



Vue At Brickell
Condominium
Association, Inc.

12/31/2025 FINANCIAL REPORT
Vue At Brickell Condominium Association, Inc.

(All Accounts Balances are Unaudited)

FINANCIAL HIGHLIGHTS

December-2025

As depicted by the charts enclosed within the Manager's Report, the following is a summary of the financial condition of the Association by reviewing the net cash position, collection trend and expense distribution for this reporting month of: December-2025

- Net Cash Position: This number is derived by taking total operating cash plus net receivables (gross accounts receivable less allowance for bad debt) less current liabilities (excluding insurance payables and collection and administrative fees). The Association has a positive net cash position. The trend is improving as compared to the past five (5) months.

Additional Comments:

- Receivable Collection Trend: The difference between beginning accounts receivable and ending accounts receivable indicates if the Association collected more or less than the normal monthly average collections. The current reporting month is compared to the last five (5) months to determine the trend. Based on this month's collection analysis, receivables appear to be increasing

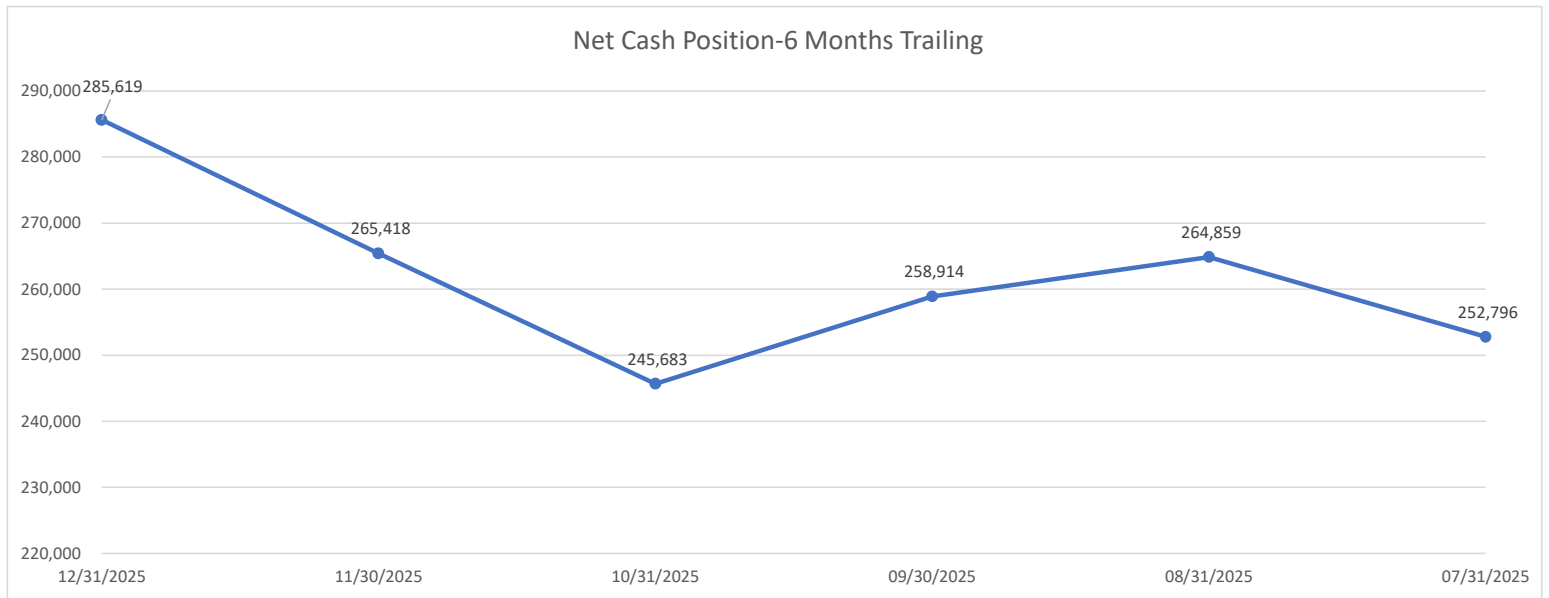
Additional Comments:

Based on the information above, the Association appears to be in stable financial condition.

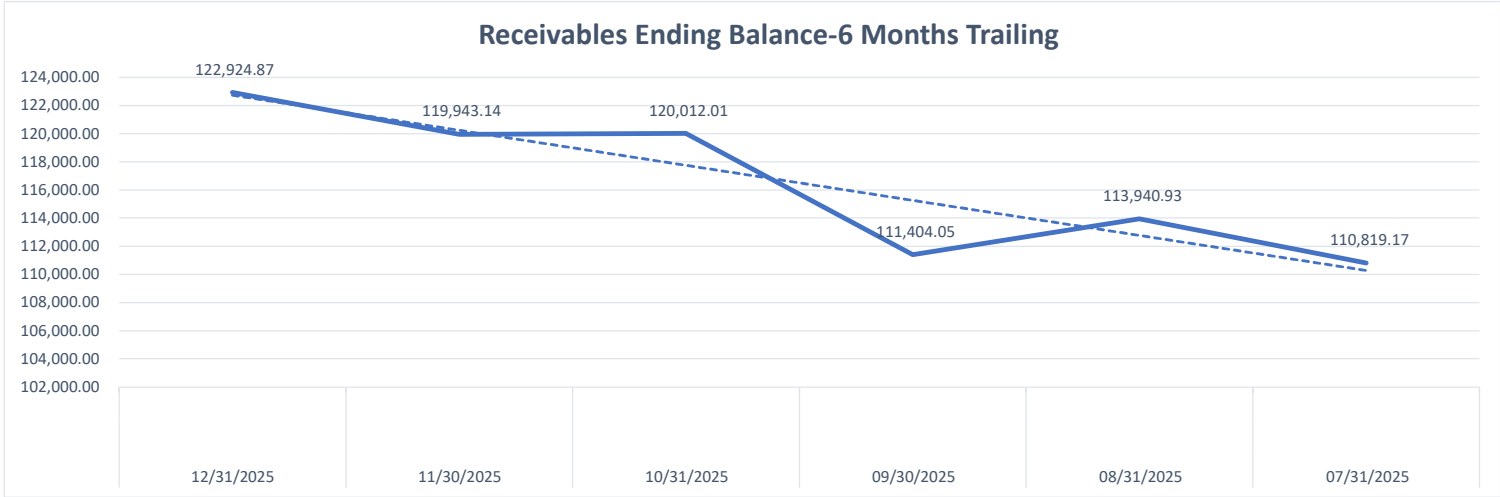
Vue At Brickell Condominium Association
PM Report-Financial Condition
As of 12/31/2025

c/o KW Property Management
8200 NW 33 Street #300
Miami FL 33122

Description	12/31/2025	11/30/2025	10/31/2025	09/30/2025	08/31/2025	07/31/2025
CASH POSITION						
Total Operating Cash Balances	440,633	433,718	415,650	436,788	396,359	387,444
Plus: Net Receivables	61,999	65,096	65,790	57,221	57,640	57,016
Less: Current Liabilities	<u>(217,014)</u>	<u>(233,395)</u>	<u>(235,757)</u>	<u>(235,095)</u>	<u>(189,140)</u>	<u>(191,664)</u>
Net Cash Position	<u>285,619</u>	<u>265,418</u>	<u>245,683</u>	<u>258,914</u>	<u>264,859</u>	<u>252,796</u>



Description	12/31/2025	11/30/2025	10/31/2025	09/30/2025	08/31/2025	07/31/2025
COLLECTIONS						
Beginning Balance	119,943.14	120,012.01	111,404.05	113,940.93	110,819.17	-
less: Ending Balance	<u>122,924.87</u>	<u>119,943.14</u>	<u>120,012.01</u>	<u>111,404.05</u>	<u>113,940.93</u>	<u>110,819.17</u>
Net (Decrease) Increase in Collections	<u>2,981.73</u>	<u>(68.87)</u>	<u>8,607.96</u>	<u>(2,536.88)</u>	<u>3,121.76</u>	<u>110,819.17</u>



Vue At Brickell Condominium Association, Inc.

Summary of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income	397,575.40	397,575.37	.03	4,770,904.80	4,770,904.00	.80	4,770,904.00
Other Income	4,959.29	5,081.25	(121.96)	82,602.44	60,975.00	21,627.44	60,975.00
Total Income	402,534.69	402,656.62	(121.93)	4,853,507.24	4,831,879.00	21,628.24	4,831,879.00
Operating Expense							
Administrative Expenses	12,419.70	15,583.74	3,164.04	80,569.32	188,359.00	107,789.68	188,359.00
Utilities	38,594.38	54,050.00	15,455.62	642,648.72	648,600.00	5,951.28	648,600.00
Contracts	44,902.11	57,335.14	12,433.03	607,399.31	685,044.00	77,644.69	685,044.00
Insurance	87,497.44	99,938.11	12,440.67	1,052,846.89	1,149,874.00	97,027.11	1,149,874.00
Repairs & Maintenance	27,144.20	11,250.22	(15,893.98)	206,804.61	135,000.00	(71,804.61)	135,000.00
Payroll & Benefits	97,109.82	92,673.00	(4,436.82)	1,106,271.91	1,087,302.00	(18,969.91)	1,087,302.00
Reserve Expenses	78,142.00	78,141.74	(.26)	937,704.00	937,700.00	(4.00)	937,700.00
Total Expense	385,809.65	408,971.95	23,162.30	4,634,244.76	4,831,879.00	197,634.24	4,831,879.00
Operating Net Total	16,725.04	(6,315.33)	23,040.37	219,262.48	-	219,262.48	-

Vue At Brickell Condominium Association, Inc.

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	SPA	Total
Cash & Cash Equivalents				
100001 - Operating City Nat'l	\$305,655.05			\$305,655.05
100002 - Operating Truist w/ICS	\$133,133.35			\$133,133.35
100020 - Reserve City Nat'l		\$1,248,919.23		\$1,248,919.23
100030 - Special Assmt City Nat'l			\$1,092,342.30	\$1,092,342.30
100040 - Security Dep City Nat'l	\$625,986.56			\$625,986.56
100510 - Due (to)/from Special Assessment Fund	(\$3,319.00)		\$3,319.00	-
Total Cash & Cash Equivalents	\$1,061,455.96	\$1,248,919.23	\$1,095,661.30	\$3,406,036.49
Account Receivables				
101000 - Assessment Receivables	\$122,924.87		\$20,035.57	\$142,960.44
101100 - Allowance for Doubtful Accounts	(\$60,925.77)		(\$7,084.54)	(\$68,010.31)
Total Account Receivables	\$61,999.10		\$12,951.03	\$74,950.13
Prepays & Other Assets				
102640 - Prepaid Expenses	\$2,335.81			\$2,335.81
102800 - Prepaid Insurance	\$302,715.06			\$302,715.06
Total Prepays & Other Assets	\$305,050.87			\$305,050.87
Deposits & Other Long-Term Assets				
107000 - Unbilled Special Assessment			\$2,686,448.06	\$2,686,448.06
Total Deposits & Other Long-Term Assets			\$2,686,448.06	\$2,686,448.06
Total Assets	\$1,428,505.93	\$1,248,919.23	\$3,795,060.39	\$6,472,485.55

Vue At Brickell Condominium Association, Inc.

Balance Sheet as of 12/31/2025

Liabilities / Equity	Operating	Reserve	SPA	Total
Current Liabilities				
200080 - Accounts Payable		\$1,310.00		\$1,310.00
200100 - Accrued Expenses	\$78,598.90	\$18,696.00		\$97,294.90
200240 - Collections & Other Fees	\$775.00			\$775.00
200560 - Other Current Liabilities	(\$141.50)			(\$141.50)
200700 - Insurance Payable	\$262,932.03			\$262,932.03
201300 - Prepaid Assessments	\$138,556.23			\$138,556.23
Total Current Liabilities	\$480,720.66	\$20,006.00		\$500,726.66
Security & Other Deposits				
205000 - Security Deposits	\$620,822.56			\$620,822.56
Total Security & Other Deposits	\$620,822.56			\$620,822.56
Special Assessment				
290000 - Special Assessment Income			\$1,767,960.22	\$1,767,960.22
290025 - Special Assessment Deferred Income			\$3,575,336.99	\$3,575,336.99
290155 - Special Assessment Billed Interest Income			\$210,922.62	\$210,922.62
290200 - Special Assessment Late Fees & Finance Income			\$8,800.78	\$8,800.78
291400 - SPA Exp Bad Debt			(\$7,084.54)	(\$7,084.54)
292075 - SPA Exp Admin Costs			(\$43,585.82)	(\$43,585.82)
292145 - SPA Exp Engineering			(\$133,595.82)	(\$133,595.82)
292395 - SPA Exp Structural			(\$1,583,694.04)	(\$1,583,694.04)
Total Special Assessment			\$3,795,060.39	\$3,795,060.39
Deferred Capital Replacement Fund				
310309 - Deferred Capital Non-Structual		\$442,253.11		\$442,253.11
310490 - Deferred Capital Structural		\$786,660.12		\$786,660.12
Total Deferred Capital Replacement Fund		\$1,228,913.23		\$1,228,913.23
Fund Balance				
389999 - Current Income (Loss)	\$219,262.48			\$219,262.48
390000 - Retained Earnings	\$107,700.23			\$107,700.23
Total Fund Balance	\$326,962.71			\$326,962.71
Total Liabilities / Equity	\$1,428,505.93	\$1,248,919.23	\$3,795,060.39	\$6,472,485.55

Vue At Brickell Condominium Association, Inc.

Balance Sheet Comparison: November 30, 2025 vs December 31, 2025

	Last Month	Current Month	Difference
Cash & Cash Equivalents			
100001 - Operating City Nat'l	\$201,997.86	\$305,655.05	\$103,657.19
100002 - Operating Truist w/ICS	\$129,055.22	\$133,133.35	\$4,078.13
100020 - Reserve City Nat'l	\$1,296,075.18	\$1,248,919.23	(\$47,155.95)
100030 - Special Assmt City Nat'l	\$1,221,967.46	\$1,092,342.30	(\$129,625.16)
100040 - Security Dep City Nat'l	\$618,536.56	\$625,986.56	\$7,450.00
Total Cash & Cash Equivalents	\$3,467,632.28	\$3,406,036.49	(\$61,595.79)
Account Receivables			
101000 - Assessment Receivables	\$137,420.94	\$142,960.44	\$5,539.50
101100 - Allowance for Doubtful Accounts	(\$55,183.37)	(\$68,010.31)	(\$12,826.94)
102080 - Other Receivables	\$336.00	-	(\$336.00)
Total Account Receivables	\$82,573.57	\$74,950.13	(\$7,623.44)
Prepays & Other Assets			
102640 - Prepaid Expenses	\$5,927.92	\$2,335.81	(\$3,592.11)
102800 - Prepaid Insurance	\$390,212.50	\$302,715.06	(\$87,497.44)
Total Prepays & Other Assets	\$396,140.42	\$305,050.87	(\$91,089.55)
Deposits & Other Long-Term Assets			
107000 - Unbilled Special Assessment	\$2,757,437.80	\$2,686,448.06	(\$70,989.74)
Total Deposits & Other Long-Term Assets	\$2,757,437.80	\$2,686,448.06	(\$70,989.74)
Total Assets	\$6,703,784.07	\$6,472,485.55	(\$231,298.52)

Vue At Brickell Condominium Association, Inc.

Balance Sheet Comparison: November 30, 2025 vs December 31, 2025

	Last Month	Current Month	Difference
Current Liabilities			
200080 - Accounts Payable	\$173,962.92	\$1,310.00	(\$172,652.92)
200100 - Accrued Expenses	\$106,553.63	\$97,294.90	(\$9,258.73)
200240 - Collections & Other Fees	\$745.00	\$775.00	\$30.00
200560 - Other Current Liabilities	-	(\$141.50)	(\$141.50)
200700 - Insurance Payable	\$350,576.04	\$262,932.03	(\$87,644.01)
201300 - Prepaid Assessments	\$66,695.84	\$138,556.23	\$71,860.39
Total Current Liabilities	\$698,533.43	\$500,726.66	(\$197,806.77)
Security & Other Deposits			
205000 - Security Deposits	\$613,372.56	\$620,822.56	\$7,450.00
Total Security & Other Deposits	\$613,372.56	\$620,822.56	\$7,450.00
Special Assessment			
290000 - Special Assessment Income	\$1,652,205.29	\$1,767,960.22	\$115,754.93
290025 - Special Assessment Deferred Income	\$3,691,091.92	\$3,575,336.99	(\$115,754.93)
290155 - Special Assessment Billed Interest Income	\$197,320.74	\$210,922.62	\$13,601.88
290200 - Special Assessment Late Fees & Finance Income	\$7,982.28	\$8,800.78	\$818.50
291400 - SPA Exp Bad Debt	-	(\$7,084.54)	(\$7,084.54)
292075 - SPA Exp Admin Costs	(\$31,096.08)	(\$43,585.82)	(\$12,489.74)
292145 - SPA Exp Engineering	(\$80,968.97)	(\$133,595.82)	(\$52,626.85)
292395 - SPA Exp Structural	(\$1,540,140.24)	(\$1,583,694.04)	(\$43,553.80)
Total Special Assessment	\$3,896,394.94	\$3,795,060.39	(\$101,334.55)
Deferred Capital Replacement Fund			
310490 - Deferred Capital Structural	\$712,975.50	\$786,660.12	\$73,684.62
310309 - Deferred Capital Non-Structual	\$472,269.97	\$442,253.11	(\$30,016.86)
Total Deferred Capital Replacement Fund	\$1,185,245.47	\$1,228,913.23	\$43,667.76
Fund Balance			
389999 - Current Income (Loss)	\$202,537.44	\$219,262.48	\$16,725.04
390000 - Retained Earnings	\$107,700.23	\$107,700.23	-
Total Fund Balance	\$310,237.67	\$326,962.71	\$16,725.04
Total Liabilities / Equity	\$6,703,784.07	\$6,472,485.55	(\$231,298.52)

Vue At Brickell Condominium Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
411000 - Assessment	319,433.40	319,433.63	(.23)	3,833,200.80	3,833,204.00	(3.20)	3,833,204.00
415027 - Reserve Assessment Non-Structural	25,458.50	25,458.37	.13	305,502.00	305,500.00	2.00	305,500.00
415030 - Reserve Assessment Structural	52,683.50	52,683.37	.13	632,202.00	632,200.00	2.00	632,200.00
Total Income	397,575.40	397,575.37	.03	4,770,904.80	4,770,904.00	.80	4,770,904.00
Other Income							
420080 - Application/Screening	811.05	458.37	352.68	11,164.00	5,500.00	5,664.00	5,500.00
420540 - Finance Charges	1,729.08	625.00	1,104.08	20,051.27	7,500.00	12,551.27	7,500.00
420620 - Gate Opener/Transponder	50.00	416.63	(366.63)	3,740.00	5,000.00	(1,260.00)	5,000.00
420720 - Interest Income	11.02	666.63	(655.61)	1,085.95	8,000.00	(6,914.05)	8,000.00
420780 - Late Fee Income	1,208.14	833.37	374.77	15,388.65	10,000.00	5,388.65	10,000.00
421000 - Non Sufficient Fee Income	25.00	31.25	(6.25)	950.00	375.00	575.00	375.00
421020 - Other Income	1,125.00	1,041.63	83.37	15,609.34	12,500.00	3,109.34	12,500.00
421060 - Rebate Package Concierge	-	-	-	1,318.23	-	1,318.23	-
421160 - Pet Fees	-	83.37	(83.37)	1,770.00	1,000.00	770.00	1,000.00
421620 - Valet Income	-	750.00	(750.00)	5,600.00	9,000.00	(3,400.00)	9,000.00
421680 - Violation / Fine Income	-	175.00	(175.00)	4,775.00	2,100.00	2,675.00	2,100.00
421700 - Work Order Income	-	-	-	1,150.00	-	1,150.00	-
Total Other Income	4,959.29	5,081.25	(121.96)	82,602.44	60,975.00	21,627.44	60,975.00
Total Income	402,534.69	402,656.62	(121.93)	4,853,507.24	4,831,879.00	21,628.24	4,831,879.00

Operating Expense

Administrative Expenses							
500000 - Transmitter Expense	-	58.37	58.37	-	700.00	700.00	700.00
500080 - Accounting/Audit/Tax Fees	608.00	608.37	.37	7,296.00	7,300.00	4.00	7,300.00
500360 - Bad Debt Expense	5,742.40	375.00	(5,367.40)	7,745.84	4,500.00	(3,245.84)	4,500.00
500400 - Bank Charges	50.00	33.37	(16.63)	972.35	400.00	(572.35)	400.00
501000 - Corporate Annual Report	-	-	-	61.25	63.00	1.75	63.00
501440 - Engineering Fees	-	1,666.63	1,666.63	-	20,000.00	20,000.00	20,000.00
501560 - Fees Payable to Division	-	-	-	1,292.00	1,292.00	-	1,292.00
502120 - Legal Expense	-	1,500.00	1,500.00	18,698.25	18,000.00	(698.25)	18,000.00
502200 - Legal Fees Collections	-	208.37	208.37	600.00	2,500.00	1,900.00	2,500.00
502440 - Licenses & Permits	3,129.10	625.00	(2,504.10)	18,328.92	7,500.00	(10,828.92)	7,500.00
503720 - Miscellaneous	548.16	541.63	(6.53)	8,853.54	6,500.00	(2,353.54)	6,500.00
503890 - Office Equipment	1,495.60	166.63	(1,328.97)	5,041.79	2,000.00	(3,041.79)	2,000.00
503960 - R&M Equip Office	-	291.63	291.63	232.78	3,500.00	3,267.22	3,500.00
504000 - Office Supplies	447.76	375.00	(72.76)	6,081.04	4,500.00	(1,581.04)	4,500.00
504400 - Postage & Delivery	54.39	133.37	78.98	1,485.36	1,600.00	114.64	1,600.00
504440 - Printing & Copying	344.29	250.00	(94.29)	2,567.29	3,000.00	432.71	3,000.00
504520 - Prior Year Deficit Funding	-	8,333.37	8,333.37	-	100,000.00	100,000.00	100,000.00
506040 - Uniforms	-	417.00	417.00	1,272.02	5,004.00	3,731.98	5,004.00

Vue At Brickell Condominium Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
599999 - Pending Credit Card Transactions	-	-	-	40.89	-	(40.89)	-
Total Administrative Expenses	12,419.70	15,583.74	3,164.04	80,569.32	188,359.00	107,789.68	188,359.00
Utilities							
600000 - Electricity	19,896.46	17,083.37	(2,813.09)	199,296.72	205,000.00	5,703.28	205,000.00
601000 - Natural Gas	(437.06)	1,416.63	1,853.69	6,772.76	17,000.00	10,227.24	17,000.00
602000 - Telephone	(330.36)	550.00	880.36	2,667.14	6,600.00	3,932.86	6,600.00
604040 - Water & Sewer	19,465.34	35,000.00	15,534.66	433,912.10	420,000.00	(13,912.10)	420,000.00
Total Utilities	38,594.38	54,050.00	15,455.62	642,648.72	648,600.00	5,951.28	648,600.00
Contracts							
700320 - Air Cond/HVAC System	11,264.39	1,850.00	(9,414.39)	18,064.39	22,200.00	4,135.61	22,200.00
700560 - BDA Maintenance	382.30	371.13	(11.17)	4,588.03	4,454.00	(134.03)	4,454.00
701640 - Elevator Contract	(3,911.17)	3,975.63	7,886.80	39,461.85	47,708.00	8,246.15	47,708.00
702520 - Fire Safety Equipment	2,335.81	2,335.87	.06	28,029.72	28,030.00	.28	28,030.00
702840 - Floor Mats	(123.61)	147.13	270.74	1,328.80	1,766.00	437.20	1,766.00
703360 - Generator	-	127.88	127.88	1,968.00	1,535.00	(433.00)	1,535.00
703520 - Health Club Contract	(1,190.00)	119.38	1,309.38	119.00	1,433.00	1,314.00	1,433.00
703680 - Internet	8,075.00	8,075.00	-	96,900.00	96,900.00	-	96,900.00
704120 - Landscaping/Grounds Contract	1,600.00	2,000.00	400.00	22,200.00	24,000.00	1,800.00	24,000.00
705160 - Management Overhead Fee	500.85	501.00	.15	5,890.95	5,891.00	.05	5,891.00
705200 - Management Services	9,724.05	9,724.00	(.05)	114,373.35	114,373.00	(.35)	114,373.00
705240 - Management Web Hosting	593.25	593.00	(.25)	6,977.75	6,978.00	.25	6,978.00
705400 - Odor Control Contract	428.00	331.00	(97.00)	3,103.59	3,910.00	806.41	3,910.00
705430 - Package System	443.00	456.00	13.00	5,316.00	5,436.00	120.00	5,436.00
705560 - Pest Control	1,048.32	348.00	(700.32)	5,220.92	4,121.00	(1,099.92)	4,121.00
706020 - Pool & Spa Contract	-	813.75	813.75	3,600.00	9,765.00	6,165.00	9,765.00
707000 - Security Services	24,568.30	16,204.00	(8,364.30)	191,850.15	191,616.00	(234.15)	191,616.00
707400 - Trash Chute	240.75	133.37	(107.38)	4,360.30	1,600.00	(2,760.30)	1,600.00
707520 - Trash Compactor	-	-	-	-	3,000.00	3,000.00	3,000.00
707760 - Trash/Recycling Collection	(11,077.13)	8,798.00	19,875.13	49,305.51	105,156.00	55,850.49	105,156.00
708160 - Water Treatment	-	431.00	431.00	4,741.00	5,172.00	431.00	5,172.00
Total Contracts	44,902.11	57,335.14	12,433.03	607,399.31	685,044.00	77,644.69	685,044.00
Insurance							
720000 - Insurance	87,497.44	99,938.11	12,440.67	1,052,846.89	1,149,874.00	97,027.11	1,149,874.00
Total Insurance	87,497.44	99,938.11	12,440.67	1,052,846.89	1,149,874.00	97,027.11	1,149,874.00
Repairs & Maintenance							
800040 - Access Control R&M	1,272.25	458.37	(813.88)	11,442.73	5,500.00	(5,942.73)	5,500.00
800240 - Air Cond/HVAC Repairs	5,063.53	1,500.00	(3,563.53)	50,398.54	18,000.00	(32,398.54)	18,000.00
800440 - Equip-Closed Circuit TV	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
801520 - Cleaning	2,161.92	833.37	(1,328.55)	11,005.49	10,000.00	(1,005.49)	10,000.00
802400 - Doors Automatic	-	250.00	250.00	1,785.88	3,000.00	1,214.12	3,000.00

Vue At Brickell Condominium Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
802680 - Electrical Supplies & Repair	17.98	583.37	565.39	465.15	7,000.00	6,534.85	7,000.00
802760 - Elevator R&M	-	708.37	708.37	10,574.00	8,500.00	(2,074.00)	8,500.00
803720 - Fitness Center/Gym Supplies	-	166.63	166.63	441.04	2,000.00	1,558.96	2,000.00
804040 - Fountain Pool & Spa Maintenance	-	291.63	291.63	-	3,500.00	3,500.00	3,500.00
804160 - Furniture & Accessories	-	291.63	291.63	2,797.69	3,500.00	702.31	3,500.00
804480 - Gate Repair Expenses	5,800.00	333.37	(5,466.63)	6,500.00	4,000.00	(2,500.00)	4,000.00
806160 - Landscaping Extras	2,414.58	333.37	(2,081.21)	11,684.20	4,000.00	(7,684.20)	4,000.00
806960 - Life Safety Equipment	-	833.37	833.37	20,761.10	10,000.00	(10,761.10)	10,000.00
807400 - Maintenance Supplies	2,157.10	1,333.37	(823.73)	10,317.58	16,000.00	5,682.42	16,000.00
807440 - Maintenance Supplies & Repairs	288.90	666.63	377.73	17,853.03	8,000.00	(9,853.03)	8,000.00
807600 - Miscellaneous Repairs	-	625.00	625.00	2,227.70	7,500.00	5,272.30	7,500.00
807880 - Painting & Supplies	1,487.18	500.00	(987.18)	14,289.51	6,000.00	(8,289.51)	6,000.00
808240 - Plumbing R&M	6,450.00	833.37	(5,616.63)	33,330.00	10,000.00	(23,330.00)	10,000.00
808280 - Plumbing Supplies	-	333.37	333.37	278.40	4,000.00	3,721.60	4,000.00
808840 - Radio & Pagers	-	41.63	41.63	355.06	500.00	144.94	500.00
809760 - Signage	30.76	250.00	219.24	297.51	3,000.00	2,702.49	3,000.00
Total Repairs & Maintenance	27,144.20	11,250.22	(15,893.98)	206,804.61	135,000.00	(71,804.61)	135,000.00
Payroll & Benefits							
890000 - Payroll & Benefits	96,712.90	90,953.00	(5,759.90)	1,098,135.05	1,066,662.00	(31,473.05)	1,066,662.00
890360 - Payroll Medical Benefit	396.92	1,720.00	1,323.08	8,136.86	20,640.00	12,503.14	20,640.00
Total Payroll & Benefits	97,109.82	92,673.00	(4,436.82)	1,106,271.91	1,087,302.00	(18,969.91)	1,087,302.00
Reserve Expenses							
900001 - Reserve Contribution Structural	52,683.50	52,683.37	(.13)	632,202.00	632,200.00	(2.00)	632,200.00
900002 - Reserve Contribution Non-Structural	25,458.50	25,458.37	(.13)	305,502.00	305,500.00	(2.00)	305,500.00
Total Reserve Expenses	78,142.00	78,141.74	(.26)	937,704.00	937,700.00	(4.00)	937,700.00
Total Expense	385,809.65	408,971.95	23,162.30	4,634,244.76	4,831,879.00	197,634.24	4,831,879.00
Operating Net Total	16,725.04	(6,315.33)	23,040.37	219,262.48	-	219,262.48	-

Vue At Brickell Condominium Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
415000 - Reserve Income	34,474.24	-	34,474.24	637,030.98	-	637,030.98	-
Total Income	34,474.24	-	34,474.24	637,030.98	-	637,030.98	-
Other Income							
420720 - Interest Income	2,730.71	-	2,730.71	33,707.64	-	33,707.64	-
Total Other Income	2,730.71	-	2,730.71	33,707.64	-	33,707.64	-
Total Income	37,204.95	-	37,204.95	670,738.62	-	670,738.62	-
Reserve Expense							
Reserve Expenses							
900003 - Reserve Expense Non-Structrual	18,696.00	-	(18,696.00)	244,015.30	-	(244,015.30)	-
900030 - Reserve Expense Structural	18,508.95	-	(18,508.95)	426,723.32	-	(426,723.32)	-
Total Reserve Expenses	37,204.95	-	(37,204.95)	670,738.62	-	(670,738.62)	-
Total Expense	37,204.95	-	(37,204.95)	670,738.62	-	(670,738.62)	-
Reserve Net Total	-	-	-	-	-	-	-
Net Total	16,725.04	(6,315.33)	23,040.37	219,262.48	-	219,262.48	-

Vue At Brickell Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
411000 - Assessment	319,433	319,433	319,433	319,433	319,433	319,433	319,433	319,433	319,433	319,433	319,433	319,433	3,833,201
415027 - Reserve Assessment Non-Structural	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	305,502
415030 - Reserve Assessment Structural	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	632,202
Total Income	397,575	397,575	397,575	397,575	397,575	397,575	397,575	397,575	397,575	397,575	397,575	397,575	4,770,905
Other Income													
420080 - Application/Screening	150	1,870	1,130	819	-	1,222	603	857	1,424	1,880	398	811	11,164
420540 - Finance Charges	-	1,878	1,369	1,528	1,582	3,788	1,421	1,722	1,630	1,722	1,682	1,729	20,051
420620 - Gate Opener/Transponder	500	400	450	440	450	350	400	600	50	50	-	50	3,740
420720 - Interest Income	9							1,057	1	1	6	11	1,086
420780 - Late Fee Income	-	2,086	262	1,202	1,451	2,137	1,073	1,725	1,329	1,643	1,273	1,208	15,389
421000 - Non Sufficient Fee Income	-	25	75	150	-	100	250	75	125	75	50	25	950
421020 - Other Income	270	3,497	1,308	1,432	900	1,055	2,460	1,124	1,120	582	735	1,125	15,609
421060 - Rebate Package Concierge	-	-	-	-	-	-	-	-	-	1,318	-	-	1,318
421160 - Pet Fees	-	270	250	-	-	-	-	500	250	250	250	-	1,770
421620 - Valet Income	750	750	1,100	-	700	450	700	-	100	700	350	-	5,600
421680 - Violation / Fine Income	-	600	600	600	600	300	1,050	325	100	100	500	-	4,775
421700 - Work Order Income	-	-	-	-	-	25	1,050	(25)	100	-	-	-	1,150
Total Other Income	1,679	11,377	6,544	6,172	5,683	9,426	9,008	7,960	6,228	8,322	5,243	4,959	82,602
Total Income	399,255	408,952	404,120	403,748	403,259	407,002	406,583	405,535	403,803	405,898	402,818	402,535	4,853,507

Operating Expense

Administrative Expenses

500080 - Accounting/Audit/Tax Fees	608	608	608	608	608	608	608	608	608	608	608	608	7,296
500360 - Bad Debt Expense	375	375	375	375	726	375	375	640	(2,362)	375	375	5,742	7,746
500400 - Bank Charges	25	-	61	75	150	-	124	237	-	125	125	50	972
501000 - Corporate Annual Report	-	61	-	-	-	-	-	-	-	-	-	-	61

Vue At Brickell Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
501440 - Engineering Fees	650	-	-	-	-	-	-	-	-	(650)	-	-	0
501560 - Fees Payable to Division	1,292	-	-	-	-	-	-	-	-	-	-	-	1,292
502120 - Legal Expense	1,063	-	340	366	-	383	-	1,797	8,292	186	6,274	-	18,698
502200 - Legal Fees Collections	600	-	-	-	-	-	-	-	-	-	-	-	600
502440 - Licenses & Permits	804	526	1,007	132	300	3,775	48	3,131	4,428	548	504	3,129	18,329
503720 - Miscellaneous	-	396	-	2,949	676	664	435	40	139	2,887	120	548	8,854
503890 - Office Equipment	1,589	-	-	-	149	-	1,494	214	100	-	-	1,496	5,042
503960 - R&M Equip Office	-	-	-	-	-	-	-	-	-	-	233	-	233
504000 - Office Supplies	452	923	-	1,077	200	850	423	531	400	275	503	448	6,081
504400 - Postage & Delivery	-	44	-	65	107	18	29	54	86	403	625	54	1,485
504440 - Printing & Copying	-	-	-	-	-	-	-	-	-	-	2,223	344	2,567
506040 - Uniforms	-	-	-	-	-	-	890	-	-	382	-	-	1,272
599999 - Pending Credit Card Transactions	4,067	(4,067)	-	-	1,506	(1,506)	-	-	-	-	41	-	41
Total Administrative Expenses	11,523	(1,133)	2,391	5,646	4,421	5,167	4,426	7,251	11,691	5,138	11,629	12,420	80,569
Utilities													
600000 - Electricity	14,059	14,159	15,638	14,580	19,011	18,705	11,754	19,300	18,516	18,005	15,674	19,896	199,297
601000 - Natural Gas	2,431	1,864	1,378	1,163	22	70	-	70	70	70	70	(437)	6,773
602000 - Telephone	521	521	584	659	330	(97)	193	154	(175)	154	153	(330)	2,667
604040 - Water & Sewer	35,777	36,901	48,778	36,257	37,829	29,061	36,287	26,356	42,025	40,557	44,620	19,465	433,912
Total Utilities	52,789	53,445	66,378	52,659	57,192	47,740	48,233	45,880	60,436	58,787	60,517	38,594	642,649
Contracts													
700320 - Air Cond/HVAC System	-	-	-	-	-	-	-	-	6,800	-	-	11,264	18,064
700560 - BDA Maintenance	382	382	382	382	382	382	382	382	382	382	382	382	4,588
701640 - Elevator Contract	3,911	3,911	3,911	3,911	3,911	3,911	3,911	3,911	3,911	4,261	3,911	(3,911)	39,462
702520 - Fire Safety Equipment	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	28,030
702840 - Floor Mats	147	162	93	124	124	155	124	124	124	155	124	(124)	1,329
703360 - Generator	179	-	-	-	-	-	-	179	998	612	-	-	1,968
703520 - Health Club Contract	119	119	119	119	119	119	119	119	119	119	119	(1,190)	119

Vue At Brickell Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
703680 - Internet	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	96,900
704120 - Landscaping/Grounds Contract	2,000	2,000	2,000	2,000	2,000	2,000	2,000	1,200	1,800	1,800	1,800	1,600	22,200
705160 - Management Overhead Fee	477	477	477	477	477	501	501	501	501	501	501	501	5,891
705200 - Management Services	9,261	9,261	9,261	9,261	9,261	9,724	9,724	9,724	9,724	9,724	9,724	9,724	114,373
705240 - Management Web Hosting	565	565	565	565	565	593	593	593	593	593	593	593	6,978
705400 - Odor Control Contract	321	214	214	214	107	214	214	322	642	214	-	428	3,104
705430 - Package System	443	443	443	443	443	443	443	443	443	443	443	443	5,316
705560 - Pest Control	336	336	336	336	356	336	20	356	800	604	356	1,048	5,221
706020 - Pool & Spa Contract	900	900	900	900	900	900	(1,800)	-	-	-	-	-	3,600
707000 - Security Services	15,136	12,916	14,505	15,590	11,081	10,329	10,550	16,682	27,834	21,082	11,576	24,568	191,850
707400 - Trash Chute	358	220	1,517	441	220	220	220	220	220	241	241	241	4,360
707760 - Trash/Recycling Collection	8,170	8,095	8,220	9,986	(1,418)	1,425	5,779	15,850	1,025	675	2,576	(11,077)	49,306
708160 - Water Treatment	431	431	431	431	862	431	-	431	431	431	431	-	4,741
Total Contracts	53,548	50,844	53,785	55,590	39,802	42,094	43,192	61,448	66,759	52,247	43,188	44,902	607,399
Insurance													
720000 - Insurance	93,773	93,261	92,123	71,210	87,497	87,497	87,497	87,497	87,497	87,497	89,997	87,497	1,052,847
Total Insurance	93,773	93,261	92,123	71,210	87,497	87,497	87,497	87,497	87,497	87,497	89,997	87,497	1,052,847
Repairs & Maintenance													
800040 - Access Control R&M	685	-	263	563	1,968	973	254	-	-	5,466	-	1,272	11,443
800240 - Air Cond/HVAC Repairs	10,333	1,413	821	644	2,049	4,830	1,232	5,593	3,384	12,996	2,040	5,064	50,399
801520 - Cleaning	486	840	361	-	1,334	474	1,378	560	875	2,368	167	2,162	11,005
802400 - Doors Automatic	-	-	-	-	-	-	-	1,786	-	-	-	-	1,786
802680 - Electrical Supplies & Repair	-	-	-	-	29	1	-	-	417	-	-	18	465
802760 - Elevator R&M	-	-	-	-	-	-	-	1,000	-	9,574	-	-	10,574
803720 - Fitness Center/Gym Supplies	239	202	-	-	-	-	-	-	-	-	-	-	441
804160 - Furniture & Accessories	-	2,798	-	-	-	-	-	-	-	-	-	-	2,798
804480 - Gate Repair Expenses	-	-	-	-	-	-	700	-	-	-	-	5,800	6,500
806160 - Landscaping Extras	-	525	-	-	-	1,840	2,920	120	1,482	-	2,383	2,415	11,684

Vue At Brickell Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
806960 - Life Safety Equipment	7,879	1,322	2,903	-	2,802	-	-	(2,160)	1,284	6,732	-	-	20,761
807400 - Maintenance Supplies	1,309	660	212	1,730	940	598	430	332	1,724	-	226	2,157	10,318
807440 - Maintenance Supplies & Repairs	4,975	22	272	-	38	-	487	3,403	6,706	900	761	289	17,853
807600 - Miscellaneous Repairs	-	1,575	-	-	653	-	-	-	-	-	-	-	2,228
807880 - Painting & Supplies	493	-	1,643	-	317	569	947	2,015	5,758	-	1,061	1,487	14,290
808240 - Plumbing R&M	5,100	2,500	-	1,180	6,970	2,380	-	8,150	-	600	-	6,450	33,330
808280 - Plumbing Supplies	-	-	-	4	139	62	-	73	-	-	-	-	278
808840 - Radio & Pagers	-	-	-	-	-	-	-	-	355	-	-	-	355
809760 - Signage	-	-	-	-	-	-	-	-	-	267	-	31	298
Total Repairs & Maintenance	31,498	11,857	6,474	4,121	17,239	11,727	8,347	20,871	21,984	38,904	6,639	27,144	206,805
Payroll & Benefits													
890000 - Payroll & Benefits	95,616	82,583	90,411	88,544	92,551	88,999	84,187	96,117	96,778	98,725	86,910	96,713	1,098,135
890360 - Payroll Medical Benefit	-	-	-	-	-	-	5,656	298	298	298	1,191	397	8,137
Total Payroll & Benefits	95,616	82,583	90,411	88,544	92,551	88,999	89,843	96,415	97,076	99,023	88,101	97,110	1,106,272
Reserve Expenses													
900001 - Reserve Contribution Structural	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	52,684	632,202
900002 - Reserve Contribution Non-Structural	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	25,459	305,502
Total Reserve Expenses	78,142	78,142	78,142	78,142	78,142	78,142	78,142	78,142	78,142	78,142	78,142	78,142	937,704
Total Expense	416,888	368,999	389,704	355,912	376,844	361,366	359,681	397,503	423,585	419,738	378,214	385,810	4,634,245
Operating Net Total	(\$17,634)	\$39,953	\$14,416	\$47,836	\$26,415	\$45,636	\$46,902	\$8,032	(\$19,782)	(\$13,840)	\$24,604	\$16,725	\$219,262

Vue At Brickell Condominium Association, Inc.

