reconcile: Interest Earned	1/31/2019		0.21	624.39
		Total Deposits / Adjustments:	0.21	
		Statement Balance:		624.39

Voided Checks In Period:

Check #	Date	Reference	Voided Checks
---------	------	-----------	---------------

Outstanding Items:

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

G/L Balance:	624.39
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	624.39
Statement Balance:	624.39
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



1-31-19
 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	12-31-18	624.18
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.21
Current Balance		624.39
Days in Statement Period	31	

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

Interest Earned From	1/01/19 To 1/31/19	
Days in Period		31
Interest Earned		.21
Annual Percentage Yield Earned		.40
Interest Paid this Year		.21
Interest Withheld this Year		.00

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

Date	Description	Amount
1-31	Interest Pymt	.21

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

Date	Balance	Date	Balance
12-31	624.18	1-31	624.39

* - - - - -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

Friday, February 22, 2019 9:05:47 AM

Posted 01/31/2019

Brickell 25 Condominium

Vendor	Date	Invoice #		Current	31-60	61-90	Over 90
10102 Operating-CAB *****0378							
FIRST INSURANCE FUNI	1/21/2019	900-6730626	FIRST INS.F -900-6730626	8,042.06	0.00	0.00	0.00
FIRST INSURANCE FUNI	1/21/2019	900-6730626	FIRST INS-PAYMENT FEE	402.10	0.00	0.00	0.00
MIAMI-DADE WATER AN	2/8/2019	12/13-01/11/1	MIAMI-DADE WATER&SEWER 755	2,238.59	0.00	0.00	0.00
MIAMI-DADE WATER AN	2/8/2019	12/13-01/18/1	MIAMI-DADE WATER&SEWER 855	12.65	0.00	0.00	0.00
AMAYA MAINTENANCE	1/30/2019	310130	JAN15-JAN30/19- LAWN SERVICES	150.00	0.00	0.00	0.00
Vesta Property Services, I	1/31/2019	SEB25-0119	JAN30/2019-BACK CHARGES	41.14	0.00	0.00	0.00
10102 Operating-CAB *****0378 Totals:				10,886.54	0.00	0.00	0.00
10102 Operating-CAB *****0378 Cash Balance: \$26,147.61							
AP Total: \$10,886.54							
Available Cash Balance: \$15,261.07							
 12501 Reserve -CAB *****2344							
12501 Reserve -CAB *****2344 Totals:				0.00	0.00	0.00	0.00
12501 Reserve -CAB *****2344 Cash Balance: \$624.39							
 Brickell 25 Condominium Totals:				10,886.54	0.00	0.00	0.00
Total: \$10,886.54							

Prepaid Owners Report

Friday, February 22, 2019

9:05

Posted Date 01/31/2019

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
41745	Owner	KELLY,Tony & Patsy	0.00	0.00	0.00	-6.47	-6.47
41719	Owner	ARGYLE FINANCE LTD,	-25.00	0.00	0.00	0.00	-25.00
41747	Owner	STALEY,Maria	-46.44	0.00	0.00	0.00	-46.44
41762	Owner	URREA,STELLA	-50.00	0.00	0.00	0.00	-50.00
41718	Owner	ALFODARI,MOHAMMED	-50.00	0.00	0.00	0.00	-50.00
41738	Owner	RAIN,SOFIA	-245.88	0.00	0.00	0.00	-245.88
41759	Owner	CAMPS,BRYAN	-267.01	0.00	0.00	0.00	-267.01
41752	Owner	SALLES,MARCELO & MIRIAM	-301.21	0.00	0.00	0.00	-301.21
41723	Owner	DAVILA,JORGE	-532.63	0.00	0.00	0.00	-532.63
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	-728.15	-12.87	0.00	0.00	-741.02
41746	Owner	EDISWEET,LLC	-748.53	0.00	0.00	0.00	-748.53
41728	Owner	YARUR,YOLANDA	0.00	-687.37	-495.39	0.00	-1,182.76
41722	Owner	YOUNG,Brian & Pamela	-1,341.49	0.00	0.00	0.00	-1,341.49
Count:	17		-6,195.41	-750.24	-495.39	-6.47	-7,447.51

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	-7,447.51
		-7,447.51

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
10102 Operating-CAB *****0378						13,143.26
1/17/2019	12/26/2018	A/R	Acct#: 41719 Posted: 01/17/19 Code: PP Source: Batc	1,131.55		14,274.81
1/17/2019	12/26/2018	A/R	Acct#: 41719 Posted: 01/17/19 Code: PP Source: Batc		1,131.55	13,143.26
1/2/2019	1/2/2019	A/R	Acct#: 41738 Posted: 01/02/19 Code: PP Source: Lock	1,000.00		14,143.26
1/3/2019	1/3/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/03/19 Invoice		310.00	13,833.26
1/7/2019	1/7/2019	A/P	Vendor: CHARLES LIPMAN Voucher: 01/07/19 Memo:		59.00	13,774.26
1/7/2019	1/7/2019	A/P	Vendor: CHARLES LIPMAN Voucher: 01/07/19 Memo:		120.00	13,654.26
1/7/2019	1/7/2019	A/P	Vendor: ARIGUANABO SERVICES Voucher: 01/07/19		332.60	13,321.66
1/7/2019	1/7/2019	A/P	Vendor: OTIS ELEVATOR COMPANY Voucher: 01/07		1,233.79	12,087.87
1/7/2019	1/7/2019	A/P	Vendor: UNIWASHER, INC. Voucher: 01/07/19 Memo:		168.12	11,919.75
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Voucher: 01/07/		40.52	11,879.23
1/7/2019	1/7/2019	A/P	Vendor: FLORIDA REAL ESTATE APPRAISERS Vou		400.00	11,479.23
1/7/2019	1/7/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/		1,250.00	10,229.23
1/7/2019	1/7/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/		1,250.00	8,979.23
1/7/2019	1/7/2019	A/R	Acct#: 41743 Posted: 01/07/19 Code: PP Source: Lock	666.99		9,646.22
1/7/2019	1/7/2019	A/R	Acct#: 41740 Posted: 01/07/19 Code: PP Source: Lock	728.15		10,374.37
1/7/2019	1/7/2019	A/R	Acct#: 41754 Posted: 01/07/19 Code: PP Source: Lock	702.70		11,077.07
1/7/2019	1/7/2019	A/R	Acct#: 41744 Posted: 01/07/19 Code: PP Source: Lock	646.60		11,723.67
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Voucher: 01/07/		200.00	11,523.67
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Voucher: 01/07/		981.00	10,542.67
1/7/2019	1/7/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO	1,250.00		11,792.67
1/8/2019	1/8/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/		1,250.00	10,542.67
1/8/2019	1/8/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO	1,250.00		11,792.67
1/8/2019	1/8/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/		1,250.00	10,542.67
1/9/2019	1/9/2019	A/P	Vendor: FPL ENERGY SERVICES Voucher: 01/09/19		1,112.09	9,430.58
1/9/2019	1/9/2019	A/R	Acct#: 41723 Posted: 01/09/19 Code: PP Source: Lock	1,355.00		10,785.58
1/9/2019	1/9/2019	A/R	Acct#: 41725 Posted: 01/09/19 Code: PP Source: Lock	591.61		11,377.19
1/9/2019	1/9/2019	A/R	Acct#: 41762 Posted: 01/09/19 Code: PP Source: Lock	812.62		12,189.81
1/9/2019	1/9/2019	A/R	Acct#: 41747 Posted: 01/09/19 Code: PP Source: Lock	500.00		12,689.81
1/9/2019	1/9/2019	A/R	Acct#: 41747 Posted: 01/09/19 Code: PP Source: Lock	108.00		12,797.81
1/9/2019	1/9/2019	A/R	Acct#: 41734 Posted: 01/09/19 Code: PP Source: Lock	707.76		13,505.57
1/10/2019	1/10/2019	A/R	Acct#: 41721 Posted: 01/10/19 Code: PP Source: Lock	1,274.39		14,779.96
1/10/2019	1/10/2019	A/R	Acct#: 41748 Posted: 01/10/19 Code: PP Source: Lock	666.99		15,446.95
1/11/2019	1/11/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO	1,250.00		16,696.95
1/11/2019	1/11/2019	A/P	Vendor: MIAMI-DADE WATER AND SEWER DEPART		1,601.56	15,095.39
1/11/2019	1/11/2019	A/P	Vendor: MIAMI-DADE WATER AND SEWER DEPART		12.65	15,082.74
1/14/2019	1/14/2019	A/P	Vendor: WASTE CONNECTIONS OF FLORIDA Voucl		2,202.32	12,880.42
1/15/2019	1/15/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/15/19 Memo:		250.00	12,630.42
1/15/2019	1/15/2019	A/P	Vendor: ALL FLORIDA POOL & SPA CENTER Vouch		194.00	12,436.42
1/15/2019	1/15/2019	A/P	Vendor: BUG OFF EXTERMINATORS Voucher: 01/15		155.00	12,281.42
1/15/2019	1/15/2019	A/P	Vendor: ABOVE ALL GARAGE DOOR Voucher: 01/15		250.00	12,031.42
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: VIRGINIA LIPMAN Check #:	250.00		12,281.42
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: ALL FLORIDA POOL & SPA	194.00		12,475.42
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: BUG OFF EXTERMINATOR	155.00		12,630.42
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: ABOVE ALL GARAGE DOO	250.00		12,880.42
1/15/2019	1/15/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/15/19 Memo:		250.00	12,630.42
1/15/2019	1/15/2019	A/P	Vendor: ALL FLORIDA POOL & SPA CENTER Vouch		194.00	12,436.42
1/15/2019	1/15/2019	A/P	Vendor: BUG OFF EXTERMINATORS Voucher: 01/15		155.00	12,281.42
1/15/2019	1/15/2019	A/P	Vendor: ABOVE ALL GARAGE DOOR Voucher: 01/15		250.00	12,031.42
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: VIRGINIA LIPMAN Check #:	250.00		12,281.42
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: ALL FLORIDA POOL & SPA	194.00		12,475.42
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: BUG OFF EXTERMINATOR	155.00		12,630.42
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: ABOVE ALL GARAGE DOO	250.00		12,880.42
1/15/2019	1/15/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/15/19 Memo:		250.00	12,630.42

