



Unparalleled Property Services

Waverly at Las Olas Condominium Association, Inc.

05/31/2026

Financial Statements

For Management Purposes Only

Prepared by:
Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Fort Lauderdale FL 33301

 Castle Management, LLC.
 12270 SW 3rd Street, Suite 200
 Plantation FL 33325

		Operating	Reserve	SIRS	Total
ASSETS					
CURRENT ASSETS					
100093	Western Alliance Bank - Oper w/ICS Sweep	631,307.54	0.00	0.00	631,307.54
100127	Western Alliance Bank - Sec Dep	243,923.00	0.00	0.00	243,923.00
100200	Western Alliance CDAR- Mat 03/08/29	503,561.46	0.00	0.00	503,561.46
101100	Ocean Bank MM - 9405	234,316.32	0.00	0.00	234,316.32
120009	Due (To)/From SIRS	1,500.00	0.00	0.00	1,500.00
120010	Due (To)/From Reserves	33,170.85	0.00	0.00	33,170.85
104000	Petty Cash	500.00	0.00	0.00	500.00
	TOTAL CURRENT ASSETS	1,648,279.17	0.00	0.00	1,648,279.17
RESERVE CASH					
102180	UBS Financial Services - Reserves	0.00	5,918,714.63	0.00	5,918,714.63
120011	Due (To)/From SIRS	0.00	(3,714,348.19)	0.00	(3,714,348.19)
120012	Due (To)/From Operating	0.00	(33,170.85)	0.00	(33,170.85)
120021	Due (To) / From Reserves	0.00	0.00	3,714,348.19	3,714,348.19
120022	Due (To)/From Operating	0.00	0.00	(1,500.00)	(1,500.00)
	TOTAL RESERVE CASH	0.00	2,171,195.59	3,712,848.19	5,884,043.78
OTHER ASSETS					
110010	Maintenance Fees Receivable	74,635.54	0.00	0.00	74,635.54
150000	Prepaid Insurance	69,720.27	0.00	0.00	69,720.27
119999	Allowance for Doubtful Accounts	(8,839.79)	0.00	0.00	(8,839.79)
	TOTAL OTHER ASSETS	135,516.02	0.00	0.00	135,516.02
	TOTAL ASSETS	1,783,795.19	2,171,195.59	3,712,848.19	7,667,838.97

Fort Lauderdale FL 33301

 Castle Management, LLC.
 12270 SW 3rd Street, Suite 200
 Plantation FL 33325

		Operating	Reserve	SIRS	Total
LIABILITIES & FUND BALANCES					
NON-RESERVE LIABILITIES					
210031	Accrued Expenses	151,033.37	0.00	0.00	151,033.37
220000	Prepaid Assessments	132,210.99	0.00	0.00	132,210.99
240301	Security Deposits Payable	243,923.00	0.00	0.00	243,923.00
	TOTAL NON-RESERVE LIABILITIES	527,167.36	0.00	0.00	527,167.36
GENERAL RESERVE CONTRACT LIABILITIES					
300100	Reserves Beginning Balance	0.00	875,474.07	0.00	875,474.07
300101	RSV YTD Contributions - Pooled Reserves	0.00	143,360.74	0.00	143,360.74
300401	Contract Liability-Gen Res-Elevator	0.00	182,276.45	0.00	182,276.45
305555	RSV YTD Contributions - SIRS Reserves	0.00	0.00	3,462,312.44	3,462,312.44
	TOTAL GENERAL RESERVE CONTRACT LIAB	0.00	1,201,111.26	3,462,312.44	4,663,423.70
RESIDENTIAL RESERVE CONTRACT LIABILITIES					
300105	Reserves Beginning Balance	0.00	291,113.94	0.00	291,113.94
300700	RSV YTD Contributions - Pooled Reserves	0.00	87,946.68	0.00	87,946.68
300720	Contract Liability-Res Res-CH Fitness	0.00	13,764.00	0.00	13,764.00
300821	Contract Liability-Res Res-Furniture	0.00	3,695.50	0.00	3,695.50
300900	Contract Liability-Res Res-Elevator	0.00	96,937.00	0.00	96,937.00
	TOTAL RESIDENTIAL RESERVE CONTRACT LIAB	0.00	493,457.12	0.00	493,457.12
COMMERCIAL RESERVE CONTRACT LIABILITIES					
300106	Reserves Beginning Balance	0.00	120,470.24	0.00	120,470.24
	TOTAL COMMERCIAL RESERVE CONTRACT LIAB	0.00	120,470.24	0.00	120,470.24
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	1,815,038.62	3,462,312.44	5,277,351.06
RESERVE FUND					
309999	Reserve Interest	0.00	356,156.97	0.00	356,156.97
309995	Reserve Interest - SIRS	0.00	0.00	250,535.75	250,535.75
	TOTAL RESERVE FUND	0.00	356,156.97	250,535.75	606,692.72
OPERATING FUND					
350550	Prior Yr Surplus/(Deficit) - Residential	415,745.42	0.00	0.00	415,745.42
350555	Prior Yr Surplus/(Deficit) - Commercial	(10,806.13)	0.00	0.00	(10,806.13)
360001	Prior Yr Surplus/(Deficit) - General	764,152.08	0.00	0.00	764,152.08
	Current Surplus/(Deficit)	87,536.46	0.00	0.00	87,536.46
	TOTAL TOTAL OPERATING FUND	1,256,627.83	356,156.97	250,535.75	1,863,320.55
	TOTAL LIABILITIES & FUND BALANCES	1,783,795.19	2,171,195.59	3,712,848.19	7,667,838.97