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Income													
415000 - Reserve Income	-	-	-	25,625	195,318	5,080	190,818	15,953	4,449	136,457	28,857	34,474	637,031
Total Income	-	-	-	25,625	195,318	5,080	190,818	15,953	4,449	136,457	28,857	34,474	637,031
Other Income													
420720 - Interest Income	2,467	2,408	2,828	3,029	3,137	2,936	2,908	2,861	2,849	2,983	2,571	2,731	33,708
Total Other Income	2,467	2,408	2,828	3,029	3,137	2,936	2,908	2,861	2,849	2,983	2,571	2,731	33,708
Total Income	2,467	2,408	2,828	28,654	198,455	8,016	193,726	18,814	7,298	139,440	31,428	37,205	670,739
Reserve Expense													
Reserve Expenses													
900001 - Reserve Contribution Structural	-	-	-	-	-	206,472	(206,472)	-	-	-	-	-	0
900002 - Reserve Contribution Non-Structural	-	-	3,445	32,911	-	-	(36,357)	-	-	-	-	-	0
900003 - Reserve Expense Non-Structural	-	-	-	-	198,455	(198,455)	28,340	18,814	7,298	139,440	31,428	18,696	244,015
900030 - Reserve Expense Structural	-	-	-	-	-	-	408,214	-	-	-	-	18,509	426,723
Total Reserve Expenses	-	-	3,445	32,911	198,455	8,016	193,726	18,814	7,298	139,440	31,428	37,205	670,739
Total Expense	-	-	3,445	32,911	198,455	8,016	193,726	18,814	7,298	139,440	31,428	37,205	670,739
Reserve Net Total	\$2,467	\$2,408	(\$618)	(\$4,258)	-	-	-	-	-	-	-	-	\$0
Net Total	(\$15,167)	\$42,361	\$13,798	\$43,578	\$26,415	\$45,636	\$46,902	\$8,032	(\$19,782)	(\$13,840)	\$24,604	\$16,725	\$219,262

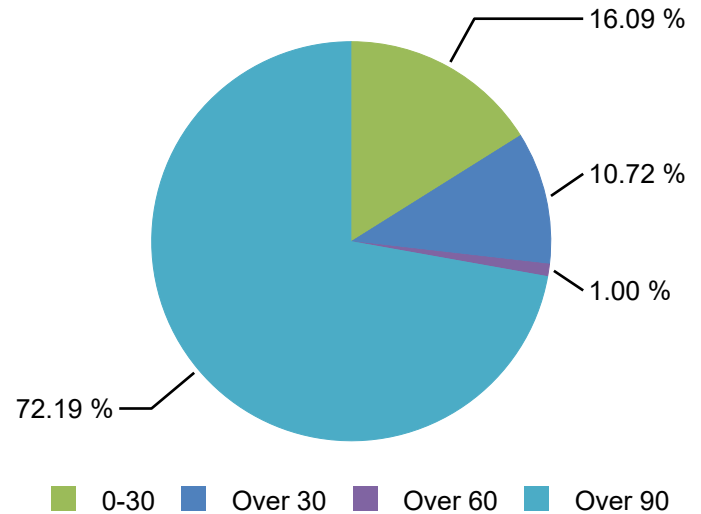
Vue At Brickell Condominium Association, Inc.

AR Aging - 12/31/2025

SUMMARY

Charge	Balance
Admin-Bank Return Fee (1)	\$20.00
Admin-Notice of Late Assessment Fee (6)	\$350.00
Admin-Sent to Attorney Fee (1)	\$200.00
Assessment (22)	\$101,924.00
Finance Charge (15)	\$15,998.65
Late Fee (15)	\$4,007.24
Return Item Fee (1)	\$25.00
Special Assessment (14)	\$16,805.22
Special Assessment Finance Charge (18)	\$1,552.44
Special Assessment Late Fee (18)	\$1,677.91
Violation Fee (3)	\$399.98
Total	\$142,960.44

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
8251072551 - 1250 S Miami Ave Unit 2806 - Carnegie					
Coll Status: Bankruptcy Coll Attorney: Bakalar & Associates, PA	\$3,104.94	\$3,071.91	\$836.67	\$64,393.35	\$71,406.87
Assessment	\$1,748.57	\$1,748.57	-	\$41,309.96	\$44,807.10
Late Fee	\$87.43	\$87.43	\$87.43	\$2,549.83	\$2,812.12
Finance Charge	\$672.11	\$645.88	\$619.65	\$12,768.82	\$14,706.46
Special Assessment	\$453.63	\$453.63	-	\$6,972.94	\$7,880.20
Special Assessment Finance Charge	\$118.20	\$111.40	\$104.59	\$591.80	\$925.99
Special Assessment Late Fee	\$25.00	\$25.00	\$25.00	\$200.00	\$275.00
8251072721 - 1250 S Miami Ave Unit 2415 - Pimentel					
Coll Status: With Attorney Coll Attorney: Bakalar & Associates, PA	\$1,942.77	\$1,258.17	-	\$15,175.57	\$18,376.51
Assessment	\$1,258.17	\$1,258.17	-	\$15,175.57	\$17,691.91
Late Fee	\$62.91	-	-	-	\$62.91
Finance Charge	\$265.38	-	-	-	\$265.38
Special Assessment	\$326.41	-	-	-	\$326.41
Special Assessment Finance Charge	\$4.90	-	-	-	\$4.90
Special Assessment Late Fee	\$25.00	-	-	-	\$25.00
8251072761 - 1250 S Miami Ave Unit 3506 - Acosta					
Coll Status: With Attorney Coll Attorney: Bakalar & Associates, PA	\$2,543.67	\$2,344.83	\$65.83	\$11,091.67	\$16,046.00
Assessment	\$1,748.57	\$1,748.57	-	\$8,142.83	\$11,639.97
Late Fee	\$87.43	-	-	-	\$87.43
Finance Charge	\$174.60	-	-	-	\$174.60
Special Assessment	\$453.63	\$453.63	-	\$2,721.78	\$3,629.04
Admin-Notice of Late Assessment Fee	-	\$70.00	-	-	\$70.00
Special Assessment Finance Charge	\$54.44	\$47.63	\$40.83	\$102.06	\$244.96
Special Assessment Late Fee	\$25.00	\$25.00	\$25.00	\$125.00	\$200.00

(*** indicates previous owners)

Vue At Brickell Condominium Association, Inc.

AR Aging - 12/31/2025

Property	0-30	Over 30	Over 60	Over 90	Balance
8251072502 - 1250 S Miami Ave Unit 1206 - Miller	\$1,882.71	\$2,058.37	\$246.14	\$8,785.55	\$12,972.77
Assessment	\$1,288.58	\$1,288.58	-	\$6,442.90	\$9,020.06
Late Fee	\$64.43	\$64.43	\$64.43	\$257.72	\$451.01
Finance Charge	\$135.30	\$115.97	\$96.64	\$193.29	\$541.20
Special Assessment	\$334.30	\$334.30	-	\$1,671.50	\$2,340.10
Admin-Notice of Late Assessment Fee	-	-	\$35.00	\$70.00	\$105.00
Admin-Sent to Attorney Fee	-	\$200.00	-	-	\$200.00
Special Assessment Finance Charge	\$35.10	\$30.09	\$25.07	\$50.14	\$140.40
Special Assessment Late Fee	\$25.00	\$25.00	\$25.00	\$100.00	\$175.00
8251150593 - 1250 S Miami Ave Unit 802 - VIML, LLC	\$1,666.98	\$1,744.62	\$96.88	\$1,490.39	\$4,998.87
Coll Status: Notice of Late Assessment					
Assessment	\$1,490.39	\$1,490.39	-	\$1,490.39	\$4,471.17
Late Fee	\$74.52	\$74.52	\$74.52	-	\$223.56
Finance Charge	\$67.07	\$44.71	\$22.36	-	\$134.14
Admin-Notice of Late Assessment Fee	\$35.00	\$35.00	-	-	\$70.00
Violation Fee	-	\$100.00	-	-	\$100.00
8251098414 - 1250 S Miami Ave Unit 2506 - Meralc Company, LLLP	\$2,269.00	\$1,748.57	\$31.80	\$421.98	\$4,471.35
Coll Status: With Attorney Coll Attorney: Bakalar & Associates, PA					
Assessment	\$1,748.57	\$1,748.57	-	\$257.56	\$3,754.70
Special Assessment	\$453.63	-	-	-	\$453.63
Admin-Notice of Late Assessment Fee	\$35.00	-	-	-	\$35.00
Special Assessment Finance Charge	\$6.80	-	\$6.80	\$39.42	\$53.02
Special Assessment Late Fee	\$25.00	-	\$25.00	\$125.00	\$175.00
8251150111 - 1250 S Miami Ave Unit 814 - Bustamante, Trustee	\$1,417.94	\$1,295.34	-	\$1,280.75	\$3,994.03
Coll Status: With Attorney - Allow Payments Coll Attorney: Bakalar & Associates, PA					
Assessment	\$1,295.34	\$1,295.34	-	\$1,264.49	\$3,855.17
Late Fee	\$64.77	-	-	-	\$64.77
Finance Charge	\$57.83	-	-	-	\$57.83
Special Assessment	-	-	-	\$16.26	\$16.26
8251072722 - 1250 S Miami Ave Unit 2011 - De Casanova Diaz	\$1,268.51	\$1,168.20	\$28.49	-	\$2,465.20
Coll Status: Notice of Late Assessment					
Assessment	\$897.37	\$868.88	-	-	\$1,766.25
Late Fee	\$44.87	\$25.00	-	-	\$69.87
Finance Charge	\$26.49	\$13.03	-	-	\$39.52
Special Assessment	\$232.80	\$232.80	-	-	\$465.60
Admin-Notice of Late Assessment Fee	\$35.00	-	-	-	\$35.00
Special Assessment Finance Charge	\$6.98	\$3.49	\$3.49	-	\$13.96
Special Assessment Late Fee	\$25.00	\$25.00	\$25.00	-	\$75.00
8251072494 - 1250 S Miami Ave Unit 1603 - Mupissani, LLC	\$1,560.45	\$29.69	-	-	\$1,590.14
Assessment	\$1,175.48	-	-	-	\$1,175.48
Late Fee	\$25.00	-	-	-	\$25.00
Finance Charge	\$17.63	-	-	-	\$17.63
Special Assessment	\$312.65	-	-	-	\$312.65
Special Assessment Finance Charge	\$4.69	\$4.69	-	-	\$9.38
Special Assessment Late Fee	\$25.00	\$25.00	-	-	\$50.00

(*** indicates previous owners)

Vue At Brickell Condominium Association, Inc.

AR Aging - 12/31/2025

Property	0-30	Over 30	Over 60	Over 90	Balance
8251098406 - 1250 S Miami Ave Unit 2013 - Play & Work, LLC					
Coll Status: Notice of Late Assessment	\$1,145.48	\$120.32	\$28.22	-	\$1,294.02
Assessment	\$828.51	\$92.10	-	-	\$920.61
Late Fee	\$25.00	-	-	-	\$25.00
Finance Charge	\$13.81	-	-	-	\$13.81
Special Assessment	\$214.94	-	-	-	\$214.94
Admin-Notice of Late Assessment Fee	\$35.00	-	-	-	\$35.00
Special Assessment Finance Charge	\$3.22	\$3.22	\$3.22	-	\$9.66
Special Assessment Late Fee	\$25.00	\$25.00	\$25.00	-	\$75.00
8251072417 - 1250 S Miami Ave Unit 1104 - AM 135 Corp					
Coll Status: Past Due Letter	\$581.32	\$129.49	\$29.49	\$182.45	\$922.75
Assessment	\$548.10	-	-	-	\$548.10
Late Fee	\$25.00	-	-	-	\$25.00
Finance Charge	\$8.22	-	-	-	\$8.22
Special Assessment Finance Charge	-	\$4.49	\$4.49	\$35.92	\$44.90
Special Assessment Late Fee	-	\$25.00	\$25.00	\$146.53	\$196.53
Violation Fee	-	\$100.00	-	-	\$100.00
8251157345 - 1250 S Miami Ave Unit 1913 - AMAM BRICKELL 1913, LLC					
Coll Status: Notice of Late Assessment	\$882.37	-	-	-	\$882.37
Assessment	\$828.51	-	-	-	\$828.51
Late Fee	\$41.43	-	-	-	\$41.43
Finance Charge	\$12.43	-	-	-	\$12.43
8251072518 - 1250 S Miami Ave Unit 1210 - AGAVI INVESTMENT, LLC					
Coll Status: Past Due Letter	\$610.81	-	-	-	\$610.81
Assessment	\$532.75	-	-	-	\$532.75
Late Fee	\$25.00	-	-	-	\$25.00
Finance Charge	\$8.06	-	-	-	\$8.06
Admin-Bank Return Fee	\$20.00	-	-	-	\$20.00
Return Item Fee	\$25.00	-	-	-	\$25.00
8251072283 - 1250 S Miami Ave Unit 1307 - Docon					
Coll Status: Past Due Letter	\$457.35	\$28.57	\$32.14	\$89.28	\$607.34
Assessment	\$163.25	-	-	-	\$163.25
Late Fee	\$25.00	-	-	-	\$25.00
Finance Charge	\$2.45	-	-	-	\$2.45
Special Assessment	\$238.08	-	-	-	\$238.08
Special Assessment Finance Charge	\$3.57	\$3.57	\$7.14	\$14.28	\$28.56
Special Assessment Late Fee	\$25.00	\$25.00	\$25.00	\$75.00	\$150.00
8251072633 - 1250 S Miami Ave Unit 1910 - Cube Capital, LLC					
Coll Status: Owner Response Coll Attorney: First Insurance Funding	\$284.80	\$281.12	\$32.35	\$6.69	\$604.96
Special Assessment	\$245.09	\$245.09	-	\$6.69	\$496.87
Special Assessment Finance Charge	\$14.71	\$11.03	\$7.35	-	\$33.09
Special Assessment Late Fee	\$25.00	\$25.00	\$25.00	-	\$75.00
8251072390 - 1250 S Miami Ave Unit 1014 - Ruby Sanchez					
Coll Status: Owner Response	\$333.34	\$29.56	-	-	\$362.90
Special Assessment	\$303.78	-	-	-	\$303.78
Special Assessment Finance Charge	\$4.56	\$4.56	-	-	\$9.12
Special Assessment Late Fee	\$25.00	\$25.00	-	-	\$50.00

(*** indicates previous owners)

Vue At Brickell Condominium Association, Inc.

AR Aging - 12/31/2025

Property	0-30	Over 30	Over 60	Over 90	Balance
8251098393 - 1250 S Miami Ave Unit 1304 - Carvajalino					
Coll Status: Past Due Letter	\$273.68	-	-	-	\$273.68
Assessment	\$245.00	-	-	-	\$245.00
Late Fee	\$25.00	-	-	-	\$25.00
Finance Charge	\$3.68	-	-	-	\$3.68
8251072433 - 1250 S Miami Ave Unit 1506 - Parenteau	-	-	-	\$199.98	\$199.98
Violation Fee	-	-	-	\$199.98	\$199.98
8251072471 - 1250 S Miami Ave Unit 901 - Inn Keeper Properties of Florida Corp	\$90.76	-	-	\$30.51	\$121.27
Assessment	\$90.76	-	-	-	\$90.76
Special Assessment Finance Charge	-	-	-	\$5.51	\$5.51
Special Assessment Late Fee	-	-	-	\$25.00	\$25.00
8251072508 - 1250 S Miami Ave Unit 1208 - De Pinho					
Coll Status: Past Due Letter	\$88.65	-	-	\$28.68	\$117.33
Assessment	\$88.65	-	-	-	\$88.65
Special Assessment Finance Charge	-	-	-	\$3.68	\$3.68
Special Assessment Late Fee	-	-	-	\$25.00	\$25.00
8251072503 - 1250 S Miami Ave Unit 1605 - Weinstein					
Coll Status: Past Due Letter	\$82.66	-	-	\$29.95	\$112.61
Special Assessment	\$82.66	-	-	-	\$82.66
Special Assessment Finance Charge	-	-	-	\$4.95	\$4.95
Special Assessment Late Fee	-	-	-	\$25.00	\$25.00
8251072533 - 1250 S Miami Ave Unit 2207 - Agropecuaria Los oliva, LLC	\$88.22	-	-	-	\$88.22
Assessment	\$59.65	-	-	-	\$59.65
Special Assessment Finance Charge	\$3.57	-	-	-	\$3.57
Special Assessment Late Fee	\$25.00	-	-	-	\$25.00
8251072766 - 1250 S Miami Ave Unit 2602 - Lambert					
Coll Status: Past Due Letter	\$87.99	-	-	-	\$87.99
Assessment	\$87.99	-	-	-	\$87.99
8251158716 - 1250 S Miami Ave Unit 1209 - Ruckdeschel	\$87.84	-	-	-	\$87.84
Late Fee	\$44.14	-	-	-	\$44.14
Finance Charge	\$13.24	-	-	-	\$13.24
Special Assessment Finance Charge	\$5.46	-	-	-	\$5.46
Special Assessment Late Fee	\$25.00	-	-	-	\$25.00
8251072747 - 1250 S Miami Ave Unit 3504 - Crites	\$74.95	-	-	-	\$74.95
Assessment	\$74.95	-	-	-	\$74.95
8251072368 - 1250 S Miami Ave Unit 1009 - Uzcategui	\$56.97	-	-	-	\$56.97
Assessment	\$56.97	-	-	-	\$56.97
8251072440 - 1250 S Miami Ave Unit 1109 - Apolinario	\$45.00	-	-	-	\$45.00
Special Assessment	\$45.00	-	-	-	\$45.00
8251072775 - 1250 S Miami Ave Unit 3603 - Davi	\$45.00	-	-	-	\$45.00
Assessment	\$45.00	-	-	-	\$45.00

(*** indicates previous owners)

Vue At Brickell Condominium Association, Inc.

AR Aging - 12/31/2025

Property	0-30	Over 30	Over 60	Over 90	Balance
8251098408 - 1250 S Miami Ave Unit 2402 - Villaverde, Trustee Coll Status: Past Due Letter	\$30.80	\$11.91	-	-	\$42.71
Special Assessment Finance Charge	\$5.80	\$5.53	-	-	\$11.33
Special Assessment Late Fee	\$25.00	\$6.38	-	-	\$31.38
Total:	\$23,004.96	\$15,320.67	\$1,428.01	\$103,206.80	\$142,960.44
Property Count:	28	15	10	14	

Vue At Brickell Condominium Association, Inc.

Pre Paid Homeowners For 12/31/2025

Account	Property	Owner Name	Credit Amount
8251072571	1250 S Miami Ave Unit 2904	Jasmia, LLC	14,525.00
8251072380	1250 S Miami Ave Unit 1412	Jasmia, LLC	12,210.60
8251072644	1250 S Miami Ave Unit 1912	Jasmia, LLC	12,210.60
8251072705	1250 S Miami Ave Unit 2412	Spartan 2412, LLC	11,634.46
8251072447	1250 S Miami Ave Unit 811	Vue 811-LLC	10,768.44
8251144010	1250 S Miami Ave Unit 1702	Maria Marcet Ortega	9,448.84
8251072732	1250 S Miami Ave Unit 2502	Johanna Nekvasil	5,961.56
8251072743	1250 S Miami Ave Unit 2504	Eusebio Perez	2,644.24
8251072587	1250 S Miami Ave Unit 3001	Suzanne Slonim	2,187.39
8251072538	1250 S Miami Ave Unit 2804	Jean Fals	2,041.31
8251072744	1250 S Miami Ave Unit 2101	Pilar C Lalinde	1,781.90
8251072529	1250 S Miami Ave Unit 1804	Giraldo Velasquez	1,752.26
8251156973	1250 S Miami Ave Unit 3106	Juan C. Mejia Gomez	1,748.57
8251072647	1250 S Miami Ave Unit 2315	Kudret Hankollari	1,584.58
8251072629	1250 S Miami Ave Unit 1909	Gary Esposito	1,537.11
8251072602	1250 S Miami Ave Unit CU-10	Bentley Holdings, LLC	1,501.17
8251072552	1250 S Miami Ave Unit 1302	Jeff S Gomez	1,490.38
8251072542	1250 S Miami Ave Unit 1215	Narian Raisinghani	1,471.49
8251072510	1250 S Miami Ave Unit 1715	Mario G Meza	1,450.63
8251072640	1250 S Miami Ave Unit CU-17	Bentley Holdings, LLC	1,439.97
***8251072653	1250 S Miami Ave Unit 2401	Cheryl D Lipson	1,414.85
8251072628	1250 S Miami Ave Unit CU-15	Bentley Holdings, LLC	1,413.77
8251072634	1250 S Miami Ave Unit CU-16	Bentley Holdings, LLC	1,409.26
8251072617	1250 S Miami Ave Unit CU-13	Bentley Holdings, LLC	1,408.76
8251072423	1250 S Miami Ave Unit 1504	Celestial Capital, LLC	1,367.45
***8251072639	1250 S Miami Ave Unit 1911	Irving M Blank	1,362.97
8251072371	1250 S Miami Ave Unit 1410	James Esposito	1,331.68
8251072622	1250 S Miami Ave Unit CU-14	Bentley Holdings, LLC	1,330.25
8251072524	1250 S Miami Ave Unit 1608	Alejandro R Escobar	1,328.10
8251072596	1250 S Miami Ave Unit 2305	Igor Flederick	1,294.88
8251098424	1250 S Miami Ave Unit 2805	Patricia Del Frate de Paulo	1,271.68
***8251072465	1250 S Miami Ave Unit 815	Delmar Investments, LLC	1,258.17
8251072588	1250 S Miami Ave Unit 1901	Luan 2101, Inc	1,249.02
8251072422	1250 S Miami Ave Unit 803	James K Roberts	1,205.17
8251072607	1250 S Miami Ave Unit CU-11	Bentley Holdings, LLC	1,089.56
8251072645	1250 S Miami Ave Unit CU-18	Bentley Holdings, LLC	1,050.66
8251072496	1250 S Miami Ave Unit 1713	Beatriz Meythaler	1,043.45
8251072590	1250 S Miami Ave Unit 2304	Gary Chen	1,028.94
8251072613	1250 S Miami Ave Unit CU-12	Bentley Holdings, LLC	1,017.36
8251072559	1250 S Miami Ave Unit 2212	Dayanne V Costa	969.53
8251072481	1250 S Miami Ave Unit 2110	Houssam Bassam	944.72
8251072684	1250 S Miami Ave Unit 2407	Flor Elera	917.68

Vue At Brickell Condominium Association, Inc.

Pre Paid Homeowners For 12/31/2025

8251072811	1250 S Miami Ave Unit CU-3	Bentley Holdings, LLC	909.09
8251072522	1250 S Miami Ave Unit 1211	Anthony T Wong	897.31
8251072442	1250 S Miami Ave Unit 809	Adrian J Di-Giorgio	882.74
8251072769	1250 S Miami Ave Unit 3602	Andrea Foschi	871.82
***8251072266	1250 S Miami Ave Unit 1305	Inspire Investments, LLC	738.90
8251072651	1250 S Miami Ave Unit CU-19	Bentley Holdings, LLC	734.69
***8251072500	1250 S Miami Ave Unit 1714	Mario M Cristobal	701.03
8251072586	1250 S Miami Ave Unit CU-7	Bentley Holdings, LLC	651.94
8251072804	1250 S Miami Ave Unit CU-2	Bentley Holdings, LLC	638.39
8251072798	1250 S Miami Ave Unit CU-1	Bentley Holdings, LLC	614.28
8251072574	1250 S Miami Ave Unit CU-5	Bentley Holdings, LLC	596.65
8251072595	1250 S Miami Ave Unit CU-9	Bentley Holdings, LLC	587.62
***8251072714	1250 S Miami Ave Unit 2011	Jose J Belloso	584.65
8251072591	1250 S Miami Ave Unit CU-8	Bentley Holdings, LLC	584.24
8251072579	1250 S Miami Ave Unit CU-6	Bentley Holdings, LLC	543.35
8251072568	1250 S Miami Ave Unit CU-4	Bentley Holdings, LLC	518.84
***8251072467	1250 S Miami Ave Unit 1513	F4F Wildcat, LLC	516.71
8251098418	1250 S Miami Ave Unit 2802	SEPP, LLC	339.39
***8251072395	1250 S Miami Ave Unit 1015	Rick Sticca	326.41
8251072771	1250 S Miami Ave Unit 2603	Lino Reynoso	202.99
8251098398	1250 S Miami Ave Unit 1610	Gamar Corporation	163.33
8251072751	1250 S Miami Ave Unit 2102	Lourdes M Nehme Anton	100.01
8251072427	1250 S Miami Ave Unit 1106	Michael D Steiner	17.00
8251072560	1250 S Miami Ave Unit 1615	John J Duque	.03
***8251072610	1250 S Miami Ave Unit 1905	Vue 1905, LLC	.01
8251072410	1250 S Miami Ave Unit 1502	Juan C Cruz	(30.80)
8251072540SC	1250 S Miami Ave Unit 1611	Willing Group, LLC	(232.80)
Total			138,556.23

(*** indicates previous owners)

Vue At Brickell Condominium Association, Inc.

Credit Memo Balances For 12/31/2025

Provider	Credit Date	Credit Memo Number	Credit Memo Balance
Waste Management, Inc	4/4/2025	XN: 200209	\$3,894.50

Vue At Brickell Condominium Association, Inc.

AP Aging for Ending Date: 12/31/2025

Provider	Current	Over 30	Over 60	Over 90	Total
Total					

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
100001 - 825 CityNatI-MAINOPR-7328			
12/1/2025	Auto Draft	FPL-AUTOPAY Inv # 5136688-1125	15,674.12
		600000 - Electricity - 5136688 -10/23-11/20	15,674.12
12/1/2025	Bank Fees	December Bank Fees	50.00
		500400 - Bank Charges	50.00
12/3/2025	Auto Draft	- 12/03 Waste Connection	300.00
		707760 - Trash/Recycling Collection - Post Item	300.00
12/3/2025	Check 20493	KW Property Management & Consulting, LLC Inv # 528613	46,229.60
		890000 - Payroll & Benefits - Personnel Fee Reimbursement	46,229.60
12/5/2025	Check 20494	KW Property Management & Consulting, LLC Inv # 532279	11,614.15
		705160 - Management Overhead Fee - OH Reimbursement	500.85
		705200 - Management Services - Association Fees Special Assessment	10,408.05
		705240 - Management Web Hosting - Website Fees	593.25
		890000 - Payroll & Benefits - Timeclocks	112.00
12/9/2025	Check 20495	KW Property Management & Consulting, LLC Inv # 536882	1,175.30
		890000 - Payroll & Benefits - Temp Services	1,175.30
12/11/2025	Auto Draft	Teco Peoples Gas - AUTOPAY Inv # 3850063-1125	70.29
		601000 - Natural Gas - 3850063 -10/17-11/19	70.29
12/11/2025	Nexus 20496	The Sherwin Williams Co Inv # 3384-8	110.97
		807880 - Painting & Supplies - paint supplies	110.97
12/11/2025	Nexus 20497	Marksman Security LLC Inv # 439393	2,903.73
		707000 - Security Services - 11/08/25-11/14/25	2,903.73
12/11/2025	Nexus 20498	Marksman Security LLC Inv # 439394	518.11
		707000 - Security Services - 11/08/25-11/14/25	518.11
12/11/2025	Check 20499	Cool Solution Services, Inc Inv # 29028	6,853.39
		700320 - Air Cond/HVAC System - water tower loop pipe repair	6,853.39
12/12/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 1862125-1125	5,073.64
		604040 - Water & Sewer - 1862125 -10/16-11/19	5,073.64
12/12/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 4060247-1125	7,301.35
		604040 - Water & Sewer - 4060247 -10/16-11/19	7,301.35
12/12/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 9531786-1125-3	7,441.42
		604040 - Water & Sewer - 9531786 -10/16-11/19	7,441.42

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
12/12/2025	Owner Return Payment	Acct: 8251072518 Chk #256163822	565.81
12/12/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 6014889-1125	58.32
	604040 - Water & Sewer - 6014889 -10/16-11/19		58.32
12/12/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 7349074-1125	18,724.26
	604040 - Water & Sewer - 7349074 -10/16-11/19		18,724.26
12/12/2025	Check 20500	KW Property Management & Consulting, LLC Inv # 541241	1,091.35
	890000 - Payroll & Benefits - Temp Services		1,091.35
12/15/2025	Auto Draft	- 12/15 Fusion Megapath	153.13
	602000 - Telephone - Post Item - 12/15 Fusion Megapath		153.13
12/15/2025	Nexus 20501	Sunny Greens Landscapers Corp Inv # 132	1,800.00
	704120 - Landscaping/Grounds Contract - june lanscaping		1,800.00
12/15/2025	Nexus 20502	Association Law Group, PL Inv # 369591	5,295.00
	292075 - SPA Exp Admin Costs - legal fees SA		5,295.00
12/15/2025	Nexus 20503	HD Supply Inv # 0882223773	132.49
	807400 - Maintenance Supplies - blade		24.97
	807400 - Maintenance Supplies - deadbolt		12.47
	807400 - Maintenance Supplies - deadbolt		12.47
	807400 - Maintenance Supplies - hammer		26.97
	807400 - Maintenance Supplies - knife		19.97
	807400 - Maintenance Supplies - level		26.97
	807400 - Maintenance Supplies - taxes		8.67
12/15/2025	Nexus 20504	Sunny Greens Landscapers Corp Inv # 16266	620.00
	806160 - Landscaping Extras - irrigation repair		620.00
12/15/2025	Nexus 20505	Dynamic Chemical Products, Inc Inv # 17093	533.60
	801520 - Cleaning - aeromic fragrances		533.60
12/15/2025	Nexus 20506	HD Supply Inv # 9243477540	158.57
	800240 - Air Cond/HVAC Repairs - filters		158.57
12/15/2025	Nexus 20507	Sunny Greens Landscapers Corp Inv # 16271	120.00
	806160 - Landscaping Extras - plants		120.00

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
12/15/2025	Nexus 20508	HD Supply Inv # 0882163157	189.61
	801520 - Cleaning - liners		29.98
	802680 - Electrical Supplies & Repair - electric tape		17.98
	807400 - Maintenance Supplies - stapler		12.97
	807400 - Maintenance Supplies - stapler		39.97
	807400 - Maintenance Supplies - step stool		32.97
	807400 - Maintenance Supplies - weedblock		24.98
	809760 - Signage - strip		18.36
	809760 - Signage - taxes		12.40
12/15/2025	Nexus 20509	Sunny Greens Landscapers Corp Inv # 16270	660.00
	806160 - Landscaping Extras - soil and plants		660.00
12/15/2025	Nexus 20510	HD Supply Inv # 9243477539	908.05
	801520 - Cleaning - bleach		27.51
	801520 - Cleaning - cleaner		56.90
	801520 - Cleaning - degreaser		76.00
	801520 - Cleaning - disinfectant		30.88
	801520 - Cleaning - detergent		67.55
	801520 - Cleaning - garbage bags		60.42
	801520 - Cleaning - garbage bags		45.48
	801520 - Cleaning - garbage bags		30.21
	801520 - Cleaning - hook		18.15
	801520 - Cleaning - lg gloves		36.10
	801520 - Cleaning - md gloves		57.76
	801520 - Cleaning - spot cleaner		16.18
	801520 - Cleaning - taxes		59.41
	801520 - Cleaning - toilet paper		63.47
	801520 - Cleaning - towels		153.76
	801520 - Cleaning - towels		37.53
	801520 - Cleaning - wipes		70.74
12/15/2025	Nexus 20511	Sunny Greens Landscapers Corp Inv # 406	1,800.00
	704120 - Landscaping/Grounds Contract - Dec landscaping		1,800.00
12/15/2025	Nexus 20512	HD Supply Inv # 0882166259	250.50
	807880 - Painting & Supplies - concrete block		58.59
	807880 - Painting & Supplies - millwork		175.52
	807880 - Painting & Supplies - taxes		16.39
12/15/2025	Nexus 20513	HD Supply Inv # 9243589148	38.63
	801520 - Cleaning - gloves		38.63

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
12/15/2025	Nexus 20514	Virtuworks, Inc Inv # 600392171	1,176.99
	503890 - Office Equipment - laptop for chief engineer	1,176.99	
12/15/2025	Nexus 20515	Intellitech Systems, Inc Inv # 25-1785	237.00
	800040 - Access Control R&M - repair	237.00	
12/15/2025	Nexus 20516	HD Supply Inv # 9243300709	1,233.57
	800240 - Air Cond/HVAC Repairs - filters	594.60	
	800240 - Air Cond/HVAC Repairs - filters	125.98	
	800240 - Air Cond/HVAC Repairs - filters	67.20	
	800240 - Air Cond/HVAC Repairs - filters	109.98	
	800240 - Air Cond/HVAC Repairs - filters	121.97	
	801520 - Cleaning - gloves	17.82	
	807400 - Maintenance Supplies - taxes	80.70	
	807400 - Maintenance Supplies - WD40	115.32	
12/15/2025	Nexus 20517	Intellitech Systems, Inc Inv # 25-1856	158.00
	800040 - Access Control R&M - Millinium system down	158.00	
12/15/2025	Nexus 20518	HD Supply Inv # 9243000834	2,196.15
	800240 - Air Cond/HVAC Repairs - AA batteries	99.40	
	800240 - Air Cond/HVAC Repairs - filters	891.90	
	800240 - Air Cond/HVAC Repairs - filters	156.72	
	800240 - Air Cond/HVAC Repairs - filters	437.29	
	800240 - Air Cond/HVAC Repairs - filters	119.98	
	800240 - Air Cond/HVAC Repairs - filters	243.94	
	807400 - Maintenance Supplies - AAA batteries	103.25	
	807400 - Maintenance Supplies - taxes	143.67	
12/16/2025	Check 20537	KW Property Management & Consulting, LLC Inv # 550743	1,209.80
	890000 - Payroll & Benefits - Temp Services	1,209.80	
12/17/2025	Nexus 20519	ADS Technology Corp Inv # 20142914	138.50
	800040 - Access Control R&M - December maintenance	138.50	
12/17/2025	Nexus 20520	ForEver A/C Corp Inv # 6304	1,936.00
	800240 - Air Cond/HVAC Repairs - replace condenser	1,936.00	
12/17/2025	Nexus 20521	ForEver A/C Corp Inv # 6303	4,411.00
	700320 - Air Cond/HVAC System - replace duct 9th floor	4,411.00	
12/17/2025	Nexus 20522	Air Essentials, Inc Inv # 2786124	214.00
	705400 - Odor Control Contract - fragrance service	214.00	