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/15/2019	1/15/2019	A/P	Vendor: ALL FLORIDA POOL & SPA CENTER Vouch		194.00	12,436.42
1/15/2019	1/15/2019	A/P	Vendor: BUG OFF EXTERMINATORS Voucher: 01/15		155.00	12,281.42
1/15/2019	1/15/2019	A/P	Vendor: ABOVE ALL GARAGE DOOR Voucher: 01/15		250.00	12,031.42
1/15/2019	1/15/2019	A/R	Acct#: 41752 Posted: 01/15/19 Code: PP Source: Lock	888.88		12,920.30
1/16/2019	1/16/2019	A/P	Vendor: Vesta Property Services, Inc. Voucher: 01/16/		0.10	12,920.20
1/16/2019	1/16/2019	A/P	Vendor: COMCAST Voucher: 01/16/19 Memo: JAN01-		1,842.43	11,077.77
1/16/2019	1/16/2019	A/P	Voided Payment-Vendor: Vesta Property Services, Inc.	0.10		11,077.87
1/17/2019	1/17/2019	A/P	Vendor: ASSOCIATED ELEVATOR INSPECTION Vol		100.00	10,977.87
1/17/2019	1/17/2019	A/P	Vendor: UNIWASHER, INC. Voucher: 01/17/19 Memo:		105.00	10,872.87
1/21/2019	1/21/2019	G/L	Laundry Income m/o 869510386	300.00		11,172.87
1/21/2019	1/21/2019	G/L	Laundry Income m/o 869510385	500.00		11,672.87
1/21/2019	1/21/2019	A/P	Vendor: HOME DEPOT CREDIT SERVICES, INC. Voi		412.59	11,260.28
1/21/2019	1/21/2019	A/P	Vendor: CHARLES LIPMAN Voucher: 01/21/19 Memo:		60.00	11,200.28
1/21/2019	1/21/2019	A/P	Vendor: Siegfried, Rivera, Hyman, Lerner, De La Torre		81.04	11,119.24
1/22/2019	1/22/2019	A/R	Acct#: 41751 Posted: 01/22/19 Code: PP Source: Lock	768.93		11,888.17
1/22/2019	1/22/2019	A/R	Acct#: 41729 Posted: 01/22/19 Code: PP Source: Lock	623.30		12,511.47
1/22/2019	1/22/2019	A/R	Acct#: 41726 Posted: 01/22/19 Code: PP Source: Lock	582.52		13,093.99
1/24/2019	1/24/2019	A/R	Acct#: 41759 Posted: 01/24/19 Code: PP Source: Lock	704.85		13,798.84
1/24/2019	1/24/2019	A/R	Acct#: 41746 Posted: 01/24/19 Code: PP Source: Lock	748.53		14,547.37
1/25/2019	1/25/2019	A/R	Acct#: 41724 Posted: 01/25/19 Code: PP Source: Lock	559.22		15,106.59
1/25/2019	1/25/2019	A/R	Acct#: 41730 Posted: 01/25/19 Code: PP Source: Lock	602.91		15,709.50
1/25/2019	1/25/2019	A/R	Acct#: 41736 Posted: 01/25/19 Code: PP Source: Lock	646.60		16,356.10
1/25/2019	1/25/2019	A/R	Acct#: 41727 Posted: 01/25/19 Code: PP Source: Lock	687.37		17,043.47
1/25/2019	1/25/2019	A/R	Acct#: 41756 Posted: 01/25/19 Code: PP Source: Lock	725.24		17,768.71
1/25/2019	1/25/2019	A/R	Acct#: 41764 Posted: 01/25/19 Code: PP Source: Lock	748.53		18,517.24
1/25/2019	1/25/2019	A/R	Acct#: 41749 Posted: 01/25/19 Code: PP Source: Lock	768.93		19,286.17
1/25/2019	1/25/2019	A/R	Acct#: 41755 Posted: 01/25/19 Code: PP Source: Lock	792.23		20,078.40
1/25/2019	1/25/2019	A/R	Acct#: 41718 Posted: 01/25/19 Code: PP Source: Lock	806.79		20,885.19
1/25/2019	1/25/2019	A/R	Acct#: 41763 Posted: 01/25/19 Code: PP Source: Lock	812.62		21,697.81
1/25/2019	1/25/2019	A/R	Acct#: 41719 Posted: 01/25/19 Code: PP Source: Lock	1,275.72		22,973.53
1/25/2019	1/25/2019	A/R	Acct#: 41720 Posted: 01/25/19 Code: PP Source: Lock	1,275.72		24,249.25
1/29/2019	1/29/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/29/19 Memo:		310.00	23,939.25
1/29/2019	1/29/2019	A/R	Acct#: 41733 Posted: 01/29/19 Code: PP Source: Lock	704.85		24,644.10
1/29/2019	1/29/2019	A/R	Acct#: 41742 Posted: 01/29/19 Code: PP Source: Lock	728.15		25,372.25
1/29/2019	1/29/2019	A/R	Acct#: 41717 Posted: 01/29/19 Code: PP Source: Lock	754.36		26,126.61
1/29/2019	1/29/2019	A/R	Acct#: 41747 Posted: 01/29/19 Code: PP Source: Lock	500.00		26,626.61
1/29/2019	1/29/2019	A/R	Acct#: 41747 Posted: 01/29/19 Code: PP Source: Lock	185.00		26,811.61
1/29/2019	1/29/2019	A/P	Vendor: AMAYA MAINTENANCE LANDSCAPING Vo		455.00	26,356.61
1/30/2019	1/30/2019	A/P	Vendor: AT&T Voucher: 01/30/19 Memo: JAN #305-85		299.20	26,057.41
1/30/2019	1/30/2019	A/R	Acct#: 41722 Posted: 01/30/19 Code: PP Source: Lock	1,316.48		27,373.89
1/30/2019	1/30/2019	A/R	Acct#: 41722 Posted: 01/30/19 Code: PP Source: Lock	1,316.48		28,690.37
1/30/2019	1/30/2019	A/R	Acct#: 41753 Posted: 01/30/19 Code: PP Source: Lock	684.46		29,374.83
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks		66.40	29,308.43
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks		280.60	29,027.83
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks		1,212.47	27,815.36
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks		86.59	27,728.77
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks		1,214.12	26,514.65
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks		281.11	26,233.54
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks		86.59	26,146.95
1/31/2019	1/31/2019	G/L	Bank Reconcile: Interest Earned	0.66		26,147.61
			Net Change: 13,004.35	37,349.79	24,345.44	26,147.61
11000 Accounts Receivable						5,185.07
1/17/2019	12/26/2018	A/R	Acct#: 41719 Posted: 12/01/18 Code: A1 Assessment	1,106.55		6,291.62

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/1/2019	1/1/2019	A/R	Acct#: 41724 Posted: 01/01/19 Code: A1 Assessment	559.22		6,850.84
1/1/2019	1/1/2019	A/R	Acct#: 41726 Posted: 01/01/19 Code: A1 Assessment	582.52		7,433.36
1/1/2019	1/1/2019	A/R	Acct#: 41730 Posted: 01/01/19 Code: A1 Assessment	602.91		8,036.27
1/1/2019	1/1/2019	A/R	Acct#: 41749 Posted: 01/01/19 Code: A1 Assessment	768.93		8,805.20
1/1/2019	1/1/2019	A/R	Acct#: 41751 Posted: 01/01/19 Code: A1 Assessment	768.93		9,574.13
1/1/2019	1/1/2019	A/R	Acct#: 41754 Posted: 01/01/19 Code: A1 Assessment	792.23		10,366.36
1/1/2019	1/1/2019	A/R	Acct#: 41755 Posted: 01/01/19 Code: A1 Assessment	792.23		11,158.59
1/1/2019	1/1/2019	A/R	Acct#: 41718 Posted: 01/01/19 Code: A1 Assessment	806.79		11,965.38
1/1/2019	1/1/2019	A/R	Acct#: 41762 Posted: 01/01/19 Code: A1 Assessment	812.62		12,778.00
1/1/2019	1/1/2019	A/R	Acct#: 41763 Posted: 01/01/19 Code: A1 Assessment	812.62		13,590.62
1/1/2019	1/1/2019	A/R	Acct#: 41719 Posted: 01/01/19 Code: A1 Assessment	1,275.72		14,866.34
1/1/2019	1/1/2019	A/R	Acct#: 41720 Posted: 01/01/19 Code: A1 Assessment	1,275.72		16,142.06
1/1/2019	1/1/2019	A/R	Acct#: 41721 Posted: 01/01/19 Code: A1 Assessment	1,316.48		17,458.54
1/1/2019	1/1/2019	A/R	Acct#: 41722 Posted: 01/01/19 Code: A1 Assessment	1,316.48		18,775.02
1/1/2019	1/1/2019	A/R	Acct#: 41723 Posted: 01/01/19 Code: A1 Assessment	1,354.36		20,129.38
1/1/2019	1/1/2019	A/R	Acct#: 41717 Posted: 01/01/19 Code: A1 Assessment	754.36		20,883.74
1/1/2019	1/1/2019	A/R	Acct#: 41764 Posted: 01/01/19 Code: A1 Assessment	748.53		21,632.27
1/1/2019	1/1/2019	A/R	Acct#: 41746 Posted: 01/01/19 Code: A1 Assessment	748.53		22,380.80
1/1/2019	1/1/2019	A/R	Acct#: 41745 Posted: 01/01/19 Code: A1 Assessment	748.53		23,129.33
1/1/2019	1/1/2019	A/R	Acct#: 41742 Posted: 01/01/19 Code: A1 Assessment	728.15		23,857.48
1/1/2019	1/1/2019	A/R	Acct#: 41740 Posted: 01/01/19 Code: A1 Assessment	728.15		24,585.63
1/1/2019	1/1/2019	A/R	Acct#: 41756 Posted: 01/01/19 Code: A1 Assessment	725.24		25,310.87
1/1/2019	1/1/2019	A/R	Acct#: 41734 Posted: 01/01/19 Code: A1 Assessment	707.76		26,018.63
1/1/2019	1/1/2019	A/R	Acct#: 41759 Posted: 01/01/19 Code: A1 Assessment	704.85		26,723.48
1/1/2019	1/1/2019	A/R	Acct#: 41752 Posted: 01/01/19 Code: A1 Assessment	704.85		27,428.33
1/1/2019	1/1/2019	A/R	Acct#: 41733 Posted: 01/01/19 Code: A1 Assessment	704.85		28,133.18
1/1/2019	1/1/2019	A/R	Acct#: 41728 Posted: 01/01/19 Code: A1 Assessment	687.37		28,820.55
1/1/2019	1/1/2019	A/R	Acct#: 41727 Posted: 01/01/19 Code: A1 Assessment	687.37		29,507.92
1/1/2019	1/1/2019	A/R	Acct#: 41753 Posted: 01/01/19 Code: A1 Assessment	684.46		30,192.38
1/1/2019	1/1/2019	A/R	Acct#: 41747 Posted: 01/01/19 Code: A1 Assessment	684.46		30,876.84
1/1/2019	1/1/2019	A/R	Acct#: 41748 Posted: 01/01/19 Code: A1 Assessment	666.99		31,543.83
1/1/2019	1/1/2019	A/R	Acct#: 41743 Posted: 01/01/19 Code: A1 Assessment	666.99		32,210.82
1/1/2019	1/1/2019	A/R	Acct#: 41725 Posted: 01/01/19 Code: A1 Assessment	666.99		32,877.81
1/1/2019	1/1/2019	A/R	Acct#: 41744 Posted: 01/01/19 Code: A1 Assessment	646.60		33,524.41
1/1/2019	1/1/2019	A/R	Acct#: 41736 Posted: 01/01/19 Code: A1 Assessment	646.60		34,171.01
1/1/2019	1/1/2019	A/R	Acct#: 41738 Posted: 01/01/19 Code: A1 Assessment	623.30		34,794.31
1/1/2019	1/1/2019	A/R	Acct#: 41729 Posted: 01/01/19 Code: A1 Assessment	623.30		35,417.61
1/17/2019	1/17/2019	A/R	Acct#: 41719 Posted: 12/26/18 Code: PP Source: Batc		1,106.55	34,311.06
1/22/2019	1/22/2019	A/R	Acct#: 41729 Posted: 01/22/19 Code: PP Source: Lock		24.82	34,286.24
1/22/2019	1/22/2019	A/R	Acct#: 41729 Posted: 01/22/19 Code: PP Source: Lock		25.00	34,261.24
1/24/2019	1/24/2019	A/R	Acct#: 41759 Posted: 01/24/19 Code: PP Source: Lock		437.84	33,823.40
1/25/2019	1/25/2019	A/R	Acct#: 41724 Posted: 01/25/19 Code: PP Source: Lock		559.22	33,264.18
1/25/2019	1/25/2019	A/R	Acct#: 41730 Posted: 01/25/19 Code: PP Source: Lock		602.91	32,661.27
1/25/2019	1/25/2019	A/R	Acct#: 41736 Posted: 01/25/19 Code: PP Source: Lock		646.12	32,015.15
1/25/2019	1/25/2019	A/R	Acct#: 41727 Posted: 01/25/19 Code: PP Source: Lock		687.37	31,327.78
1/25/2019	1/25/2019	A/R	Acct#: 41756 Posted: 01/25/19 Code: PP Source: Lock		725.24	30,602.54
1/25/2019	1/25/2019	A/R	Acct#: 41764 Posted: 01/25/19 Code: PP Source: Lock		748.53	29,854.01
1/25/2019	1/25/2019	A/R	Acct#: 41749 Posted: 01/25/19 Code: PP Source: Lock		768.93	29,085.08
1/25/2019	1/25/2019	A/R	Acct#: 41755 Posted: 01/25/19 Code: PP Source: Lock		792.23	28,292.85
1/25/2019	1/25/2019	A/R	Acct#: 41718 Posted: 01/25/19 Code: PP Source: Lock		756.79	27,536.06
1/25/2019	1/25/2019	A/R	Acct#: 41763 Posted: 01/25/19 Code: PP Source: Lock		812.62	26,723.44
1/25/2019	1/25/2019	A/R	Acct#: 41719 Posted: 01/25/19 Code: PP Source: Lock		1,250.72	25,472.72
1/25/2019	1/25/2019	A/R	Acct#: 41720 Posted: 01/25/19 Code: PP Source: Lock		1,275.72	24,197.00
1/25/2019	1/25/2019	A/R	Acct#: 41718 Posted: 12/26/18 Code: PP Source: Lock		50.00	24,147.00