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
12/17/2025	Nexus 20523	Perfect Solution Welding Works H&A Corp Inv # 422	5,800.00
	804480 - Gate Repair Expenses - replace gate	5,800.00	
12/17/2025	Nexus 20524	All Florida Pest Control Inv # 911974	87.98
	705560 - Pest Control - rodent service	87.98	
12/17/2025	Nexus 20525	Sunny Greens Landscapers Corp Inv # 16293	850.00
	806160 - Landscaping Extras - ttree removal	850.00	
12/17/2025	Nexus 20526	HD Supply Inv # 0882258528	516.21
	807400 - Maintenance Supplies - battery	45.24	
	807400 - Maintenance Supplies - blade	25.97	
	807400 - Maintenance Supplies - blade	24.97	
	807400 - Maintenance Supplies - blade	16.97	
	807400 - Maintenance Supplies - demon conical	35.88	
	807400 - Maintenance Supplies - grinder	79.00	
	807400 - Maintenance Supplies - knife	9.47	
	807400 - Maintenance Supplies - knot brush	52.94	
	807400 - Maintenance Supplies - masonry set	11.47	
	807400 - Maintenance Supplies - pad	13.86	
	807400 - Maintenance Supplies - saw	103.76	
	807400 - Maintenance Supplies - shockwave	9.97	
	807400 - Maintenance Supplies - stringer wheel	52.94	
	807400 - Maintenance Supplies - taxes	33.77	
12/17/2025	Nexus 20527	All Florida Pest Control Inv # 911821	268.18
	705560 - Pest Control - pest control	268.18	
12/17/2025	Nexus 20528	Marksman Security LLC Inv # 440927	748.16
	707000 - Security Services - 11/22/25-11/28/25	748.16	
12/17/2025	Nexus 20529	Beejay Printing Inv # 2025-3032	344.29
	504440 - Printing & Copying - printing and mailing	344.29	
12/17/2025	Nexus 20530	The Gravity & Flow Plumbing Corp Inv # INV354	950.00
	808240 - Plumbing R&M - new flushmeter	950.00	
12/17/2025	Nexus 20531	Marksman Security LLC Inv # 440926	3,051.00
	707000 - Security Services - 11/22/25-11/28/25	3,051.00	
12/17/2025	Nexus 20532	City of Miami Inv # 482141	503.50
	502440 - Licenses & Permits - Fire false alarm	503.50	
12/17/2025	Nexus 20533	Marksman Security LLC Inv # 442399	2,927.02
	707000 - Security Services - 11/29/25-12/05/25	2,927.02	

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
12/17/2025	Nexus 20534	The Sherwin Williams Co Inv # 3926-6	419.65
	807880 - Painting & Supplies - painting supplies		419.65
12/17/2025	Nexus 20535	Trust Asset Management, LLC Inv # 715054816	850.00
	707760 - Trash/Recycling Collection - bulk removal		850.00
12/17/2025	Check 20536	KW Property Management & Consulting, LLC Inv # 549844	43,638.22
	890000 - Payroll & Benefits - Personnel Fee Reimbursement		43,638.22
12/18/2025	Check 20538	KW Property Management & Consulting, LLC Inv # 551720	200.00
	200240 - Collections & Other Fees - Admin Fees		200.00
12/19/2025	Auto Draft	- 12/19 Waste Connection	2,222.00
	707760 - Trash/Recycling Collection - Post Item - 12/19 Waste Connection		2,222.00
12/19/2025	Nexus 20539	Intellitech Systems, Inc Inv # 25-1914	237.00
	800040 - Access Control R&M - cameram view access		237.00
12/23/2025	Check 20540	Andrea Valentina LLC Inv # 12112025-385	1,318.10
	502440 - Licenses & Permits - reimbursement		1,318.10
12/24/2025	Auto Draft	Webpass Inc-AUTOPAY Inv # 061482530	8,075.00
	703680 - Internet - 12/09/25-01/09/26		8,075.00
12/24/2025	Nexus 20541	ADS Technology Corp Inv # 20142184	57.50
	800040 - Access Control R&M - remove email		57.50
12/24/2025	Nexus 20542	ADS Technology Corp Inv # 20141684	138.50
	800040 - Access Control R&M - august maintenance		138.50
12/24/2025	Nexus 20543	ADS Technology Corp Inv # 20141559	28.75
	800040 - Access Control R&M - regain password		28.75
12/24/2025	Nexus 20544	ADS Technology Corp Inv # 20142391	138.50
	800040 - Access Control R&M - October maintenance		138.50
12/24/2025	Nexus 20545	ADS Technology Corp Inv # 20142650	138.50
	800040 - Access Control R&M - November maintenance		138.50
12/26/2025	Nexus 20546	City of Miami Inv # 4026660	803.50
	502440 - Licenses & Permits - elevator certificate		803.50
12/26/2025	Check 20547	KW Property Management & Consulting, LLC Inv # 559225	1,177.03
	890000 - Payroll & Benefits - Temp Services		1,177.03

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
12/27/2025	Auto Draft	Truist Bank - AUTOPAY Inv # 5699-1225	1,615.37
	102330	- Other Receivable - Credit Memo - alcohol	-0.11
	102330	- Other Receivable - Credit Memo - AMAZON PRIME	-0.36
	102330	- Other Receivable - Credit Memo - ATLANTIC RADIO	-7.40
	102330	- Other Receivable - Credit Memo - CANVA	-0.70
	102330	- Other Receivable - Credit Memo - CHEVRON	-0.76
	102330	- Other Receivable - Credit Memo - DOLLAR TREE Thanksgiving lunch	-0.53
	102330	- Other Receivable - Credit Memo - DROPBOX	-2.79
	102330	- Other Receivable - Credit Memo - FEDEX	-0.25
	102330	- Other Receivable - Credit Memo - FEDEX	-0.25
	102330	- Other Receivable - Credit Memo - FEDEX	-0.25
	102330	- Other Receivable - Credit Memo - FEDEX	-0.54
	102330	- Other Receivable - Credit Memo - FROMYOUFLOWERS	-3.33
	102330	- Other Receivable - Credit Memo - Office supplies	-1.29
	102330	- Other Receivable - Credit Memo - office supplies	-0.48
	102330	- Other Receivable - Credit Memo - office supplies	-0.79
	102330	- Other Receivable - Credit Memo - office supplies	-3.46
	102330	- Other Receivable - Credit Memo - OPENAI *CHATGPT SUBSCR	-0.35
	102330	- Other Receivable - Credit Memo - pet cleaning area	-1.47
	102330	- Other Receivable - Credit Memo - pet fence	-3.82
	102330	- Other Receivable - Credit Memo - pet waste sign	-0.57
	102330	- Other Receivable - Credit Memo - PIOLA employee appreciation	-7.62
	102330	- Other Receivable - Credit Memo - PUBLIX employee apprciation	-0.37
	102330	- Other Receivable - Credit Memo - PUBLIX Thanksgiving lunch	-0.89
	503720	- Miscellaneous - DOLLAR TREE Thanksgiving lunch	22.74
	503720	- Miscellaneous - FROMYOUFLOWERS	143.34
	503720	- Miscellaneous - PIOLA employee appreciation	328.32
	503720	- Miscellaneous - PUBLIX employee apprciation	15.79
	503720	- Miscellaneous - PUBLIX Thanksgiving lunch	37.97
	503890	- Office Equipment - ATLANTIC RADIO	318.61
	504000	- Office Supplies - alcohol	4.49
	504000	- Office Supplies - AMAZON PRIME	15.13
	504000	- Office Supplies - CANVA	30.00
	504000	- Office Supplies - DROPBOX	119.88
	504000	- Office Supplies - Office supplies	55.26
	504000	- Office Supplies - office supplies	20.32
	504000	- Office Supplies - office supplies	33.71
	504000	- Office Supplies - office supplies	148.97
	504000	- Office Supplies - OPENAI *CHATGPT SUBSCR	20.00
	504400	- Postage & Delivery - FEDEX	10.45
	504400	- Postage & Delivery - FEDEX	10.45

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
	504400 - Postage & Delivery - FEDEX		10.45
	504400 - Postage & Delivery - FEDEX		23.04
	801520 - Cleaning - pet cleaning area		63.09
	801520 - Cleaning - pet waste sign		24.56
	806160 - Landscaping Extras - pet fence		164.58
	807400 - Maintenance Supplies - CHEVRON		32.60
12/29/2025	Check 20548	Air Essentials, Inc Inv # 268946A	214.00
	203080 - Exchange Account Virtual Cards - august service		214.00
	203080 - Exchange Account Virtual Cards - august service		-214.00
	705400 - Odor Control Contract - august service		214.00
12/30/2025	Transfer Out	Transfer to 825 Truist-opr-8068	367.05
	100002 - Operating Truist w/ICS - Transfer from 825 CityNatI-MAINOPR-7328		367.05
12/30/2025	Transfer Out	Transfer to 825 Truist-opr-8068	2,415.53
	100002 - Operating Truist w/ICS - Transfer from 825 CityNatI-MAINOPR-7328		2,415.53
12/30/2025	Check 20549	KW Property Management & Consulting, LLC Inv # 564211	44,100.29
	890000 - Payroll & Benefits - Personnel Fee Reimbursement		44,100.29
12/31/2025	Auto Draft	First Insurance Funding Inv # 542283	87,644.01
	200700 - Insurance Payable		87,644.01
12/31/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 6014889-1225	435.47
	604040 - Water & Sewer - 6014889 -11/19-12/19		435.47
12/31/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 4060247-1225	6,414.63
	604040 - Water & Sewer - 4060247 -11/19-12/19		6,414.63
12/31/2025	Auto Draft	Teco Peoples Gas - AUTOPAY Inv # 3850063-1225	70.29
	601000 - Natural Gas - 3850063 -11/20-12/18		70.29
12/31/2025	Auto Draft	FPL-AUTOPAY Inv # 5136688-1225	14,343.96
	600000 - Electricity - 5136688 -11/20-12/19		14,343.96
12/31/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 1862125-1225	4,456.62
	604040 - Water & Sewer - 1862125 -11/19-12/19		4,456.62
12/31/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 7349074-1225	16,497.23
	604040 - Water & Sewer - 7349074 -11/19-12/19		16,497.23
12/31/2025	Transfer Out	Transfer to 825 Truist-opr-8068	1,153.85
	100002 - Operating Truist w/ICS - Transfer from 825 CityNatI-MAINOPR-7328		1,153.85
12/31/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 9531786-1225	5,953.34
	604040 - Water & Sewer - 9531786 -11/19-12/20		5,953.34

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
12/31/2025	Auto Draft	Miami Dade County Water & Sewer-AUTOPAY Inv # 5207877-1225	589.94
	604040 - Water & Sewer - 5207877 -09/22-12/23		589.94
Total			413,086.57

100020 - 825 CityNatI-rsv-7319

12/5/2025	Check 20036	Cool Solution Services, Inc Inv # 28661	22,127.72
	900003 - Reserve Expense Non-Structural - cooling tower gear box balance		22,127.72
12/17/2025	Nexus 20037	The Falcon Group Inv # 90025	18,508.95
	900003 - Reserve Expense Non-Structural - roof		18,508.95
	900003 - Reserve Expense Non-Structural - roof		-18,508.95
	900030 - Reserve Expense Structural - roof		18,508.95
12/31/2025	Transfer Out	Transfer to 825 CityNatI-MAINOPR-7328	9,249.99
	100001 - Operating City Nat'l - Transfer from 825 CityNatI-rsv-7319		9,249.99
Total			49,886.66

100040 - 825 CityNatI-sec-7337

12/11/2025	Check 20022	Hanna Reed Culver Zawislak Inv # 121025-3004	3,800.00
	205000 - Security Deposits		3,800.00
12/18/2025	Check 20023	Craig A. Schwarz Inv # 121225-901	2,450.00
	205000 - Security Deposits		2,450.00
Total			6,250.00

Vue At Brickell Condominium Association, Inc.

Cash Disbursement - 12/31/2025

Date	CheckNo	Description	Amount
100030 - 825 CityNatl-spa-7346			
12/3/2025	Check 20040	Structurally Sound Contractors Inv # Appl 8	90,379.53
	292395 - SPA Exp Structural - Master Rollers Painting Inc - PA 8 - Phase 1		90,379.53
12/3/2025	Nexus 20041	Association Law Group, PL Inv # 366551	6,919.34
	292075 - SPA Exp Admin Costs - Legal fees SA		6,919.34
12/16/2025	Check 20042	The Falcon Group Inv # 90625	19,574.90
	292145 - SPA Exp Engineering - deck retrofit		19,574.90
12/16/2025	Check 20043	Structurally Sound Contractors Inv # 12/12/2025	36,933.80
	292395 - SPA Exp Structural - Master Rollers Painting Inc - PA 9 - Phase 1		36,933.80
12/17/2025	Nexus 20044	Structurally Sound Contractors Inv # 12062025-825	620.00
	292395 - SPA Exp Structural - Master Rollers Painting Inc - permit		620.00
12/26/2025	Nexus 20045	The Falcon Group Inv # 91431	14,552.50
	292145 - SPA Exp Engineering - Pool deck/August		14,552.50
12/26/2025	Check 20046	The Falcon Group Inv # 90995	18,499.45
	292145 - SPA Exp Engineering - pool deck/ July Eng		18,499.45
12/31/2025	Transfer Out	Transfer to 825 CityNatl-MAINOPR-7328	10,566.23
	100001 - Operating City Nat'l - Transfer from 825 CityNatl-spa-7346		10,566.23
12/31/2025	Transfer Out	Transfer to 825 CityNatl-MAINOPR-7328	10,108.59
	100001 - Operating City Nat'l - Transfer from 825 CityNatl-spa-7346		10,108.59
Total			208,154.34

100002 - 825 Truist-opr-8068

12/26/2025	Auto Draft	- 12/26 Truist CC Pmt	1,615.37
	599999 - Pending Credit Card Transactions - Post Item - 12/26 Truist CC Pmt		1,615.37
12/31/2025	Transfer Out	Transfer to 825 CityNatl-MAINOPR-7328	240.00
	100001 - Operating City Nat'l - Transfer from 825 Truist-opr-8068		240.00
Total			1,855.37

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
100001 - Operating City Nat'l			201,997.86	647,967.07	544,309.88	305,655.05
Date	Description		Debit	Credit	Type	
12/01/2025	Payment Adjustment Buyer's funds		-	897.37	Payment Adjustment	
12/01/2025	Batched	Check	8,076.85	-	Owner Payment	
12/01/2025	Batched	Credit Distribution	39,723.63	39,723.63	Credit Distribution	
12/01/2025		December Bank Fees	-	50.00	GL Entry	
12/01/2025		9531786-1125-1 - Miami Dade County Water & Sewer-AUTOPAY - 9531786178	-	76.88	Invoice	
12/01/2025		5136688-1125 - FPL-AUTOPAY - 5136688 -10/23-11/20	-	15,674.12	Invoice	
12/01/2025	Batched		11,823.94	-	Owner Payment	
12/02/2025	Batched	Credit Distribution	6,170.04	6,170.04	Credit Distribution	
12/02/2025	Batched	Check	225,114.55	-	Owner Payment	
12/03/2025	Batched	Credit Distribution	1,865.64	1,865.64	Credit Distribution	
12/03/2025		528613 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement	-	46,229.60	Invoice	
12/03/2025		Post Item	-	300.00	Invoice	
12/03/2025	Batched	Check	68,286.05	-	Owner Payment	
12/03/2025	Batched	ACH	2,241.21	-	Owner Payment	
12/04/2025	Batched	Credit Distribution	558.92	558.92	Credit Distribution	
12/04/2025	Batched	Check	50,127.54	-	Owner Payment	
12/05/2025		532279 - KW Property Management & Consulting, LLC - Association Fees Special Assessment	-	10,408.05	Invoice	
12/05/2025	Batched	Credit Distribution	693.46	693.46	Credit Distribution	
12/05/2025		532279 - KW Property Management & Consulting, LLC - Website Fees	-	593.25	Invoice	
12/05/2025		532279 - KW Property Management & Consulting, LLC - Timeclocks	-	112.00	Invoice	
12/05/2025		532279 - KW Property Management & Consulting, LLC - OH Reimbursement	-	500.85	Invoice	
12/05/2025	Batched	Check	23,828.71	-	Owner Payment	
12/06/2025	Batched	Credit Distribution	336.05	336.05	Credit Distribution	
12/08/2025	Batched	Check	31,684.84	-	Owner Payment	
12/09/2025		536882 - KW Property Management & Consulting, LLC - Temp Services	-	1,175.30	Invoice	
12/09/2025	Batched	Credit Distribution	254.77	254.77	Credit Distribution	
12/09/2025	Batched	Check	2,712.72	-	Owner Payment	
12/10/2025	Batched	Credit Distribution	58.17	58.17	Credit Distribution	
12/11/2025		3850063-1125 - Teco Peoples Gas - AUTOPAY - 3850063 -10/17-11/19	-	70.29	Invoice	
12/11/2025		29028 - Cool Solution Services, Inc - water tower loop pipe repair	-	6,853.39	Invoice	
12/11/2025		2991661-0425 - Waste Management, Inc - 2991661 -03/16-03/31	10,019.72	-	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
100001 - Operating City Nat'l		201,997.86	647,967.07	544,309.88	305,655.05
Date		Description	Debit	Credit	Type
12/11/2025		439394 - Marksman Security LLC - 11/08/25-11/14/25	-	518.11	Invoice
12/11/2025		3384-8 - The Sherwin Williams Co - paint supplies	-	110.97	Invoice
12/11/2025		439393 - Marksman Security LLC - 11/08/25-11/14/25	-	2,903.73	Invoice
12/11/2025	Batched	Check	23,822.64	-	Owner Payment
12/12/2025		4060247-1125 - Miami Dade County Water & Sewer-AUTOPAY - 4060247 -10/16-11/19	-	7,301.35	Invoice
12/12/2025		6014889-1125 - Miami Dade County Water & Sewer-AUTOPAY - 6014889 -10/16-11/19	-	58.32	Invoice
12/12/2025		9531786-1125-3 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -10/16-11/19	-	7,441.42	Invoice
12/12/2025		7349074-1125 - Miami Dade County Water & Sewer-AUTOPAY - 7349074 -10/16-11/19	-	18,724.26	Invoice
12/12/2025		1862125-1125 - Miami Dade County Water & Sewer-AUTOPAY - 1862125 -10/16-11/19	-	5,073.64	Invoice
12/12/2025	Batched	Void Corporate Customer Advises Not Authorized on Chk #256163822	-	565.81	Void
12/12/2025		541241 - KW Property Management & Consulting, LLC - Temp Services	-	1,091.35	Invoice
12/12/2025	Batched	Credit Distribution	29.49	29.49	Credit Distribution
12/12/2025	Batched	Check	3,500.00	-	Owner Payment
12/15/2025		9243477539 - HD Supply - lg gloves	-	36.10	Invoice
12/15/2025		17093 - Dynamic Chemical Products, Inc - aeromic fragrances	-	533.60	Invoice
12/15/2025		9243477539 - HD Supply - spot cleaner	-	16.18	Invoice
12/15/2025		9243000834 - HD Supply - AA batteries	-	99.40	Invoice
12/15/2025		9243000834 - HD Supply - AAA batteries	-	103.25	Invoice
12/15/2025		9243477539 - HD Supply - cleaner	-	56.90	Invoice
12/15/2025	Batched	0882223773 - HD Supply - deadbolt	-	24.94	Invoice
12/15/2025		9243477539 - HD Supply - degreaser	-	76.00	Invoice
12/15/2025	Batched	9243000834 - HD Supply - filters	-	1,849.83	Invoice
12/15/2025		9243477540 - HD Supply - filters	-	158.57	Invoice
12/15/2025		9243300709 - HD Supply - gloves	-	17.82	Invoice
12/15/2025		9243477539 - HD Supply - hook	-	18.15	Invoice
12/15/2025		0882223773 - HD Supply - knife	-	19.97	Invoice
12/15/2025		0882223773 - HD Supply - level	-	26.97	Invoice
12/15/2025		Post Item - 12/15 Fusion Megapath	-	153.13	Invoice
12/15/2025		0882223773 - HD Supply - hammer	-	26.97	Invoice
12/15/2025		406 - Sunny Greens Landscapers Corp - Dec landscaping	-	1,800.00	Invoice
12/15/2025		132 - Sunny Greens Landscapers Corp - june lanscaping	-	1,800.00	Invoice
12/15/2025		16271 - Sunny Greens Landscapers Corp - plants	-	120.00	Invoice

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
100001 - Operating City Nat'l		201,997.86	647,967.07	544,309.88	305,655.05
Date		Description	Debit	Credit	Type
12/15/2025		16270 - Sunny Greens Landscapers Corp - soil and plants	-	660.00	Invoice
12/15/2025		16266 - Sunny Greens Landscapers Corp - irrigation repair	-	620.00	Invoice
12/15/2025		9243589148 - HD Supply - gloves	-	38.63	Invoice
12/15/2025	Batched	9243477539 - HD Supply - garbage bags	-	136.11	Invoice
12/15/2025	Batched	9243300709 - HD Supply - filters	-	1,019.73	Invoice
12/15/2025		0882163157 - HD Supply - electric tape	-	17.98	Invoice
12/15/2025		9243477539 - HD Supply - detergent	-	67.55	Invoice
12/15/2025		9243477539 - HD Supply - disinfectant	-	30.88	Invoice
12/15/2025		0882166259 - HD Supply - concrete block	-	58.59	Invoice
12/15/2025		9243477539 - HD Supply - bleach	-	27.51	Invoice
12/15/2025		0882223773 - HD Supply - blade	-	24.97	Invoice
12/15/2025	Batched	Check	2,630.77	-	Owner Payment
12/15/2025		0882163157 - HD Supply - liners	-	29.98	Invoice
12/15/2025		9243477539 - HD Supply - md gloves	-	57.76	Invoice
12/15/2025		0882166259 - HD Supply - millwork	-	175.52	Invoice
12/15/2025	Batched	0882163157 - HD Supply - stapler	-	52.94	Invoice
12/15/2025		0882163157 - HD Supply - step stool	-	32.97	Invoice
12/15/2025		0882163157 - HD Supply - taxes	-	12.40	Invoice
12/15/2025		0882223773 - HD Supply - taxes	-	8.67	Invoice
12/15/2025		9243300709 - HD Supply - taxes	-	80.70	Invoice
12/15/2025		9243477539 - HD Supply - taxes	-	59.41	Invoice
12/15/2025	Batched	9243477539 - HD Supply - towels	-	191.29	Invoice
12/15/2025		0882163157 - HD Supply - weedblock	-	24.98	Invoice
12/15/2025		9243477539 - HD Supply - wipes	-	70.74	Invoice
12/15/2025		25-1785 - Intellitech Systems, Inc - repair	-	237.00	Invoice
12/15/2025		600392171 - Virtuworks, Inc - laptop for chief engineer	-	1,176.99	Invoice
12/15/2025		25-1856 - Intellitech Systems, Inc - Millinium system down	-	158.00	Invoice
12/15/2025		9243300709 - HD Supply - WD40	-	115.32	Invoice
12/15/2025		9243477539 - HD Supply - toilet paper	-	63.47	Invoice
12/15/2025		9243000834 - HD Supply - taxes	-	143.67	Invoice
12/15/2025		0882166259 - HD Supply - taxes	-	16.39	Invoice
12/15/2025		0882163157 - HD Supply - strip	-	18.36	Invoice
12/15/2025		369591 - Association Law Group, PL - legal fees SA	-	5,295.00	Invoice
12/16/2025		550743 - KW Property Management & Consulting, LLC - Temp Services	-	1,209.80	Invoice
12/16/2025	Batched	Credit Distribution	30.51	30.51	Credit Distribution
12/16/2025	Batched	Check	40,226.10	-	Owner Payment
12/17/2025		2786124 - Air Esscentials, Inc - fragrance service	-	214.00	Invoice

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
100001 - Operating City Nat'l		201,997.86	647,967.07	544,309.88	305,655.05
Date		Description	Debit	Credit	Type
12/17/2025		482141 - City of Miami - Fire false alarm	-	503.50	Invoice
12/17/2025		0882258528 - HD Supply - demon conical	-	35.88	Invoice
12/17/2025	Batched	Credit Distribution	28.68	28.68	Credit Distribution
12/17/2025		2025-3032 - Beejay Printing - printing and mailing	-	344.29	Invoice
12/17/2025		440927 - Marksman Security LLC - 11/22/25-11/28/25	-	748.16	Invoice
12/17/2025		442399 - Marksman Security LLC - 11/29/25-12/05/25	-	2,927.02	Invoice
12/17/2025		440926 - Marksman Security LLC - 11/22/25-11/28/25	-	3,051.00	Invoice
12/17/2025	Batched	0882258528 - HD Supply - blade	-	67.91	Invoice
12/17/2025		549844 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement	-	43,638.22	Invoice
12/17/2025		0882258528 - HD Supply - battery	-	45.24	Invoice
12/17/2025		0882258528 - HD Supply - taxes	-	33.77	Invoice
12/17/2025		6304 - ForEver A/C Corp - replace condenser	-	1,936.00	Invoice
12/17/2025		0882258528 - HD Supply - pad	-	13.86	Invoice
12/17/2025		0882258528 - HD Supply - stringer wheel	-	52.94	Invoice
12/17/2025		0882258528 - HD Supply - saw	-	103.76	Invoice
12/17/2025		715054816 - Trust Asset Management, LLC - bulk removal	-	850.00	Invoice
12/17/2025		422 - Perfect Solution Welding Works H&A Corp - replace gate	-	5,800.00	Invoice
12/17/2025		0882258528 - HD Supply - shockwave	-	9.97	Invoice
12/17/2025		16293 - Sunny Greens Landscapers Corp - ttree removal	-	850.00	Invoice
12/17/2025		6303 - ForEver A/C Corp - replace duct 9th floor	-	4,411.00	Invoice
12/17/2025		3926-6 - The Sherwin Williams Co - painting supplies	-	419.65	Invoice
12/17/2025		INV354 - The Gravity & Flow Plumbing Corp - new flushmeter	-	950.00	Invoice
12/17/2025		0882258528 - HD Supply - masonry set	-	11.47	Invoice
12/17/2025		0882258528 - HD Supply - knot brush	-	52.94	Invoice
12/17/2025		0882258528 - HD Supply - knife	-	9.47	Invoice
12/17/2025		0882258528 - HD Supply - grinder	-	79.00	Invoice
12/17/2025		911821 - All Florida Pest Control - pest control	-	268.18	Invoice
12/17/2025		911974 - All Florida Pest Control - rodent service	-	87.98	Invoice
12/17/2025		20142914 - ADS Technology Corp - December maintenance	-	138.50	Invoice
12/18/2025		551720 - KW Property Management & Consulting, LLC - Admin Fees	-	200.00	Invoice
12/18/2025	Batched	Check	2,239.95	-	Owner Payment
12/19/2025		Post Item - 12/19 Waste Connection	-	2,222.00	Invoice
12/19/2025		25-1914 - Intellitech Systems, Inc - cameram view access	-	237.00	Invoice
12/19/2025	Batched	Check	1,125.53	-	Owner Payment
12/20/2025	Batched	Credit Distribution	28.22	28.22	Credit Distribution
12/22/2025	Batched	Check	387.00	-	Owner Payment

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
100001 - Operating City Nat'l			201,997.86	647,967.07	544,309.88	305,655.05
Date		Description	Debit	Credit	Type	
12/23/2025	Batched	Check	29,129.01	-	Owner Payment	
12/23/2025	Batched	Credit Distribution	.35	.35	Credit Distribution	
12/23/2025		12112025-385 - Andrea Valentina LLC - reimbursement	-	1,318.10	Invoice	
12/24/2025		20142184 - ADS Technology Corp - remove email	-	57.50	Invoice	
12/24/2025		20142650 - ADS Technology Corp - November maintenance	-	138.50	Invoice	
12/24/2025		20141559 - ADS Technology Corp - regain password	-	28.75	Invoice	
12/24/2025		20142391 - ADS Technology Corp - October maintenance	-	138.50	Invoice	
12/24/2025		061482530 - Webpass Inc-AUTOPAY - 12/09/25-01/09/26	-	8,075.00	Invoice	
12/24/2025		Check	882.74	-	Owner Payment	
12/24/2025	Batched	Credit Distribution	483.49	483.49	Credit Distribution	
12/24/2025		20141684 - ADS Technology Corp - august maintenance	-	138.50	Invoice	
12/26/2025		4026660 - City of Miami - elevator certificate	-	803.50	Invoice	
12/26/2025		559225 - KW Property Management & Consulting, LLC - Temp Services	-	1,177.03	Invoice	
12/26/2025		Check	367.05	-	Owner Payment	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - OPENAI *CHATGPT SUBSCR	-	19.65	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - pet cleaning area	-	61.62	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - pet fence	-	160.76	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - pet waste sign	-	23.99	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - PIOLA employee appreciation	-	320.70	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - PUBLIX employee apprciation	-	15.42	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - PUBLIX Thanksgiving lunch	-	37.08	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - CANVA	-	29.30	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - CHEVRON	-	31.84	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - DOLLAR TREE Thanksgiving lunch	-	22.21	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - DROPBOX	-	117.09	Invoice	
12/27/2025	Batched	5699-1225 - Truist Bank - AUTOPAY - FEDEX	-	53.10	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - FROMYOUFLOWERS	-	140.01	Invoice	
12/27/2025	Batched	5699-1225 - Truist Bank - AUTOPAY - office supplies	-	252.24	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - ATLANTIC RADIO	-	311.21	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - AMAZON PRIME	-	14.77	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - alcohol	-	4.38	Invoice	
12/29/2025	Batched	Check	7,067.41	-	Owner Payment	
12/29/2025		268946A - Air Esscentials, Inc - august service	-	214.00	Invoice	
12/30/2025	Batched	Transfer to 825 Truist-opr-8068	-	2,782.58	Transfer	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
100001 - Operating City Nat'l			201,997.86	647,967.07	544,309.88	305,655.05
Date	Description		Debit	Credit	Type	
12/30/2025	564211 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement		-	44,100.29	Invoice	
12/30/2025	Batched	Check	6,069.23	-	Owner Payment	
12/31/2025	Batched	Check	2,202.89	-	Owner Payment	
12/31/2025	Batched	Credit Distribution	1,503.36	1,503.36	Credit Distribution	
12/31/2025	5136688-1225 - FPL-AUTOPAY - 5136688 -11/20-12/19		-	14,343.96	Invoice	
12/31/2025	1862125-1225 - Miami Dade County Water & Sewer-AUTOPAY - 1862125 -11/19-12/19		-	4,456.62	Invoice	
12/31/2025	5207877-1225 - Miami Dade County Water & Sewer-AUTOPAY - 5207877 -09/22-12/23		-	589.94	Invoice	
12/31/2025	6014889-1225 - Miami Dade County Water & Sewer-AUTOPAY - 6014889 -11/19-12/19		-	435.47	Invoice	
12/31/2025	7349074-1225 - Miami Dade County Water & Sewer-AUTOPAY - 7349074 -11/19-12/19		-	16,497.23	Invoice	
12/31/2025	To Clear 12/26 Truist CC		1,615.37	-	GL Entry	
12/31/2025	Transfer from 825 CityNat'l-rsv-7319		9,249.99	-	Transfer	
12/31/2025	Batched	Transfer from 825 CityNat'l-spa-7346	20,674.82	-	Transfer	
12/31/2025	Transfer from 825 Truist-opr-8068		240.00	-	Transfer	
12/31/2025	Transfer to 825 Truist-opr-8068		-	1,153.85	Transfer	
12/31/2025	3850063-1225 - Teco Peoples Gas - AUTOPAY - 3850063 -11/20-12/18		-	70.29	Invoice	
12/31/2025	Batched	9531786-1125-2 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -09/18-10/16	5,866.89	5,866.89	Invoice	
12/31/2025	9531786-1225 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -11/19-12/20		-	5,953.34	Invoice	
12/31/2025	9531786-1125-1 - Miami Dade County Water & Sewer-AUTOPAY - 9531786178		76.88	-	Invoice	
12/31/2025	4060247-1225 - Miami Dade County Water & Sewer-AUTOPAY - 4060247 -11/19-12/19		-	6,414.63	Invoice	
12/31/2025	542283 - First Insurance Funding		-	87,644.01	Invoice	
12/31/2025	Batched	12/31 Fund Correction	4,911.89	72,617.39	GL Entry	
100002 - Operating Truist w/ICS			129,055.22	5,933.50	1,855.37	133,133.35
Date	Description		Debit	Credit	Type	
12/01/2025	December Interest		10.11	-	GL Entry	
12/01/2025	ClickPay IOP		25.00	-	GL Entry	
12/02/2025	Batched	ClickPay IOP	75.00	-	GL Entry	
12/08/2025	ClickPay IOP		90.00	-	GL Entry	
12/09/2025	ClickPay IOP		90.00	-	GL Entry	
12/10/2025	Batched	ClickPay IOP	100.00	-	GL Entry	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
100002 - Operating Truist w/ICS		129,055.22	5,933.50	1,855.37	133,133.35
Date	Description	Debit	Credit	Type	
12/11/2025	ClickPay IOP	120.00	-	GL Entry	
12/12/2025	ClickPay IOP	50.00	-	GL Entry	
12/15/2025	ClickPay IOP	120.00	-	GL Entry	
12/18/2025	ClickPayIOP	25.00	-	GL Entry	
12/18/2025	ClickPay IOP	781.05	-	GL Entry	
12/23/2025	ClickPay IOP	270.00	-	GL Entry	
12/26/2025	Post Item - 12/26 Truist CC Pmt	-	1,615.37	Invoice	
12/30/2025	Batched Transfer from 825 CityNatl-MAINOPR-7328	2,782.58	-	Transfer	
12/31/2025	December Interest	.91	-	GL Entry	
12/31/2025	Transfer from 825 CityNatl-MAINOPR-7328	1,153.85	-	Transfer	
12/31/2025	Transfer to 825 CityNatl-MAINOPR-7328	-	240.00	Transfer	
12/31/2025	ClickPay IOP	240.00	-	GL Entry	
100020 - Reserve City Nat'l		1,296,075.18	2,730.71	49,886.66	1,248,919.23
Date	Description	Debit	Credit	Type	
12/01/2025	December Interest	2,615.44	-	GL Entry	
12/05/2025	28661 - Cool Solution Services, Inc - cooling tower gear box balance	-	22,127.72	Invoice	
12/17/2025	90025 - The Falcon Group - roof	-	18,508.95	Invoice	
12/31/2025	Transfer to 825 CityNatl-MAINOPR-7328	-	9,249.99	Transfer	
12/31/2025	December Interest	115.27	-	GL Entry	
100030 - Special Assmt City Nat'l		1,221,967.46	89,323.01	218,948.17	1,092,342.30
Date	Description	Debit	Credit	Type	
12/03/2025	Appl 8 - Master Rollers Painting Inc - PA 8 - Phase 1	-	90,379.53	Invoice	
12/03/2025	366551 - Association Law Group, PL - Legal fees SA	-	6,919.34	Invoice	
12/16/2025	90625 - The Falcon Group - deck retrofit	-	19,574.90	Invoice	
12/16/2025	12/12/2025 - Master Rollers Painting Inc - PA 9 - Phase 1	-	36,933.80	Invoice	
12/17/2025	12062025-825 - Master Rollers Painting Inc - permit	-	620.00	Invoice	
12/26/2025	91431 - The Falcon Group - Pool deck/August	-	14,552.50	Invoice	
12/26/2025	90995 - The Falcon Group - pool deck/ July Eng	-	18,499.45	Invoice	
12/30/2025	Batched	10,823.68	-	Owner Payment	
12/31/2025	Batched Transfer to 825 CityNatl-MAINOPR-7328	-	20,674.82	Transfer	
12/31/2025	Batched 12/31 Fund Correction	78,499.33	10,793.83	GL Entry	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
100040 - Security Dep City Nat'l			618,536.56	13,700.00	6,250.00	625,986.56
Date		Description	Debit	Credit	Type	
12/09/2025	Batched	Deposit Security Deposit	8,000.00	-	Deposit	
12/10/2025		Deposit Security Deposit	2,600.00	-	Deposit	
12/11/2025		121025-3004 - Hanna Reed Culver Zawislak	-	3,800.00	Invoice	
12/16/2025		Deposit Security Deposit	3,100.00	-	Deposit	
12/18/2025		121225-901 - Craig A. Schwarz	-	2,450.00	Invoice	
100500 - Due (to)/from Reserve Fund			0.00	9,249.99	9,249.99	0.00
Date		Description	Debit	Credit	Type	
12/31/2025	Batched	Reverse Due to from RSV	9,249.99	9,249.99	GL Entry	
100510 - Due (to)/from Special Assessment Fund			0.00	29,732.05	29,732.05	0.00
Date		Description	Debit	Credit	Type	
12/31/2025	Batched	Reverse Due to From SPA	10,108.59	10,108.59	GL Entry	
12/31/2025	Batched	Due to From SPA	19,623.46	19,623.46	GL Entry	
101000 - Assessment Receivables			137,420.94	500,985.51	495,446.01	142,960.44
Date		Description	Debit	Credit	Type	
12/01/2025	Batched	Check	-	5,124.97	Owner Payment	
12/01/2025		Adjustment RE: Ownership Transfer	-	1,794.74	Adjustment	
12/01/2025		Special Assessment SA acceleration	10,029.20	-	Owner Charge	
12/01/2025	Batched	Special Assessment	65,983.55	-	Owner Charge	
12/01/2025		Adjustment Move out credit	-	465.60	Adjustment	
12/01/2025		Payment Adjustment Buyer's funds	897.37	-	Payment Adjustment	
12/01/2025	Batched	Assessment	397,575.40	-	Owner Charge	
12/01/2025	Batched	Credit Distribution	-	39,723.63	Credit Distribution	
12/01/2025	Batched	Assessment RE: Ownership Transfer	1,794.74	-	Owner Charge	
12/01/2025	Batched		-	11,823.94	Owner Payment	
12/02/2025	Batched	Credit Distribution Credit moved to General subledger	1,429.37	1,429.37	Credit Distribution	
12/02/2025	Batched	Credit Distribution	1,130.17	5,039.87	Credit Distribution	
12/02/2025	Batched	Check	-	220,745.53	Owner Payment	
12/03/2025	Batched	Credit Distribution Credit moved to General subledger	229.90	229.90	Credit Distribution	
12/03/2025	Batched	Credit Distribution	-	1,865.64	Credit Distribution	
12/03/2025	Batched	Check	-	64,383.58	Owner Payment	
12/04/2025	Batched	Credit Distribution	-	558.92	Credit Distribution	
12/04/2025	Batched	Check	-	49,801.10	Owner Payment	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
101000 - Assessment Receivables			137,420.94	500,985.51	495,446.01	142,960.44
Date		Description	Debit	Credit	Type	
12/05/2025	Batched	Late Fee	2,462.14	-	Owner Charge	
12/05/2025		Late Fee RE: Ownership Transfer	44.14	-	Owner Charge	
12/05/2025	Batched	Finance Charge	2,126.68	-	Owner Charge	
12/05/2025		Finance Charge RE: Ownership Transfer	13.24	-	Owner Charge	
12/05/2025	Batched	Special Assessment Finance Charge	383.79	-	Owner Charge	
12/05/2025		Special Assessment Finance Charge RE: Ownership Transfer	6.87	-	Owner Charge	
12/05/2025	Batched	Credit Distribution	-	693.46	Credit Distribution	
12/05/2025	Batched	Special Assessment Late Fee	850.00	-	Owner Charge	
12/05/2025		Special Assessment Late Fee RE: Ownership Transfer	25.00	-	Owner Charge	
12/05/2025	Batched	Check	-	22,664.15	Owner Payment	
12/06/2025		Credit Distribution	-	336.05	Credit Distribution	
12/06/2025	Batched	Adjustment Courtesy Fee Waiver	-	30.04	Adjustment	
12/08/2025	Batched	Admin-Notice of Late Assessment Fee -	70.00	-	Owner Charge	
12/08/2025	Batched	Check	-	28,535.92	Owner Payment	
12/08/2025	Batched	Adjustment KWT 496769 One time courtesy waiver	-	139.89	Adjustment	
12/09/2025	Batched	Check	-	2,683.23	Owner Payment	
12/09/2025	Batched	Credit Distribution	112.79	367.56	Credit Distribution	
12/09/2025	Batched	Credit Distribution Credit moved to General subledger	214.94	214.94	Credit Distribution	
12/09/2025	Batched	Adjustment Courtesy Fee Waiver	-	1,896.96	Adjustment	
12/10/2025		Admin-Notice of Late Assessment Fee RE: Ownership Transfer	35.00	-	Owner Charge	
12/10/2025	Batched	Credit Distribution	1,511.71	1,541.20	Credit Distribution	
12/10/2025		Admin-Notice of Late Assessment Fee -	35.00	-	Owner Charge	
12/11/2025	Batched	Check	-	361.31	Owner Payment	
12/12/2025		Return Item Fee -	25.00	-	Owner Charge	
12/12/2025	Batched	Check	-	3,500.00	Owner Payment	
12/12/2025	Batched	Void Corporate Customer Advises Not Authorized on Chk #256163822	565.81	-	Void	
12/12/2025	Batched	Credit Distribution	-	29.49	Credit Distribution	
12/12/2025		Admin-Bank Return Fee -	20.00	-	Owner Charge	
12/14/2025	Batched	Admin-Notice of Late Assessment Fee -	105.00	-	Owner Charge	
12/15/2025	Batched	Check	-	1,873.86	Owner Payment	
12/15/2025		Special Assessment Finance Charge RE: Ownership Transfer	3.44	-	Owner Charge	
12/15/2025		Special Assessment Late Fee RE: Ownership Transfer	25.00	-	Owner Charge	
12/15/2025	Batched	Special Assessment RE: Ownership Transfer	458.02	-	Owner Charge	
12/15/2025		Assessment RE: Ownership Transfer	882.74	-	Owner Charge	
12/15/2025	Batched	Adjustment RE: Ownership Transfer	-	1,493.45	Adjustment	
12/16/2025	Batched	Credit Distribution	-	30.51	Credit Distribution	
12/16/2025	Batched	Check	-	1,251.22	Owner Payment	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
101000 - Assessment Receivables			137,420.94	500,985.51	495,446.01	142,960.44
Date		Description	Debit	Credit	Type	
12/17/2025	Batched	Credit Distribution	-	28.68	Credit Distribution	
12/18/2025	Batched	Check	-	1,339.95	Owner Payment	
12/19/2025	Batched	Check	-	1,097.31	Owner Payment	
12/19/2025		Admin-Notice of Late Assessment Fee -	35.00	-	Owner Charge	
12/20/2025	Batched	Credit Distribution	-	28.22	Credit Distribution	
12/22/2025		Check	-	386.65	Owner Payment	
12/23/2025		Credit Distribution	-	.35	Credit Distribution	
12/23/2025	Batched	Check	-	6,602.86	Owner Payment	
12/24/2025		Credit Distribution	-	483.49	Credit Distribution	
12/30/2025		Adjustment Ownership transfer	-	35.00	Adjustment	
12/30/2025		Special Assessment SA acceleration	9,453.07	-	Owner Charge	
12/30/2025	Batched	Credit Distribution Credit moved to General subledger	299.20	299.20	Credit Distribution	
12/30/2025		Check	-	35.00	Owner Payment	
12/30/2025	Batched		-	10,823.68	Owner Payment	
12/31/2025	Batched	SPA Balance Adjustment	2,152.23	2,152.23	GL Entry	
12/31/2025	Batched	Credit Distribution	-	1,503.36	Credit Distribution	
101100 - Allowance for Doubtful Accounts			-55,183.37	-	12,826.94	-68,010.31
Date		Description	Debit	Credit	Type	
12/02/2025		2025 BD Allowance	-	375.00	GL Entry	
12/31/2025		Allowance for SPA	-	7,084.54	GL Entry	
12/31/2025		2025 BD Allowance	-	5,367.40	GL Entry	
102080 - Other Receivables			336.00	-	336.00	0.00
Date		Description	Debit	Credit	Type	
12/31/2025		886394A - All Florida Pest Control - Feb rodent service	-	83.00	GL Entry	
12/31/2025		04092025A - All Florida Pest Control - apr interior pest control	-	253.00	GL Entry	
102330 - Other Receivable - Credit Memo			0.00	38.38	38.38	0.00
Date		Description	Debit	Credit	Type	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - FROMYOUFLOWERS	-	3.33	Invoice	
12/19/2025	Batched	5699-1225 - Truist Bank - AUTOPAY - office supplies	-	6.02	Invoice	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - OPENAI *CHATGPT SUBSCR	-	.35	Invoice	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - pet cleaning area	-	1.47	Invoice	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - pet fence	-	3.82	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
102330 - Other Receivable - Credit Memo		0.00	38.38	38.38	0.00
Date	Description	Debit	Credit	Type	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - pet waste sign	-	.57	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - PIOLA employee appreciation	-	7.62	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - PUBLIX employee aprciation	-	.37	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - PUBLIX Thanksgiving lunch	-	.89	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - CHEVRON	-	.76	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - DOLLAR TREE Thanksgiving lunch	-	.53	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - DROPBOX	-	2.79	Invoice	
12/19/2025	Batched 5699-1225 - Truist Bank - AUTOPAY - FEDEX	-	1.29	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - ATLANTIC RADIO	-	7.40	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - CANVA	-	.70	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - AMAZON PRIME	-	.36	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - alcohol	-	.11	Invoice	
12/19/2025	Credit Memo: 5699-1225 janitorial credit	38.38	-	GL Entry	
102640 - Prepaid Expenses		5,927.92	-	3,592.11	2,335.81
Date	Description	Debit	Credit	Type	
12/31/2025	Prepaid Amortization December	-	3,592.11	GL Entry	
102800 - Prepaid Insurance		390,212.50	-	87,497.44	302,715.06
Date	Description	Debit	Credit	Type	
12/02/2025	Insurance Amortization	-	87,497.44	GL Entry	
107000 - Unbilled Special Assessment		2,757,437.80	99,934.32	170,924.06	2,686,448.06
Date	Description	Debit	Credit	Type	
12/01/2025	Special Assessment SA acceleration	-	10,029.20	Owner Charge	
12/01/2025	Batched Special Assessment	-	65,983.55	Owner Charge	
12/01/2025	Adjustment Move out credit	465.60	-	Adjustment	
12/15/2025	Batched Special Assessment RE: Ownership Transfer	-	458.02	Owner Charge	
12/15/2025	Adjustment RE: Ownership Transfer	458.02	-	Adjustment	
12/30/2025	Special Assessment SA acceleration	-	9,453.07	Owner Charge	
12/31/2025	December Interest Billed	13,601.88	-	GL Entry	
12/31/2025	December Loan Fees Billed	408.60	-	GL Entry	
12/31/2025	Batched 12/31 Fund Correction	85,000.22	85,000.22	GL Entry	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
107000 - Unbilled Special Assessment		2,757,437.80	99,934.32	170,924.06	2,686,448.06
Date	Description		Debit	Credit	Type
200080 - Accounts Payable		-173,962.92	666,461.53	493,808.61	-1,310.00
Date	Description		Debit	Credit	Type
12/01/2025	9531786-1125-1 - Miami Dade County Water & Sewer-AUTOPAY - 9531786178		76.88	-	Invoice
12/01/2025	9243000834 - HD Supply - taxes		-	143.67	Invoice
12/01/2025	9243300709 - HD Supply - taxes		-	80.70	Invoice
12/01/2025	9243477539 - HD Supply - taxes		-	59.41	Invoice
12/01/2025	Batched 0882223773 - HD Supply - deadbolt		-	24.94	Invoice
12/01/2025	9243000834 - HD Supply - AA batteries		-	99.40	Invoice
12/01/2025	9243477539 - HD Supply - degreaser		-	76.00	Invoice
12/01/2025	0882223773 - HD Supply - level		-	26.97	Invoice
12/01/2025	406 - Sunny Greens Landscapers Corp - Dec landscaping		-	1,800.00	Invoice
12/01/2025	20142914 - ADS Technology Corp - December maintenance		-	138.50	Invoice
12/01/2025	16266 - Sunny Greens Landscapers Corp - irrigation repair		-	620.00	Invoice
12/01/2025	9243477539 - HD Supply - lg gloves		-	36.10	Invoice
12/01/2025	132 - Sunny Greens Landscapers Corp - june lanscaping		-	1,800.00	Invoice
12/01/2025	600392171 - Virtuworks, Inc - laptop for chief engineer		-	1,176.99	Invoice
12/01/2025	9243000834 - HD Supply - AAA batteries		-	103.25	Invoice
12/01/2025	16271 - Sunny Greens Landscapers Corp - plants		-	120.00	Invoice
12/01/2025	0882163157 - HD Supply - liners		-	29.98	Invoice
12/01/2025	16270 - Sunny Greens Landscapers Corp - soil and plants		-	660.00	Invoice
12/01/2025	9243477539 - HD Supply - toilet paper		-	63.47	Invoice
12/01/2025	Batched 9243477539 - HD Supply - towels		-	191.29	Invoice
12/01/2025	29028 - Cool Solution Services, Inc - water tower loop pipe repair		-	6,853.39	Invoice
12/01/2025	9243300709 - HD Supply - WD40		-	115.32	Invoice
12/01/2025	9243477539 - HD Supply - disinfectant		-	30.88	Invoice
12/01/2025	90625 - The Falcon Group - deck retrofit		-	19,574.90	Invoice
12/01/2025	0882163157 - HD Supply - weedblock		-	24.98	Invoice
12/01/2025	90995 - The Falcon Group - pool deck/ July Eng		-	18,499.45	Invoice
12/01/2025	20141559 - ADS Technology Corp - regain password		-	28.75	Invoice
12/01/2025	91431 - The Falcon Group - Pool deck/August		-	14,552.50	Invoice
12/01/2025	90025 - The Falcon Group - roof		-	18,508.95	Invoice
12/01/2025	9243477539 - HD Supply - wipes		-	70.74	Invoice
12/01/2025	INV354 - The Gravity & Flow Plumbing Corp - new flushmeter		-	950.00	Invoice
12/01/2025	9243477539 - HD Supply - md gloves		-	57.76	Invoice
12/01/2025	3384-8 - The Sherwin Williams Co - paint supplies		-	110.97	Invoice