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/25/2019	1/25/2019	A/R	Acct#: 41719 Posted: 12/26/18 Code: PP Source: Batc		25.00	24,122.00
1/25/2019	1/25/2019	A/R	Acct#: 41721 Posted: 01/10/19 Code: PP Source: Lock		106.64	24,015.36
1/25/2019	1/25/2019	A/R	Acct#: 41721 Posted: 01/10/19 Code: PP Source: Lock		1,167.72	22,847.64
1/25/2019	1/25/2019	A/R	Acct#: 41721 Posted: 01/10/19 Code: PP Source: Lock		0.03	22,847.61
1/25/2019	1/25/2019	A/R	Acct#: 41722 Posted: 12/07/18 Code: PP Source: Lock		25.01	22,822.60
1/25/2019	1/25/2019	A/R	Acct#: 41723 Posted: 12/17/18 Code: PP Source: Lock		531.99	22,290.61
1/25/2019	1/25/2019	A/R	Acct#: 41723 Posted: 01/09/19 Code: PP Source: Lock		822.37	21,468.24
1/25/2019	1/25/2019	A/R	Acct#: 41725 Posted: 01/09/19 Code: PP Source: Lock		136.51	21,331.73
1/25/2019	1/25/2019	A/R	Acct#: 41725 Posted: 01/09/19 Code: PP Source: Lock		455.10	20,876.63
1/25/2019	1/25/2019	A/R	Acct#: 41726 Posted: 11/27/18 Code: PP Source: Con'		50.00	20,826.63
1/25/2019	1/25/2019	A/R	Acct#: 41726 Posted: 12/24/18 Code: PP Source: Lock		532.52	20,294.11
1/25/2019	1/25/2019	A/R	Acct#: 41728 Posted: 10/22/18 Code: PP Source: Con'		573.07	19,721.04
1/25/2019	1/25/2019	A/R	Acct#: 41728 Posted: 11/09/18 Code: PP Source: Con'		114.30	19,606.74
1/25/2019	1/25/2019	A/R	Acct#: 41729 Posted: 01/22/19 Code: PP Source: Lock		573.48	19,033.26
1/25/2019	1/25/2019	A/R	Acct#: 41734 Posted: 01/09/19 Code: PP Source: Lock		707.76	18,325.50
1/25/2019	1/25/2019	A/R	Acct#: 41736 Posted: 12/26/18 Code: PP Source: Lock		0.48	18,325.02
1/25/2019	1/25/2019	A/R	Acct#: 41738 Posted: 01/02/19 Code: PP Source: Lock		130.82	18,194.20
1/25/2019	1/25/2019	A/R	Acct#: 41738 Posted: 01/02/19 Code: PP Source: Lock		623.30	17,570.90
1/25/2019	1/25/2019	A/R	Acct#: 41740 Posted: 01/07/19 Code: PP Source: Lock		0.01	17,570.89
1/25/2019	1/25/2019	A/R	Acct#: 41740 Posted: 01/07/19 Code: PP Source: Lock		728.14	16,842.75
1/25/2019	1/25/2019	A/R	Acct#: 41742 Posted: 12/12/18 Code: PP Source: Lock		12.87	16,829.88
1/25/2019	1/25/2019	A/R	Acct#: 41742 Posted: 12/31/18 Code: PP Source: Lock		715.28	16,114.60
1/25/2019	1/25/2019	A/R	Acct#: 41743 Posted: 12/03/18 Code: PP Source: Batc		591.61	15,522.99
1/25/2019	1/25/2019	A/R	Acct#: 41743 Posted: 01/07/19 Code: PP Source: Lock		75.38	15,447.61
1/25/2019	1/25/2019	A/R	Acct#: 41744 Posted: 01/07/19 Code: PP Source: Lock		646.60	14,801.01
1/25/2019	1/25/2019	A/R	Acct#: 41745 Posted: 12/05/17 Code: PP Source: Con'		748.53	14,052.48
1/25/2019	1/25/2019	A/R	Acct#: 41746 Posted: 12/24/18 Code: PP Source: Lock		748.53	13,303.95
1/25/2019	1/25/2019	A/R	Acct#: 41747 Posted: 01/09/19 Code: PP Source: Lock		500.00	12,803.95
1/25/2019	1/25/2019	A/R	Acct#: 41747 Posted: 01/09/19 Code: PP Source: Lock		62.10	12,741.85
1/25/2019	1/25/2019	A/R	Acct#: 41747 Posted: 01/09/19 Code: PP Source: Lock		45.90	12,695.95
1/25/2019	1/25/2019	A/R	Acct#: 41748 Posted: 01/10/19 Code: PP Source: Lock		666.99	12,028.96
1/25/2019	1/25/2019	A/R	Acct#: 41751 Posted: 01/22/19 Code: PP Source: Lock		768.93	11,260.03
1/25/2019	1/25/2019	A/R	Acct#: 41752 Posted: 11/28/18 Code: PP Source: Con'		117.18	11,142.85
1/25/2019	1/25/2019	A/R	Acct#: 41752 Posted: 01/15/19 Code: PP Source: Lock		587.67	10,555.18
1/25/2019	1/25/2019	A/R	Acct#: 41753 Posted: 12/28/18 Code: PP Source: Lock		684.46	9,870.72
1/25/2019	1/25/2019	A/R	Acct#: 41754 Posted: 01/07/19 Code: PP Source: Lock		702.70	9,168.02
1/25/2019	1/25/2019	A/R	Acct#: 41759 Posted: 12/12/18 Code: PP Source: Lock		267.01	8,901.01
1/25/2019	1/25/2019	A/R	Acct#: 41762 Posted: 12/12/18 Code: PP Source: Lock		50.00	8,851.01
1/25/2019	1/25/2019	A/R	Acct#: 41762 Posted: 01/09/19 Code: PP Source: Lock		762.62	8,088.39
1/29/2019	1/29/2019	A/R	Acct#: 41733 Posted: 01/29/19 Code: PP Source: Lock		704.85	7,383.54
1/29/2019	1/29/2019	A/R	Acct#: 41717 Posted: 01/29/19 Code: PP Source: Lock		754.36	6,629.18
1/29/2019	1/29/2019	A/R	Acct#: 41747 Posted: 01/29/19 Code: PP Source: Lock		500.00	6,129.18
1/29/2019	1/29/2019	A/R	Acct#: 41747 Posted: 01/29/19 Code: PP Source: Lock		138.56	5,990.62
1/30/2019	1/30/2019	A/R	Acct#: 41722 Posted: 01/30/19 Code: PP Source: Lock		1,291.47	4,699.15
			Net Change: (485.92)	30,232.54	30,718.46	4,699.15
12000 Prepaid Insurance						33,909.28
1/31/2019	1/21/2019	A/P	Vendor: FIRST INSURANCE FUNDING Voucher: 02/0	402.10		34,311.38
1/31/2019	1/31/2019	G/L	Allocation Insurance		7,914.11	26,397.27
			Net Change: (7,512.01)	402.10	7,914.11	26,397.27
14100 Capital Improvement						27,680.18
14500 Accumulated Depreciation						(27,680.18)

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
31000 Accounts Payable						(2,726.30)
1/1/2019	1/1/2019	A/P	Vendor: COMCAST Voucher: 01/16/19 Memo: JAN01-		1,842.43	(4,568.73)
1/1/2019	1/1/2019	A/P	Vendor: WASTE CONNECTIONS OF FLORIDA Voucl		2,202.32	(6,771.05)
1/15/2019	1/1/2019	A/P	Vendor: ALL FLORIDA POOL & SPA CENTER Memo:		194.00	(6,965.05)
1/3/2019	1/3/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/03/19 Invoice		310.00	(7,275.05)
1/3/2019	1/3/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/03/19 Invoice	310.00		(6,965.05)
1/7/2019	1/7/2019	A/P	Vendor: OTIS ELEVATOR COMPANY Memo: JAN01-		1,233.79	(8,198.84)
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: DEC30/1		40.52	(8,239.36)
1/7/2019	1/7/2019	A/P	Vendor: FLORIDA REAL ESTATE APPRAISERS Merr		400.00	(8,639.36)
1/7/2019	1/7/2019	A/P	Vendor: OTIS ELEVATOR COMPANY Voucher: 01/07	1,233.79		(7,405.57)
1/7/2019	1/7/2019	A/P	Vendor: ARIGUANABO SERVICES Voucher: 01/07/19	332.60		(7,072.97)
1/7/2019	1/7/2019	A/P	Vendor: CHARLES LIPMAN Voucher: 01/07/19 Memo:	120.00		(6,952.97)
1/7/2019	1/7/2019	A/P	Vendor: CHARLES LIPMAN Voucher: 01/07/19 Memo:	59.00		(6,893.97)
1/7/2019	1/7/2019	A/P	Vendor: UNIWASHER, INC. Memo: REPLACE BROKI		168.12	(7,062.09)
1/7/2019	1/7/2019	A/P	Vendor: CHARLES LIPMAN Memo: JAN01-REIMB.PH		59.00	(7,121.09)
1/7/2019	1/7/2019	A/P	Vendor: CHARLES LIPMAN Memo: PICKUP & REMO		120.00	(7,241.09)
1/7/2019	1/7/2019	A/P	Vendor: ARIGUANABO SERVICES Memo: DRAIN FLI		332.60	(7,573.69)
1/7/2019	1/7/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO		1,250.00	(8,823.69)
1/7/2019	1/7/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/		1,250.00	(10,073.69)
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Voucher: 01/07/	981.00		(9,092.69)
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Voucher: 01/07/	200.00		(8,892.69)
1/7/2019	1/7/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/	1,250.00		(7,642.69)
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: JAN01- P		981.00	(8,623.69)
1/7/2019	1/7/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/	1,250.00		(7,373.69)
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: 2019 AN		200.00	(7,573.69)
1/7/2019	1/7/2019	A/P	Vendor: FLORIDA REAL ESTATE APPRAISERS Vouc	400.00		(7,173.69)
1/7/2019	1/7/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Invoice #: 92		1,250.00	(8,423.69)
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Voucher: 01/07/	40.52		(8,383.17)
1/7/2019	1/7/2019	A/P	Vendor: UNIWASHER, INC. Voucher: 01/07/19 Memo:	168.12		(8,215.05)
1/15/2019	1/7/2019	A/P	Vendor: ABOVE ALL GARAGE DOOR Memo: REPLA		250.00	(8,465.05)
1/8/2019	1/8/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/	1,250.00		(7,215.05)
1/8/2019	1/8/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO		1,250.00	(8,465.05)
1/8/2019	1/8/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/	1,250.00		(7,215.05)
1/9/2019	1/9/2019	A/P	Vendor: FPL ENERGY SERVICES Voucher: 01/09/19	1,112.09		(6,102.96)
1/21/2019	1/10/2019	A/P	Vendor: Siegfried, Rivera, Hyman, Lerner, De La Torre		81.04	(6,184.00)
1/11/2019	1/11/2019	A/P	Vendor: MIAMI-DADE WATER AND SEWER DEPART	12.65		(6,171.35)
1/11/2019	1/11/2019	A/P	Vendor: MIAMI-DADE WATER AND SEWER DEPART	1,601.56		(4,569.79)
1/11/2019	1/11/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO		1,250.00	(5,819.79)
1/11/2019	1/11/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO	1,250.00		(4,569.79)
1/11/2019	1/11/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO	1,250.00		(3,319.79)
1/21/2019	1/13/2019	A/P	Vendor: HOME DEPOT CREDIT SERVICES, INC. Me		412.59	(3,732.38)
1/14/2019	1/14/2019	A/P	Vendor: WASTE CONNECTIONS OF FLORIDA Voucl	2,202.32		(1,530.06)
1/17/2019	1/14/2019	A/P	Vendor: UNIWASHER, INC. Memo: WASHER REPAIF		105.00	(1,635.06)
1/15/2019	1/15/2019	A/P	Vendor: ABOVE ALL GARAGE DOOR Voucher: 01/15	250.00		(1,385.06)
1/15/2019	1/15/2019	A/P	Vendor: BUG OFF EXTERMINATORS Voucher: 01/15	155.00		(1,230.06)
1/15/2019	1/15/2019	A/P	Vendor: ALL FLORIDA POOL & SPA CENTER Vouch		194.00	(1,036.06)
1/15/2019	1/15/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/15/19 Memo:	250.00		(786.06)
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: ABOVE ALL GARAGE DOO		250.00	(1,036.06)
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: BUG OFF EXTERMINATOR		155.00	(1,191.06)
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: ALL FLORIDA POOL & SPA		194.00	(1,385.06)
1/15/2019	1/15/2019	A/P	Vendor: BUG OFF EXTERMINATORS Memo: JAN-PE		155.00	(1,540.06)
1/15/2019	1/15/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/15/19 Memo:	250.00		(1,290.06)
1/15/2019	1/15/2019	A/P	Vendor: VIRGINIA LIPMAN Memo: 01/4/19-01/11/19 J.		250.00	(1,540.06)
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: VIRGINIA LIPMAN Check #:		250.00	(1,790.06)

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/15/2019	1/15/2019	A/P	Vendor: ABOVE ALL GARAGE DOOR Voucher: 01/15	250.00		(1,540.06)
1/15/2019	1/15/2019	A/P	Vendor: BUG OFF EXTERMINATORS Voucher: 01/15	155.00		(1,385.06)
1/15/2019	1/15/2019	A/P	Vendor: ALL FLORIDA POOL & SPA CENTER Vouch	194.00		(1,191.06)
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: VIRGINIA LIPMAN Check #:		250.00	(1,441.06)
1/15/2019	1/15/2019	A/P	Vendor: ABOVE ALL GARAGE DOOR Voucher: 01/15	250.00		(1,191.06)
1/15/2019	1/15/2019	A/P	Vendor: BUG OFF EXTERMINATORS Voucher: 01/15	155.00		(1,036.06)
1/15/2019	1/15/2019	A/P	Vendor: ALL FLORIDA POOL & SPA CENTER Vouch	194.00		(842.06)
1/15/2019	1/15/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/15/19 Memo:	250.00		(592.06)
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: ABOVE ALL GARAGE DOO		250.00	(842.06)
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: BUG OFF EXTERMINATOR		155.00	(997.06)
1/15/2019	1/15/2019	A/P	Voided Payment-Vendor: ALL FLORIDA POOL & SPA		194.00	(1,191.06)
1/17/2019	1/15/2019	A/P	Vendor: ASSOCIATED ELEVATOR INSPECTION Mei		100.00	(1,291.06)
1/16/2019	1/16/2019	A/P	Vendor: Vesta Property Services, Inc. Voucher: 01/16/	0.10		(1,290.96)
1/16/2019	1/16/2019	A/P	Voided Payment-Vendor: Vesta Property Services, Inc.		0.10	(1,291.06)
1/16/2019	1/16/2019	A/P	Voided Payment-Vendor: Vesta Property Services, Inc.	0.10		(1,290.96)
1/16/2019	1/16/2019	A/P	Vendor: COMCAST Voucher: 01/16/19 Memo: JAN01-	1,842.43		551.47
1/16/2019	1/16/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: VOID CH		0.10	551.37
1/17/2019	1/17/2019	A/P	Vendor: ASSOCIATED ELEVATOR INSPECTION Vol	100.00		651.37
1/17/2019	1/17/2019	A/P	Vendor: UNIWASHER, INC. Voucher: 01/17/19 Memo:	105.00		756.37
1/21/2019	1/21/2019	A/P	Vendor: CHARLES LIPMAN Memo: MISCELLANEOU:		60.00	696.37
1/21/2019	1/21/2019	A/P	Vendor: CHARLES LIPMAN Voucher: 01/21/19 Memo:	60.00		756.37
1/21/2019	1/21/2019	A/P	Vendor: HOME DEPOT CREDIT SERVICES, INC. Voi	412.59		1,168.96
1/21/2019	1/21/2019	A/P	Vendor: Siegfried, Rivera, Hyman, Lerner, De La Torre	81.04		1,250.00
1/31/2019	1/21/2019	A/P	Vendor: FIRST INSURANCE FUNDING Voucher: 02/0		8,042.06	(6,792.06)
1/31/2019	1/21/2019	A/P	Vendor: FIRST INSURANCE FUNDING Voucher: 02/0		402.10	(7,194.16)
1/29/2019	1/29/2019	A/P	Vendor: AMAYA MAINTENANCE LANDSCAPING Vo	455.00		(6,739.16)
1/29/2019	1/29/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/29/19 Memo:	310.00		(6,429.16)
1/29/2019	1/29/2019	A/P	Vendor: AMAYA MAINTENANCE LANDSCAPING Me		455.00	(6,884.16)
1/29/2019	1/29/2019	A/P	Vendor: VIRGINIA LIPMAN Memo: 01/14/19-01/22/19		310.00	(7,194.16)
1/28/2019	1/30/2019	A/P	Vendor: AT&T Voucher: 01/30/19 Memo: JAN #305-85		299.20	(7,493.36)
1/30/2019	1/30/2019	A/P	Vendor: AT&T Voucher: 01/30/19 Memo: JAN #305-85	299.20		(7,194.16)
1/31/2019	1/30/2019	A/P	Vendor: AMAYA MAINTENANCE LANDSCAPING Me		150.00	(7,344.16)
1/31/2019	1/31/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: JAN30/2		41.14	(7,385.30)
1/31/2019	2/8/2019	A/P	Vendor: MIAMI-DADE WATER AND SEWER DEPART		12.65	(7,397.95)
1/31/2019	2/8/2019	A/P	Vendor: MIAMI-DADE WATER AND SEWER DEPART		2,238.59	(9,636.54)
			Net Change: (6,910.24)	22,486.11	29,396.35	(9,636.54)
31050 Accrued Expenses						(150.00)
33000 Notes Payable Insurance						(17,689.49)
1/31/2019	1/21/2019	A/P	Vendor: FIRST INSURANCE FUNDING Voucher: 02/0	8,042.06		(9,647.43)
			Net Change: 8,042.06	8,042.06	0.00	(9,647.43)
36000 Prepaid Assessment						(7,089.94)
1/17/2019	12/26/2018	A/R	Acct#: 41719 Posted: 01/17/19 Code: PP Source: Batc		1,106.55	(8,196.49)
1/17/2019	12/26/2018	A/R	Acct#: 41719 Posted: 01/17/19 Code: PP Source: Batc	1,131.55		(7,064.94)
1/17/2019	12/26/2018	A/R	Acct#: 41719 Posted: 01/17/19 Code: PP Source: Batc		1,131.55	(8,196.49)
1/2/2019	1/2/2019	A/R	Acct#: 41738 Posted: 01/02/19 Code: PP Source: Lock		1,000.00	(9,196.49)
1/7/2019	1/7/2019	A/R	Acct#: 41743 Posted: 01/07/19 Code: PP Source: Lock		666.99	(9,863.48)
1/7/2019	1/7/2019	A/R	Acct#: 41740 Posted: 01/07/19 Code: PP Source: Lock		728.15	(10,591.63)
1/7/2019	1/7/2019	A/R	Acct#: 41754 Posted: 01/07/19 Code: PP Source: Lock		702.70	(11,294.33)
1/7/2019	1/7/2019	A/R	Acct#: 41744 Posted: 01/07/19 Code: PP Source: Lock		646.60	(11,940.93)
1/9/2019	1/9/2019	A/R	Acct#: 41723 Posted: 01/09/19 Code: PP Source: Lock		1,355.00	(13,295.93)
1/9/2019	1/9/2019	A/R	Acct#: 41725 Posted: 01/09/19 Code: PP Source: Lock		591.61	(13,887.54)