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
200080 - Accounts Payable		-173,962.92	666,461.53	493,808.61	-1,310.00
Date	Description	Debit	Credit	Type	
12/01/2025	9243477539 - HD Supply - detergent	-	67.55	Invoice	
12/01/2025	0882166259 - HD Supply - millwork	-	175.52	Invoice	
12/01/2025	366551 - Association Law Group, PL - Legal fees SA	-	6,919.34	Invoice	
12/01/2025	0882163157 - HD Supply - electric tape	-	17.98	Invoice	
12/01/2025	0882223773 - HD Supply - blade	-	24.97	Invoice	
12/01/2025	Batched 9243000834 - HD Supply - filters	-	1,849.83	Invoice	
12/01/2025	Batched 9243300709 - HD Supply - filters	-	1,019.73	Invoice	
12/01/2025	9243477540 - HD Supply - filters	-	158.57	Invoice	
12/01/2025	9243477539 - HD Supply - spot cleaner	-	16.18	Invoice	
12/01/2025	0882223773 - HD Supply - knife	-	19.97	Invoice	
12/01/2025	Batched 0882163157 - HD Supply - stapler	-	52.94	Invoice	
12/01/2025	5136688-1125 - FPL-AUTOPAY - 5136688 -10/23-11/20	15,674.12	-	Invoice	
12/01/2025	0882163157 - HD Supply - step stool	-	32.97	Invoice	
12/01/2025	17093 - Dynamic Chemical Products, Inc - aeromic fragrances	-	533.60	Invoice	
12/01/2025	369591 - Association Law Group, PL - legal fees SA	-	5,295.00	Invoice	
12/01/2025	Batched 9243477539 - HD Supply - garbage bags	-	136.11	Invoice	
12/01/2025	0882163157 - HD Supply - strip	-	18.36	Invoice	
12/01/2025	439393 - Marksman Security LLC - 11/08/25-11/14/25	-	2,903.73	Invoice	
12/01/2025	439394 - Marksman Security LLC - 11/08/25-11/14/25	-	518.11	Invoice	
12/01/2025	0882163157 - HD Supply - taxes	-	12.40	Invoice	
12/01/2025	0882166259 - HD Supply - taxes	-	16.39	Invoice	
12/01/2025	440926 - Marksman Security LLC - 11/22/25-11/28/25	-	3,051.00	Invoice	
12/01/2025	440927 - Marksman Security LLC - 11/22/25-11/28/25	-	748.16	Invoice	
12/01/2025	0882223773 - HD Supply - taxes	-	8.67	Invoice	
12/01/2025	9243477539 - HD Supply - bleach	-	27.51	Invoice	
12/01/2025	9243300709 - HD Supply - gloves	-	17.82	Invoice	
12/01/2025	4026660 - City of Miami - elevator certificate	-	803.50	Invoice	
12/01/2025	9243477539 - HD Supply - cleaner	-	56.90	Invoice	
12/01/2025	20142391 - ADS Technology Corp - October maintenance	-	138.50	Invoice	
12/01/2025	0882166259 - HD Supply - concrete block	-	58.59	Invoice	
12/01/2025	20142184 - ADS Technology Corp - remove email	-	57.50	Invoice	
12/01/2025	0882223773 - HD Supply - hammer	-	26.97	Invoice	
12/01/2025	20142650 - ADS Technology Corp - November maintenance	-	138.50	Invoice	
12/01/2025	9243477539 - HD Supply - hook	-	18.15	Invoice	
12/01/2025	20141684 - ADS Technology Corp - august maintenance	-	138.50	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - pet fence	-	164.58	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - alcohol	-	4.49	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
200080 - Accounts Payable		-173,962.92	666,461.53	493,808.61	-1,310.00
Date		Description	Debit	Credit	Type
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - DROPBOX	-	119.88	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - pet waste sign	-	24.56	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - CANVA	-	30.00	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - OPENAI *CHATGPT SUBSCR	-	20.00	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - PIOLA employee appreciation	-	328.32	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - DOLLAR TREE Thanksgiving lunch	-	22.74	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - pet cleaning area	-	63.09	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - PUBLIX employee appreciation	-	15.79	Invoice
12/02/2025	Batched	5699-1225 - Truist Bank - AUTOPAY - FEDEX	-	54.39	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - PUBLIX Thanksgiving lunch	-	37.97	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - AMAZON PRIME	-	15.13	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - FROMYOUFLOWERS	-	143.34	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - ATLANTIC RADIO	-	318.61	Invoice
12/02/2025		5699-1225 - Truist Bank - AUTOPAY - CHEVRON	-	32.60	Invoice
12/02/2025	Batched	5699-1225 - Truist Bank - AUTOPAY - Office supplies	-	258.26	Invoice
12/02/2025		25-1785 - Intellitech Systems, Inc - repair	-	237.00	Invoice
12/03/2025	Batched	528613 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement	46,229.60	46,229.60	Invoice
12/03/2025		2025-3032 - Beejay Printing - printing and mailing	-	344.29	Invoice
12/03/2025	Batched	Post Item	300.00	300.00	Invoice
12/03/2025		Appl 8 - Master Rollers Painting Inc - PA 8 - Phase 1	90,379.53	-	Invoice
12/03/2025		25-1856 - Intellitech Systems, Inc - Millinium system down	-	158.00	Invoice
12/03/2025		9243589148 - HD Supply - gloves	-	38.63	Invoice
12/03/2025		366551 - Association Law Group, PL - Legal fees SA	6,919.34	-	Invoice
12/05/2025		3926-6 - The Sherwin Williams Co - painting supplies	-	419.65	Invoice
12/05/2025		16293 - Sunny Greens Landscapers Corp - ttree removal	-	850.00	Invoice
12/05/2025		6304 - ForEver A/C Corp - replace condenser	-	1,936.00	Invoice
12/05/2025	Batched	532279 - KW Property Management & Consulting, LLC - OH Reimbursement	500.85	500.85	Invoice
12/05/2025	Batched	532279 - KW Property Management & Consulting, LLC - Timeclocks	112.00	112.00	Invoice
12/05/2025	Batched	532279 - KW Property Management & Consulting, LLC - Website Fees	593.25	593.25	Invoice
12/05/2025	Batched	532279 - KW Property Management & Consulting, LLC - Association Fees Special Assessment	10,408.05	10,408.05	Invoice
12/05/2025		6303 - ForEver A/C Corp - replace duct 9th floor	-	4,411.00	Invoice

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
200080 - Accounts Payable		-173,962.92	666,461.53	493,808.61	-1,310.00
Date	Description	Debit	Credit	Type	
12/05/2025	28661 - Cool Solution Services, Inc - cooling tower gear box balance	22,127.72	-	Invoice	
12/06/2025	12062025-825 - Master Rollers Painting Inc - permit	-	620.00	Invoice	
12/06/2025	442399 - Marksman Security LLC - 11/29/25-12/05/25	-	2,927.02	Invoice	
12/06/2025	482141 - City of Miami - Fire false alarm	-	503.50	Invoice	
12/08/2025	0882258528 - HD Supply - masonry set	-	11.47	Invoice	
12/08/2025	0882258528 - HD Supply - demon conical	-	35.88	Invoice	
12/08/2025	0882258528 - HD Supply - knife	-	9.47	Invoice	
12/08/2025	0882258528 - HD Supply - grinder	-	79.00	Invoice	
12/08/2025	0882258528 - HD Supply - stringer wheel	-	52.94	Invoice	
12/08/2025	0882258528 - HD Supply - pad	-	13.86	Invoice	
12/08/2025	0882258528 - HD Supply - taxes	-	33.77	Invoice	
12/08/2025	0882258528 - HD Supply - knot brush	-	52.94	Invoice	
12/08/2025	0882258528 - HD Supply - saw	-	103.76	Invoice	
12/08/2025	Batched 0882258528 - HD Supply - blade	-	67.91	Invoice	
12/08/2025	0882258528 - HD Supply - shockwave	-	9.97	Invoice	
12/08/2025	0882258528 - HD Supply - battery	-	45.24	Invoice	
12/09/2025	061482530 - Webpass Inc-AUTOPAY - 12/09/25-01/09/26	-	8,075.00	Invoice	
12/09/2025	422 - Perfect Solution Welding Works H&A Corp - replace gate	-	5,800.00	Invoice	
12/09/2025	Batched 536882 - KW Property Management & Consulting, LLC - Temp Services	1,175.30	1,175.30	Invoice	
12/10/2025	911974 - All Florida Pest Control - rodent service	-	87.98	Invoice	
12/10/2025	911821 - All Florida Pest Control - pest control	-	268.18	Invoice	
12/11/2025	29028 - Cool Solution Services, Inc - water tower loop pipe repair	6,853.39	-	Invoice	
12/11/2025	Batched 121025-3004 - Hanna Reed Culver Zawislak	3,800.00	3,800.00	Invoice	
12/11/2025	439393 - Marksman Security LLC - 11/08/25-11/14/25	2,903.73	-	Invoice	
12/11/2025	3384-8 - The Sherwin Williams Co - paint supplies	110.97	-	Invoice	
12/11/2025	3850063-1125 - Teco Peoples Gas - AUTOPAY - 3850063 -10/17-11/19	70.29	-	Invoice	
12/11/2025	439394 - Marksman Security LLC - 11/08/25-11/14/25	518.11	-	Invoice	
12/11/2025	12112025-385 - Andrea Valentina LLC - reimbursement	-	1,318.10	Invoice	
12/11/2025	Batched 2991661-0425 - Waste Management, Inc - 2991661 -03/16-03/31	10,019.72	10,019.72	Invoice	
12/11/2025	2786124 - Air Essentials, Inc - fragrance service	-	214.00	Invoice	
12/12/2025	12/12/2025 - Master Rollers Painting Inc - PA 9 - Phase 1	-	36,933.80	Invoice	
12/12/2025	7349074-1125 - Miami Dade County Water & Sewer-AUTOPAY - 7349074 -10/16-11/19	18,724.26	-	Invoice	
12/12/2025	1862125-1125 - Miami Dade County Water & Sewer-AUTOPAY - 1862125 -10/16-11/19	5,073.64	-	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
200080 - Accounts Payable		-173,962.92	666,461.53	493,808.61	-1,310.00
Date	Description	Debit	Credit	Type	
12/12/2025	6014889-1125 - Miami Dade County Water & Sewer-AUTOPAY - 6014889 -10/16-11/19	58.32	-	Invoice	
12/12/2025	4060247-1125 - Miami Dade County Water & Sewer-AUTOPAY - 4060247 -10/16-11/19	7,301.35	-	Invoice	
12/12/2025	715054816 - Trust Asset Management, LLC - bulk removal	-	850.00	Invoice	
12/12/2025	9531786-1125-3 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -10/16-11/19	7,441.42	-	Invoice	
12/12/2025	Batched 541241 - KW Property Management & Consulting, LLC - Temp Services	1,091.35	1,091.35	Invoice	
12/15/2025	0882223773 - HD Supply - taxes	8.67	-	Invoice	
12/15/2025	9243000834 - HD Supply - taxes	143.67	-	Invoice	
12/15/2025	9243300709 - HD Supply - taxes	80.70	-	Invoice	
12/15/2025	9243477539 - HD Supply - taxes	59.41	-	Invoice	
12/15/2025	Batched 0882223773 - HD Supply - deadbolt	24.94	-	Invoice	
12/15/2025	9243477539 - HD Supply - toilet paper	63.47	-	Invoice	
12/15/2025	Batched 9243477539 - HD Supply - towels	191.29	-	Invoice	
12/15/2025	9243300709 - HD Supply - WD40	115.32	-	Invoice	
12/15/2025	0882163157 - HD Supply - weedblock	24.98	-	Invoice	
12/15/2025	9243477539 - HD Supply - wipes	70.74	-	Invoice	
12/15/2025	25-1914 - Intellitech Systems, Inc - cameram view access	-	237.00	Invoice	
12/15/2025	9243477539 - HD Supply - degreaser	76.00	-	Invoice	
12/15/2025	25-1856 - Intellitech Systems, Inc - Millinium system down	158.00	-	Invoice	
12/15/2025	25-1785 - Intellitech Systems, Inc - repair	237.00	-	Invoice	
12/15/2025	9243000834 - HD Supply - AA batteries	99.40	-	Invoice	
12/15/2025	9243477539 - HD Supply - disinfectant	30.88	-	Invoice	
12/15/2025	9243477539 - HD Supply - detergent	67.55	-	Invoice	
12/15/2025	600392171 - Virtuworks, Inc - laptop for chief engineer	1,176.99	-	Invoice	
12/15/2025	0882163157 - HD Supply - electric tape	17.98	-	Invoice	
12/15/2025	Batched 9243000834 - HD Supply - filters	1,849.83	-	Invoice	
12/15/2025	Batched 9243300709 - HD Supply - filters	1,019.73	-	Invoice	
12/15/2025	9243477540 - HD Supply - filters	158.57	-	Invoice	
12/15/2025	Batched 9243477539 - HD Supply - garbage bags	136.11	-	Invoice	
12/15/2025	9243300709 - HD Supply - gloves	17.82	-	Invoice	
12/15/2025	9243589148 - HD Supply - gloves	38.63	-	Invoice	
12/15/2025	9243000834 - HD Supply - AAA batteries	103.25	-	Invoice	
12/15/2025	0882223773 - HD Supply - hammer	26.97	-	Invoice	
12/15/2025	9243477539 - HD Supply - hook	18.15	-	Invoice	
12/15/2025	0882223773 - HD Supply - knife	19.97	-	Invoice	
12/15/2025	542283 - First Insurance Funding	-	87,644.01	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
200080 - Accounts Payable		-173,962.92	666,461.53	493,808.61	-1,310.00
Date	Description	Debit	Credit	Type	
12/15/2025	0882223773 - HD Supply - level	26.97	-	Invoice	
12/15/2025	9243477539 - HD Supply - lg gloves	36.10	-	Invoice	
12/15/2025	0882163157 - HD Supply - liners	29.98	-	Invoice	
12/15/2025	0882223773 - HD Supply - blade	24.97	-	Invoice	
12/15/2025	9243477539 - HD Supply - md gloves	57.76	-	Invoice	
12/15/2025	0882166259 - HD Supply - millwork	175.52	-	Invoice	
12/15/2025	17093 - Dynamic Chemical Products, Inc - aeromic fragrances	533.60	-	Invoice	
12/15/2025	9243477539 - HD Supply - bleach	27.51	-	Invoice	
12/15/2025	Batched Post Item - 12/15 Fusion Megapath	153.13	153.13	Invoice	
12/15/2025	9243477539 - HD Supply - cleaner	56.90	-	Invoice	
12/15/2025	9243477539 - HD Supply - spot cleaner	16.18	-	Invoice	
12/15/2025	Batched 0882163157 - HD Supply - stapler	52.94	-	Invoice	
12/15/2025	406 - Sunny Greens Landscapers Corp - Dec landscaping	1,800.00	-	Invoice	
12/15/2025	16266 - Sunny Greens Landscapers Corp - irrigation repair	620.00	-	Invoice	
12/15/2025	132 - Sunny Greens Landscapers Corp - june lanscaping	1,800.00	-	Invoice	
12/15/2025	16271 - Sunny Greens Landscapers Corp - plants	120.00	-	Invoice	
12/15/2025	16270 - Sunny Greens Landscapers Corp - soil and plants	660.00	-	Invoice	
12/15/2025	0882163157 - HD Supply - step stool	32.97	-	Invoice	
12/15/2025	0882166259 - HD Supply - concrete block	58.59	-	Invoice	
12/15/2025	0882163157 - HD Supply - strip	18.36	-	Invoice	
12/15/2025	0882163157 - HD Supply - taxes	12.40	-	Invoice	
12/15/2025	0882166259 - HD Supply - taxes	16.39	-	Invoice	
12/15/2025	369591 - Association Law Group, PL - legal fees SA	5,295.00	-	Invoice	
12/16/2025	90625 - The Falcon Group - deck retrofit	19,574.90	-	Invoice	
12/16/2025	12/12/2025 - Master Rollers Painting Inc - PA 9 - Phase 1	36,933.80	-	Invoice	
12/16/2025	Batched 550743 - KW Property Management & Consulting, LLC - Temp Services	1,209.80	1,209.80	Invoice	
12/17/2025	2025-3032 - Beejay Printing - printing and mailing	344.29	-	Invoice	
12/17/2025	Batched 549844 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement	43,638.22	43,638.22	Invoice	
12/17/2025	6304 - ForEver A/C Corp - replace condenser	1,936.00	-	Invoice	
12/17/2025	6303 - ForEver A/C Corp - replace duct 9th floor	4,411.00	-	Invoice	
12/17/2025	440926 - Marksman Security LLC - 11/22/25-11/28/25	3,051.00	-	Invoice	
12/17/2025	440927 - Marksman Security LLC - 11/22/25-11/28/25	748.16	-	Invoice	
12/17/2025	442399 - Marksman Security LLC - 11/29/25-12/05/25	2,927.02	-	Invoice	
12/17/2025	12062025-825 - Master Rollers Painting Inc - permit	620.00	-	Invoice	
12/17/2025	2786124 - Air Essentials, Inc - fragrance service	214.00	-	Invoice	
12/17/2025	16293 - Sunny Greens Landscapers Corp - ttree removal	850.00	-	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
200080 - Accounts Payable		-173,962.92	666,461.53	493,808.61	-1,310.00
Date	Description	Debit	Credit	Type	
12/17/2025	482141 - City of Miami - Fire false alarm	503.50	-	Invoice	
12/17/2025	0882258528 - HD Supply - battery	45.24	-	Invoice	
12/17/2025	Batched 0882258528 - HD Supply - blade	67.91	-	Invoice	
12/17/2025	715054816 - Trust Asset Management, LLC - bulk removal	850.00	-	Invoice	
12/17/2025	90025 - The Falcon Group - roof	18,508.95	-	Invoice	
12/17/2025	INV354 - The Gravity & Flow Plumbing Corp - new flushmeter	950.00	-	Invoice	
12/17/2025	3926-6 - The Sherwin Williams Co - painting supplies	419.65	-	Invoice	
12/17/2025	0882258528 - HD Supply - demon conical	35.88	-	Invoice	
12/17/2025	0882258528 - HD Supply - grinder	79.00	-	Invoice	
12/17/2025	0882258528 - HD Supply - knot brush	52.94	-	Invoice	
12/17/2025	0882258528 - HD Supply - masonry set	11.47	-	Invoice	
12/17/2025	0882258528 - HD Supply - pad	13.86	-	Invoice	
12/17/2025	0882258528 - HD Supply - saw	103.76	-	Invoice	
12/17/2025	0882258528 - HD Supply - shockwave	9.97	-	Invoice	
12/17/2025	0882258528 - HD Supply - stringer wheel	52.94	-	Invoice	
12/17/2025	0882258528 - HD Supply - taxes	33.77	-	Invoice	
12/17/2025	0882258528 - HD Supply - knife	9.47	-	Invoice	
12/17/2025	422 - Perfect Solution Welding Works H&A Corp - replace gate	5,800.00	-	Invoice	
12/17/2025	911821 - All Florida Pest Control - pest control	268.18	-	Invoice	
12/17/2025	911974 - All Florida Pest Control - rodent service	87.98	-	Invoice	
12/17/2025	20142914 - ADS Technology Corp - December maintenance	138.50	-	Invoice	
12/18/2025	Batched 551720 - KW Property Management & Consulting, LLC - Admin Fees	200.00	200.00	Invoice	
12/18/2025	Batched 121225-901 - Craig A. Schwarz	2,450.00	2,450.00	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - CHEVRON	.76	-	Invoice	
12/19/2025	Batched 5699-1225 - Truist Bank - AUTOPAY - office supplies	6.02	-	Invoice	
12/19/2025	25-1914 - Intellitech Systems, Inc - cameram view access	237.00	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - OPENAI *CHATGPT SUBSCR	.35	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - DOLLAR TREE Thanksgiving lunch	.53	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - pet cleaning area	1.47	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - alcohol	.11	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - pet fence	3.82	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - DROPBOX	2.79	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - pet waste sign	.57	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - CANVA	.70	-	Invoice	
12/19/2025	5699-1225 - Truist Bank - AUTOPAY - PIOLA employee appreciation	7.62	-	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
200080 - Accounts Payable			-173,962.92	666,461.53	493,808.61	-1,310.00
Date		Description	Debit	Credit	Type	
12/19/2025	Batched	5699-1225 - Truist Bank - AUTOPAY - FEDEX	1.29	-	Invoice	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - PUBLIX employee apprciation	.37	-	Invoice	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - PUBLIX Thanksgiving lunch	.89	-	Invoice	
12/19/2025		3850063-1225 - Teco Peoples Gas - AUTOPAY - 3850063 -11/20-12/18	-	70.29	Invoice	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - FROMYOUFLOWERS	3.33	-	Invoice	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - AMAZON PRIME	.36	-	Invoice	
12/19/2025	Batched	Post Item - 12/19 Waste Connection	2,222.00	2,222.00	Invoice	
12/19/2025		5699-1225 - Truist Bank - AUTOPAY - ATLANTIC RADIO	7.40	-	Invoice	
12/19/2025		5136688-1225 - FPL-AUTOPAY - 5136688 -11/20-12/19	-	14,343.96	Invoice	
12/23/2025		4060247-1225 - Miami Dade County Water & Sewer-AUTOPAY - 4060247 -11/19-12/19	-	6,414.63	Invoice	
12/23/2025		7349074-1225 - Miami Dade County Water & Sewer-AUTOPAY - 7349074 -11/19-12/19	-	16,497.23	Invoice	
12/23/2025		9531786-1225 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -11/19-12/20	-	5,953.34	Invoice	
12/23/2025		1862125-1225 - Miami Dade County Water & Sewer-AUTOPAY - 1862125 -11/19-12/19	-	4,456.62	Invoice	
12/23/2025		6014889-1225 - Miami Dade County Water & Sewer-AUTOPAY - 6014889 -11/19-12/19	-	435.47	Invoice	
12/23/2025		12112025-385 - Andrea Valentina LLC - reimbursement	1,318.10	-	Invoice	
12/24/2025		20141559 - ADS Technology Corp - regain password	28.75	-	Invoice	
12/24/2025		20142184 - ADS Technology Corp - remove email	57.50	-	Invoice	
12/24/2025		061482530 - Webpass Inc-AUTOPAY - 12/09/25-01/09/26	8,075.00	-	Invoice	
12/24/2025		20142650 - ADS Technology Corp - November maintenance	138.50	-	Invoice	
12/24/2025		20142391 - ADS Technology Corp - October maintenance	138.50	-	Invoice	
12/24/2025		20141684 - ADS Technology Corp - august maintenance	138.50	-	Invoice	
12/26/2025		5207877-1225 - Miami Dade County Water & Sewer-AUTOPAY - 5207877 -09/22-12/23	-	589.94	Invoice	
12/26/2025		90995 - The Falcon Group - pool deck/ July Eng	18,499.45	-	Invoice	
12/26/2025		91431 - The Falcon Group - Pool deck/August	14,552.50	-	Invoice	
12/26/2025	Batched	Post Item - 12/26 Truist CC Pmt	1,615.37	1,615.37	Invoice	
12/26/2025	Batched	559225 - KW Property Management & Consulting, LLC - Temp Services	1,177.03	1,177.03	Invoice	
12/26/2025		4026660 - City of Miami - elevator certificate	803.50	-	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - CANVA	29.30	-	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - CHEVRON	31.84	-	Invoice	
12/27/2025		5699-1225 - Truist Bank - AUTOPAY - DOLLAR TREE Thanksgiving lunch	22.21	-	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
200080 - Accounts Payable		-173,962.92	666,461.53	493,808.61	-1,310.00
Date	Description	Debit	Credit	Type	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - DROPBOX	117.09	-	Invoice	
12/27/2025	Batched 5699-1225 - Truist Bank - AUTOPAY - FEDEX	53.10	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - FROMYOUFLOWERS	140.01	-	Invoice	
12/27/2025	Batched 5699-1225 - Truist Bank - AUTOPAY - office supplies	252.24	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - OPENAI *CHATGPT SUBSCR	19.65	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - pet cleaning area	61.62	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - pet fence	160.76	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - pet waste sign	23.99	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - PIOLA employee appreciation	320.70	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - PUBLIX employee aprcpiation	15.42	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - PUBLIX Thanksgiving lunch	37.08	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - AMAZON PRIME	14.77	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - ATLANTIC RADIO	311.21	-	Invoice	
12/27/2025	5699-1225 - Truist Bank - AUTOPAY - alcohol	4.38	-	Invoice	
12/29/2025	Batched 268946A - Air Esscentials, Inc - august service	214.00	214.00	Invoice	
12/30/2025	Batched 564211 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement	44,100.29	44,100.29	Invoice	
12/31/2025	9531786-1225 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -11/19-12/20	5,953.34	-	Invoice	
12/31/2025	Batched 9531786-1125-1 - Miami Dade County Water & Sewer-AUTOPAY - 9531786178	76.88	76.88	Invoice	
12/31/2025	Reclassification Operating Balance to Other Liabilities	-	141.50	GL Entry	
12/31/2025	3850063-1225 - Teco Peoples Gas - AUTOPAY - 3850063 -11/20-12/18	70.29	-	Invoice	
12/31/2025	5207877-1225 - Miami Dade County Water & Sewer-AUTOPAY - 5207877 -09/22-12/23	589.94	-	Invoice	
12/31/2025	6014889-1225 - Miami Dade County Water & Sewer-AUTOPAY - 6014889 -11/19-12/19	435.47	-	Invoice	
12/31/2025	7349074-1225 - Miami Dade County Water & Sewer-AUTOPAY - 7349074 -11/19-12/19	16,497.23	-	Invoice	
12/31/2025	Batched 9531786-1125-2 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -09/18-10/16	11,733.78	5,866.89	Invoice	
12/31/2025	1862125-1225 - Miami Dade County Water & Sewer-AUTOPAY - 1862125 -11/19-12/19	4,456.62	-	Invoice	
12/31/2025	4060247-1225 - Miami Dade County Water & Sewer-AUTOPAY - 4060247 -11/19-12/19	6,414.63	-	Invoice	
12/31/2025	5136688-1225 - FPL-AUTOPAY - 5136688 -11/20-12/19	14,343.96	-	Invoice	
12/31/2025	542283 - First Insurance Funding	87,644.01	-	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
200100 - Accrued Expenses			-106,553.63	87,745.55	78,486.82	-97,294.90
Date		Description	Debit	Credit	Type	
12/02/2025		2025 Audit Fees	-	608.00	GL Entry	
12/31/2025		Reverse Utility Accrual MDWS / 15 days	19,700.94	-	GL Entry	
12/31/2025		December Reserve Accrual	-	18,696.00	GL Entry	
12/31/2025		Reverse - November Accruals	68,044.61	-	GL Entry	
12/31/2025		December Accruals F	-	15,876.97	GL Entry	
12/31/2025		December Accruals	-	43,305.85	GL Entry	
200240 - Collections & Other Fees			-745.00	270.00	300.00	-775.00
Date		Description	Debit	Credit	Type	
12/08/2025		Batched Admin-Notice of Late Assessment Fee -	-	70.00	Owner Charge	
12/10/2025		Admin-Notice of Late Assessment Fee RE: Ownership Transfer	-	35.00	Owner Charge	
12/10/2025		Admin-Notice of Late Assessment Fee -	-	35.00	Owner Charge	
12/12/2025		Admin-Bank Return Fee -	-	20.00	Owner Charge	
12/14/2025		Batched Admin-Notice of Late Assessment Fee -	-	105.00	Owner Charge	
12/15/2025		Adjustment RE: Ownership Transfer	35.00	-	Adjustment	
12/18/2025		551720 - KW Property Management & Consulting, LLC - Admin Fees	200.00	-	Invoice	
12/19/2025		Admin-Notice of Late Assessment Fee -	-	35.00	Owner Charge	
12/30/2025		Adjustment Ownership transfer	35.00	-	Adjustment	
200560 - Other Current Liabilities			0.00	141.50	-	141.50
Date		Description	Debit	Credit	Type	
12/31/2025		Reclassification Operating Balance to Other Liabilities	141.50	-	GL Entry	
200700 - Insurance Payable			-350,576.04	87,644.01	-	-262,932.03
Date		Description	Debit	Credit	Type	
12/15/2025		542283 - First Insurance Funding	87,644.01	-	Invoice	
201300 - Prepaid Assessments			-66,695.84	59,362.63	131,223.02	-138,556.23
Date		Description	Debit	Credit	Type	
12/01/2025		Batched Credit Distribution	39,723.63	-	Credit Distribution	
12/01/2025		Batched Check	-	2,951.88	Owner Payment	
12/02/2025		Batched Credit Distribution	5,039.87	1,130.17	Credit Distribution	
12/02/2025		Batched Check	-	4,369.02	Owner Payment	
12/03/2025		Batched Credit Distribution	1,865.64	-	Credit Distribution	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
201300 - Prepaid Assessments			-66,695.84	59,362.63	131,223.02	-138,556.23
Date		Description	Debit	Credit	Type	
12/03/2025	Batched	Check	-	3,902.47	Owner Payment	
12/03/2025	Batched	ACH	-	2,241.21	Owner Payment	
12/04/2025	Batched	Credit Distribution	558.92	-	Credit Distribution	
12/04/2025		Check	-	326.44	Owner Payment	
12/05/2025	Batched	Credit Distribution	693.46	-	Credit Distribution	
12/05/2025	Batched	Check	-	1,164.56	Owner Payment	
12/06/2025		Credit Distribution	336.05	-	Credit Distribution	
12/08/2025	Batched	Check	-	3,148.92	Owner Payment	
12/09/2025		Credit Distribution	254.77	-	Credit Distribution	
12/09/2025		Check	-	29.49	Owner Payment	
12/10/2025		Credit Distribution	29.49	-	Credit Distribution	
12/11/2025	Batched	Check	-	23,461.33	Owner Payment	
12/12/2025		Credit Distribution	29.49	-	Credit Distribution	
12/15/2025	Batched	Check	-	756.91	Owner Payment	
12/16/2025		Credit Distribution	30.51	-	Credit Distribution	
12/16/2025	Batched	Check	-	38,974.88	Owner Payment	
12/17/2025	Batched	Credit Distribution Credit moved to General subledger	8,022.60	8,022.60	Credit Distribution	
12/17/2025		Credit Distribution	28.68	-	Credit Distribution	
12/18/2025		Check	-	900.00	Owner Payment	
12/19/2025		Check	-	28.22	Owner Payment	
12/20/2025		Credit Distribution	28.22	-	Credit Distribution	
12/22/2025		Check	-	.35	Owner Payment	
12/23/2025		Credit Distribution	.35	-	Credit Distribution	
12/23/2025	Batched	Check	-	22,526.15	Owner Payment	
12/24/2025	Batched	Credit Distribution Credit moved to General subledger	734.10	734.10	Credit Distribution	
12/24/2025		Credit Distribution	483.49	-	Credit Distribution	
12/24/2025		Check	-	882.74	Owner Payment	
12/26/2025		Check	-	367.05	Owner Payment	
12/29/2025	Batched	Check	-	7,067.41	Owner Payment	
12/30/2025	Batched	Check	-	6,034.23	Owner Payment	
12/31/2025	Batched	Credit Distribution	1,503.36	-	Credit Distribution	
12/31/2025	Batched	Check	-	2,202.89	Owner Payment	

203080 - Exchange Account Virtual Cards			0.00	214.00	214.00	0.00
Date		Description	Debit	Credit	Type	
12/29/2025		268946A - Air Esscentials, Inc - august service	214.00	-	Invoice	
12/31/2025		268946A - Air Esscentials, Inc - august service	-	214.00	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
203080 - Exchange Account Virtual Cards			0.00	214.00	214.00	0.00
Date	Description			Debit	Credit	Type
205000 - Security Deposits			-613,372.56	6,250.00	13,700.00	-620,822.56
Date	Description			Debit	Credit	Type
12/09/2025	Batched	Deposit Security Deposit		-	8,000.00	Deposit
12/10/2025		Deposit Security Deposit		-	2,600.00	Deposit
12/11/2025		121025-3004 - Hanna Reed Culver Zawislak		3,800.00	-	Invoice
12/16/2025		Deposit Security Deposit		-	3,100.00	Deposit
12/18/2025		121225-901 - Craig A. Schwarz		2,450.00	-	Invoice
290000 - Special Assessment Income			-1,652,205.29	-	115,754.93	-1,767,960.22
Date	Description			Debit	Credit	Type
12/31/2025	Batched	SPA Income Recognition		-	115,754.93	GL Entry
290025 - Special Assessment Deferred Income			-3,691,091.92	115,754.93	-	-3,575,336.99
Date	Description			Debit	Credit	Type
12/31/2025	Batched	SPA Income Recognition		115,754.93	-	GL Entry
290155 - Special Assessment Billed Interest Income			-197,320.74	-	13,601.88	-210,922.62
Date	Description			Debit	Credit	Type
12/31/2025		December Interest Billed		-	13,601.88	GL Entry
290200 - Special Assessment Late Fees & Finance Income			-7,982.28	475.60	1,294.10	-8,800.78
Date	Description			Debit	Credit	Type
12/05/2025	Batched	Special Assessment Late Fee		-	850.00	Owner Charge
12/05/2025		Special Assessment Late Fee RE: Ownership Transfer		-	25.00	Owner Charge
12/05/2025		Special Assessment Finance Charge RE: Ownership Transfer		-	6.87	Owner Charge
12/05/2025	Batched	Special Assessment Finance Charge		-	383.79	Owner Charge
12/06/2025	Batched	Adjustment Courtesy Fee Waiver		30.04	-	Adjustment
12/09/2025	Batched	Adjustment Courtesy Fee Waiver		385.25	-	Adjustment
12/15/2025		Special Assessment Finance Charge RE: Ownership Transfer		-	3.44	Owner Charge
12/15/2025		Special Assessment Late Fee RE: Ownership Transfer		-	25.00	Owner Charge
12/15/2025	Batched	Adjustment RE: Ownership Transfer		60.31	-	Adjustment

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
291400 - SPA Exp Bad Debt		0.00	7,084.54	-	7,084.54
Date	Description		Debit	Credit	Type
12/31/2025	Allowance for SPA		7,084.54	-	GL Entry
292075 - SPA Exp Admin Costs		31,096.08	12,898.34	408.60	43,585.82
Date	Description		Debit	Credit	Type
12/01/2025	369591 - Association Law Group, PL - legal fees SA		5,295.00	-	Invoice
12/01/2025	366551 - Association Law Group, PL - Legal fees SA		6,919.34	-	Invoice
12/31/2025	SA Management Fees 11/30		684.00	-	GL Entry
12/31/2025	December Loan Fees Billed		-	408.60	GL Entry
292145 - SPA Exp Engineering		80,968.97	52,626.85	-	133,595.82
Date	Description		Debit	Credit	Type
12/01/2025	91431 - The Falcon Group - Pool deck/August		14,552.50	-	Invoice
12/01/2025	90995 - The Falcon Group - pool deck/ July Eng		18,499.45	-	Invoice
12/01/2025	90625 - The Falcon Group - deck retrofit		19,574.90	-	Invoice
292395 - SPA Exp Structural		1,540,140.24	43,553.80	-	1,583,694.04
Date	Description		Debit	Credit	Type
12/06/2025	12062025-825 - Master Rollers Painting Inc - permit		620.00	-	Invoice
12/12/2025	12/12/2025 - Master Rollers Painting Inc - PA 9 - Phase 1		36,933.80	-	Invoice
12/31/2025	SA Payroll Alloc w/e 14/2025 - 28/2025		6,000.00	-	GL Entry
310309 - Deferred Capital Non-Structual		-472,269.97	55,475.36	25,458.50	-442,253.11
Date	Description		Debit	Credit	Type
12/02/2025	2025 Reserve Allocation		-	25,458.50	GL Entry
12/31/2025	To Allocate Interest Adjustment		21,001.12	-	GL Entry
12/31/2025	Batched Deferred expenses		34,474.24	-	GL Entry
310490 - Deferred Capital Structural		-712,975.50	-	73,684.62	-786,660.12
Date	Description		Debit	Credit	Type
12/02/2025	2025 Reserve Allocation		-	52,683.50	GL Entry
12/31/2025	To Allocate Interest Adjustment		-	21,001.12	GL Entry

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
390000 - Retained Earnings			-107,700.23	-	-	-107,700.23
Date	Description			Debit	Credit	Type
411000 - Assessment			-3,513,767.40	80,819.48	400,252.88	-3,833,200.80
Date	Description			Debit	Credit	Type
12/01/2025	Batched	Assessment		-	397,575.40	Owner Charge
12/01/2025	Batched	Assessment RE: Ownership Transfer		-	1,794.74	Owner Charge
12/01/2025		Adjustment RE: Ownership Transfer		1,794.74	-	Adjustment
12/02/2025		2025 Reserve Allocation		78,142.00	-	GL Entry
12/15/2025		Assessment RE: Ownership Transfer		-	882.74	Owner Charge
12/15/2025		Adjustment RE: Ownership Transfer		882.74	-	Adjustment
415000 - Reserve Income			-602,556.74	-	34,474.24	-637,030.98
Date	Description			Debit	Credit	Type
12/31/2025	Batched	Deferred expenses		-	34,474.24	GL Entry
415027 - Reserve Assessment Non-Structural			-280,043.50	-	25,458.50	-305,502.00
Date	Description			Debit	Credit	Type
12/02/2025		2025 Reserve Allocation		-	25,458.50	GL Entry
415030 - Reserve Assessment Structural			-579,518.50	-	52,683.50	-632,202.00
Date	Description			Debit	Credit	Type
12/02/2025		2025 Reserve Allocation		-	52,683.50	GL Entry
420080 - Application/Screening			-10,352.95	-	811.05	-11,164.00
Date	Description			Debit	Credit	Type
12/18/2025		ClickPay IOP		-	661.05	GL Entry
12/23/2025		ClickPay IOP		-	150.00	GL Entry
420540 - Finance Charges			-18,322.19	410.84	2,139.92	-20,051.27
Date	Description			Debit	Credit	Type
12/05/2025		Finance Charge RE: Ownership Transfer		-	13.24	Owner Charge
12/05/2025	Batched	Finance Charge		-	2,126.68	Owner Charge
12/08/2025		Adjustment KWT 496769 One time courtesy waiver		52.46	-	Adjustment
12/09/2025	Batched	Adjustment Courtesy Fee Waiver		345.14	-	Adjustment

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

			Beginning Balance	Current Debit	Credit	Ending Balance
420540 - Finance Charges			-18,322.19	410.84	2,139.92	-20,051.27
Date	Description		Debit	Credit	Type	
12/15/2025	Adjustment RE: Ownership Transfer		13.24	-	Adjustment	
420620 - Gate Opener/Transponder			-3,690.00	-	50.00	-3,740.00
Date	Description		Debit	Credit	Type	
12/02/2025	ClickPay IOP		-	50.00	GL Entry	
420720 - Interest Income			-32,051.86	-	2,741.73	-34,793.59
Date	Description		Debit	Credit	Type	
12/01/2025	Batched	December Interest	-	2,625.55	GL Entry	
12/31/2025	Batched	December Interest	-	116.18	GL Entry	
420780 - Late Fee Income			-14,180.51	1,298.14	2,506.28	-15,388.65
Date	Description		Debit	Credit	Type	
12/05/2025	Late Fee RE: Ownership Transfer		-	44.14	Owner Charge	
12/05/2025	Batched	Late Fee	-	2,462.14	Owner Charge	
12/08/2025	Adjustment KWT 496769 One time courtesy waiver		87.43	-	Adjustment	
12/09/2025	Batched	Adjustment Courtesy Fee Waiver	1,166.57	-	Adjustment	
12/15/2025	Adjustment RE: Ownership Transfer		44.14	-	Adjustment	
421000 - Non Sufficient Fee Income			-925.00	-	25.00	-950.00
Date	Description		Debit	Credit	Type	
12/12/2025	Return Item Fee -		-	25.00	Owner Charge	
421020 - Other Income			-14,484.34	-	1,125.00	-15,609.34
Date	Description		Debit	Credit	Type	
12/01/2025	ClickPay IOP		-	25.00	GL Entry	
12/02/2025	ClickPay IOP		-	25.00	GL Entry	
12/08/2025	Batched	ClickPay IOP	-	90.00	GL Entry	
12/09/2025	ClickPay IOP		-	90.00	GL Entry	
12/10/2025	Batched	ClickPay IOP	-	100.00	GL Entry	
12/11/2025	ClickPay IOP		-	120.00	GL Entry	
12/12/2025	ClickPay IOP		-	50.00	GL Entry	
12/15/2025	ClickPay IOP		-	120.00	GL Entry	
12/18/2025	ClickPayIOP		-	25.00	GL Entry	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
421020 - Other Income		-14,484.34	-	1,125.00	-15,609.34
Date	Description		Debit	Credit	Type
12/18/2025	ClickPay IOP		-	120.00	GL Entry
12/23/2025	ClickPay IOP		-	120.00	GL Entry
12/31/2025	Batched ClickPay IOP		-	240.00	GL Entry
421060 - Rebate Package Concierge		-1,318.23	-	-	-1,318.23
Date	Description		Debit	Credit	Type
421160 - Pet Fees		-1,770.00	-	-	-1,770.00
Date	Description		Debit	Credit	Type
421620 - Valet Income		-5,600.00	-	-	-5,600.00
Date	Description		Debit	Credit	Type
421680 - Violation / Fine Income		-4,775.00	-	-	-4,775.00
Date	Description		Debit	Credit	Type
421700 - Work Order Income		-1,150.00	-	-	-1,150.00
Date	Description		Debit	Credit	Type
500080 - Accounting/Audit/Tax Fees		6,688.00	608.00	-	7,296.00
Date	Description		Debit	Credit	Type
12/02/2025	2025 Audit Fees		608.00	-	GL Entry
500360 - Bad Debt Expense		2,003.44	5,742.40	-	7,745.84
Date	Description		Debit	Credit	Type
12/02/2025	2025 BD Allowance		375.00	-	GL Entry
12/31/2025	2025 BD Allowance		5,367.40	-	GL Entry
500400 - Bank Charges		922.35	50.00	-	972.35
Date	Description		Debit	Credit	Type
12/01/2025	December Bank Fees		50.00	-	GL Entry

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
501000 - Corporate Annual Report		61.25	-	-	61.25
Date	Description		Debit	Credit	Type
501560 - Fees Payable to Division		1,292.00	-	-	1,292.00
Date	Description		Debit	Credit	Type
502120 - Legal Expense		18,698.25	-	-	18,698.25
Date	Description		Debit	Credit	Type
502200 - Legal Fees Collections		600.00	-	-	600.00
Date	Description		Debit	Credit	Type
502440 - Licenses & Permits		15,199.82	3,129.10	-	18,328.92
Date	Description		Debit	Credit	Type
12/01/2025	4026660 - City of Miami - elevator certificate		803.50	-	Invoice
12/06/2025	482141 - City of Miami - Fire false alarm		503.50	-	Invoice
12/11/2025	12112025-385 - Andrea Valentina LLC - reimbursement		1,318.10	-	Invoice
12/31/2025	Accrual - City of Miami		504.00	-	GL Entry
503720 - Miscellaneous		8,305.38	667.75	119.59	8,853.54
Date	Description		Debit	Credit	Type
12/01/2025	Reverse - PUBLIX budget workshop		-	63.43	GL Entry
12/01/2025	Reverse - PUBLIX boo parade		-	51.34	GL Entry
12/01/2025	Reverse - DOLLAR TREE boo parade		-	4.82	GL Entry
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - PUBLIX employee appreciation		15.79	-	Invoice
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - PUBLIX Thanksgiving lunch		37.97	-	Invoice
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - PIOLA employee appreciation		328.32	-	Invoice
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - FROMYOUFLOWERS		143.34	-	Invoice
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - DOLLAR TREE Thanksgiving lunch		22.74	-	Invoice
12/31/2025	PUBLIX budget workshop		63.43	-	GL Entry
12/31/2025	PUBLIX boo parade		51.34	-	GL Entry
12/31/2025	DOLLAR TREE boo parade		4.82	-	GL Entry

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
503890 - Office Equipment		3,546.19	1,495.60	-	5,041.79
Date	Description	Debit	Credit	Type	
12/01/2025	600392171 - Virtuworks, Inc - laptop for chief engineer	1,176.99	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - ATLANTIC RADIO	318.61	-	Invoice	
503960 - R&M Equip Office		232.78	232.78	232.78	232.78
Date	Description	Debit	Credit	Type	
12/01/2025	Reverse - refridgerator	-	232.78	GL Entry	
12/31/2025	refridgerator	232.78	-	GL Entry	
504000 - Office Supplies		5,633.28	905.79	458.03	6,081.04
Date	Description	Debit	Credit	Type	
12/01/2025	Batched Reverse - PRIMO BRANDS/WATERSERV	-	101.16	GL Entry	
12/01/2025	Reverse - spoons	-	18.18	GL Entry	
12/01/2025	Reverse - ZOOM.COM	-	34.03	GL Entry	
12/01/2025	Batched Reverse - office supplies	-	209.25	GL Entry	
12/01/2025	Reverse - office suuplies	-	21.38	GL Entry	
12/01/2025	Reverse - name tags	-	28.90	GL Entry	
12/01/2025	Reverse - CANVA	-	30.00	GL Entry	
12/01/2025	Reverse - AMAZON PRIME*N44WT4WP1	-	15.13	GL Entry	
12/02/2025	Batched 5699-1225 - Truist Bank - AUTOPAY - office supplies	258.26	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - OPENAI *CHATGPT SUBSCR	20.00	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - CANVA	30.00	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - DROPBOX	119.88	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - AMAZON PRIME	15.13	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - alcohol	4.49	-	Invoice	
12/31/2025	spoons	18.18	-	GL Entry	
12/31/2025	ZOOM.COM	34.03	-	GL Entry	
12/31/2025	Batched office supplies	209.25	-	GL Entry	
12/31/2025	office suuplies	21.38	-	GL Entry	
12/31/2025	Batched PRIMO BRANDS/WATERSERV	101.16	-	GL Entry	
12/31/2025	name tags	28.90	-	GL Entry	
12/31/2025	CANVA	30.00	-	GL Entry	
12/31/2025	AMAZON PRIME*N44WT4WP1	15.13	-	GL Entry	
504400 - Postage & Delivery		1,430.97	64.04	9.65	1,485.36
Date	Description	Debit	Credit	Type	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
504400 - Postage & Delivery		1,430.97	64.04	9.65	1,485.36
Date	Description		Debit	Credit	Type
12/01/2025	Reverse - FEDEX		-	9.65	GL Entry
12/02/2025	Batched 5699-1225 - Truist Bank - AUTOPAY - FEDEX		54.39	-	Invoice
12/31/2025	FEDEX		9.65	-	GL Entry
504440 - Printing & Copying		2,223.00	344.29	-	2,567.29
Date	Description		Debit	Credit	Type
12/03/2025	2025-3032 - Beejay Printing - printing and mailing		344.29	-	Invoice
506040 - Uniforms		1,272.02	-	-	1,272.02
Date	Description		Debit	Credit	Type
599999 - Pending Credit Card Transactions		40.89	3,463.01	3,463.01	40.89
Date	Description		Debit	Credit	Type
12/01/2025	Reverse - janitorial		-	40.89	GL Entry
12/01/2025	Reverse - 11/24 Truist Credit Card Distribution		1,806.75	-	GL Entry
12/26/2025	Post Item - 12/26 Truist CC Pmt		1,615.37	-	Invoice
12/31/2025	To Clear 12/26 Truist CC		-	1,615.37	GL Entry
12/31/2025	janitorial		40.89	-	GL Entry
12/31/2025	11/24 Truist Credit Card Distribution		-	1,806.75	GL Entry
600000 - Electricity		179,400.26	19,896.46	-	199,296.72
Date	Description		Debit	Credit	Type
12/19/2025	5136688-1225 - FPL-AUTOPAY - 5136688 -11/20-12/19		14,343.96	-	Invoice
12/31/2025	Accrual - FPL 12/20-12/31/2025		5,552.50	-	GL Entry
601000 - Natural Gas		7,209.82	70.29	507.35	6,772.76
Date	Description		Debit	Credit	Type
12/19/2025	3850063-1225 - Teco Peoples Gas - AUTOPAY - 3850063 -11/20-12/18		70.29	-	Invoice
12/31/2025	Reverse Accrual - Mirabito 05/2025		-	218.53	GL Entry
12/31/2025	Reverse Accrual - Mirabito 04/2025		-	288.82	GL Entry

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
602000 - Telephone		2,997.50	153.13	483.49	2,667.14
Date	Description	Debit	Credit	Type	
12/15/2025	Post Item - 12/15 Fusion Megapath	153.13	-	Invoice	
12/31/2025	Reverse Accrual - Fusion 07/2025	-	153.83	GL Entry	
12/31/2025	Reverse Accrual - Fusion 04/2025	-	329.66	GL Entry	
604040 - Water & Sewer		414,446.76	45,110.05	25,644.71	433,912.10
Date	Description	Debit	Credit	Type	
12/23/2025	4060247-1225 - Miami Dade County Water & Sewer-AUTOPAY - 4060247 -11/19-12/19	6,414.63	-	Invoice	
12/23/2025	9531786-1225 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -11/19-12/20	5,953.34	-	Invoice	
12/23/2025	6014889-1225 - Miami Dade County Water & Sewer-AUTOPAY - 6014889 -11/19-12/19	435.47	-	Invoice	
12/23/2025	7349074-1225 - Miami Dade County Water & Sewer-AUTOPAY - 7349074 -11/19-12/19	16,497.23	-	Invoice	
12/23/2025	1862125-1225 - Miami Dade County Water & Sewer-AUTOPAY - 1862125 -11/19-12/19	4,456.62	-	Invoice	
12/26/2025	5207877-1225 - Miami Dade County Water & Sewer-AUTOPAY - 5207877 -09/22-12/23	589.94	-	Invoice	
12/31/2025	Reverse - MDWS 7349074733	-	11,524.64	GL Entry	
12/31/2025	Reverse - MDWS 1862125709	-	3,557.82	GL Entry	
12/31/2025	Reverse - MDWS 4060247873	-	4,583.51	GL Entry	
12/31/2025	Reverse - MDWS 6014889534	-	34.97	GL Entry	
12/31/2025	9531786-1125-1 - Miami Dade County Water & Sewer-AUTOPAY - 9531786178	-	76.88	Invoice	
12/31/2025	9531786-1125-2 - Miami Dade County Water & Sewer-AUTOPAY - 9531786 -09/18-10/16	-	5,866.89	Invoice	
12/31/2025	Accrual - Miami Dade County Water & Sewer 12/20-12/31/2025	10,762.82	-	GL Entry	
700320 - Air Cond/HVAC System		6,800.00	11,264.39	-	18,064.39
Date	Description	Debit	Credit	Type	
12/01/2025	29028 - Cool Solution Services, Inc - water tower loop pipe repair	6,853.39	-	Invoice	
12/05/2025	6303 - ForEver A/C Corp - replace duct 9th floor	4,411.00	-	Invoice	
700560 - BDA Maintenance		4,205.73	382.30	-	4,588.03
Date	Description	Debit	Credit	Type	
12/31/2025	PPD - Square Point Systems-BDA Dec	382.30	-	GL Entry	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
701640 - Elevator Contract		43,373.02	-	3,911.17	39,461.85
Date	Description		Debit	Credit	Type
12/31/2025	Reverse Accrual - Otis Elevator Company 10/2025		-	3,911.17	GL Entry
702520 - Fire Safety Equipment		25,693.91	2,335.81	-	28,029.72
Date	Description		Debit	Credit	Type
12/31/2025	PPD - Empire Electric M&S 12/25		2,335.81	-	GL Entry
702840 - Floor Mats		1,452.41	-	123.61	1,328.80
Date	Description		Debit	Credit	Type
12/31/2025	Reverse Accrual - Floor Safety Solutions Matting 10/2025		-	123.61	GL Entry
703360 - Generator		1,968.00	-	-	1,968.00
Date	Description		Debit	Credit	Type
703520 - Health Club Contract		1,309.00	-	1,190.00	119.00
Date	Description		Debit	Credit	Type
12/31/2025	Reverse Accrual - Commercial Fitness 07/2025		-	119.00	GL Entry
12/31/2025	Reverse Accrual - Commercial Fitness 10/2025		-	119.00	GL Entry
12/31/2025	Reverse Accrual - Commercial Fitness 04/2025		-	119.00	GL Entry
12/31/2025	Reverse Accrual - Commercial Fitness 05/2025		-	119.00	GL Entry
12/31/2025	Reverse Accrual - Commercial Fitness 06/2025		-	119.00	GL Entry
12/31/2025	Reverse Accrual - Commercial Fitness - Quarterly 01/2025		-	357.00	GL Entry
12/31/2025	Reverse Accrual - Commercial Fitness 09/2025		-	119.00	GL Entry
12/31/2025	Reverse Accrual - Commercial Fitness 08/2025		-	119.00	GL Entry
703680 - Internet		88,825.00	8,075.00	-	96,900.00
Date	Description		Debit	Credit	Type
12/09/2025	061482530 - Webpass Inc-AUTOPAY - 12/09/25-01/09/26		8,075.00	-	Invoice
704120 - Landscaping/Grounds Contract		20,600.00	3,600.00	2,000.00	22,200.00
Date	Description		Debit	Credit	Type
12/01/2025	132 - Sunny Greens Landscapers Corp - june lanscaping		1,800.00	-	Invoice
12/01/2025	406 - Sunny Greens Landscapers Corp - Dec landscaping		1,800.00	-	Invoice
12/31/2025	Reverse Accrual - Sunny Greens Landscapers 06/2025		-	2,000.00	GL Entry

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
704120 - Landscaping/Grounds Contract		20,600.00	3,600.00	2,000.00	22,200.00
Date	Description		Debit	Credit	Type
705160 - Management Overhead Fee		5,390.10	500.85	-	5,890.95
Date	Description		Debit	Credit	Type
12/05/2025	532279 - KW Property Management & Consulting, LLC - OH Reimbursement		500.85	-	Invoice
705200 - Management Services		104,649.30	10,408.05	684.00	114,373.35
Date	Description		Debit	Credit	Type
12/05/2025	532279 - KW Property Management & Consulting, LLC - Association Fees Special Assessment		10,408.05	-	Invoice
12/31/2025	SA Management Fees 11/30		-	684.00	GL Entry
705240 - Management Web Hosting		6,384.50	593.25	-	6,977.75
Date	Description		Debit	Credit	Type
12/05/2025	532279 - KW Property Management & Consulting, LLC - Website Fees		593.25	-	Invoice
705400 - Odor Control Contract		2,675.59	428.00	-	3,103.59
Date	Description		Debit	Credit	Type
12/11/2025	2786124 - Air Essentials, Inc - fragrance service		214.00	-	Invoice
12/31/2025	268946A - Air Essentials, Inc - august service		214.00	-	Invoice
705430 - Package System		4,873.00	443.00	-	5,316.00
Date	Description		Debit	Credit	Type
12/31/2025	PPD - Package Concierge 12/25		443.00	-	GL Entry
705560 - Pest Control		4,172.60	1,048.32	-	5,220.92
Date	Description		Debit	Credit	Type
12/10/2025	911974 - All Florida Pest Control - rodent service		87.98	-	Invoice
12/10/2025	911821 - All Florida Pest Control - pest control		268.18	-	Invoice
12/31/2025	Batched Accrual - All Florida Pest Control		356.16	-	GL Entry
12/31/2025	886394A - All Florida Pest Control - Feb rodent service		83.00	-	GL Entry
12/31/2025	04092025A - All Florida Pest Control - apr interior pest control		253.00	-	GL Entry

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
706020 - Pool & Spa Contract		3,600.00	-	-	3,600.00
Date	Description		Debit	Credit	Type
707000 - Security Services		167,281.85	33,788.05	9,219.75	191,850.15
Date	Description		Debit	Credit	Type
12/01/2025	439394 - Marksman Security LLC - 11/08/25-11/14/25		518.11	-	Invoice
12/01/2025	440926 - Marksman Security LLC - 11/22/25-11/28/25		3,051.00	-	Invoice
12/01/2025	440927 - Marksman Security LLC - 11/22/25-11/28/25		748.16	-	Invoice
12/01/2025	439393 - Marksman Security LLC - 11/08/25-11/14/25		2,903.73	-	Invoice
12/06/2025	442399 - Marksman Security LLC - 11/29/25-12/05/25		2,927.02	-	Invoice
12/31/2025	Reverse Accrual - Marksman Security 11/15-11/21/2025		-	2,864.18	GL Entry
12/31/2025	Reverse Accrual - Marksman Security 11/22-11/30/2025		-	2,933.73	GL Entry
12/31/2025	Accrual - Marksman Security 12/29-12/31/2025		2,927.02	-	GL Entry
12/31/2025	Batched Accrual - Marksman Security LLC		7,262.28	-	GL Entry
12/31/2025	Batched Reverse Accrual - Marksman Security 11/08-11/14/2025		-	3,421.84	GL Entry
12/31/2025	Accrual - Marksman Security 12/20-12/26/25		4,212.38	-	GL Entry
12/31/2025	Accrual - Marksman Security 12/22-12/28/2025		3,051.00	-	GL Entry
12/31/2025	Accrual - Marksman Security 12/13-12/19/25		3,283.62	-	GL Entry
12/31/2025	Accrual - Marksman Security 12/08-12/14/2025		2,903.73	-	GL Entry
707400 - Trash Chute		4,119.55	240.75	-	4,360.30
Date	Description		Debit	Credit	Type
12/31/2025	Accrual - Chemsearch FE 11/2025		240.75	-	GL Entry
707760 - Trash/Recycling Collection		60,382.64	4,047.00	15,124.13	49,305.51
Date	Description		Debit	Credit	Type
12/03/2025	Post Item		300.00	-	Invoice
12/11/2025	2991661-0425 - Waste Management, Inc - 2991661 -03/16-03/31		-	10,019.72	Invoice
12/12/2025	715054816 - Trust Asset Management, LLC - bulk removal		850.00	-	Invoice
12/19/2025	Post Item - 12/19 Waste Connection		2,222.00	-	Invoice
12/31/2025	Reverse Accrual - Waste Connections of FL 06/2025		-	5,104.41	GL Entry
12/31/2025	Accrual - Trust Asset Management, LLC		675.00	-	GL Entry
708160 - Water Treatment		4,741.00	431.00	431.00	4,741.00
Date	Description		Debit	Credit	Type
12/31/2025	Reverse Accrual - Advance Water Technology 12/2024		-	431.00	GL Entry
12/31/2025	PPD - Advance Water Technology 12/25		431.00	-	GL Entry

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
708160 - Water Treatment		4,741.00	431.00	431.00	4,741.00
Date	Description		Debit	Credit	Type
720000 - Insurance		965,349.45	87,497.44	-	1,052,846.89
Date	Description		Debit	Credit	Type
12/02/2025	Insurance Amortization		87,497.44	-	GL Entry
800040 - Access Control R&M		10,170.48	1,272.25	-	11,442.73
Date	Description		Debit	Credit	Type
12/01/2025	20141559 - ADS Technology Corp - regain password		28.75	-	Invoice
12/01/2025	20142184 - ADS Technology Corp - remove email		57.50	-	Invoice
12/01/2025	20142650 - ADS Technology Corp - November maintenance		138.50	-	Invoice
12/01/2025	20142391 - ADS Technology Corp - October maintenance		138.50	-	Invoice
12/01/2025	20142914 - ADS Technology Corp - December maintenance		138.50	-	Invoice
12/01/2025	20141684 - ADS Technology Corp - august maintenance		138.50	-	Invoice
12/02/2025	25-1785 - Intellitech Systems, Inc - repair		237.00	-	Invoice
12/03/2025	25-1856 - Intellitech Systems, Inc - Millinium system down		158.00	-	Invoice
12/15/2025	25-1914 - Intellitech Systems, Inc - cameram view access		237.00	-	Invoice
800240 - Air Cond/HVAC Repairs		45,335.01	5,063.53	-	50,398.54
Date	Description		Debit	Credit	Type
12/01/2025	9243477540 - HD Supply - filters		158.57	-	Invoice
12/01/2025	Batched 9243000834 - HD Supply - filters		1,849.83	-	Invoice
12/01/2025	Batched 9243300709 - HD Supply - filters		1,019.73	-	Invoice
12/01/2025	9243000834 - HD Supply - AA batteries		99.40	-	Invoice
12/05/2025	6304 - ForEver A/C Corp - replace condenser		1,936.00	-	Invoice
801520 - Cleaning		8,843.57	2,367.68	205.76	11,005.49
Date	Description		Debit	Credit	Type
12/01/2025	0882163157 - HD Supply - liners		29.98	-	Invoice
12/01/2025	9243477539 - HD Supply - md gloves		57.76	-	Invoice
12/01/2025	9243477539 - HD Supply - spot cleaner		16.18	-	Invoice
12/01/2025	9243477539 - HD Supply - taxes		59.41	-	Invoice
12/01/2025	9243477539 - HD Supply - toilet paper		63.47	-	Invoice
12/01/2025	Batched 9243477539 - HD Supply - towels		191.29	-	Invoice
12/01/2025	9243477539 - HD Supply - wipes		70.74	-	Invoice
12/01/2025	9243477539 - HD Supply - disinfectant		30.88	-	Invoice

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
801520 - Cleaning		8,843.57	2,367.68	205.76	11,005.49
Date	Description	Debit	Credit	Type	
12/01/2025	9243477539 - HD Supply - detergent	67.55	-	Invoice	
12/01/2025	Reverse - janitorial	-	43.19	GL Entry	
12/01/2025	Reverse - paper towels	-	7.46	GL Entry	
12/01/2025	Reverse - sanitizer disoenser	-	38.38	GL Entry	
12/01/2025	Reverse - soap dispenser	-	78.35	GL Entry	
12/01/2025	Batched 9243477539 - HD Supply - garbage bags	136.11	-	Invoice	
12/01/2025	9243300709 - HD Supply - gloves	17.82	-	Invoice	
12/01/2025	9243477539 - HD Supply - bleach	27.51	-	Invoice	
12/01/2025	9243477539 - HD Supply - hook	18.15	-	Invoice	
12/01/2025	9243477539 - HD Supply - lg gloves	36.10	-	Invoice	
12/01/2025	9243477539 - HD Supply - cleaner	56.90	-	Invoice	
12/01/2025	9243477539 - HD Supply - degreaser	76.00	-	Invoice	
12/01/2025	17093 - Dynamic Chemical Products, Inc - aeromic fragrances	533.60	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - pet waste sign	24.56	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - pet cleaning area	63.09	-	Invoice	
12/03/2025	9243589148 - HD Supply - gloves	38.63	-	Invoice	
12/19/2025	Credit Memo: 5699-1225 janitorial credit	-	38.38	GL Entry	
12/31/2025	sanitizer disoenser	38.38	-	GL Entry	
12/31/2025	soap dispenser	78.35	-	GL Entry	
12/31/2025	janitorial	43.19	-	GL Entry	
12/31/2025	paper towels	7.46	-	GL Entry	
12/31/2025	Accrual - HD Supply	63.47	-	GL Entry	
12/31/2025	Batched Accrual - HD Supply	521.10	-	GL Entry	
802400 - Doors Automatic		1,785.88	-	-	1,785.88
Date	Description	Debit	Credit	Type	
802680 - Electrical Supplies & Repair		447.17	17.98	-	465.15
Date	Description	Debit	Credit	Type	
12/01/2025	0882163157 - HD Supply - electric tape	17.98	-	Invoice	
802760 - Elevator R&M		10,574.00	-	-	10,574.00
Date	Description	Debit	Credit	Type	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
803720 - Fitness Center/Gym Supplies		441.04	-	-	441.04
Date	Description		Debit	Credit	Type
804160 - Furniture & Accessories		2,797.69	-	-	2,797.69
Date	Description		Debit	Credit	Type
804480 - Gate Repair Expenses		700.00	5,800.00	-	6,500.00
Date	Description		Debit	Credit	Type
12/09/2025	422 - Perfect Solution Welding Works H&A Corp - replace gate		5,800.00	-	Invoice
806160 - Landscaping Extras		9,269.62	2,414.58	-	11,684.20
Date	Description		Debit	Credit	Type
12/01/2025	16270 - Sunny Greens Landscapers Corp - soil and plants		660.00	-	Invoice
12/01/2025	16271 - Sunny Greens Landscapers Corp - plants		120.00	-	Invoice
12/01/2025	16266 - Sunny Greens Landscapers Corp - irrigation repair		620.00	-	Invoice
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - pet fence		164.58	-	Invoice
12/05/2025	16293 - Sunny Greens Landscapers Corp - ttree removal		850.00	-	Invoice
806960 - Life Safety Equipment		20,761.10	-	-	20,761.10
Date	Description		Debit	Credit	Type
807400 - Maintenance Supplies		8,160.48	2,174.16	17.06	10,317.58
Date	Description		Debit	Credit	Type
12/01/2025	Reverse - double tape		-	17.06	GL Entry
12/01/2025	0882223773 - HD Supply - level		26.97	-	Invoice
12/01/2025	0882223773 - HD Supply - taxes		8.67	-	Invoice
12/01/2025	9243000834 - HD Supply - taxes		143.67	-	Invoice
12/01/2025	9243300709 - HD Supply - taxes		80.70	-	Invoice
12/01/2025	Batched 0882223773 - HD Supply - deadbolt		24.94	-	Invoice
12/01/2025	9243300709 - HD Supply - WD40		115.32	-	Invoice
12/01/2025	0882163157 - HD Supply - weedblock		24.98	-	Invoice
12/01/2025	0882223773 - HD Supply - knife		19.97	-	Invoice
12/01/2025	0882223773 - HD Supply - hammer		26.97	-	Invoice
12/01/2025	0882223773 - HD Supply - blade		24.97	-	Invoice
12/01/2025	Batched 0882163157 - HD Supply - stapler		52.94	-	Invoice
12/01/2025	0882163157 - HD Supply - step stool		32.97	-	Invoice

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
807400 - Maintenance Supplies		8,160.48	2,174.16	17.06	10,317.58
Date	Description	Debit	Credit	Type	
12/01/2025	9243000834 - HD Supply - AAA batteries	103.25	-	Invoice	
12/02/2025	5699-1225 - Truist Bank - AUTOPAY - CHEVRON	32.60	-	Invoice	
12/08/2025	0882258528 - HD Supply - taxes	33.77	-	Invoice	
12/08/2025	0882258528 - HD Supply - knife	9.47	-	Invoice	
12/08/2025	0882258528 - HD Supply - knot brush	52.94	-	Invoice	
12/08/2025	0882258528 - HD Supply - masonry set	11.47	-	Invoice	
12/08/2025	0882258528 - HD Supply - pad	13.86	-	Invoice	
12/08/2025	0882258528 - HD Supply - saw	103.76	-	Invoice	
12/08/2025	0882258528 - HD Supply - shockwave	9.97	-	Invoice	
12/08/2025	0882258528 - HD Supply - stringer wheel	52.94	-	Invoice	
12/08/2025	Batched 0882258528 - HD Supply - blade	67.91	-	Invoice	
12/08/2025	0882258528 - HD Supply - demon conical	35.88	-	Invoice	
12/08/2025	0882258528 - HD Supply - grinder	79.00	-	Invoice	
12/08/2025	0882258528 - HD Supply - battery	45.24	-	Invoice	
12/31/2025	double tape	17.06	-	GL Entry	
12/31/2025	Accrual - HD Supply 10/25/2025	461.89	-	GL Entry	
12/31/2025	Accrual - HD Supply 10/23/2025	460.08	-	GL Entry	
807440 - Maintenance Supplies & Repairs		17,564.13	1,050.27	761.37	17,853.03
Date	Description	Debit	Credit	Type	
12/01/2025	Reverse - THE HOME DEPOT	-	697.64	GL Entry	
12/01/2025	Reverse - maintenance	-	63.73	GL Entry	
12/31/2025	THE HOME DEPOT	697.64	-	GL Entry	
12/31/2025	maintenance	63.73	-	GL Entry	
12/31/2025	Accrual - Ecolo Odor Control / All Ready Chute Inc	288.90	-	GL Entry	
807600 - Miscellaneous Repairs		2,227.70	-	-	2,227.70
Date	Description	Debit	Credit	Type	
807880 - Painting & Supplies		12,802.33	1,487.18	-	14,289.51
Date	Description	Debit	Credit	Type	
12/01/2025	0882166259 - HD Supply - taxes	16.39	-	Invoice	
12/01/2025	3384-8 - The Sherwin Williams Co - paint supplies	110.97	-	Invoice	
12/01/2025	0882166259 - HD Supply - millwork	175.52	-	Invoice	
12/01/2025	0882166259 - HD Supply - concrete block	58.59	-	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current Debit	Credit	Ending Balance
807880 - Painting & Supplies		12,802.33	1,487.18	-	14,289.51
Date	Description	Debit	Credit	Type	
12/05/2025	3926-6 - The Sherwin Williams Co - painting supplies	419.65	-	Invoice	
12/31/2025	Accrual - The Sherwin Williams Co	619.64	-	GL Entry	
12/31/2025	Batched Accrual - HD Supply	86.42	-	GL Entry	
808240 - Plumbing R&M		26,880.00	6,450.00	-	33,330.00
Date	Description	Debit	Credit	Type	
12/01/2025	INV354 - The Gravity & Flow Plumbing Corp - new flushmeter	950.00	-	Invoice	
12/31/2025	Batched Accrual - The Gravity & Flow Plumbing Corp	5,500.00	-	GL Entry	
808280 - Plumbing Supplies		278.40	-	-	278.40
Date	Description	Debit	Credit	Type	
808840 - Radio & Pagers		355.06	-	-	355.06
Date	Description	Debit	Credit	Type	
809760 - Signage		266.75	30.76	-	297.51
Date	Description	Debit	Credit	Type	
12/01/2025	0882163157 - HD Supply - taxes	12.40	-	Invoice	
12/01/2025	0882163157 - HD Supply - strip	18.36	-	Invoice	
890000 - Payroll & Benefits		1,001,422.15	148,183.65	51,470.75	1,098,135.05
Date	Description	Debit	Credit	Type	
12/03/2025	528613 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement	46,229.60	-	Invoice	
12/05/2025	532279 - KW Property Management & Consulting, LLC - Timeclocks	112.00	-	Invoice	
12/09/2025	536882 - KW Property Management & Consulting, LLC - Temp Services	1,175.30	-	Invoice	
12/12/2025	541241 - KW Property Management & Consulting, LLC - Temp Services	1,091.35	-	Invoice	
12/16/2025	550743 - KW Property Management & Consulting, LLC - Temp Services	1,209.80	-	Invoice	
12/17/2025	549844 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement	43,638.22	-	Invoice	
12/26/2025	559225 - KW Property Management & Consulting, LLC - Temp Services	1,177.03	-	Invoice	

Vue At Brickell Condominium Association, Inc.