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/9/2019	1/9/2019	A/R	Acct#: 41762 Posted: 01/09/19 Code: PP Source: Lock		812.62	(14,700.16)
1/9/2019	1/9/2019	A/R	Acct#: 41747 Posted: 01/09/19 Code: PP Source: Lock		500.00	(15,200.16)
1/9/2019	1/9/2019	A/R	Acct#: 41747 Posted: 01/09/19 Code: PP Source: Lock		108.00	(15,308.16)
1/9/2019	1/9/2019	A/R	Acct#: 41734 Posted: 01/09/19 Code: PP Source: Lock		707.76	(16,015.92)
1/10/2019	1/10/2019	A/R	Acct#: 41721 Posted: 01/10/19 Code: PP Source: Lock		1,274.39	(17,290.31)
1/10/2019	1/10/2019	A/R	Acct#: 41748 Posted: 01/10/19 Code: PP Source: Lock		666.99	(17,957.30)
1/15/2019	1/15/2019	A/R	Acct#: 41752 Posted: 01/15/19 Code: PP Source: Lock		888.88	(18,846.18)
1/17/2019	1/17/2019	A/R	Acct#: 41719 Posted: 12/01/18 Code: A1 Assessment	1,106.55		(17,739.63)
1/22/2019	1/22/2019	A/R	Acct#: 41729 Posted: 08/31/18 Code: 01 Late Fee Sou	24.82		(17,714.81)
1/22/2019	1/22/2019	A/R	Acct#: 41729 Posted: 09/30/18 Code: 01 Late Fee Sou	25.00		(17,689.81)
1/22/2019	1/22/2019	A/R	Acct#: 41751 Posted: 01/22/19 Code: PP Source: Lock		768.93	(18,458.74)
1/22/2019	1/22/2019	A/R	Acct#: 41729 Posted: 01/22/19 Code: PP Source: Lock		623.30	(19,082.04)
1/22/2019	1/22/2019	A/R	Acct#: 41726 Posted: 01/22/19 Code: PP Source: Lock		582.52	(19,664.56)
1/24/2019	1/24/2019	A/R	Acct#: 41759 Posted: 01/01/19 Code: A1 Assessment	437.84		(19,226.72)
1/24/2019	1/24/2019	A/R	Acct#: 41759 Posted: 01/24/19 Code: PP Source: Lock		704.85	(19,931.57)
1/24/2019	1/24/2019	A/R	Acct#: 41746 Posted: 01/24/19 Code: PP Source: Lock		748.53	(20,680.10)
1/25/2019	1/25/2019	A/R	Acct#: 41724 Posted: 01/01/19 Code: A1 Assessment	559.22		(20,120.88)
1/25/2019	1/25/2019	A/R	Acct#: 41730 Posted: 01/01/19 Code: A1 Assessment	602.91		(19,517.97)
1/25/2019	1/25/2019	A/R	Acct#: 41736 Posted: 01/01/19 Code: A1 Assessment	646.12		(18,871.85)
1/25/2019	1/25/2019	A/R	Acct#: 41727 Posted: 01/01/19 Code: A1 Assessment	687.37		(18,184.48)
1/25/2019	1/25/2019	A/R	Acct#: 41756 Posted: 01/01/19 Code: A1 Assessment	725.24		(17,459.24)
1/25/2019	1/25/2019	A/R	Acct#: 41764 Posted: 01/01/19 Code: A1 Assessment	748.53		(16,710.71)
1/25/2019	1/25/2019	A/R	Acct#: 41749 Posted: 01/01/19 Code: A1 Assessment	768.93		(15,941.78)
1/25/2019	1/25/2019	A/R	Acct#: 41755 Posted: 01/01/19 Code: A1 Assessment	792.23		(15,149.55)
1/25/2019	1/25/2019	A/R	Acct#: 41718 Posted: 01/01/19 Code: A1 Assessment	756.79		(14,392.76)
1/25/2019	1/25/2019	A/R	Acct#: 41763 Posted: 01/01/19 Code: A1 Assessment	812.62		(13,580.14)
1/25/2019	1/25/2019	A/R	Acct#: 41719 Posted: 01/01/19 Code: A1 Assessment	1,250.72		(12,329.42)
1/25/2019	1/25/2019	A/R	Acct#: 41720 Posted: 01/01/19 Code: A1 Assessment	1,275.72		(11,053.70)
1/25/2019	1/25/2019	A/R	Acct#: 41724 Posted: 01/25/19 Code: PP Source: Lock		559.22	(11,612.92)
1/25/2019	1/25/2019	A/R	Acct#: 41730 Posted: 01/25/19 Code: PP Source: Lock		602.91	(12,215.83)
1/25/2019	1/25/2019	A/R	Acct#: 41736 Posted: 01/25/19 Code: PP Source: Lock		646.60	(12,862.43)
1/25/2019	1/25/2019	A/R	Acct#: 41727 Posted: 01/25/19 Code: PP Source: Lock		687.37	(13,549.80)
1/25/2019	1/25/2019	A/R	Acct#: 41756 Posted: 01/25/19 Code: PP Source: Lock		725.24	(14,275.04)
1/25/2019	1/25/2019	A/R	Acct#: 41764 Posted: 01/25/19 Code: PP Source: Lock		748.53	(15,023.57)
1/25/2019	1/25/2019	A/R	Acct#: 41749 Posted: 01/25/19 Code: PP Source: Lock		768.93	(15,792.50)
1/25/2019	1/25/2019	A/R	Acct#: 41755 Posted: 01/25/19 Code: PP Source: Lock		792.23	(16,584.73)
1/25/2019	1/25/2019	A/R	Acct#: 41718 Posted: 01/25/19 Code: PP Source: Lock		806.79	(17,391.52)
1/25/2019	1/25/2019	A/R	Acct#: 41763 Posted: 01/25/19 Code: PP Source: Lock		812.62	(18,204.14)
1/25/2019	1/25/2019	A/R	Acct#: 41719 Posted: 01/25/19 Code: PP Source: Lock		1,275.72	(19,479.86)
1/25/2019	1/25/2019	A/R	Acct#: 41720 Posted: 01/25/19 Code: PP Source: Lock		1,275.72	(20,755.58)
1/25/2019	1/25/2019	A/R	Acct#: 41718 Posted: 01/01/19 Code: A1 Assessment	50.00		(20,705.58)
1/25/2019	1/25/2019	A/R	Acct#: 41719 Posted: 01/01/19 Code: A1 Assessment	25.00		(20,680.58)
1/25/2019	1/25/2019	A/R	Acct#: 41721 Posted: 11/01/18 Code: A1 Assessment	106.64		(20,573.94)
1/25/2019	1/25/2019	A/R	Acct#: 41721 Posted: 12/01/18 Code: A1 Assessment	1,167.72		(19,406.22)
1/25/2019	1/25/2019	A/R	Acct#: 41721 Posted: 01/01/19 Code: A1 Assessment	0.03		(19,406.19)
1/25/2019	1/25/2019	A/R	Acct#: 41722 Posted: 01/01/19 Code: A1 Assessment	25.01		(19,381.18)
1/25/2019	1/25/2019	A/R	Acct#: 41723 Posted: 01/01/19 Code: A1 Assessment	531.99		(18,849.19)
1/25/2019	1/25/2019	A/R	Acct#: 41723 Posted: 01/01/19 Code: A1 Assessment	822.37		(18,026.82)
1/25/2019	1/25/2019	A/R	Acct#: 41725 Posted: 08/01/18 Code: A1 Assessment	136.51		(17,890.31)
1/25/2019	1/25/2019	A/R	Acct#: 41725 Posted: 09/01/18 Code: A1 Assessment	455.10		(17,435.21)
1/25/2019	1/25/2019	A/R	Acct#: 41726 Posted: 01/01/19 Code: A1 Assessment	50.00		(17,385.21)
1/25/2019	1/25/2019	A/R	Acct#: 41726 Posted: 01/01/19 Code: A1 Assessment	532.52		(16,852.69)
1/25/2019	1/25/2019	A/R	Acct#: 41728 Posted: 01/01/19 Code: A1 Assessment	573.07		(16,279.62)
1/25/2019	1/25/2019	A/R	Acct#: 41728 Posted: 01/01/19 Code: A1 Assessment	114.30		(16,165.32)

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/25/2019	1/25/2019	A/R	Acct#: 41729 Posted: 01/01/19 Code: A1 Assessment	573.48		(15,591.84)
1/25/2019	1/25/2019	A/R	Acct#: 41734 Posted: 01/01/19 Code: A1 Assessment	707.76		(14,884.08)
1/25/2019	1/25/2019	A/R	Acct#: 41736 Posted: 01/01/19 Code: A1 Assessment	0.48		(14,883.60)
1/25/2019	1/25/2019	A/R	Acct#: 41738 Posted: 12/01/18 Code: A1 Assessment	130.82		(14,752.78)
1/25/2019	1/25/2019	A/R	Acct#: 41738 Posted: 01/01/19 Code: A1 Assessment	623.30		(14,129.48)
1/25/2019	1/25/2019	A/R	Acct#: 41740 Posted: 12/01/18 Code: A1 Assessment	0.01		(14,129.47)
1/25/2019	1/25/2019	A/R	Acct#: 41740 Posted: 01/01/19 Code: A1 Assessment	728.14		(13,401.33)
1/25/2019	1/25/2019	A/R	Acct#: 41742 Posted: 01/01/19 Code: A1 Assessment	12.87		(13,388.46)
1/25/2019	1/25/2019	A/R	Acct#: 41742 Posted: 01/01/19 Code: A1 Assessment	715.28		(12,673.18)
1/25/2019	1/25/2019	A/R	Acct#: 41743 Posted: 01/01/19 Code: A1 Assessment	591.61		(12,081.57)
1/25/2019	1/25/2019	A/R	Acct#: 41743 Posted: 01/01/19 Code: A1 Assessment	75.38		(12,006.19)
1/25/2019	1/25/2019	A/R	Acct#: 41744 Posted: 01/01/19 Code: A1 Assessment	646.60		(11,359.59)
1/25/2019	1/25/2019	A/R	Acct#: 41745 Posted: 01/01/19 Code: A1 Assessment	748.53		(10,611.06)
1/25/2019	1/25/2019	A/R	Acct#: 41746 Posted: 01/01/19 Code: A1 Assessment	748.53		(9,862.53)
1/25/2019	1/25/2019	A/R	Acct#: 41747 Posted: 12/01/18 Code: A1 Assessment	500.00		(9,362.53)
1/25/2019	1/25/2019	A/R	Acct#: 41747 Posted: 12/01/18 Code: A1 Assessment	62.10		(9,300.43)
1/25/2019	1/25/2019	A/R	Acct#: 41747 Posted: 01/01/19 Code: A1 Assessment	45.90		(9,254.53)
1/25/2019	1/25/2019	A/R	Acct#: 41748 Posted: 01/01/19 Code: A1 Assessment	666.99		(8,587.54)
1/25/2019	1/25/2019	A/R	Acct#: 41751 Posted: 01/01/19 Code: A1 Assessment	768.93		(7,818.61)
1/25/2019	1/25/2019	A/R	Acct#: 41752 Posted: 01/01/19 Code: A1 Assessment	117.18		(7,701.43)
1/25/2019	1/25/2019	A/R	Acct#: 41752 Posted: 01/01/19 Code: A1 Assessment	587.67		(7,113.76)
1/25/2019	1/25/2019	A/R	Acct#: 41753 Posted: 01/01/19 Code: A1 Assessment	684.46		(6,429.30)
1/25/2019	1/25/2019	A/R	Acct#: 41754 Posted: 01/01/19 Code: A1 Assessment	702.70		(5,726.60)
1/25/2019	1/25/2019	A/R	Acct#: 41759 Posted: 01/01/19 Code: A1 Assessment	267.01		(5,459.59)
1/25/2019	1/25/2019	A/R	Acct#: 41762 Posted: 01/01/19 Code: A1 Assessment	50.00		(5,409.59)
1/25/2019	1/25/2019	A/R	Acct#: 41762 Posted: 01/01/19 Code: A1 Assessment	762.62		(4,646.97)
1/29/2019	1/29/2019	A/R	Acct#: 41733 Posted: 01/01/19 Code: A1 Assessment	704.85		(3,942.12)
1/29/2019	1/29/2019	A/R	Acct#: 41717 Posted: 01/01/19 Code: A1 Assessment	754.36		(3,187.76)
1/29/2019	1/29/2019	A/R	Acct#: 41747 Posted: 01/01/19 Code: A1 Assessment	500.00		(2,687.76)
1/29/2019	1/29/2019	A/R	Acct#: 41747 Posted: 01/01/19 Code: A1 Assessment	138.56		(2,549.20)
1/29/2019	1/29/2019	A/R	Acct#: 41733 Posted: 01/29/19 Code: PP Source: Lock		704.85	(3,254.05)
1/29/2019	1/29/2019	A/R	Acct#: 41742 Posted: 01/29/19 Code: PP Source: Lock		728.15	(3,982.20)
1/29/2019	1/29/2019	A/R	Acct#: 41717 Posted: 01/29/19 Code: PP Source: Lock		754.36	(4,736.56)
1/29/2019	1/29/2019	A/R	Acct#: 41747 Posted: 01/29/19 Code: PP Source: Lock		500.00	(5,236.56)
1/29/2019	1/29/2019	A/R	Acct#: 41747 Posted: 01/29/19 Code: PP Source: Lock		185.00	(5,421.56)
1/30/2019	1/30/2019	A/R	Acct#: 41722 Posted: 01/01/19 Code: A1 Assessment	1,291.47		(4,130.09)
1/30/2019	1/30/2019	A/R	Acct#: 41722 Posted: 01/30/19 Code: PP Source: Lock		1,316.48	(5,446.57)
1/30/2019	1/30/2019	A/R	Acct#: 41722 Posted: 01/30/19 Code: PP Source: Lock		1,316.48	(6,763.05)
1/30/2019	1/30/2019	A/R	Acct#: 41753 Posted: 01/30/19 Code: PP Source: Lock		684.46	(7,447.51)
			Net Change: (357.57)	31,850.01	32,207.58	(7,447.51)