GL Trial Balance For 12/1/2025 - 12/31/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
890000 - Payroll & Benefits		1,001,422.15	148,183.65	51,470.75	1,098,135.05
Date	Description	Debit	Credit	Type	
12/30/2025	564211 - KW Property Management & Consulting, LLC - Personnel Fee Reimbursement	44,100.29	-	Invoice	
12/31/2025	SA Payroll Alloc w/e 14/2025 - 28/2025	-	6,000.00	GL Entry	
12/31/2025	Medical Reclass 12/28/2025	-	396.92	GL Entry	
12/31/2025	Reverse Accrual - KW Payroll 11/17-11/30/2025	-	44,676.91	GL Entry	
12/31/2025	Medical Reclass 12/14/2025	-	396.92	GL Entry	
12/31/2025	Accrual - KW Payroll 12/29-12/31/2025	9,450.06	-	GL Entry	
890360 - Payroll Medical Benefit		7,739.94	793.84	396.92	8,136.86
Date	Description	Debit	Credit	Type	
12/31/2025	Reverse Accrual - KW Payroll 11/17-11/30/2025	-	396.92	GL Entry	
12/31/2025	Medical Reclass 12/28/2025	396.92	-	GL Entry	
12/31/2025	Medical Reclass 12/14/2025	396.92	-	GL Entry	
900001 - Reserve Contribution Structural		579,518.50	52,683.50	-	632,202.00
Date	Description	Debit	Credit	Type	
12/02/2025	2025 Reserve Allocation	52,683.50	-	GL Entry	
900002 - Reserve Contribution Non-Structural		280,043.50	25,458.50	-	305,502.00
Date	Description	Debit	Credit	Type	
12/02/2025	2025 Reserve Allocation	25,458.50	-	GL Entry	
900003 - Reserve Expense Non-Structural		225,319.30	37,204.95	18,508.95	244,015.30
Date	Description	Debit	Credit	Type	
12/01/2025	90025 - The Falcon Group - roof	18,508.95	-	Invoice	
12/31/2025	90025 - The Falcon Group - roof	-	18,508.95	Invoice	
12/31/2025	Accrual - ForEver A/C Corp 7/13/25	18,696.00	-	GL Entry	
900030 - Reserve Expense Structural		408,214.37	18,508.95	-	426,723.32
Date	Description	Debit	Credit	Type	
12/31/2025	90025 - The Falcon Group - roof	18,508.95	-	Invoice	
Net Total		0.00	3,236,059.32	3,236,059.32	0.00

Vue At Brickell Condominium Association, Inc.

Bank Account Reconciliation for Period 12/31/2025

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
825 CityNatl-MAINOPR-7328	342,543.57	-36,888.52	305,655.05	305,655.05	Balanced
825 CityNatl-sec-7337	633,386.56	-7,400.00	625,986.56	625,986.56	Balanced
825 CityNatl-spa-7346	1,131,036.65	-38,694.35	1,092,342.30	1,092,342.30	Balanced
825 Truist-opr-8068	133,133.35	0.00	133,133.35	133,133.35	Balanced
825 CityNatl-rsv-7319	1,248,919.23	0.00	1,248,919.23	1,248,919.23	Balanced

Unreconciled Items

Date	Description	Check No	Amount
825 CityNatl-MAINOPR-7328			
12/17/2025	The Gravity & Flow Plumbing Corp	20530	-950.00
12/17/2025	City of Miami	20532	-503.50
12/26/2025	City of Miami	20546	-803.50
12/29/2025	Air Essentials, Inc	20548	-214.00
12/31/2025	Miami Dade County Water & Sewer-AUTOPAY		-4,456.62
12/31/2025	Miami Dade County Water & Sewer-AUTOPAY		-6,414.63
12/31/2025	Miami Dade County Water & Sewer-AUTOPAY		-16,497.23
12/31/2025	Miami Dade County Water & Sewer-AUTOPAY		-435.47
12/31/2025	Miami Dade County Water & Sewer-AUTOPAY		-5,953.34
12/31/2025	Miami Dade County Water & Sewer-AUTOPAY		-589.94
12/31/2025	Teco Peoples Gas - AUTOPAY		-70.29
Total 825 CityNatl-MAINOPR-7328			-36,888.52
825 CityNatl-sec-7337			
7/9/2025	Marcela Munoz Moreno	20004	-2,750.00
10/29/2025	Danielle Marshall & Andrew Lane	20020	-2,200.00
12/18/2025	Craig A. Schwarz	20023	-2,450.00
Total 825 CityNatl-sec-7337			-7,400.00
825 CityNatl-spa-7346			
12/16/2025	The Falcon Group	20042	-19,574.90
12/17/2025	Structurally Sound Contractors	20044	-620.00
12/26/2025	The Falcon Group	20046	-18,499.45
Total 825 CityNatl-spa-7346			-38,694.35

Vue At Brickell Condominium Association, Inc.

Bank Account Reconciliation for Period 12/31/2025

Reconciled Items

Date	Description	Check No	Amount
825 CityNatI-MAINOPR-7328			
11/30/2025	Transfer from 825 Truist-opr-8068 - Deposits posted 8068 but belongs to 7328		1,746.05
12/1/2025	OLB		3,073.59
12/1/2025	Acct: 8251072639 Check #104707		10,926.57
12/1/2025	billpay		5,003.26
12/2/2025	ACH		184,822.95
12/2/2025	LBX-CHK21		6,230.91
12/2/2025	billpay		1,288.58
12/3/2025	ACH		43,178.24
12/3/2025	OLB		9,551.43
12/3/2025	CC		1,313.20
12/3/2025	billpay		4,683.82
12/3/2025	autopay		2,241.21
12/4/2025	ACH		25,992.49
12/4/2025	OLB		4,019.70
12/4/2025	CC		11,645.17
12/4/2025	LBX-CHK21		1,490.39
12/5/2025	ACH		17,415.43
12/5/2025	OLB		1,631.39
12/5/2025	CC		897.37
12/5/2025	LBX-CHK21		828.51
12/8/2025	ACH		24,678.66
12/8/2025	LBX		1,877.04
12/8/2025	OLB		897.37
12/9/2025	ACH		2,175.44
12/11/2025	ACH		23,523.44
12/12/2025	CC		3,500.00
12/15/2025	ACH		1,537.32
12/15/2025	CC		726.40
12/16/2025	ACH		31,958.41
12/18/2025	CC		1,339.95
12/18/2025	billpay		900.00
12/19/2025	ACH		910.59
12/23/2025	ACH		3,359.65
12/23/2025	LBX-CHK21		23,172.86
12/23/2025	billpay		1,862.40
12/24/2025	LBX-CHK21		882.74

Vue At Brickell Condominium Association, Inc.

Bank Account Reconciliation for Period 12/31/2025

Date	Description	Check No	Amount
12/26/2025	billpay		367.05
12/29/2025	OLB		2,604.11
12/29/2025	LBX		1,748.57
12/29/2025	billpay		2,415.53
12/30/2025	LBX		1,877.75
12/30/2025	OLB		3,037.63
12/30/2025	billpay		1,153.85
12/31/2025	To Clear 12/26 Truist CC		1,615.37
12/31/2025	OLB		944.72
12/31/2025	LBX-CHK21		1,258.17
12/31/2025	Transfer from 825 CityNatl-spa-7346		10,566.23
12/31/2025	Transfer from 825 Truist-opr-8068		240.00
12/31/2025	Transfer from 825 CityNatl-spa-7346		10,108.59
12/31/2025	Transfer from 825 CityNatl-rsv-7319		9,249.99
11/13/2025	Miami Dade County Water & Sewer-AUTOPAY		-5,866.89
11/21/2025	Mt Hawley Insurance Co	20468	-2,500.00
11/24/2025	Siegfried Rivera, P.A.	20475	-6,274.00
11/24/2025	Sunny Greens Landscapers Corp	20482	-1,800.00
11/24/2025	Sunny Greens Landscapers Corp	20485	-2,383.12
11/24/2025	City of Miami	20486	-503.50
11/30/2025	Transfer to 825 Truist-opr-8068 - Deposits posted 7328 but belongs to 8068		-15,979.27
11/30/2025	Transfer to 825 CityNatl-rsv-7319		-78,142.00
12/1/2025	FPL-AUTOPAY		-15,674.12
12/1/2025	December Bank Fees		-50.00
12/3/2025	- 12/03 Waste Connection		-300.00
12/3/2025	KW Property Management & Consulting, LLC	20493	-46,229.60
12/5/2025	KW Property Management & Consulting, LLC	20494	-11,614.15
12/9/2025	KW Property Management & Consulting, LLC	20495	-1,175.30
12/11/2025	The Sherwin Williams Co	20496	-110.97
12/11/2025	Marksman Security LLC	20497	-2,903.73
12/11/2025	Marksman Security LLC	20498	-518.11
12/11/2025	Teco Peoples Gas - AUTOPAY		-70.29
12/11/2025	Cool Solution Services, Inc	20499	-6,853.39
12/12/2025	Acct: 8251072518 Chk #256163822		-565.81
12/12/2025	KW Property Management & Consulting, LLC	20500	-1,091.35
12/12/2025	Miami Dade County Water & Sewer-AUTOPAY		-58.32
12/12/2025	Miami Dade County Water & Sewer-AUTOPAY		-7,301.35
12/12/2025	Miami Dade County Water & Sewer-AUTOPAY		-7,441.42
12/12/2025	Miami Dade County Water & Sewer-AUTOPAY		-5,073.64
12/12/2025	Miami Dade County Water & Sewer-AUTOPAY		-18,724.26
12/15/2025	Association Law Group, PL	20502	-5,295.00

Vue At Brickell Condominium Association, Inc.

Bank Account Reconciliation for Period 12/31/2025

Date	Description	Check No	Amount
12/15/2025	Sunny Greens Landscapers Corp	20501	-1,800.00
12/15/2025	HD Supply	20503	-132.49
12/15/2025	Sunny Greens Landscapers Corp	20504	-620.00
12/15/2025	Dynamic Chemical Products, Inc	20505	-533.60
12/15/2025	HD Supply	20506	-158.57
12/15/2025	Sunny Greens Landscapers Corp	20507	-120.00
12/15/2025	HD Supply	20508	-189.61
12/15/2025	HD Supply	20510	-908.05
12/15/2025	Sunny Greens Landscapers Corp	20509	-660.00
12/15/2025	HD Supply	20512	-250.50
12/15/2025	Sunny Greens Landscapers Corp	20511	-1,800.00
12/15/2025	HD Supply	20513	-38.63
12/15/2025	Virtuworks, Inc	20514	-1,176.99
12/15/2025	HD Supply	20516	-1,233.57
12/15/2025	Intellitech Systems, Inc	20515	-237.00
12/15/2025	Intellitech Systems, Inc	20517	-158.00
12/15/2025	HD Supply	20518	-2,196.15
12/15/2025	- 12/15 Fusion Megapath		-153.13
12/16/2025	KW Property Management & Consulting, LLC	20537	-1,209.80
12/17/2025	ADS Technology Corp	20519	-138.50
12/17/2025	ForEver A/C Corp	20520	-1,936.00
12/17/2025	Air Essentials, Inc	20522	-214.00
12/17/2025	ForEver A/C Corp	20521	-4,411.00
12/17/2025	Perfect Solution Welding Works H&A Corp	20523	-5,800.00
12/17/2025	All Florida Pest Control	20524	-87.98
12/17/2025	HD Supply	20526	-516.21
12/17/2025	Sunny Greens Landscapers Corp	20525	-850.00
12/17/2025	All Florida Pest Control	20527	-268.18
12/17/2025	Marksman Security LLC	20528	-748.16
12/17/2025	Beejay Printing	20529	-344.29
12/17/2025	Marksman Security LLC	20531	-3,051.00
12/17/2025	Marksman Security LLC	20533	-2,927.02
12/17/2025	The Sherwin Williams Co	20534	-419.65
12/17/2025	Trust Asset Management, LLC	20535	-850.00
12/17/2025	KW Property Management & Consulting, LLC	20536	-43,638.22
12/18/2025	KW Property Management & Consulting, LLC	20538	-200.00
12/19/2025	Intellitech Systems, Inc	20539	-237.00
12/19/2025	- 12/19 Waste Connection		-2,222.00
12/23/2025	Andrea Valentina LLC	20540	-1,318.10
12/24/2025	ADS Technology Corp	20541	-57.50
12/24/2025	ADS Technology Corp	20542	-138.50
12/24/2025	ADS Technology Corp	20543	-28.75

Vue At Brickell Condominium Association, Inc.

Bank Account Reconciliation for Period 12/31/2025

Date	Description	Check No	Amount
12/24/2025	ADS Technology Corp	20544	-138.50
12/24/2025	ADS Technology Corp	20545	-138.50
12/24/2025	Webpass Inc-AUTOPAY		-8,075.00
12/26/2025	KW Property Management & Consulting, LLC	20547	-1,177.03
12/27/2025	Truist Bank - AUTOPAY		-1,615.37
12/30/2025	Transfer to 825 Truist-opr-8068		-367.05
12/30/2025	Transfer to 825 Truist-opr-8068		-2,415.53
12/30/2025	KW Property Management & Consulting, LLC	20549	-44,100.29
12/31/2025	Transfer to 825 Truist-opr-8068		-1,153.85
12/31/2025	First Insurance Funding		-87,644.01
12/31/2025	FPL-AUTOPAY		-14,343.96

Total 825 CityNatl-MAINOPR-7328 18,823.26

825 CityNatl-rsv-7319

11/30/2025	Transfer from 825 CityNatl-MAINOPR-7328		78,142.00
12/1/2025	December Interest		2,615.44
12/31/2025	December Interest		115.27
12/5/2025	Cool Solution Services, Inc	20036	-22,127.72
12/17/2025	The Falcon Group	20037	-18,508.95
12/31/2025	Transfer to 825 CityNatl-MAINOPR-7328		-9,249.99

Total 825 CityNatl-rsv-7319 30,986.05

825 CityNatl-sec-7337

12/9/2025	Acct: 8251072691 Check #In Office Payment 12/09/2025		5,000.00
12/9/2025	Acct: 8251072642 Check #In Office Payment 12/09/2025		3,000.00
12/10/2025	Acct: 8251157345 Check #In Office Payment 12/10/2025		2,600.00
12/16/2025	Acct: 8251072260 Check #In Office Payment 12/16/2025		3,100.00
12/11/2025	Hanna Reed Culver Zawislak	20022	-3,800.00

Total 825 CityNatl-sec-7337 9,900.00

825 CityNatl-spa-7346

12/2/2025	ACH		32,772.11
12/3/2025	CC		312.65
12/3/2025	ACH		9,246.71
12/4/2025	ACH		5,186.10
12/4/2025	CC		1,793.69
12/5/2025	CC		232.80
12/5/2025	ACH		2,823.21
12/8/2025	ACH		4,016.83

Vue At Brickell Condominium Association, Inc.

Bank Account Reconciliation for Period 12/31/2025

Date	Description	Check No	Amount
12/8/2025	LBX-CHK21		214.94
12/9/2025	ACH		537.28
12/11/2025	ACH		299.20
12/15/2025	ACH		367.05
12/16/2025	ACH		8,267.69
12/19/2025	ACH		214.94
12/22/2025	LBX		387.00
12/23/2025	ACH		734.10
12/29/2025	ACH		299.20
12/30/2025	Acct: 8251158716 Check #185500		257.45
12/30/2025	Acct: 8251158716 Check #185355		10,566.23
12/3/2025	Structurally Sound Contractors	20040	-90,379.53
12/3/2025	Association Law Group, PL	20041	-6,919.34
12/16/2025	Structurally Sound Contractors	20043	-36,933.80
12/26/2025	The Falcon Group	20045	-14,552.50
12/31/2025	Transfer to 825 CityNatI-MAINOPR-7328		-10,566.23
12/31/2025	Transfer to 825 CityNatI-MAINOPR-7328		-10,108.59

Total 825 CityNatI-spa-7346

-90,930.81

825 Truist-opr-8068

11/30/2025	Transfer from 825 CityNatI-MAINOPR-7328 - Deposits posted 7328 but belongs to 8068		15,979.27
12/1/2025	ClickPay IOP		25.00
12/1/2025	December Interest		10.11
12/2/2025	ClickPay IOP		50.00
12/2/2025	ClickPay IOP		25.00
12/8/2025	ClickPay IOP		90.00
12/9/2025	ClickPay IOP		90.00
12/10/2025	ClickPay IOP		25.00
12/10/2025	ClickPay IOP		75.00
12/11/2025	ClickPay IOP		120.00
12/12/2025	ClickPay IOP		50.00
12/15/2025	ClickPay IOP		120.00
12/18/2025	ClickPay IOP		781.05
12/18/2025	ClickPayIOP		25.00
12/23/2025	ClickPay IOP		270.00
12/30/2025	Transfer from 825 CityNatI-MAINOPR-7328		367.05
12/30/2025	Transfer from 825 CityNatI-MAINOPR-7328		2,415.53
12/31/2025	ClickPay IOP		240.00
12/31/2025	December Interest		0.91
12/31/2025	Transfer from 825 CityNatI-MAINOPR-7328		1,153.85

Vue At Brickell Condominium Association, Inc.

Bank Account Reconciliation for Period 12/31/2025

Date	Description	Check No	Amount
11/30/2025	Transfer to 825 CityNatl-MAINOPR-7328 - Deposits posted 8068 but belongs to 7328		-1,746.05
12/26/2025	- 12/26 Truist CC Pmt		-1,615.37
12/31/2025	Transfer to 825 CityNatl-MAINOPR-7328		-240.00
Total 825 Truist-opr-8068			18,311.35



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Miami, FL 33131-2151
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Page: 1 of 10
Account: XXXXXXX7328

Client Services



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DORAL FL 33122-1901

For additional locations
and hours, please visit
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Association Non-Interest Checking

Account Summary

Account:	XXXXXXXX7328	Beginning Balance:	\$50,000.00
Last Statement:	November 28, 2025	Ending Balance:	\$60,566.23
This Statement:	December 31, 2025	Average Ledger Balance:	\$52,091.57
		Low Balance:	\$50,000.00

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-29	Beginning Balance			\$50,000.00
12-01	ClickPay STL CC CP STL CC 68225000	\$25.00		\$50,025.00
12-01	VANCO PAYMENTS GATEWAY XX1V5DRS7HF8AV	\$3,073.59		\$53,098.59
12-01	MDWS M-DWASDPMT 000001792354374		\$13,308.31	\$39,790.28
12-01	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$10,209.72		\$50,000.00
12-02	ClickPay STL CC CP STL CC 68700388	\$25.00		\$50,025.00
12-02	Vue At Brickell Settlement 000025637255934	\$50.00		\$50,075.00
12-02	Vue At Brickell Settlement 000025650575478	\$6,230.91		\$56,305.91
12-02	ClickPay STL ACH CP STL ACH 68773680	\$184,822.95		\$241,128.86
12-02	PROPRTYPAY ClickPay		\$50.00	\$241,078.86
12-02	FPL DIRECT DEBIT ELEC PYMT XXXXXX8164 PPDA		\$15,674.12	\$225,404.74

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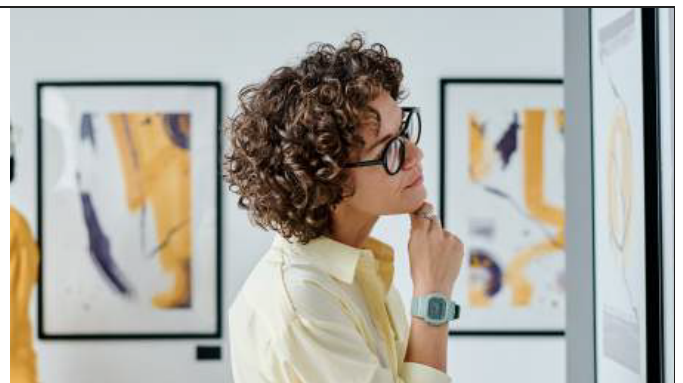
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Outstanding checks, withdrawals and debits:

Number	Description	Amount
		\$
Total	\$	

Bank balance shown on this statement: _____

Add +

Deposits not credited on this statement (if any) _____

Total

Subtract – outstanding items

Balance*

**This balance should agree with your checkbook balance after deducting service charge (if any) or adding interest (if any) shown on this statement.*

In Case of Errors or Questions About Your Electronic Funds Transfer on a Consumer Account:

Contact your local City National Bank of Florida banking center, or for lost check card call us at 1-800-762-2489 24-hours a day or write us (City National Bank of Florida, c/o E.F.T. Department, P.O. Box 025606, Miami, Florida 33102-5606) as soon as possible. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you **no later than 60 days after we sent you the FIRST statement** on which the error or problem appeared. (1) Tell us your name and account number, (2) describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information, and (3) tell us the dollar amount of the suspected error and the date the transaction occurred. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this and this is a consumer account, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If you are asked to submit your complaint or question in writing and signed by you, and it is not received within 10 business days, we may not credit your account the disputed amount.

Consumer Lines of Credit Finance/Interest Charge Calculation Information:

City National Bank of Florida calculates FINANCE/INTEREST CHARGES on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. These daily finance charges are added together to determine the finance charge for the billing cycle. To get the "daily balance" we take the beginning balance of your account each day of the billing cycle, add any new advances, and subtract any payments made or credits issued and any unpaid interest or other finance charges.

In Case of Errors or Questions About Your Line of Credit Bill or Mortgage Loan Statement:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606 or call (305) 577-7343 or call toll free 1-800-230-0332 as soon as possible. We must hear from you **no later than 60 days after we sent you the first bill or statement on which the error or problem appeared**. Telephoning us will not preserve your rights. In your letter, please provide: (1) your name and account number, (2) the dollar amount of the suspected error, and (3) describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount your question.

Mortgage Loan Servicing Errors or Request for Information:

Send a written request to City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606. In your written request, please provide your name, loan account number, and the specific error you believe occurred or the loan information being requested.

Important - for Repurchase Agreements:

Investment products are not insured by the FDIC or by any federal government agency. They are not a deposit or other obligation of, or guaranteed by City National Bank of Florida or any of its affiliates. They are subject to investment risks, including possible loss of the principal amount invested.

Access your account(s) 24 hours a day via online banking, mobile apps and with CityTel by calling 800-762-CITY or 856-470-1000.

Association Non-Interest Checking (continued)

Daily Activity (continued)

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-02	CHECK # 20482		\$1,800.00	\$223,604.74
12-02	CHECK # 20485		\$2,383.12	\$221,221.62
12-02	CHECK # 20468		\$2,500.00	\$218,721.62
12-02	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785223		\$168,721.62	\$50,000.00
12-03	ClickPay STL CC CP STL CC 68865825	\$1,313.20		\$51,313.20
12-03	VANCO PAYMENTS GATEWAY XX1V5DTU7HT3CX	\$9,551.43		\$60,864.63
12-03	ClickPay STL ACH CP STL ACH 68898161	\$43,178.24		\$104,042.87
12-03	WASTE CONNECTION WEB_PAY 07981105120225		\$300.00	\$103,742.87
12-03	CHECK # 20475		\$6,274.00	\$97,468.87
12-03	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785223		\$47,468.87	\$50,000.00
12-04	DEPOSIT	\$10,926.57		\$60,926.57
12-04	Vue At Brickell Settlement 000025677379954	\$1,490.39		\$62,416.96
12-04	VANCO PAYMENTS GATEWAY XX1V5DTV7HYTDD	\$4,019.70		\$66,436.66
12-04	ClickPay STL CC CP STL CC 68989970	\$11,645.17		\$78,081.83
12-04	ClickPay STL ACH CP STL ACH 69023888	\$25,992.49		\$104,074.32
12-04	KW PROPERTY MANA CASH CON 825		\$46,229.60	\$57,844.72
12-04	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$3,081.85		\$60,926.57
12-05	Vue At Brickell Settlement 000025690828682	\$828.51		\$61,755.08
12-05	ClickPay STL CC CP STL CC 69094589	\$897.37		\$62,652.45
12-05	VANCO PAYMENTS GATEWAY XX1V5DTW7I2KDP	\$1,631.39		\$64,283.84
12-05	ClickPay STL ACH CP STL ACH 69119108	\$17,415.43		\$81,699.27
12-05	WEBXFR TO ASSOC INT NO 717319		\$78,142.00	\$3,557.27
12-05	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$57,369.30		\$60,926.57
12-08	Vue At Brickell Settlement 000025700202386	\$40.00		\$60,966.57
12-08	Vue At Brickell Settlement 000025707120890	\$50.00		\$61,016.57
12-08	VANCO PAYMENTS GATEWAY XX1V5DTX7I7405	\$897.37		\$61,913.94
12-08	Vue At Brickell Settlement 000025705917518	\$1,877.04		\$63,790.98
12-08	ClickPay STL ACH CP STL ACH 69232855	\$24,678.66		\$88,469.64
12-08	CHECK # 20486		\$503.50	\$87,966.14
12-08	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785223		\$37,966.14	\$50,000.00
12-09	Vue At Brickell Settlement 000025719852586	\$90.00		\$50,090.00
12-09	ClickPay STL ACH CP STL ACH 69434741	\$2,175.44		\$52,265.44
12-09	KW PROPERTY MANA CASH CON 825		\$11,614.15	\$40,651.29
12-09	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$9,348.71		\$50,000.00
12-10	Vue At Brickell Settlement 000025730671806	\$25.00		\$50,025.00
12-10	ClickPay STL CC CP STL CC 69456288	\$75.00		\$50,100.00
12-10	PAYPAL TRANSFER GOOGLE WEBPASS		\$8,075.00	\$42,025.00
12-10	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$7,975.00		\$50,000.00
12-11	ClickPay STL CC CP STL CC 69505545	\$120.00		\$50,120.00
12-11	ClickPay STL ACH CP STL ACH 69523946	\$23,523.44		\$73,643.44
12-11	TECO/PEOPLE GAS UTILITYBIL 211013850063		\$70.29	\$73,573.15
12-11	KW PROPERTY MANA CASH CON 825		\$1,175.30	\$72,397.85
12-11	TRANSFER TO PROMONTORY ICS SDW ACCOUNT		\$22,397.85	\$50,000.00

Association Non-Interest Checking (continued)

Daily Activity (continued)

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
	1244785223			
12-12	ClickPay STL CC CP STL CC 69541162	\$50.00		\$50,050.00
12-12	ClickPay STL CC CP STL CC 69542440	\$3,500.00		\$53,550.00
12-12	ClickPay RTN ACH CP RTN ACH 69557054		\$565.81	\$52,984.19
12-12	BT Paymode-X PAYMENT F222408178		\$3,532.81	\$49,451.38
12-12	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$548.62		\$50,000.00
12-15	ClickPay STL CC CP STL CC 69590166	\$120.00		\$50,120.00
12-15	ClickPay STL CC CP STL CC 69591609	\$726.40		\$50,846.40
12-15	ClickPay STL ACH CP STL ACH 69604572	\$1,537.32		\$52,383.72
12-15	MDWS M-DWASDPMT 000001797781290		\$58.32	\$52,325.40
12-15	FUSION MEGAPATH BILLPMT 041723140251398		\$153.13	\$52,172.27
12-15	MDWS M-DWASDPMT 000001797781289		\$5,073.64	\$47,098.63
12-15	MDWS M-DWASDPMT 000001797781288		\$7,301.35	\$39,797.28
12-15	MDWS M-DWASDPMT 000001797781008		\$18,724.26	\$21,073.02
12-15	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$28,926.98		\$50,000.00
12-16	ClickPay STL ACH CP STL ACH 69652736	\$31,958.41		\$81,958.41
12-16	KW PROPERTY MANA CASH CON 825		\$1,091.35	\$80,867.06
12-16	FIRST INSURANCE INSURANCE 900-103744074		\$87,644.01	-\$6,776.95
12-16	CHECK # 20499		\$6,853.39	-\$13,630.34
12-16	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$63,630.34		\$50,000.00
12-17	BT Paymode-X PAYMENT F222742615		\$12,113.16	\$37,886.84
12-17	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$12,113.16		\$50,000.00
12-18	ClickPay STL CC CP STL CC 69684162	\$25.00		\$50,025.00
12-18	Vue At Brickell Settlement 000025786997934	\$781.05		\$50,806.05
12-18	ClickPay STL CC CP STL CC 69685595	\$1,339.95		\$52,146.00
12-18	BT Paymode-X PAYMENT F222833508		\$15,911.99	\$36,234.01
12-18	KW PROPERTY MANA CASH CON 825		\$43,638.22	-\$7,404.21
12-18	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$57,404.21		\$50,000.00
12-19	ClickPay STL ACH CP STL ACH 69712608	\$910.59		\$50,910.59
12-19	KW PROPERTY MANA CASH CON 825		\$200.00	\$50,710.59
12-19	KW PROPERTY MANA CASH CON 825		\$1,209.80	\$49,500.79
12-19	WASTE CONNECTION WEB_PAY 08446730121825		\$2,222.00	\$47,278.79
12-19	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$2,721.21		\$50,000.00
12-23	Vue At Brickell Settlement 000025817075534	\$270.00		\$50,270.00
12-23	ClickPay STL ACH CP STL ACH 69765284	\$3,359.65		\$53,629.65
12-23	Vue At Brickell Settlement 000025821451618	\$23,172.86		\$76,802.51
12-23	CHECK # 20507		\$120.00	\$76,682.51
12-23	CHECK # 20517		\$158.00	\$76,524.51
12-23	CHECK # 20515		\$237.00	\$76,287.51
12-23	CHECK # 20504		\$620.00	\$75,667.51
12-23	CHECK # 20509		\$660.00	\$75,007.51
12-23	CHECK # 20501		\$1,800.00	\$73,207.51
12-23	CHECK # 20511		\$1,800.00	\$71,407.51

Association Non-Interest Checking (continued)

Daily Activity (continued)

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-23	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785223		\$21,407.51	\$50,000.00
12-24	Vue At Brickell Settlement 000025828943518	\$882.74		\$50,882.74
12-24	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785223		\$882.74	\$50,000.00
12-26	CHECK # 20540		\$1,318.10	\$48,681.90
12-26	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$1,318.10		\$50,000.00
12-29	Vue At Brickell Settlement 000025849100142	\$1,748.57		\$51,748.57
12-29	VANCO PAYMENTS GATEWAY XX1V5DUI7JQ29L	\$2,604.11		\$54,352.68
12-29	BT Paymode-X PAYMENT F223441767		\$501.75	\$53,850.93
12-29	KW PROPERTY MANA CASH CON 825		\$1,177.03	\$52,673.90
12-29	CHECK # 20523		\$5,800.00	\$46,873.90
12-29	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$3,126.10		\$50,000.00
12-30	Vue At Brickell Settlement 000025867328238	\$1,877.75		\$51,877.75
12-30	VANCO PAYMENTS GATEWAY XX1V5DUL7JTTMZ	\$3,037.63		\$54,915.38
12-30	OFFICE DEPOSIT	\$10,566.23		\$65,481.61
12-30	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785223		\$4,915.38	\$60,566.23
12-31	Vue At Brickell Settlement 000025873592454	\$240.00		\$60,806.23
12-31	VANCO PAYMENTS GATEWAY XX1V5DUM7JYL9H	\$944.72		\$61,750.95
12-31	Vue At Brickell Settlement 000025876690214	\$1,258.17		\$63,009.12
12-31	WEBXFR FR ASSOC INT NO 717319	\$9,249.99		\$72,259.11
12-31	WEBXFR FR ASSOC NON BR 717346	\$10,108.59		\$82,367.70
12-31	FPL DIRECT DEBIT ELEC PYMT XXXXXX8164 PPDA		\$14,343.96	\$68,023.74
12-31	KW PROPERTY MANA CASH CON 825		\$44,100.29	\$23,923.45
12-31	CHECK # 20539		\$237.00	\$23,686.45
12-31	CHECK # 20525		\$850.00	\$22,836.45
12-31	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785223	\$37,729.78		\$60,566.23
12-31	Ending totals	\$782,442.10	\$771,875.87	\$60,566.23

Checks

Number	Date	Amount	Number	Date	Amount
20468	12-02	\$2,500.00	20509*	12-23	\$660.00
20475*	12-03	\$6,274.00	20511*	12-23	\$1,800.00
20482*	12-02	\$1,800.00	20515*	12-23	\$237.00
20485*	12-02	\$2,383.12	20517*	12-23	\$158.00
20486	12-08	\$503.50	20523*	12-29	\$5,800.00
20499*	12-16	\$6,853.39	20525*	12-31	\$850.00
20501*	12-23	\$1,800.00	20539*	12-31	\$237.00
20504*	12-23	\$620.00	20540	12-26	\$1,318.10
20507*	12-23	\$120.00			

* Skip in Check Sequence

DEPOSIT TICKET CHECKING / MONEY MARKET ACCOUNT

DEPOSITED IN
City National Bank

DATE 12/4/25
NAME VUE at Bridgely Cntrl
ACCOUNT NUMBER * 30000717328

NET DEPOSIT \$ 10,926.57

#0000 12/04/2025 \$10,926.57

[illegible]

Amount: \$10,566.23	
Account #: 30000717328	
Account Desc: VUE AT BRICKELL CONDOMINIUM OPR	Deposit Ticket
Credit Date: 20251230	
User: Kbalidzon	
Location: KW Property Management, LLC	
Item Count: 1	
#0000	\$10,566.23

#0000	12/30/2025	\$10,566.23
-------	------------	-------------

CONTRACT CHECK HAS A COLORED BACKGROUND, GOLD PRINTS & HEAT SENSITIVE INK - LEFT BACK FOR DETAILS

Van At Birkell Condominium Association, Inc. 8200 NW 33rd Street Suite 300 Miami, FL 33122	CITY NATIONAL BANK MARSH, FL 32051	20468 Broker
PAY TO THE ORDER OF MT HAWLEY INSURANCE CO		11/2/2025
Two Thousand Five Hundred Dollars and 00/100 **		\$ 2,500.00
MT Hawley Insurance Co Dept 3350 PO Box 175018 Chicago, IL 60677-9018		
MEMO Invoice: 633260		

#20468 12/02/2025 \$2,500.00

[illegible]

#20475 12/03/2025 \$6,274.00

22393277 The color of the ink mark should be white. Any ink mark other than black is pooling on this check is evidence of chemical washing.		69975330 0028-12
2251202980010043000004000002		69975330 0028-12

UNITED STATES OF AMERICA
VUE AT BRICKELL CONDOMINIUM ASSOCIATION, INC.
c/o WPMAC
6200 NW 33 Street, Suite 200
Miami, FL 33122

11/24/2023 20482

One thousand eight hundred dollars and zero cents *****
Pay to the Order of: Suncy Greens Landscapes Corp

\$ 1,800.00 USD

City National Bank

VOID 90 DAYS AFTER ISSUE DATE

#20482 12/02/2025 \$1,800.00

22384783
 Seq:3 12/01/25 Dep: 000062 AG:1 Cust:151478 User
 Sent: 3
 Dep: 000062
 Date: 12/01/25
 0092450037
 2025-12-02
 ACCOUNT BHH115700
 DEPOSITED BANK OF AMERICA
 SLONY GREENS UNITED STATES CORP.
 SLONY GREENS UNITED STATES CORP.
 DEPOSITED BY SLONY GREENS
 ACCOUNT BHH115700

#20485
 12/02/2025
 \$2,383.12

For Deposit Only to
SUNNY GREENS LANDSCAPERS CORP.
SUNNY GREENS LANDSCAPING, INC.
Deposited By: SUNNY GREENS
ACCOUNT 8981433700

Seq: 1
Dep: 000062
Date: 12/01/25

0092450036
2405-12-02

Seq1120/0125 Dec6000R2A51 Cust161478 User

#20485 12/02/2025 \$2,383.12

Vue at Brickell Condominium Association, Inc.
c/o KWPMG
8500 NW 33 Street, Suite 300
Miami, FL 33122

11/24/2025 20486

Five hundred three dollars and fifty cents *****
\$ 503.50 USD
Pay to the Order of: - City of Miami

City National Bank
VOID 90 DAYS AFTER ISSUE DATE

#20486 12/08/2025 \$503.50

22384719

RECEIVED DEC 08 2025

#20486 12/08/2025 \$503.50

Vue at Brickell Condominium Association, Inc.
c/o KWPMG
8500 NW 33 Street, Suite 300
Miami, FL 33122

12/11/2025 20499

Six Thousand Eight Hundred Fifty-Three Dollars and 39/100 *****
\$ 6,853.39
Pay to the Order of: COOL SOLUTION SERVICES, INC

COOL SOLUTION SERVICES, INC
438 SW 8th St Ste 10
Miami, FL 33130

MEMO Invoice: 29026

#20499 12/16/2025 \$6,853.39

Regions Bank >062000019<

2025121502094000024 02 1121
Regions Bank >062000019<

#20499 12/16/2025 \$6,853.39

Vue at Brickell Condominium Association, Inc.
c/o KWPMG
8500 NW 33 Street, Suite 300
Miami, FL 33122

12/15/2025 20501

One thousand eight hundred dollars and zero cents *****
\$ 1,800.00 USD
Pay to the Order of: Sunny Greens Landscapers Corp

City National Bank
VOID 90 DAYS AFTER ISSUE DATE

#20501 12/23/2025 \$1,800.00

22992758

Seq: 1
Dep: 000070
Date: 12/22/25

#20501 12/23/2025 \$1,800.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMG
8500 NW 33 Street, Suite 300
Miami, FL 33122

12/15/2025 20504

Six hundred twenty dollars and zero cents *****
\$ 620.00 USD
Pay to the Order of: Sunny Greens Landscapers Corp

City National Bank
VOID 90 DAYS AFTER ISSUE DATE

#20504 12/23/2025 \$620.00

22992919

Seq: 5
Dep: 000070
Date: 12/22/25

#20504 12/23/2025 \$620.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMG
8500 NW 33 Street, Suite 300
Miami, FL 33122

12/15/2025 20507

One hundred twenty dollars and zero cents *****
\$ 120.00 USD
Pay to the Order of: Sunny Greens Landscapers Corp

City National Bank
VOID 90 DAYS AFTER ISSUE DATE

#20507 12/23/2025 \$120.00

22992918

Seq: 4
Dep: 000070
Date: 12/22/25

#20507 12/23/2025 \$120.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMG
8500 NW 33 Street, Suite 300
Miami, FL 33122

12/15/2025 20509

Six hundred sixty dollars and zero cents *****
\$ 660.00 USD
Pay to the Order of: Sunny Greens Landscapers Corp

City National Bank
VOID 90 DAYS AFTER ISSUE DATE

#20509 12/23/2025 \$660.00

22992920

Seq: 3
Dep: 000070
Date: 12/22/25

#20509 12/23/2025 \$660.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMC
8200 NW 33 Street, Suite 300
Miami, FL 33122

12/15/2025 20511

One thousand eight hundred dollars and zero cents*****
Pay to the Order of: Sunny Greens Landscapers Corp

\$ 1,800.00 USD

City National Bank

VOID 90 DAYS AFTER ISSUE DATE

#20511 12/23/2025 \$1,800.00

22992939

Seq: 2
Dep: 000070
Date: 12/22/25

Seq 2 12/22/25 Dep 000070 AG-1 Cust161478 User

009280389
2025-12-23

FOR DEPOSIT ONLY
SUNNY GREENS LANDSCAPERS CORP.
SUNNY GREENS LANDSCAPERS CORP.
411663239
ACCOUNT 8901437000

#20511 12/23/2025 \$1,800.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMC
8200 NW 33 Street, Suite 300
Miami, FL 33122

12/15/2025 20515

Two hundred thirty seven dollars and zero cents*****
Pay to the Order of: Intellicash Systems, Inc

\$ 237.00 USD

City National Bank

VOID 90 DAYS AFTER ISSUE DATE

#20515 12/23/2025 \$237.00

22992972

For Deposit Only - JPMC

0092821081
2025-12-23

FOR DEPOSIT ONLY
INTELLICASH SYSTEMS, INC.
411663239

#20515 12/23/2025 \$237.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMC
8200 NW 33 Street, Suite 300
Miami, FL 33122

12/15/2025 20517

One hundred fifty eight dollars and zero cents*****
Pay to the Order of: Intellicash Systems, Inc

\$ 158.00 USD

City National Bank

VOID 90 DAYS AFTER ISSUE DATE

#20517 12/23/2025 \$158.00

22992969

For Deposit Only - JPMC

0092821081
2025-12-23

FOR DEPOSIT ONLY
INTELLICASH SYSTEMS, INC.
411663239

#20517 12/23/2025 \$158.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMC
8200 NW 33 Street, Suite 300
Miami, FL 33122

12/17/2025 20523

Five thousand eight hundred dollars and zero cents*****
Pay to the Order of: Perfect Solution Working Works H&A Corp

\$ 5,800.00 USD

City National Bank

VOID 90 DAYS AFTER ISSUE DATE

#20523 12/29/2025 \$5,800.00

23008430

Chemical Wash Inspection Box

The color inside this box should be white.
Any black spots or black speckling on this
check is evidence of chemical washing.

0092835738
2025-12-28

#20523 12/29/2025 \$5,800.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMC
8200 NW 33 Street, Suite 300
Miami, FL 33122

12/17/2025 20525

Eight hundred fifty dollars and zero cents*****
Pay to the Order of: Sunny Greens Landscapers Corp

\$ 850.00 USD

City National Bank

VOID 90 DAYS AFTER ISSUE DATE

#20525 12/31/2025 \$850.00

23008302

Seq: 2
Dep: 000073
Date: 12/30/25

Seq 2 12/30/25 Dep 000073 AG-1 Cust161478 User

0092231408
2025-12-31

FOR DEPOSIT ONLY
SUNNY GREENS LANDSCAPERS CORP.
SUNNY GREENS LANDSCAPERS CORP.
411663239
ACCOUNT 8901437000

#20525 12/31/2025 \$850.00

Vue at Brickell Condominium Association, Inc.
c/o KWPMC
8200 NW 33 Street, Suite 300
Miami, FL 33122

12/19/2025 20539

Two hundred thirty seven dollars and zero cents*****
Pay to the Order of: Intellicash Systems, Inc

\$ 237.00 USD

City National Bank

VOID 90 DAYS AFTER ISSUE DATE

#20539 12/31/2025 \$237.00

23142503

For Deposit Only - JPMC

0092238541
2025-12-31

FOR DEPOSIT ONLY
INTELLICASH SYSTEMS, INC.
411663239

#20539 12/31/2025 \$237.00

PREPARED BY: <u>ACCOUNTING DEPARTMENT</u>		DATE: <u>12/23/2025</u>
VUE AI BRISBANE CONDOMINIUM ASSOCIATION, INC. 8200 NW 33rd Street Suite 302 Miami, FL 33122		CITY/TOWN/STATE MIAMI, FL 33121
PAY TO THE ORDER OF: <u>ANDREA VALENTINA LLC</u>	\$ <u>1,318.10</u>	
One Thousand Three Hundred Eighteen Dollars and 10/100		
ANDREA VALENTINA LLC 5155 NW 4th Street Miami, FL 33128		
MEMO Invoice: 12112025-365		
#000020540#	0056004367#	30000717328#

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100 S.E. 2nd Street, 19th Floor
Miami, FL 33131-2151
833-448-6500
citynational.com

Page: 1 of 4
Account: XXXXXX7319

Client Services



Online
citynational.com



CityTel
1-800-762-CITY (2489)



Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620



Telephone
305-577-7336
800-435-8839



Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

VUE AT BRICKELL CONDOMINIUM
ASSOCIATION INC
8200 NW 33RD ST STE 300
C/O KW PROPERTY MANAGEMENT & CONSULTING
DORAL FL 33122-1901

For additional locations
and hours, please visit
citynational.com/locations

NMLS412469

Member
FDIC



Association Interest Checking

Account Summary

Account:	XXXXXXX7319	Beginning Balance:	\$50,000.00
Last Statement:	November 28, 2025	Ending Balance:	\$50,000.00
This Statement:	December 31, 2025	Average Ledger Balance:	\$50,000.00
		Low Balance:	\$50,000.00
		Interest Earned This Period:	\$115.27
		Interest Earned 2025:	\$1,445.15
		Days of Interest This Period:	33
		Annual Percentage Yield	2.58%
		Earned:	

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-29	Beginning Balance			\$50,000.00
12-05	WEBXFR FR ASSOC NON BR 717328	\$78,142.00		\$128,142.00
12-05	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785063		\$78,142.00	\$50,000.00
12-11	CHECK # 20036		\$22,127.72	\$27,872.28
12-11	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785063	\$22,127.72		\$50,000.00
12-18	BT Paymode-X PAYMENT 20037		\$18,508.95	\$31,491.05
12-18	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785063	\$18,508.95		\$50,000.00
12-31	WEBXFR TO ASSOC NON BR 717328		\$9,249.99	\$40,750.01
12-31	INTEREST	\$115.27		\$40,865.28

Institute of
Contemporary
Art / Miami



**City
National
Bank**

**Have you visited
The Institute
of Contemporary
Art (ICA), Miami?**

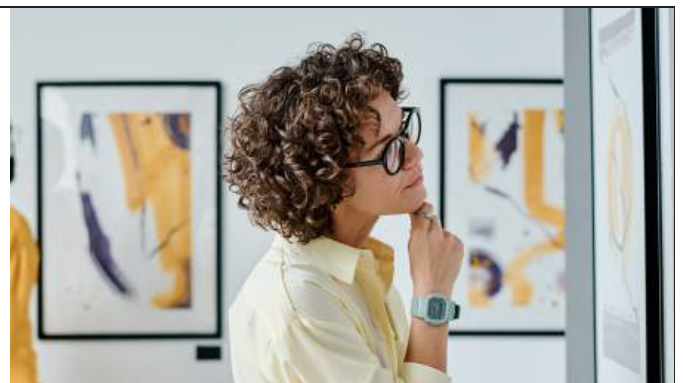
Free admission to ICA is made
possible by City National Bank.

**Scan the code
to claim
your ticket.**



Proud Partner Of The Institute of Contemporary Art, Miami

Experience bold exhibitions and innovative ideas—all
made accessible by City National Bank of Florida's
partnership with the Institute of Contemporary Art.





Outstanding checks, withdrawals and debits:

Number	Description	Amount
		\$
Total	\$	

Bank balance shown on this statement: _____

Add +

Deposits not credited on this statement (if any) _____

Total

Subtract – outstanding items

Balance*

**This balance should agree with your checkbook balance after deducting service charge (if any) or adding interest (if any) shown on this statement.*

In Case of Errors or Questions About Your Electronic Funds Transfer on a Consumer Account:

Contact your local City National Bank of Florida banking center, or for lost check card call us at 1-800-762-2489 24-hours a day or write us (City National Bank of Florida, c/o E.F.T. Department, P.O. Box 025606, Miami, Florida 33102-5606) as soon as possible. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you **no later than 60 days after we sent you the FIRST statement** on which the error or problem appeared. (1) Tell us your name and account number, (2) describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information, and (3) tell us the dollar amount of the suspected error and the date the transaction occurred. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this and this is a consumer account, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If you are asked to submit your complaint or question in writing and signed by you, and it is not received within 10 business days, we may not credit your account the disputed amount.

Consumer Lines of Credit Finance/Interest Charge Calculation Information:

City National Bank of Florida calculates FINANCE/INTEREST CHARGES on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. These daily finance charges are added together to determine the finance charge for the billing cycle. To get the "daily balance" we take the beginning balance of your account each day of the billing cycle, add any new advances, and subtract any payments made or credits issued and any unpaid interest or other finance charges.

In Case of Errors or Questions About Your Line of Credit Bill or Mortgage Loan Statement:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606 or call (305) 577-7343 or call toll free 1-800-230-0332 as soon as possible. We must hear from you **no later than 60 days after we sent you the first bill or statement on which the error or problem appeared**. Telephoning us will not preserve your rights. In your letter, please provide: (1) your name and account number, (2) the dollar amount of the suspected error, and (3) describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount your question.

Mortgage Loan Servicing Errors or Request for Information:

Send a written request to City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606. In your written request, please provide your name, loan account number, and the specific error you believe occurred or the loan information being requested.

Important - for Repurchase Agreements:

Investment products are not insured by the FDIC or by any federal government agency. They are not a deposit or other obligation of, or guaranteed by City National Bank of Florida or any of its affiliates. They are subject to investment risks, including possible loss of the principal amount invested.

Access your account(s) 24 hours a day via online banking, mobile apps and with CityTel by calling 800-762-CITY or 856-470-1000.

Association Interest Checking (continued)

Daily Activity (continued)

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-31	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785063	\$9,249.99		\$50,115.27
12-31	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785063		\$115.27	\$50,000.00
12-31	Ending totals	\$128,143.93	\$128,143.93	\$50,000.00

Checks

Number	Date	Amount	Number	Date	Amount
20036	12-11	\$22,127.72			

* Skip in Check Sequence

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PATTERN & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

Vue At Brickell Condominium Association, Inc.
8200 NW 33rd Street Suite 300
Miami, FL 33122

CITY NATIONAL BANK
MIAMI, FL 33131

20036
Check
12/05/2025

PAY TO THE ORDER OF
COOL SOLUTION SERVICES, INC.

\$ 22,127.72

Twenty-Two Thousand One Hundred Twenty-Seven Dollars and 72/100 *****

Cool Solution Services, Inc.
436 SW 8th St Ste 10
Miami, FL 33130

[Signature]
[Signature]

MEMO: Invoice: 25861

⑈0000020036⑈ ⑆056004367⑆ 30000717319⑈

#2003612/11/2025\$22,127.72

20251210620994100010 31 1317

Regions Bank >062000019<

20251210620994100010 31 1317
Regions Bank >062000019<

092082788
2025-12-11

PAY TO THE ORDER OF
FOR DEPOSIT ONLY
COOL SOLUTION SERVICES, INC.
436 SW 8th St Ste 10
Miami, FL 33130

DO NOT SIGN, WRITE, OR MAKE ANY OTHER MARKS ON THE FRONT OF THE CHECK

#2003612/11/2025\$22,127.72



100 S.E. 2nd Street, 19th Floor
Miami, FL 33131-2151
833-448-6500
citynational.com

Page: 1 of 4
Account: XXXXXX7337

Client Services



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CityTel
1-800-762-CITY (2489)



Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620



Telephone
305-577-7336
800-435-8839



Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

VUE AT BRICKELL CONDOMINIUM
ASSOCIATION INC
8200 NW 33RD ST STE 300
C/O KW PROPERTY MANAGEMENT & CONSULTING
DORAL FL 33122-1901

For additional locations
and hours, please visit
citynational.com/locations

NMLS412469
Member
FDIC



Association Non-Interest Checking

Account Summary

Account:	XXXXXX7337	Beginning Balance:	\$25,000.00
Last Statement:	November 28, 2025	Ending Balance:	\$25,000.00
This Statement:	December 31, 2025	Average Ledger Balance:	\$25,000.00
		Low Balance:	\$25,000.00

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-29	Beginning Balance			\$25,000.00
12-09	Vue At Brickell Settlement 000025718507246	\$8,000.00		\$33,000.00
12-09	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785303		\$8,000.00	\$25,000.00
12-10	Vue At Brickell Settlement 000025729850274	\$2,600.00		\$27,600.00
12-10	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785303		\$2,600.00	\$25,000.00
12-15	CHECK # 20022		\$3,800.00	\$21,200.00
12-15	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785303	\$3,800.00		\$25,000.00
12-16	Vue At Brickell Settlement 000025771292486	\$3,100.00		\$28,100.00
12-16	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785303		\$3,100.00	\$25,000.00
12-31	Ending totals	\$17,500.00	\$17,500.00	\$25,000.00

Institute of
Contemporary
Art / Miami



Have you visited
The Institute
of Contemporary
Art (ICA), Miami?

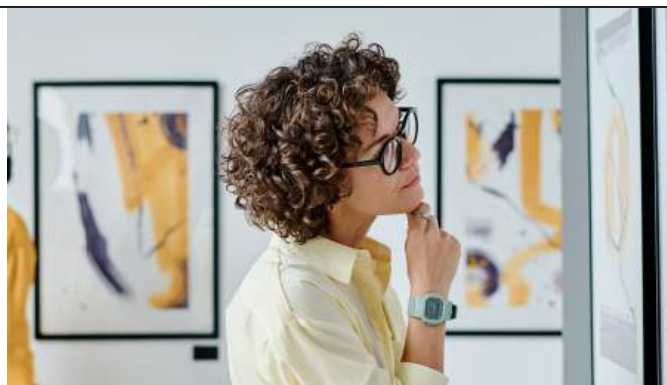
Free admission to ICA is made
possible by City National Bank.

Scan the code
to claim
your ticket.



Proud Partner Of The Institute of Contemporary Art, Miami

Experience bold exhibitions and innovative ideas—all
made accessible by City National Bank of Florida's
partnership with the Institute of Contemporary Art.





Outstanding checks, withdrawals and debits:

Number	Description	Amount
		\$
Total	\$	

Bank balance shown on this statement: _____

Add +

Deposits not credited on this statement (if any) _____

Total

Subtract – outstanding items

Balance*

**This balance should agree with your checkbook balance after deducting service charge (if any) or adding interest (if any) shown on this statement.*

In Case of Errors or Questions About Your Electronic Funds Transfer on a Consumer Account:

Contact your local City National Bank of Florida banking center, or for lost check card call us at 1-800-762-2489 24-hours a day or write us (City National Bank of Florida, c/o E.F.T. Department, P.O. Box 025606, Miami, Florida 33102-5606) as soon as possible. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you **no later than 60 days after we sent you the FIRST statement** on which the error or problem appeared. (1) Tell us your name and account number, (2) describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information, and (3) tell us the dollar amount of the suspected error and the date the transaction occurred. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this and this is a consumer account, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If you are asked to submit your complaint or question in writing and signed by you, and it is not received within 10 business days, we may not credit your account the disputed amount.

Consumer Lines of Credit Finance/Interest Charge Calculation Information:

City National Bank of Florida calculates FINANCE/INTEREST CHARGES on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. These daily finance charges are added together to determine the finance charge for the billing cycle. To get the "daily balance" we take the beginning balance of your account each day of the billing cycle, add any new advances, and subtract any payments made or credits issued and any unpaid interest or other finance charges.

In Case of Errors or Questions About Your Line of Credit Bill or Mortgage Loan Statement:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606 or call (305) 577-7343 or call toll free 1-800-230-0332 as soon as possible. We must hear from you **no later than 60 days after we sent you the first bill or statement on which the error or problem appeared**. Telephoning us will not preserve your rights. In your letter, please provide: (1) your name and account number, (2) the dollar amount of the suspected error, and (3) describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount your question.

Mortgage Loan Servicing Errors or Request for Information:

Send a written request to City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606. In your written request, please provide your name, loan account number, and the specific error you believe occurred or the loan information being requested.

Important - for Repurchase Agreements:

Investment products are not insured by the FDIC or by any federal government agency. They are not a deposit or other obligation of, or guaranteed by City National Bank of Florida or any of its affiliates. They are subject to investment risks, including possible loss of the principal amount invested.

Access your account(s) 24 hours a day via online banking, mobile apps and with CityTel by calling 800-762-CITY or 856-470-1000.

Association Non-Interest Checking (continued)

Checks

Number	Date	Amount	Number	Date	Amount
20022	12-15	\$3,800.00			

* Skip in Check Sequence

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PATTERN & HEAT SENSITIVE VOID-ABLE BACK FOR DETAIL

Vue At Brickell Condominium Association, Inc.
8200 NW 33rd Street Suite 300
Miami, FL 33122

CITY NATIONAL BANK
MIAMI, FL 33131

20022
Check
12/11/2025

PAY TO THE
ORDER OF

HANNA REED CULVER ZAWISLAK

\$ 3,800.00

Three Thousand Eight Hundred Dollars and 00/100 *****

Hanna Reed Culver Zawislak
15020 NE 7th Ave
Miami, FL 33161

Hanna Reed
Culver Zawislak

MEMO Invoice: 121025-2004

⑆0000020022⑆ ⑆0556004367⑆ 30000717337⑆

#2002212/15/2025\$3,800.00

009129577
2025-12-11

009129577
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009129577
2025-12-11

#2002212/15/2025\$3,800.00



100 S.E. 2nd Street, 19th Floor
Miami, FL 33131-2151
833-448-6500
citynational.com

Page: 1 of 4
Account: XXXXXX7346

Client Services



Online
citynational.com



CityTel
1-800-762-CITY (2489)



Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620



Telephone
305-577-7336
800-435-8839



Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

VUE AT BRICKELL CONDOMINIUM
ASSOCIATION INC
8200 NW 33RD ST STE 300
C/O KW PROPERTY MANAGEMENT & CONSULTING
DORAL FL 33122-1901

For additional locations
and hours, please visit
citynational.com/locations

NMLS412469
Member
FDIC



Association Non-Interest Checking

Account Summary

Account:	XXXXXXX7346	Beginning Balance:	\$50,000.00
Last Statement:	November 28, 2025	Ending Balance:	\$50,257.45
This Statement:	December 31, 2025	Average Ledger Balance:	\$50,016.60
		Low Balance:	\$50,000.00

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-29	Beginning Balance			\$50,000.00
12-02	ClickPay STL ACH CP STL ACH 68764133	\$32,772.11		\$82,772.11
12-02	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$32,772.11	\$50,000.00
12-03	ClickPay STL CC CP STL CC 68861611	\$312.65		\$50,312.65
12-03	ClickPay STL ACH CP STL ACH 68890864	\$9,246.71		\$59,559.36
12-03	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$9,559.36	\$50,000.00
12-04	ClickPay STL CC CP STL CC 68978741	\$1,793.69		\$51,793.69
12-04	ClickPay STL ACH CP STL ACH 69016959	\$5,186.10		\$56,979.79
12-04	BT Paymode-X PAYMENT 20041		\$6,919.34	\$50,060.45
12-04	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$60.45	\$50,000.00
12-05	ClickPay STL CC CP STL CC 69087682	\$232.80		\$50,232.80

Institute of
Contemporary
Art / Miami



Have you visited
The Institute
of Contemporary
Art (ICA), Miami?

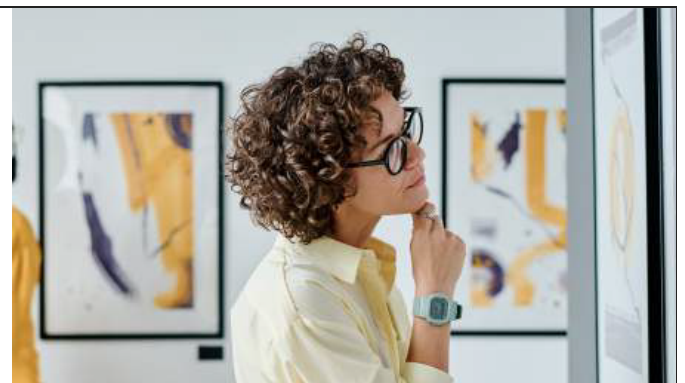
Free admission to ICA is made
possible by City National Bank.

Scan the code
to claim
your ticket.



Proud Partner Of The Institute of Contemporary Art, Miami

Experience bold exhibitions and innovative ideas—all
made accessible by City National Bank of Florida's
partnership with the Institute of Contemporary Art.





Outstanding checks, withdrawals and debits:

Number	Description	Amount
		\$
Total	\$	

Bank balance shown on this statement: _____

Add +

Deposits not credited on this statement (if any) _____

Total

Subtract – outstanding items

Balance*

**This balance should agree with your checkbook balance after deducting service charge (if any) or adding interest (if any) shown on this statement.*

In Case of Errors or Questions About Your Electronic Funds Transfer on a Consumer Account:

Contact your local City National Bank of Florida banking center, or for lost check card call us at 1-800-762-2489 24-hours a day or write us (City National Bank of Florida, c/o E.F.T. Department, P.O. Box 025606, Miami, Florida 33102-5606) as soon as possible. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you **no later than 60 days after we sent you the FIRST statement** on which the error or problem appeared. (1) Tell us your name and account number, (2) describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information, and (3) tell us the dollar amount of the suspected error and the date the transaction occurred. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this and this is a consumer account, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If you are asked to submit your complaint or question in writing and signed by you, and it is not received within 10 business days, we may not credit your account the disputed amount.

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In Case of Errors or Questions About Your Line of Credit Bill or Mortgage Loan Statement:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606 or call (305) 577-7343 or call toll free 1-800-230-0332 as soon as possible. We must hear from you **no later than 60 days after we sent you the first bill or statement on which the error or problem appeared**. Telephoning us will not preserve your rights. In your letter, please provide: (1) your name and account number, (2) the dollar amount of the suspected error, and (3) describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount your question.

Mortgage Loan Servicing Errors or Request for Information:

Send a written request to City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606. In your written request, please provide your name, loan account number, and the specific error you believe occurred or the loan information being requested.

Important - for Repurchase Agreements:

Investment products are not insured by the FDIC or by any federal government agency. They are not a deposit or other obligation of, or guaranteed by City National Bank of Florida or any of its affiliates. They are subject to investment risks, including possible loss of the principal amount invested.

Access your account(s) 24 hours a day via online banking, mobile apps and with CityTel by calling 800-762-CITY or 856-470-1000.

Association Non-Interest Checking (continued)

Daily Activity (continued)

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-05	ClickPay STL ACH CP STL ACH 69112601	\$2,823.21		\$53,056.01
12-05	CHECK # 20040		\$90,379.53	-\$37,323.52
12-05	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785383	\$87,323.52		\$50,000.00
12-08	Vue At Brickell Settlement 000025705908478	\$214.94		\$50,214.94
12-08	ClickPay STL ACH CP STL ACH 69225949	\$4,016.83		\$54,231.77
12-08	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$4,231.77	\$50,000.00
12-09	ClickPay STL ACH CP STL ACH 69427825	\$537.28		\$50,537.28
12-09	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$537.28	\$50,000.00
12-11	ClickPay STL ACH CP STL ACH 69519020	\$299.20		\$50,299.20
12-11	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$299.20	\$50,000.00
12-15	ClickPay STL ACH CP STL ACH 69600861	\$367.05		\$50,367.05
12-15	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$367.05	\$50,000.00
12-16	ClickPay STL ACH CP STL ACH 69647418	\$8,267.69		\$58,267.69
12-16	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$8,267.69	\$50,000.00
12-19	ClickPay STL ACH CP STL ACH 69710187	\$214.94		\$50,214.94
12-19	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$214.94	\$50,000.00
12-22	Vue At Brickell Settlement 000025805159390	\$387.00		\$50,387.00
12-22	CHECK # 20043		\$36,933.80	\$13,453.20
12-22	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785383	\$36,546.80		\$50,000.00
12-23	ClickPay STL ACH CP STL ACH 69761186	\$734.10		\$50,734.10
12-23	TRANSFER TO PROMONTORY ICS SDW ACCOUNT 1244785383		\$734.10	\$50,000.00
12-29	ClickPay STL ACH CP STL ACH 69835287	\$299.20		\$50,299.20
12-29	BT Paymode-X PAYMENT 20045		\$14,552.50	\$35,746.70
12-29	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785383	\$14,253.30		\$50,000.00
12-30	OFFICE DEPOSIT	\$257.45		\$50,257.45
12-31	WEBXFR TO ASSOC NON BR 717328		\$10,108.59	\$40,148.86
12-31	TRANSFER FROM PROMONTORY ICS SDW ACCOUNT 1244785383	\$10,108.59		\$50,257.45
12-31	Ending totals	\$216,195.16	\$215,937.71	\$50,257.45

Checks

Number	Date	Amount	Number	Date	Amount
20040	12-05	\$90,379.53	20043*	12-22	\$36,933.80

* Skip in Check Sequence

Amount: \$257.45
Account #: 30000717346
Account Desc: VUE AT BRICKELL
CONDOMINIUM SPA
Credit Date: 20251230
User: Kbalidzon
Location: KW Property Management, LLC
Item Count: 1

Deposit
Ticket

#000012/30/2025\$257.45

#000012/30/2025\$257.45

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PHOTO & A HEAT SENSITIVE IRON-SILVER BACK FOR DETAILS - T
VUE AT Brickell Condominium Association, Inc. CITY NATIONAL BANK 20040
8200 NW 33rd Street Suite 300 MIAMI, FL 33122 12/03/2025
PAY TO THE ORDER OF STRUCTURALLY SOUND CONTRACTORS \$ 90,379.53
Ninety Thousand Three Hundred Seventy-Nine Dollars and 53/100 *****
Structurally Sound Contractors
12673 SW 112 Street, #134
Miami, FL 33186
MEMO Invoice: April 8
⑆0000020040⑆ ⑆066004367⑆ 30000717346⑆

#2004012/05/2025\$90,379.53

⑆05310⑆ 121< 12/04/2025 007541833
854130 0006 00043
00226934
2025 12 05
CITY NATIONAL BANK
DO NOT WRITE IN THESE SPACES
MICR LINE
⑆066004367⑆
⑆0000020040⑆
⑆30000717346⑆
ENDORSE HERE:
X Mark & 110007858030

#2004012/05/2025\$90,379.53

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PHOTO & A HEAT SENSITIVE IRON-SILVER BACK FOR DETAILS - T
VUE AT Brickell Condominium Association, Inc. CITY NATIONAL BANK 20043
8200 NW 33rd Street Suite 300 MIAMI, FL 33122 12/19/2025
PAY TO THE ORDER OF STRUCTURALLY SOUND CONTRACTORS \$ 36,933.80
Thirty-Six Thousand Nine Hundred Thirty-Three Dollars and 80/100 *****
Structurally Sound Contractors
12673 SW 112 Street, #134
Miami, FL 33186
MEMO Invoice: 12/18/2025
⑆0000020043⑆ ⑆066004367⑆ 30000717346⑆

#2004312/22/2025\$36,933.80

⑆05310⑆ 121< 12/19/2025 003087521
854130 0008 00029
00226934
2025 12 22
CITY NATIONAL BANK
DO NOT WRITE IN THESE SPACES
MICR LINE
⑆066004367⑆
⑆0000020043⑆
⑆30000717346⑆
ENDORSE HERE:
X Mark & 110007858030

#2004312/22/2025\$36,933.80



999-99-99-99 41141 0 C 001 30 S 55 004
VUE AT BRICKELL CONDOMINIUM ASSOC INC
OPERATING ACCT
C/O KW PROPERTY MANAGEMENT LLC
8200 NW 33RD ST STE 300
DORAL FL 33122-1901

Your account statement

For 12/31/2025

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 1100019958068

Account summary

Your previous balance as of 11/30/2025	\$104,309.87
Checks	- 0.00
Other withdrawals, debits and service charges	- 23,071.72
Deposits, credits and interest	+ 19,916.61
Your new balance as of 12/31/2025	= \$101,154.76

Interest summary

Interest paid this statement period	\$0.91
2025 interest paid year-to-date	\$6.01
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/02	SWEEP TRANSFER 50	10,601.71
12/26	TRUIST ONLINE CREDIT CARD PMT CLIENT ASSISTED TO ****5699 -	1,615.37
12/29	SWEEP TRANSFER 50	10,854.64

Total other withdrawals, debits and service charges = **\$23,071.72**

Overdraft and Returned Item Fees

	TOTAL THIS STATEMENT PERIOD (\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	0.00	0.00
Total Returned Item Fees	0.00	36.00
Refunds for Overdraft/Returned Item Fees	0.00	0.00

*Total Overdraft Fees include Overdraft Fees and Negative Account Balance Fees.

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/01	CONSOL ELEC BILL PAY DEPOSIT 4	5,003.26
12/02	CONSOL ELEC BILL PAY DEPOSIT 1	1,288.58
12/03	CONSOL ELEC DEPOSIT 2	2,241.21
12/03	CONSOL ELEC BILL PAY DEPOSIT 4	4,683.82
12/18	CONSOL ELEC BILL PAY DEPOSIT 1	900.00
12/23	CONSOL ELEC BILL PAY DEPOSIT 2	1,862.40
12/26	CONSOL ELEC BILL PAY DEPOSIT 1	367.05
12/29	CONSOL ELEC BILL PAY DEPOSIT 2	2,415.53
12/30	CONSOL ELEC BILL PAY DEPOSIT 1	1,153.85
12/31	INTEREST PAYMENT	0.91

Total deposits, credits and interest = **\$19,916.61**

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](#).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The **INTEREST CHARGE** is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid **INTEREST CHARGE**. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](#) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:					
3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
		Outstanding Deposits and Other Credits (Section B)			
5. Add the amount in Line 4 to the amount in line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](#) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

City National Bank of Florida
100 S.E. 2nd Street
Miami, FL 33131

Contact Us
1-800-435-8839
citynational.com



139697-31A
VUE AT BRICKELL CONDOMINIUM ASSOC INC
8200 NW 33RD STREET SUITE 300
C/O KW PROPERTY MANAGEMENT & CONSULTING
MIAMI, FL 33122

Account
VUE AT BRICKELL CONDOMINIUM ASSOC INC

Date
12/31/2025

Page
1 of 5

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of December 2025 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****319	Demand	2.55%	\$1,167,835.37	\$1,208,053.95
*****328	Demand	0.00%	284,871.14	319,707.12
*****337	Demand	0.00%	598,486.56	608,386.56
*****346	Demand	0.00%	1,142,649.13	1,090,887.79
TOTAL			\$3,193,842.20	\$3,227,035.42

DETAILED ACCOUNT OVERVIEW

Account ID: *****319
Account Title: VUE AT BRICKELL CONDOMINIUM ASSOC INC

Account Summary - Demand			
Statement Period	12/1-12/31/2025	Average Daily Balance	\$1,206,476.82
Previous Period Ending Balance	\$1,167,835.37	Interest Rate at End of Statement Period	2.55%
Total Program Deposits	78,239.81	Annual Percentage Yield Earned	2.58%
Total Program Withdrawals	(40,636.67)	YTD Interest Paid	32,262.49
Interest Capitalized	2,615.44		
Current Period Ending Balance	\$1,208,053.95		

Account Transaction Detail

Date	Activity Type	Amount	Balance
12/01/2025	Deposit	\$97.81	\$1,167,933.18
12/08/2025	Deposit	78,142.00	1,246,075.18
12/12/2025	Withdrawal	(22,127.72)	1,223,947.46
12/19/2025	Withdrawal	(18,508.95)	1,205,438.51
12/31/2025	Interest Capitalization	2,615.44	1,208,053.95

Summary of Balances as of December 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Axos Bank	San Diego, CA	35546	\$1.93
Citizens Bank, National Association	Providence, RI	57957	226,371.99
First Horizon Bank	MEMPHIS, TN	4977	13.92
First-Citizens Bank & Trust Company	Raleigh, NC	11063	247,535.50
Raymond James Bank	St. Petersburg, FL	33893	247,535.50
The Huntington National Bank	Columbus, OH	6560	239,059.61
Zions Bancorporation, N. A.	Salt Lake City, UT	2270	247,535.50

DETAILED ACCOUNT OVERVIEW

Account ID: *****328
Account Title: VUE AT BRICKELL CONDOMINIUM ASSOC INC



Account Summary - Demand			
Statement Period	12/1-12/31/2025	Average Daily Balance	\$377,117.83
Previous Period Ending Balance	\$284,871.14	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	303,760.11	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(268,924.13)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$319,707.12	

Account Transaction Detail

Date	Activity Type	Amount	Balance
12/01/2025	Withdrawal	(\$11,150.83)	\$273,720.31
12/02/2025	Withdrawal	(10,209.72)	263,510.59
12/03/2025	Deposit	168,721.62	432,232.21
12/04/2025	Deposit	47,468.87	479,701.08
12/05/2025	Withdrawal	(3,081.85)	476,619.23
12/08/2025	Withdrawal	(57,369.30)	419,249.93
12/09/2025	Deposit	37,966.14	457,216.07
12/10/2025	Withdrawal	(9,348.71)	447,867.36
12/11/2025	Withdrawal	(7,975.00)	439,892.36
12/12/2025	Deposit	22,397.85	462,290.21
12/15/2025	Withdrawal	(548.62)	461,741.59
12/16/2025	Withdrawal	(28,926.98)	432,814.61
12/17/2025	Withdrawal	(63,630.34)	369,184.27
12/18/2025	Withdrawal	(12,113.16)	357,071.11
12/19/2025	Withdrawal	(57,404.21)	299,666.90
12/22/2025	Withdrawal	(2,721.21)	296,945.69
12/24/2025	Deposit	21,407.51	318,353.20
12/26/2025	Deposit	882.74	319,235.94
12/29/2025	Withdrawal	(1,318.10)	317,917.84
12/30/2025	Withdrawal	(3,126.10)	314,791.74
12/31/2025	Deposit	4,915.38	319,707.12

Summary of Balances as of December 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$4,915.38
First Horizon Bank	MEMPHIS, TN	4977	59,344.09
The Huntington National Bank	Columbus, OH	6560	8,447.65
United Bank	Fairfax, VA	22858	247,000.00

DETAILED ACCOUNT OVERVIEW

Account ID: *****337
Account Title: VUE AT BRICKELL CONDOMINIUM ASSOC INC

Account Summary - Demand			
Statement Period	12/1-12/31/2025	Average Daily Balance	\$605,463.98
Previous Period Ending Balance	\$598,486.56	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	13,700.00	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(3,800.00)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance	\$608,386.56		

Account Transaction Detail

Date	Activity Type	Amount	Balance
12/10/2025	Deposit	\$8,000.00	\$606,486.56
12/11/2025	Deposit	2,600.00	609,086.56
12/16/2025	Withdrawal	(3,800.00)	605,286.56
12/17/2025	Deposit	3,100.00	608,386.56

Summary of Balances as of December 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Axos Bank	San Diego, CA	35546	\$247,000.00
BOKF, National Association	Tulsa, OK	4214	29,618.44
Columbia Bank	Roseburg, OR	17266	247,000.00
First Horizon Bank	MEMPHIS, TN	4977	84,768.12

DETAILED ACCOUNT OVERVIEW

Account ID: *****346
Account Title: VUE AT BRICKELL CONDOMINIUM ASSOC INC



Account Summary - Demand			
Statement Period	12/1-12/31/2025	Average Daily Balance	\$1,140,339.67
Previous Period Ending Balance	\$1,142,649.13	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	86,362.28	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(138,123.62)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$1,090,887.79	

Account Transaction Detail

Date	Activity Type	Amount	Balance
12/01/2025	Deposit	\$29,318.33	\$1,171,967.46
12/03/2025	Deposit	32,772.11	1,204,739.57
12/04/2025	Deposit	9,559.36	1,214,298.93
12/05/2025	Deposit	60.45	1,214,359.38
12/08/2025	Withdrawal	(87,323.52)	1,127,035.86
12/09/2025	Deposit	4,231.77	1,131,267.63
12/10/2025	Deposit	537.28	1,131,804.91
12/12/2025	Deposit	299.20	1,132,104.11
12/16/2025	Deposit	367.05	1,132,471.16
12/17/2025	Deposit	8,267.69	1,140,738.85
12/22/2025	Deposit	214.94	1,140,953.79
12/23/2025	Withdrawal	(36,546.80)	1,104,406.99
12/24/2025	Deposit	734.10	1,105,141.09
12/30/2025	Withdrawal	(14,253.30)	1,090,887.79

Summary of Balances as of December 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Comerica Bank	Dallas, TX	983	\$247,000.00
First Horizon Bank	MEMPHIS, TN	4977	102,887.79
Manufacturers and Traders Trust Co	Buffalo, NY	588	247,000.00
Pinnacle Bank	Nashville, TN	35583	247,000.00
U.S. Bank National Association	Cincinnati, OH	6548	247,000.00

Truist Bank
 4320 Kahn Drive
 Attn: CD/IRA Administration
 Lumberton, NC 28358

RETURN SERVICE REQUESTED

**VUE AT BRICKELL CONDOMINIUM ASSN INC
 C/O KW PROPERTY MANAGEMENT & CONSULTING
 8200 NW 33RD ST STE 300
 DORAL, FL 33122

Contact Us
(800) 226-5228
www.truist.com



Account
****VUE AT BRICKELL CONDOMINIUM ASSN INC**

Date
12/31/2025

Page
1 of 2

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of December 2025 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****068	Demand	0.55%	\$10,512.13	\$31,978.59
TOTAL			\$10,512.13	\$31,978.59

DETAILED ACCOUNT OVERVIEW

Account ID: *****068
Account Title: **VUE AT BRICKELL CONDOMINIUM ASSN INC

Account Summary - Demand			
Statement Period	12/1-12/31/2025	Average Daily Balance	\$21,130.48
Previous Period Ending Balance	\$10,512.13	Interest Rate at End of Statement Period	0.55%
Total Program Deposits	21,456.35	Annual Percentage Yield Earned	0.56%
Total Program Withdrawals	(0.00)	YTD Interest Paid	23.31
Interest Capitalized	10.11		
Current Period Ending Balance	\$31,978.59		

Account Transaction Detail

Date	Activity Type	Amount	Balance
12/03/2025	Deposit	\$10,601.71	\$21,113.84
12/30/2025	Deposit	10,854.64	31,968.48
12/31/2025	Interest Capitalization	10.11	31,978.59

Summary of Balances as of December 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BOKF, National Association	Tulsa, OK	4214	\$10,854.96
Citizens Bank, National Association	Providence, RI	57957	21,123.29
United Bank	Fairfax, VA	22858	0.34

REGULATORY NOTICE IN THE EVENT OF A BANK FAILURE:
In the event of a bank failure at BB&T, now Truist, funds swept from your account on the day of failure are considered deposits of the bank and insured by the FDIC subject to standard FDIC coverage rules. Funds swept from your account prior to the day of failure and transferred to the Promontory Insured Cash Sweep (ICS) product will be treated as the deposits of another bank.
Branch Banking and Trust Company, now Truist Financial, Member FDIC.