55000 Member's Equity

(24,581.88)

60100 Maintenance Fee

0.00

1/1/2019	1/1/2019	A/R	Acct#: 41745 Posted: 01/01/19 Code: A1 Assessment		748.53	(748.53)
1/1/2019	1/1/2019	A/R	Acct#: 41746 Posted: 01/01/19 Code: A1 Assessment		748.53	(1,497.06)
1/1/2019	1/1/2019	A/R	Acct#: 41764 Posted: 01/01/19 Code: A1 Assessment		748.53	(2,245.59)
1/1/2019	1/1/2019	A/R	Acct#: 41717 Posted: 01/01/19 Code: A1 Assessment		754.36	(2,999.95)
1/1/2019	1/1/2019	A/R	Acct#: 41749 Posted: 01/01/19 Code: A1 Assessment		768.93	(3,768.88)
1/1/2019	1/1/2019	A/R	Acct#: 41751 Posted: 01/01/19 Code: A1 Assessment		768.93	(4,537.81)
1/1/2019	1/1/2019	A/R	Acct#: 41754 Posted: 01/01/19 Code: A1 Assessment		792.23	(5,330.04)
1/1/2019	1/1/2019	A/R	Acct#: 41755 Posted: 01/01/19 Code: A1 Assessment		792.23	(6,122.27)
1/1/2019	1/1/2019	A/R	Acct#: 41718 Posted: 01/01/19 Code: A1 Assessment		806.79	(6,929.06)
1/1/2019	1/1/2019	A/R	Acct#: 41762 Posted: 01/01/19 Code: A1 Assessment		812.62	(7,741.68)

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/1/2019	1/1/2019	A/R	Acct#: 41763 Posted: 01/01/19 Code: A1 Assessment		812.62	(8,554.30)
1/1/2019	1/1/2019	A/R	Acct#: 41719 Posted: 01/01/19 Code: A1 Assessment		1,275.72	(9,830.02)
1/1/2019	1/1/2019	A/R	Acct#: 41720 Posted: 01/01/19 Code: A1 Assessment		1,275.72	(11,105.74)
1/1/2019	1/1/2019	A/R	Acct#: 41721 Posted: 01/01/19 Code: A1 Assessment		1,316.48	(12,422.22)
1/1/2019	1/1/2019	A/R	Acct#: 41722 Posted: 01/01/19 Code: A1 Assessment		1,316.48	(13,738.70)
1/1/2019	1/1/2019	A/R	Acct#: 41723 Posted: 01/01/19 Code: A1 Assessment		1,354.36	(15,093.06)
1/1/2019	1/1/2019	A/R	Acct#: 41724 Posted: 01/01/19 Code: A1 Assessment		559.22	(15,652.28)
1/1/2019	1/1/2019	A/R	Acct#: 41726 Posted: 01/01/19 Code: A1 Assessment		582.52	(16,234.80)
1/1/2019	1/1/2019	A/R	Acct#: 41730 Posted: 01/01/19 Code: A1 Assessment		602.91	(16,837.71)
1/1/2019	1/1/2019	A/R	Acct#: 41729 Posted: 01/01/19 Code: A1 Assessment		623.30	(17,461.01)
1/1/2019	1/1/2019	A/R	Acct#: 41738 Posted: 01/01/19 Code: A1 Assessment		623.30	(18,084.31)
1/1/2019	1/1/2019	A/R	Acct#: 41736 Posted: 01/01/19 Code: A1 Assessment		646.60	(18,730.91)
1/1/2019	1/1/2019	A/R	Acct#: 41744 Posted: 01/01/19 Code: A1 Assessment		646.60	(19,377.51)
1/1/2019	1/1/2019	A/R	Acct#: 41725 Posted: 01/01/19 Code: A1 Assessment		666.99	(20,044.50)
1/1/2019	1/1/2019	A/R	Acct#: 41743 Posted: 01/01/19 Code: A1 Assessment		666.99	(20,711.49)
1/1/2019	1/1/2019	A/R	Acct#: 41748 Posted: 01/01/19 Code: A1 Assessment		666.99	(21,378.48)
1/1/2019	1/1/2019	A/R	Acct#: 41747 Posted: 01/01/19 Code: A1 Assessment		684.46	(22,062.94)
1/1/2019	1/1/2019	A/R	Acct#: 41753 Posted: 01/01/19 Code: A1 Assessment		684.46	(22,747.40)
1/1/2019	1/1/2019	A/R	Acct#: 41727 Posted: 01/01/19 Code: A1 Assessment		687.37	(23,434.77)
1/1/2019	1/1/2019	A/R	Acct#: 41728 Posted: 01/01/19 Code: A1 Assessment		687.37	(24,122.14)
1/1/2019	1/1/2019	A/R	Acct#: 41733 Posted: 01/01/19 Code: A1 Assessment		704.85	(24,826.99)
1/1/2019	1/1/2019	A/R	Acct#: 41752 Posted: 01/01/19 Code: A1 Assessment		704.85	(25,531.84)
1/1/2019	1/1/2019	A/R	Acct#: 41759 Posted: 01/01/19 Code: A1 Assessment		704.85	(26,236.69)
1/1/2019	1/1/2019	A/R	Acct#: 41734 Posted: 01/01/19 Code: A1 Assessment		707.76	(26,944.45)
1/1/2019	1/1/2019	A/R	Acct#: 41756 Posted: 01/01/19 Code: A1 Assessment		725.24	(27,669.69)
1/1/2019	1/1/2019	A/R	Acct#: 41740 Posted: 01/01/19 Code: A1 Assessment		728.15	(28,397.84)
1/1/2019	1/1/2019	A/R	Acct#: 41742 Posted: 01/01/19 Code: A1 Assessment		728.15	(29,125.99)
			Net Change: (29,125.99)	0.00	29,125.99	(29,125.99)
60600 Interest Income						
						0.00
1/31/2019	1/31/2019	G/L	Bank Reconcile: Interest Earned		0.66	(0.66)
			Net Change: (0.66)	0.00	0.66	(0.66)
67040 Laundry/Tokens Income						
						0.00
1/21/2019	1/21/2019	G/L	Laundry Income		300.00	(300.00)
1/21/2019	1/21/2019	G/L	Laundry Income		500.00	(800.00)
			Net Change: (800.00)	0.00	800.00	(800.00)
70110 Management Fee						
						0.00
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: JAN01-1	981.00		981.00
			Net Change: 981.00	981.00	0.00	981.00
70130 Legal & Professional						
						0.00
1/7/2019	1/7/2019	A/P	Vendor: FLORIDA REAL ESTATE APPRAISERS Merr	400.00		400.00
1/21/2019	1/10/2019	A/P	Vendor: Siegfried, Rivera, Hyman, Lerner, De La Torre	81.04		481.04
			Net Change: 481.04	481.04	0.00	481.04
70140 Insurance General Liability						
						0.00
1/31/2019	1/31/2019	G/L	Allocation Insurance	519.02		519.02
			Net Change: 519.02	519.02	0.00	519.02
70145 Insurance Property/Windstrom						
						0.00