Vue at Brickell Condominium Association
Due to from Reserves
December 31, 2025
GL 100500

Description	Date	Balance 11/30/25	DR	CR	Balance 12/31/25
Due to from 10/31		50.01		50.01	-
INV351 - The Gravity & Flow Plumbing Corp - fire sprinklers replacements		(9,300.00)	9,300.00		-
		<u>\$ (9,249.99)</u>	<u>9,300.00</u>	<u>50.01</u>	<u>\$ -</u>
Per GL		(9,249.99)			-
Difference		-			-

Vue at Brickell Condominium Association
Allowance for Bad Debt
December 31, 2025
GL 101100



DESCRIPTION	BUILDING	UNIT	AMOUNT
BEGINNING BALANCE			(56,489.37)
<u>Budget Accruals</u>			
Jan 2025 Allowance			(375.00)
Feb 2025 Allowance			(375.00)
March 2025 Allowance			(375.00)
April 2025 Allowance			(375.00)
May 2025 Allowance			(375.00)
June 2025 Allowance			(375.00)
July 2025 Allowance			(375.00)
August 2025 Allowance			(375.00)
September 2025 Allowance			(375.00)
October 2025 Allowance			(375.00)
November 2025 Allowance			(375.00)
December 2025 Allowance			(5,742.40)
			<u>(9,867.40)</u>
<u>Write - Offs /adjustments</u>			
99247 - Bakalar & Associates, PA - bad debt #2806 legal fees			2,625.00
Legal fee writeoffs			2,806.00
		BALANCE	<u><u>(60,925.77)</u></u>
		Per GL	(60,925.77)
		Difference	-

Vue at Brickell Condominium Association
Other Receivables
December 31, 2025
GL 102080

Description	Date	Balance 11/30/25	DR	CR	Balance 12/31/25
886394A - All Florida Pest Control - Feb rodent service		83.00		83.00	-
04092025A - All Florida Pest Control - apr interior pest control		253.00		253.00	-
		<u>\$ 336.00</u>	<u>-</u>	<u>336.00</u>	<u>\$ -</u>
	Per GL	336.00			-
	Difference	-			-

Vue at Brickell Condominium Association
Prepaid Expenses
December 31, 2025
GL 102640



Vendor Name	GL Account #	Amount	Period (From - To)	Term (in months)	Monthly Expense	Balance 11/30/2025	DR	CR	Balance 12/31/2025
Square Point Systems-BDA	700560	3,441.02	04/01/25-12/31/25	9	382.34	382.30		382.30	-
Empire Electric M&S	702520	7,007.43	11/01/25-01/31/26	3	2,335.81	4,671.62		2,335.81	2,335.81
Advance Water Technology Corp	708160	431.00	12/01/25-12/31/25	1	431.00	431.00		431.00	-
Package Concierge	705430	443.00	12/01/25-12/31/25	1		443.00		443.00	-
Totals						\$ 5,927.92	\$ -	\$ 3,592.11	\$ 2,335.81
Per GL Difference						5,927.92			2,335.81
						-			-

Vue at Brickell Condominium Association
Prepaid Insurance
December 31, 2025
GL 102800



SUMMARY OF INSURANCE POLICIES

	12 month	12 month	12 month	12 month	12 month	12 Month	12 month	12 month	12 month	12 month	
Type of Coverage	D&O	Finance. Doc	Property/Wind	Equipment	Legal	WC	Crime	Umbrella/Exlb	GL	Prop/Glass	Total
Effective Dates of Policies:	04/15/25- 04/14/26	04/15/25- 04/14/26	04/15/25- 04/14/26	04/15/25- 04/14/26	04/15/25- 04/14/26	04/15/25- 04/14/26	04/15/25- 04/14/26	04/15/25- 04/14/26	04/15/25- 04/14/26	04/15/25- 04/14/26	
Premium	8,961.09	35,311.22	827,989.00	4,025.00	2,014.00	503.00	1,820.83	29,951.26	105,525.00	32,563.00	1,048,663.40 964,084.11

PREPAID AMORTIZATION SCHEDULE

Month	D&O	Finance & Docs	Property	Boiler	Legal	WC	Crime	Umbrella	GL	X-Wind	Renewals/adj	Total Monthly Expense	Prepaid Balance
Mar-25	662.88	2,095.37	57,289.42	319.08	167.83	42.35	142.58	2,495.94	9,493.75	19,413.87	1,048,663.40	92,123.07	1,095,035.08
Apr-25	724.28	2,592.57	64,940.08	336.02	172.23	43.25	151.06	2,560.88	9,372.62	11,447.49		92,340.49	1,002,694.59
May-25	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	915,197.14
Jun-25	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	827,699.70
Jul-25	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	740,202.26
Aug-25	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	652,704.81
Sep-25	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	565,207.37
Oct-25	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	477,709.92
Nov-25	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	390,212.48
Dec-25	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	302,715.03
Jan-26	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	215,217.59
Feb-26	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	127,720.15
Mar-26	747.69	2,946.27	69,085.01	335.83	168.04	41.97	151.92	2,499.05	8,804.70	2,716.96		87,497.44	40,222.70
Apr-26	343.71	1,354.40	31,758.48	154.38	77.25	19.29	69.84	1,148.82	4,047.53	1,248.99		40,222.71	(0.00)

Vue at Brickell Condominium Association
Unbilled Special Assessment
December 31, 2025
GL 107000



0.199038035

Building	Unit	Unbilled Balance 11/30/2025	Billed 12/01/2025	Billed Principle 12/01/2025	Billed Loan Fee 12/01/2025	Billed Interst 12/30/2025	Unbilled Balance 11/30/2025
V8-0001	1304	2,075.60	49.36	39.52	0.00	9.82	2,036.09
V8-0001	2108	4,999.04	120.39	95.20	1.51	23.66	4,903.84
V8-0001	3201	7,670.39	184.67	146.08	2.26	36.31	7,524.31
V8-0001	813	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	913	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	1013	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	1113	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	1213	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	1313	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	1613	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	1713	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	1813	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	2013	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	2213	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	2313	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	2413	8,982.65	214.94	171.08	1.32	42.52	8,811.57
V8-0001	909	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	1109	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	1209	9,570.61	9,682.08	9,570.61	1.41	110.04	0.00
V8-0001	1409	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	1509	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	1609	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	1709	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	1809	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	2009	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	2309	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	2409	9,570.61	229.01	182.28	1.41	45.30	9,388.33
V8-0001	911	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	1111	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	1311	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	1411	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	1611	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	1711	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	1911	9,729.27	9,796.40	9,729.27	1.43	531.28	(0.00)
V8-0001	2011	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	2211	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	2311	9,729.27	232.80	185.30	1.43	46.05	9,543.97
V8-0001	807	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	1107	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	1207	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	1307	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	1407	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	1507	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	1707	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	1807	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	2007	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	2207	9,949.51	238.08	189.50	1.47	47.09	9,760.02

Vue at Brickell Condominium Association
Unbilled Special Assessment
December 31, 2025
GL 107000



0.199038035

Building	Unit	Unbilled Balance 11/30/2025	Billed 12/01/2025	Billed Principle 12/01/2025	Billed Loan Fee 12/01/2025	Billed Interst 12/30/2025	Unbilled Balance 11/30/2025
V8-0001	2307	9,949.51	238.08	189.50	1.47	47.09	9,760.02
V8-0001	908	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	910	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1010	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1108	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1110	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1208	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1210	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1308	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1508	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1510	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1608	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1610	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1708	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1710	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1810	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1908	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	1910	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	2010	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	2208	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	2310	10,242.63	245.09	195.08	1.51	48.48	10,047.55
V8-0001	812	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	912	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1012	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1112	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1212	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1312	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1412	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1512	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1612	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1812	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	1912	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	2112	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	2212	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	2312	10,511.56	251.53	200.20	1.55	49.76	10,311.36
V8-0001	2105	10,964.06	262.77	208.82	2.03	51.90	10,755.24
V8-0001	904	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	1104	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	1204	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	1404	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	1504	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	1604	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	1704	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	1804	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	1904	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	2004	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	2104	12,503.99	299.20	238.15	1.84	59.19	12,265.84

Vue at Brickell Condominium Association
Unbilled Special Assessment
December 31, 2025
GL 107000



0.199038035

Building	Unit	Unbilled Balance 11/30/2025	Billed 12/01/2025	Billed Principle 12/01/2025	Billed Loan Fee 12/01/2025	Billed Interst 12/30/2025	Unbilled Balance 11/30/2025
V8-0001	2204	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	2304	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	2404	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	2704	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	2804	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	2904	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	3004	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	3104	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	3204	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	3304	12,503.99	299.20	238.15	1.84	59.19	12,265.84
V8-0001	903	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1003	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1103	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1203	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1303	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1503	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1603	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1703	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1803	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	2003	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	2203	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	2503	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	2603	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	2703	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	2903	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	3003	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	3103	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	3203	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	3303	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	3403	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	3503	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	3603	13,066.45	312.65	248.86	1.92	61.85	12,817.59
V8-0001	1115	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	1215	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	1515	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	1615	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	1715	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	1815	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	1915	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	2315	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	2415	13,640.98	326.41	259.81	2.01	64.57	13,381.17
V8-0001	805	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	905	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	1005	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	1105	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	1205	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	1305	13,787.59	329.91	262.60	2.03	65.26	13,524.99

Vue at Brickell Condominium Association
Unbilled Special Assessment
December 31, 2025
GL 107000



0.199038035

Building	Unit	Unbilled Balance 11/30/2025	Billed 12/01/2025	Billed Principle 12/01/2025	Billed Loan Fee 12/01/2025	Billed Interst 12/30/2025	Unbilled Balance 11/30/2025
V8-0001	1405	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	1505	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	1605	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	1705	6,951.85	166.84	132.40	1.51	32.91	6,819.45
V8-0001	2005	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	2405	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	2505	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	2605	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	2805	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	2905	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	3205	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	3405	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	3505	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	3605	13,787.59	329.91	262.60	2.03	65.26	13,524.99
V8-0001	906	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	1106	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	1206	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	1306	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	1706	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	1806	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	2006	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	2106	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	2206	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	2406	13,970.75	334.30	266.09	2.06	66.13	13,704.66
V8-0001	914	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	1014	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	1114	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	1414	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	1614	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	1714	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	1814	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	1914	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	2014	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	2214	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	2414	14,044.06	336.05	267.49	2.07	66.47	13,776.57
V8-0001	801	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	901	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	1001	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	1101	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	1201	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	1301	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	1501	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	1601	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	1801	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	1901	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	2001	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	2101	15,339.82	367.05	292.16	2.26	72.61	15,047.66

Vue at Brickell Condominium Association
Unbilled Special Assessment
December 31, 2025
GL 107000



0.199038035

Building	Unit	Unbilled Balance 11/30/2025	Billed 12/01/2025	Billed Principle 12/01/2025	Billed Loan Fee 12/01/2025	Billed Interst 12/30/2025	Unbilled Balance 11/30/2025
V8-0001	2301	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	2501	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	2701	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	2801	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	3001	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	3301	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	3401	15,339.82	367.05	292.16	2.26	72.61	15,047.66
V8-0001	902	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	1102	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	1402	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	1502	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	1602	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	1802	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	1902	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	2002	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	2102	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	2202	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	2302	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	2402	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	2802	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	3002	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	3102	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	3202	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	3402	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	3502	16,158.78	386.65	307.77	2.38	76.48	15,851.02
V8-0001	2506	18,957.98	453.63	361.09	2.79	89.73	18,596.90
V8-0001	2606	18,957.98	453.63	361.09	2.79	89.73	18,596.90
V8-0001	2806	18,957.98	453.63	361.09	2.79	89.73	18,596.90
V8-0001	2906	18,957.98	453.63	361.09	2.79	89.73	18,596.90
V8-0001	3206	18,957.98	453.63	361.09	2.79	89.73	18,596.90
V8-0001	3306	18,957.98	453.63	361.09	2.79	89.73	18,596.90
V8-0001	3506	18,957.98	453.63	361.09	2.79	89.73	18,596.90
		2,757,464.62	85,000.23	71,448.67	408.58	13,601.88	2,686,015.95

Vue at Brickell Condominium Association
Accrued Expenses
December 31, 2025
GL 200100



Vendor Name	GL Account #	Period From To		Balance 11/30/2025	DR	CR	Balance 12/31/2025
Accounting Fees -2024	500080	01/01/24	12/31/24	6,699.96			6,699.96
Accounting Fees -2025	500080	01/01/25	12/31/25	6,688.00		608.00	7,296.00
Fusion Coloud 2186 Ck	602000	12/01/24	12/31/24	1,025.59			1,025.59
Non reversing utility accrual							
MDWS 6014889534	604040	15 days		34.97	34.97		-
MDWS 4060247873	604040	15 days		4,583.51	4,583.51		-
MDWS 1862125709	604040	15 days		3,557.82	3,557.82		-
MDWS 7349074733	604040	15 days		11,524.64	11,524.64		-
Dec-24							
Advance Water Technology	708160	11/01/24	11/30/24	431.00	431.00		-
Jan-25							
Commercial Fitness - Quarterly	703520	01/01/25	02/28/25	357.00	357.00		-
Apr-25							
Mirabito	601000	04/16/25	04/30/25	288.82	288.82		-
Fusion	602000	04/01/25	04/30/25	329.66	329.66		-
Commercial Fitness	703520	04/01/25	04/30/25	119.00	119.00		-
May-25							
Mirabito	601000	04/16/25	#REF!	218.53	218.53	-	-
Commercial Fitness	703520	05/01/25	05/31/25	119.00	119.00	-	-
Jun-25							
Commercial Fitness	703520	06/01/25	06/30/25	119.00	119.00		-
Sunny Greens Landscapers Corp	704120	06/01/25	06/30/25	2,000.00	2,000.00		-
Jul-25							
Fusion	602000	07/01/25	07/31/25	153.83	153.83	-	-
Commercial Fitness	703520	07/01/25	07/31/25	119.00	119.00	-	-
Waste Connections of FL	707760	6/25/25		5,104.41	5,104.41	-	-

Vue at Brickell Condominium Association
Accrued Expenses
December 31, 2025
GL 200100

Vendor Name	GL Account #	Period From	To	Balance 11/30/2025	DR	CR	Balance 12/31/2025
Aug-25							
Commercial Fitness	703520	08/01/25	08/31/25	119.00	119.00	-	-
Sep-25							
Commercial Fitness	703520	09/01/25	09/30/25	119.00	119.00		-
Oct-25							
Otis Elevator Company	701640	10/01/25	10/31/25	3,911.17	3,911.17	-	-
Floor Safety Solutions Matting Corp	702840	10/01/25	10/31/25	123.61	123.61	-	-
Commercial Fitness	703520	10/01/25	10/31/25	119.00	119.00	-	-
Nov-25							
Otis Elevator Company	701640	11/01/25	11/30/25	3,911.17			3,911.17
Floor Safety Solutions Matting Corp	702840	11/01/25	11/30/25	123.61			123.61
Commercial Fitness	703520	11/01/25	11/30/25	119.00			119.00
Chemsearch FE	707400	11/01/25	11/30/25	240.75			240.75
Marksman Security	707000	11/08/25	11/14/25	2,903.73	2,903.73		-
Marksman Security	707000	11/08/25	11/14/25	518.11	518.11		-
Marksman Security	707000	11/15/25	11/21/25	2,864.18	2,864.18		-
Marksman Security	707000	11/22/25	11/30/25	2,933.73	2,933.73		-
KW Payroll	890000	11/17/25	11/30/25	44,676.91	44,676.91		-
KW Payroll Medical	890360	11/17/25	11/30/25	396.92	396.92		-
Dec-25							
Marksman Security	707000	12/08/25	12/14/25			2,903.73	2,903.73
Marksman Security	707000	12/22/25	12/28/25			3,051.00	3,051.00
Marksman Security	707000	12/29/25	01/05/25			2,927.02	2,927.02
Chemsearch FE	707400	12/01/25	12/31/25			240.75	240.75
KW Payroll	890000	12/29/25	12/31/25			9,450.06	9,450.06
HD Supply	807400		10/23/25			460.08	460.08
HD Supply	807400		10/25/25			461.89	461.89
Miami Dade County Water & Sewer	604040	12/20/25	12/31/25			10,762.82	10,762.82
FPL	600000	12/20/25	12/31/25			5,552.50	5,552.50
Marksman Security	707000	12/13/25	12/19/25			3,283.62	3,283.62
Marksman Security	707000	12/20/25	12/26/25			4,212.38	4,212.38
The Sherwin Williams Co	807880	01/20/26				619.64	619.64
All Florida Pest Control	705560	01/14/26				87.98	87.98
All Florida Pest Control	705560	01/14/26				268.18	268.18

Vue at Brickell Condominium Association
Accrued Expenses
December 31, 2025
GL 200100



Vendor Name	GL Account #	Period From To	Balance 11/30/2025	DR	CR	Balance 12/31/2025
Marksman Security LLC	707000	01/10/26			3,439.40	3,439.40
Ecolo Odor Control / All Ready Chute Inc	807440	12/16/25			288.90	288.90
HD Supply	801520	01/16/26			48.16	48.16
HD Supply	801520	01/16/26			27.51	27.51
HD Supply	801520	01/16/26			60.42	60.42
HD Supply	801520	01/16/26			11.58	11.58
HD Supply	801520	01/16/26			30.75	30.75
HD Supply	801520	01/16/26			16.98	16.98
HD Supply	801520	01/16/26			76.00	76.00
HD Supply	801520	01/16/26			18.15	18.15
HD Supply	801520	01/16/26			25.47	25.47
HD Supply	801520	01/16/26			90.96	90.96
HD Supply	801520	01/16/26			76.88	76.88
HD Supply	801520	01/16/26			63.47	63.47
HD Supply	801520	01/16/26			38.24	38.24
HD Supply	807880	12/21/25			3.98	3.98
HD Supply	807880	12/21/25			3.98	3.98
HD Supply	807880	12/21/25			29.97	29.97
HD Supply	807880	12/21/25			42.84	42.84
HD Supply	807880	12/21/25			5.65	5.65
The Gravity & Flow Plumbing Corp	808240	12/07/25			1,200.00	1,200.00
Trust Asset Management, LLC	707760	01/22/26			675.00	675.00
Marksman Security LLC	707000	01/17/26			383.48	383.48
Marksman Security LLC	707000	01/17/26			3,439.40	3,439.40
The Gravity & Flow Plumbing Corp	808240	01/13/26			1,500.00	1,500.00
The Gravity & Flow Plumbing Corp	808240	12/19/25			950.00	950.00
The Gravity & Flow Plumbing Corp	808240	01/13/26			1,850.00	1,850.00
City of Miami	502440	01/08/26			504.00	504.00
Totals			\$ 106,553.63	\$ 87,745.55	\$ 43,913.85	\$ 78,598.90
Per GL			106,553.63			78,598.90
Difference			-			-

Vue at Brickell Condominium Association
Accrued Expenses
December 31, 2025
GL 200100



Vendor Name	GL Account #	Period From	To	Balance 11/30/2025	DR	CR	Balance 12/31/2025
Dec-25							
ForEver A/C Corp	900003	07/13/25				18,696.00	18,696.00
		Totals		\$ -	\$ -	\$ 18,696.00	\$ 18,696.00
			Per GL	-			18,696.00
			Difference	-			-

Vue at Brickell Condominium Association
Other Liabilities
December 31, 2025
GL 200560

Description	Balance 11/30/2025	DR	CR	Balance 12/31/2025
12/2025 Accounts Payable Operating Balance	-	141.50		(141.50)
	-	141.50	-	(141.50)
Balance per GL	-			(141.50)
Difference	-			-

Vue at Brickell Condominium Association
Insurance Payable
December 31, 2025
GL 200700



Month	Payments	Renewals / Adjust	Total Monthly Payments	Insurance Payable Balance
Mar-25	84,579.29	-	-	964,084.11
Apr-25	-		-	964,084.11
May-25	87,644.01		87,644.01	876,440.10
Jun-25	87,644.01		87,644.01	788,796.09
Jul-25	87,644.01		87,644.01	701,152.08
Aug-25	87,644.01		87,644.01	613,508.07
Sep-25	87,644.01		87,644.01	525,864.06
Oct-25	87,644.01		87,644.01	438,220.05
Nov-25	87,644.01		87,644.01	350,576.04
Dec-25	87,644.01		87,644.01	262,932.03
Jan-26	87,644.01		87,644.01	175,288.02
Feb-26	87,644.01		87,644.01	87,644.01
Mar-26	87,644.01		87,644.01	(0.00)

Vue at Brickell Condominium Association
Security Deposit Schedule
December 31, 2025
GL 205000

Resident Name	Unit #	Type	Deposits Received			Deposits Refunded			Balance per Unit
			Date	Ck #	Amount	Date	Ck #	Amount	
	2401	SD	02/13/25		4,000.00				4,000.00
	1708	SD	02/13/25		2,800.00				2,800.00
	1312	SD	02/13/25		2,650.00				2,650.00
	2001	SD	02/26/25		1,200.00				1,200.00
	1912	SD	03/31/25		2,500.00				2,500.00
	815	SD	04/30/25		3,800.00				3,800.00
	1412	SD	05/31/25		2,650.00				2,650.00
	1413	SD	05/31/25		2,800.00				2,800.00
	1909	SD	05/31/25		2,700.00				2,700.00
	2405					05/31/25		(2,250.00)	(2,250.00)
Grace H Nasnas						07/21/25		(2,750.00)	(2,750.00)
	3103	SD			200.00				200.00
	2103	SD			1,000.00				1,000.00
	812	SD			2,400.00				2,400.00
Kimberly Salazar	2214	SD			3,600.00	08/04/25		(1,200.00)	2,400.00
	1513	SD			2,500.00				2,500.00
	3505				3,950.00				3,950.00
Mimima, LLC	1508	SD			925.00				925.00
Gamar Corporation	1610	SD			2,675.00				2,675.00
Mehmet A Istanbuluoglu	1807	SD			2,500.00				2,500.00
Unaluca, LLC	1205	SD			3,550.00				3,550.00
Juan E Salazar	2213	SD			2,450.00				2,450.00
Reldora Investment, LLC									
Dora Lotitto	2503	SD			3,300.00				3,300.00
Bhanu Bhatnagar	3505	SD			3,600.00				3,600.00
Sheila O Apolinario	1109	SD			2,800.00				2,800.00
Bianca Duenas	2111	SD	09/10/25		2,645.00				2,645.00
Play & Work, LLC	2013	SD	09/10/25		2,400.00				2,400.00
Jorge Castillo	1613	SD	09/10/25		2,600.00				2,600.00
Albert Van der Waag	3304	SD	09/12/25		3,400.00				3,400.00
William R Crites	3504	SD	10/17/25		3,800.00				3,800.00
Royal Real Estate Holdings	1507	SD	10/17/25		800.00				800.00
	901	SD				12/10/25	20023	(2,450.00)	
	3306	SD	12/09/25		5,000.00				5,000.00
	3201	SD	12/09/25		3,000.00				3,000.00
	1913	SD	12/10/25		2,600.00				2,600.00
	904	SD	12/16/25		3,100.00				3,100.00

\$ 763,222.56

\$ (142,400.00)

Total Security Deposit: \$ 620,822.56

PER GL 620,822.56
DIFFERENCE -

1250 S Miami Ave Unit 2309: Deposit Security Deposit

Cash Reconciliation

Per Schedule above	620,822.56
Open Payables	-
	<u>620,822.56</u>
Cash Balance	625,986.56
Transfer in transit	-
Difference - Due from /(to) OP	(5,164.00)

Vue at Brickell Condominium Association
Schedule of Special Assessment
December 31, 2025

Special Assessment Expense Summary				
Projects and Costs	Budget	Actual	Under/ Estimated to Complete	Under/ (Over) Budget
Structural Repairs	4,229,028.50	1,583,694.04	-	2,645,334.46
Engineering cost	300,000.00	133,595.82	-	166,404.18
Administrative Charges	49,590.00	43,585.82	-	6,004.18
Contingency - On Structural Repairs 15%	634,354.27	-	-	634,354.27
Contingency - Bad Debt 2.5%	130,324.44	-	-	130,324.44
Total Special Assessment	5,343,297.21	\$ 1,760,875.68	-	3,582,421.53

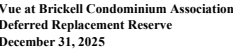
	Date	Description	Check#	Approved Amount	Actual Amount	Variance	GL #
Special Assessment Billings							
		Special Assessment (2024)					
	12/31/22	Approved Special Assessment		5,343,297.21			
	09/30/24	Billed Acceleration			773,258.72		
	10/31/24	Billed Acceleration			983,380.68		
	11/01/24	Billed			77,133.02		
	12/01/24	Billed			51,598.35		
	01/01/25	Billed			96,917.11		
	02/01/25	Billed			82,029.29		
	03/01/25	Billed			51,273.18		
	04/01/25	Billed			51,515.88		
	05/01/25	Billed			66,294.95		
	06/01/25	Billed			51,762.77		
	07/01/25	Billed			52,007.78		
	08/01/25	Billed			52,253.95		
	09/01/25	Billed			63,131.29		
	10/01/25	Billed			71,873.90		
	11/01/25	Billed			61,428.54		
	12/01/25	Billed			70,989.74		
	12/31/25	Unbilled			2,686,448.06		107000
		Total			5,343,297.21	-	
Bank Interest							
					\$ -		28016
Special Assessment Billed Interest							
	11/01/24	Billed Interests			16,855.89		
	12/01/24	Billed Interests			16,718.59		
	01/01/25	Billed Interests			16,613.42		
	02/25/25	Billed Interests			16,472.71		
	03/31/25	Billed Interests			15,520.55		
	04/30/25	Billed Interests			15,277.85		
	05/31/25	Billed Interests			15,034.01		
	06/30/25	Billed Interests			14,720.22		
	06/30/25	5/25 Interest Correction			170.54		
	07/30/25	Billed Interests			14,475.21		
	08/30/25	Billed Interests			14,229.04		
	09/30/25	Billed Interests			14,104.48		
	10/30/25	Billed Interests			13,723.60		
	11/30/25	Billed Interests			13,404.63		
	12/31/25	Billed Interests			13,601.88		
		Total			\$ 210,922.62		290155
Special Assessment Late Fees							
	03/01/25	Late Fees			2,456.27		
	05/01/25	Late Fees			785.86		
	06/01/25	Late Fees			1,308.58		
	07/01/25	Late Fees			557.81		
	08/01/25	Late Fees			818.90		
	09/01/25	Late Fees			516.75		
	10/01/25	Late Fees			687.27		
	11/30/25	Late Fees			850.84		
	12/31/25	Late Fees			818.50		
		Total			\$ 8,800.78		290200
		Total Income			5,563,020.61	-	

Vue at Brickell Condominium Association
Schedule of Special Assessment
December 31, 2025

Special Assessment Expenses					
SA - Bank Charges					
	Date	Voucher	Bank & Check Number		
				\$	- \$ -
					291500
SA - Structural Repairs					
	Date	Voucher	Bank & Check Number	4,229,028.50	
Structurally Sound Cont	11/01/24	AVC02457279	82513-00001	7,450.00	
Structurally Sound Cont	12/01/24	AVC02472579	82513-00002	323,514.00	
Structurally Sound Cont	12/1/2024	AVC02472580	82513-00003	420,232.28	
Daniel Benavides	4/17/2025	INV04172025-825	SPA-20007	7,000.00	
Master Rollers - City Permit	4/1/2025	INV-VUE001	SPA-20008	48,510.84	
Master Rollers Painting Inc	5/31/2025	5082025	5082025	9,990.00	
Master Rollers Painting Inc	5/31/2025	0508205A	0508205A	63,022.94	
The Gravity & Flow Plumbing Corp	5/31/2025	INV278	SPA-20177	3,450.00	
Master Rollers Painting Inc	5/31/2025	Vue-Bond	SPA-20015	42,727.00	
Master Rollers Painting Inc - phase 1 renovation	1/7/2025	05202025-825		175,657.50	
Dal-Tile Distribution, LLC - pool deck tiles	07/21/2025	07212025-825		6,945.59	
Dal-Tile Distribution, LLC - pool deck tiles	07/22/2025	07222025-825		6,945.59	
Dal-Tile Distribution, LLC - pool deck tiles	07/23/2025	07232025-825		6,945.60	
Dal-Tile Distribution, LLC - pool deck tiles	07/24/2025	07042025-825		6,945.60	
SA Payroll Alloc w/e 7/27	07/31/2025			3,000.00	
Master Rollers Painting - PA#4 - Phase 1	7/8/2025	PA 4		128,367.13	
Master Rollers Painting - PA#4 - Phase 1	8/8/2025	PA 5		151,678.49	
The Gravity & Flow Plumbing	11/8/2025	INV311		7,900.00	
SA Payroll Alloc w/e 8/10-8/24	8/31/2025			6,000.00	
B&L Luna Services, Inc - ceiling repair by pool	9/23/2025	00209232025		4,000.00	
Perfect Solution Welding Works H&A Corp - replace columns by pool	1/10/2025	09292025-825		25,000.00	
Master Rollers Painting Inc - PA 6 - Phase 1	6/10/2025	10062025-1025		85,842.23	
Master Rollers Painting Inc - PA7- Phase 1	10/28/2025	PA 7		146,410.32	
Master Rollers Painting Inc - PA 8 - Phase 1	10/11/2025	Appl 8		90,379.53	
Structurally Sound Contractors	11/25/2025			(252,774.40)	
SA Payroll Allocation bi/weekly From Sep to Nov	11/30/2025			15,000.00	
Master Rollers Painting Inc - permit	12/06/25	12062025-825		620.00	
Master Rollers Painting Inc - PA 9 - Phase 1	12/12/25	12/12/2025		36,933.80	
SA Payroll Alloc w/e 14/12 - 28/12				6,000.00	
				\$	1,583,694.04 \$ 2,645,334.46
					292395
SA - Engineering Fees					
	Date	Voucher	Bank & Check Number	300,000.00	
The Falcon Group	01/30/25	INV87492	SPA-20001	4,095.00	
The Falcon Group	03/05/25	INV88140	SPA-20001	620.00	
The Falcon Group	04/01/25	INV88676	SPA-20006	2,597.50	
The Falcon Group	05/01/25	INV89235	SPA-20013	3,393.96	
The Falcon Group	06/01/25	INV90022		4,896.10	
The Falcon Group	07/22/25	INV91001		4,634.85	
The Falcon Group	08/01/25	90625R		7,248.65	
The Falcon Group	09/01/25	92009		16,997.00	
The Falcon Group	09/01/25	90995R		17,655.70	
The Falcon Group	09/29/25	92471		18,284.21	
The Falcon Group	12/01/25	91431		14,552.50	
The Falcon Group	12/01/25	90995		18,499.45	
The Falcon Group	12/01/25	90625		19,574.90	
				\$	133,595.82 \$ 166,404.18
					292145
SA - Administrative Expense					
	Date	Voucher	Bank & Check Number	49,590.00	
Loan Bank Fees	10/31/2024	NA	ACH	25,686.75	
Billed Loan fee	11/1/2024	NA	NA	(545.88)	
KW - SA Annual Processing Fee	11/1/2024	AVC02462657	ACH	1,259.50	
Billed Loan fee	12/1/2024	NA	NA	(426.08)	
Billed Loan fee	1/1/2025	NA	NA	(744.20)	
Billed Loan fee	2/1/2025	NA	NA	(635.59)	
Billed Loan fee	3/1/2025	NA	NA	(416.13)	
Billed Loan fee	4/30/2025	NA	NA	(416.13)	
Billed Loan fee	5/31/2025	NA	NA	(416.15)	
Billed Loan fee	6/30/2025	NA	NA	(414.22)	
Bank Fees	6/30/2025			684.00	
Bank Fees	6/30/2025			3,420.00	
Billed Loan fee	7/31/2025			(414.22)	
SA Management Fees	7/30/2025			684.00	
Association Law Group	08/01/25			467.50	
Billed Loan fee	08/31/25			(414.22)	
SA Management Fees	08/31/25			684.00	
Billed Loan fee	09/30/25			(414.22)	
SA Management Fees	09/30/25			684.00	
Billed Loan fee	10/31/25			(412.71)	
SA Management Fees	10/31/25			684.00	
Billed Loan fee	11/30/25			(409.92)	
STRUCTURALLY SOUND CONTRACTORS Fee	11/30/25			15.00	
SA Management Fees	11/30/25			684.00	
Annual Budget Processing Fee	11/20/25			2,223.00	
Association Law Group	12/01/25			5,295.00	
Association Law Group	12/01/25			6,919.34	
Billed Loan fee	12/31/25			(408.60)	
SA Management Fees	12/31/25			684.00	
				\$	43,585.82 \$ 6,004.18
					292075
SA - Structural Contingency					
	Date	Voucher	Bank & Check Number	634,354.27	
				\$	- \$ 634,354.27
					28014.1
SA - Bad Debt Expense					
	Date	Voucher	Bank & Check Number	130,324.44	
Allowance for SPA	12/31/2025			7,084.54	
				\$	7,084.54 \$ 123,239.90
					291400

Vue at Brickell Condominium Association
 Schedule of Special Assessment
 December 31, 2025

Total Expenses (Spent)		\$ 1,767,960.22
Total Unspent Funds		3,795,060.39
RECONCILIATION TO CASH:		
Total Unspent Funds		3,795,060.39
Plus: Open Payables/Accruals related to SA		-
Plus: Prepaid Special Assessments		-
Less: Outstanding Special Assessment A/R - incl LS & IS		(20,035.57)
Less: Unbilled SA		-
Plus: Outstanding Loan Balance		-
Less: Unbilled SA		(2,686,448.06)
Plus: Bad Debt Allowance		7,084.54
Less: Bank Origination Fees		-
Total Cash that should be in SA Bank Acct	\$	1,095,661.30
Less: Cash Balances		-
City National 10125		1,092,342.30
Due (to) from Operating	\$	3,319.00



Balance per Month		80,609.10	80,549.98	80,969.85	81,170.95	81,279.20	81,077.87	(355,504.57)	62,189.27	73,693.40	(58,314.60)	49,284.81	43,667.76	
Cummulative Balance	928,240.21	1,008,849.31	1,089,399.29	1,170,369.14	1,251,540.09	1,332,819.29	1,413,897.16	1,058,392.59	1,120,581.86	1,194,275.26	1,135,960.66	1,185,245.47	1,228,913.23	1,228,913.23

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