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/31/2019	1/31/2019	G/L	Allocation Insurance	3,573.98		3,573.98
			Net Change: 3,573.98	3,573.98	0.00	3,573.98
70150 Insurance Umbrella						
1/31/2019	1/31/2019	G/L	Allocation Insurance	136.23		136.23
			Net Change: 136.23	136.23	0.00	136.23
70155 Insurance Finance/Taxes						
1/31/2019	1/31/2019	G/L	Allocation Insurance	168.20		168.20
			Net Change: 168.20	168.20	0.00	168.20
70165 Insurance Flood						
1/31/2019	1/31/2019	G/L	Allocation Insurance	2,886.74		2,886.74
			Net Change: 2,886.74	2,886.74	0.00	2,886.74
70170 Insurance Workers Compensation						
1/31/2019	1/31/2019	G/L	Allocation Insurance	343.63		343.63
			Net Change: 343.63	343.63	0.00	343.63
70180 Insurance D & O						
1/31/2019	1/31/2019	G/L	Allocation Insurance	80.09		80.09
			Net Change: 80.09	80.09	0.00	80.09
70190 Insurance Fidelity						
1/31/2019	1/31/2019	G/L	Allocation Insurance	47.48		47.48
			Net Change: 47.48	47.48	0.00	47.48
70195 Insurance Glass						
1/31/2019	1/31/2019	G/L	Allocation Insurance	158.74		158.74
			Net Change: 158.74	158.74	0.00	158.74
70270 ADP Fees						
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks	66.40		66.40
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks	86.59		152.99
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks	86.59		239.58
			Net Change: 239.58	239.58	0.00	239.58
70276 ADP Payroll Taxes						
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks	281.11		281.11
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks	280.60		561.71
			Net Change: 561.71	561.71	0.00	561.71
70280 Postage & Printing						
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: DEC30/1	40.52		40.52
1/7/2019	1/7/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: 2019 AN	200.00		240.52
1/31/2019	1/31/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: JAN30/2	41.14		281.66
			Net Change: 281.66	281.66	0.00	281.66
71010 Salaries - General						
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks	1,212.47		1,212.47

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
1/31/2019	1/31/2019	G/L	ADP-Payroll Checks	1,214.12		2,426.59
			Net Change: 2,426.59	2,426.59	0.00	2,426.59
72200 Water & Sewer						
1/31/2019	2/8/2019	A/P	Vendor: MIAMI-DADE WATER AND SEWER DEPART	12.65		12.65
1/31/2019	2/8/2019	A/P	Vendor: MIAMI-DADE WATER AND SEWER DEPART	2,238.59		2,251.24
			Net Change: 2,251.24	2,251.24	0.00	2,251.24
72800 Telephone Lines						
1/7/2019	1/7/2019	A/P	Vendor: CHARLES LIPMAN Memo: JAN01-REIMB.PH	59.00		59.00
1/28/2019	1/30/2019	A/P	Vendor: AT&T Voucher: 01/30/19 Memo: JAN #305-85	299.20		358.20
			Net Change: 358.20	358.20	0.00	358.20
74160 R&M-General						
1/7/2019	1/7/2019	A/P	Vendor: UNIWASHER, INC. Memo: REPLACE BROKI	168.12		168.12
1/7/2019	1/7/2019	A/P	Vendor: ARIGUANABO SERVICES Memo: DRAIN FLI	332.60		500.72
1/7/2019	1/7/2019	A/P	Vendor: CHARLES LIPMAN Memo: PICKUP & REMO	120.00		620.72
1/7/2019	1/7/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Voucher: 01/	1,250.00		1,870.72
1/15/2019	1/7/2019	A/P	Vendor: ABOVE ALL GARAGE DOOR Memo: REPLA	250.00		2,120.72
1/17/2019	1/14/2019	A/P	Vendor: UNIWASHER, INC. Memo: WASHER REPAIF	105.00		2,225.72
1/16/2019	1/16/2019	A/P	Vendor: Vesta Property Services, Inc. Memo: VOID CF	0.10		2,225.82
1/16/2019	1/16/2019	A/P	Voided Payment-Vendor: Vesta Property Services, Inc.		0.10	2,225.72
1/21/2019	1/21/2019	A/P	Vendor: CHARLES LIPMAN Memo: MISCELLANEOU:	60.00		2,285.72
			Net Change: 2,285.72	2,285.82	0.10	2,285.72
74170 R&M-Supplies						
1/21/2019	1/13/2019	A/P	Vendor: HOME DEPOT CREDIT SERVICES, INC. Me	412.59		412.59
			Net Change: 412.59	412.59	0.00	412.59
74175 R&M-Elevator						
1/17/2019	1/15/2019	A/P	Vendor: ASSOCIATED ELEVATOR INSPECTION Mei	100.00		100.00
			Net Change: 100.00	100.00	0.00	100.00
74195 R&M-Plumbing						
1/7/2019	1/7/2019	A/P	Vendor: AR SERVICE & REPAIR CORP. Invoice #: 92	1,250.00		1,250.00
1/11/2019	1/11/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO		1,250.00	0.00
1/11/2019	1/11/2019	A/P	Voided Payment-Vendor: AR SERVICE & REPAIR CO		1,250.00	(1,250.00)
			Net Change: (1,250.00)	1,250.00	2,500.00	(1,250.00)
78100 Lawn Maintenance						
1/29/2019	1/29/2019	A/P	Vendor: AMAYA MAINTENANCE LANDSCAPING Me	455.00		455.00
1/31/2019	1/30/2019	A/P	Vendor: AMAYA MAINTENANCE LANDSCAPING Me	150.00		605.00
			Net Change: 605.00	605.00	0.00	605.00
78300 Pest Control/Spraying						
1/15/2019	1/15/2019	A/P	Vendor: BUG OFF EXTERMINATORS Memo: JAN-PE	155.00		155.00
			Net Change: 155.00	155.00	0.00	155.00
80100 Pool Maintenance						
1/15/2019	1/1/2019	A/P	Vendor: ALL FLORIDA POOL & SPA CENTER Memo:	194.00		194.00

GL Trial Balance B/fwd

Friday, February 22, 2019

9:05

Posted 1/1/2019 To 1/31/2019 11:59:00 PM

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
Net Change: 194.00				194.00	0.00	194.00
82300 Trash Collection						
1/1/2019	1/1/2019	A/P	Vendor: WASTE CONNECTIONS OF FLORIDA Voucl	2,202.32		2,202.32
Net Change: 2,202.32				2,202.32	0.00	2,202.32
82500 Janitorial Services						
1/3/2019	1/3/2019	A/P	Vendor: VIRGINIA LIPMAN Voucher: 01/03/19 Invoice	310.00		310.00
1/15/2019	1/15/2019	A/P	Vendor: VIRGINIA LIPMAN Memo: 01/4/19-01/11/19 J.	250.00		560.00
1/29/2019	1/29/2019	A/P	Vendor: VIRGINIA LIPMAN Memo: 01/14/19-01/22/19	310.00		870.00
Net Change: 870.00				870.00	0.00	870.00
82650 Elevator Maint. Contract						
1/7/2019	1/7/2019	A/P	Vendor: OTIS ELEVATOR COMPANY Memo: JAN01-	1,233.79		1,233.79
Net Change: 1,233.79				1,233.79	0.00	1,233.79
82700 Bulk Cable Services						
1/1/2019	1/1/2019	A/P	Vendor: COMCAST Voucher: 01/16/19 Memo: JAN01-	1,842.43		1,842.43
Net Change: 1,842.43				1,842.43	0.00	1,842.43
89910 Suspense Account						
1/31/2019	1/31/2019	G/L	Suspense Account		931.87	(931.87)
1/31/2019	1/31/2019	G/L	Suspense Account		280.60	(1,212.47)
1/31/2019	1/31/2019	G/L	Suspense Account		1,127.53	(2,340.00)
1/31/2019	1/31/2019	G/L	Suspense Account	1,125.88		(1,214.12)
1/31/2019	1/31/2019	G/L	Suspense Account	933.01		(281.11)
1/31/2019	1/31/2019	G/L	Suspense Account	194.52		(86.59)
1/31/2019	1/31/2019	G/L	Suspense Account	86.59		0.00
Net Change: 0.00				2,340.00	2,340.00	0.00

Brickell 25 Condominium

Posted	Transaction	Source	Note	Debit	Credit	Balance
Reserve						
12501 Reserve -CAB *****2344						624.18
1/31/2019	1/31/2019	G/L	Bank Reconcile: Interest Earned	0.21		624.39
			Net Change: 0.21	0.21	0.00	624.39
42000 Reserve-Roof Replacement						(622.68)
46000 Reserve-Interest/Bank Fees						(1.50)
1/31/2019	1/31/2019	G/L	Bank Reconcile: Interest Earned		0.21	(1.71)
			Net Change: (0.21)	0.00	0.21	(1.71)