WL Waverly at Las Olas Condominium Association, Inc.
Income Statement Category High Rise
05/31/2026

06/17/2026 6:04 PM Page: 1

Fort Lauderdale FL 33301

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	286,722.45	286,615	107.45	1,433,614.25	1,433,075	539.25	3,439,372	2,005,757.75
400120 Reserve Contribution	46,286.92	46,286	0.92	231,432.60	231,430	2.60	555,431	323,998.40
400129 Reserve Contribution - SIRS	60,875.00	60,875	0.00	304,375.00	304,375	0.00	730,500	426,125.00
400305 Gate Card/Clicker Income	0.00	500	(500.00)	825.00	2,500	(1,675.00)	6,000	5,175.00
400400 Late Fees	1,815.00	333	1,482.00	3,325.36	1,665	1,660.36	4,000	674.64
400500 Clubhouse Rental Income	200.00	417	(217.00)	2,400.00	2,085	315.00	5,000	2,600.00
400800 House Charges	200.00	667	(467.00)	5,597.50	3,335	2,262.50	8,000	2,402.50
401110 Interest Income	0.00	0	0.00	1,583.27	0	1,583.27	0	(1,583.27)
401120 Bank Interest Income	2,106.85	125	1,981.85	5,869.25	625	5,244.25	1,500	(4,369.25)
420165 Storage Income	1,050.00	1,250	(200.00)	4,175.00	6,250	(2,075.00)	15,000	10,825.00
420180 Prior Year Surplus	8,333.00	8,333	0.00	41,665.00	41,665	0.00	100,000	58,335.00
420900 Miscellaneous Income	0.00	0	0.00	180.00	0	180.00	0	(180.00)
Total Revenues	407,589.22	405,401	2,188.22	2,035,042.23	2,027,005	8,037.23	4,864,803	2,829,760.77
General & Administrative Expenses								
510105 Multiperil Insurance	67,500.45	70,798	3,297.55	338,297.80	353,990	15,692.20	849,572	511,274.20
520110 Printing & Postage	958.80	250	(708.80)	4,602.76	1,250	(3,352.76)	3,000	(1,602.76)
520119 Office Expenses	2,273.19	1,250	(1,023.19)	8,504.45	6,250	(2,254.45)	15,000	6,495.55
520121 Office Drinking Water	0.00	83	83.00	0.00	415	415.00	1,000	1,000.00
520132 Computer Expenses	0.00	333	333.00	0.00	1,665	1,665.00	4,000	4,000.00
530100 Accounting Fees	583.00	583	0.00	2,915.00	2,915	0.00	7,000	4,085.00
530110 Legal Fees - Assoc. Matters	(4.29)	1,250	1,254.29	18,009.62	6,250	(11,759.62)	15,000	(3,009.62)
530111 Legal Fees - Collections	0.00	42	42.00	0.00	210	210.00	500	500.00
530112 Meeting Expenses	0.00	125	125.00	518.75	625	106.25	1,500	981.25
530115 Professional Fees	0.00	250	250.00	2,100.00	1,250	(850.00)	3,000	900.00
530118 Security Meeting Expense	(571.25)	333	904.25	571.25	1,665	1,093.75	4,000	3,428.75
540110 License, Permits, Fees & Taxes	(39,139.50)	83	39,222.50	19,967.36	415	(19,552.36)	1,000	(18,967.36)
540114 Permits - Pool & Spa	0.00	83	83.00	0.00	415	415.00	1,000	1,000.00
540128 Holiday Gifts	0.00	333	333.00	0.00	1,665	1,665.00	4,000	4,000.00
540131 Permits - Elevator	0.00	333	333.00	0.00	1,665	1,665.00	4,000	4,000.00
540140 Corporate Annual Report Fees	0.00	8	8.00	0.00	40	40.00	100	100.00
540145 Annual Condo Fees	1,216.00	108	(1,108.00)	1,216.00	540	(676.00)	1,300	84.00
600000 Management Services Contract	2,916.67	3,216	299.33	14,583.35	16,080	1,496.65	38,588	24,004.65
Total General & Administrative Expenses	35,733.07	79,461	43,727.93	411,286.34	397,305	(13,981.34)	953,560	542,273.66
Salaries								
555100 Office Personnel	12,770.20	8,400	(4,370.20)	39,555.95	42,000	2,444.05	100,802	61,246.05
555101 Property Manager	10,126.86	9,916	(210.86)	50,389.34	49,580	(809.34)	118,988	68,598.66
555115 Valet Service	0.00	10,417	10,417.00	29,338.80	52,085	22,746.20	125,000	95,661.20
555125 Personnel Health Benefits	4,590.00	6,120	1,530.00	22,950.00	30,600	7,650.00	73,440	50,490.00

WL Waverly at Las Olas Condominium Association, Inc.
Income Statement Category High Rise
05/31/2026

06/17/2026 6:04 PM Page: 2

Fort Lauderdale FL 33301

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
555200	Maintenance Personnel	37,089.13	35,853	(1,236.13)	182,406.64	179,265	(3,141.64)	430,230	247,823.36
555300	Janitorial Personnel	12,992.20	16,944	3,951.80	72,885.77	84,720	11,834.23	203,323	130,437.23
704125	Front Desk Personnel	18,975.61	20,972	1,996.39	92,570.86	104,860	12,289.14	251,659	159,088.14
	Total Salaries	96,544.00	108,622	12,078.00	490,097.36	543,110	53,012.64	1,303,442	813,344.64
	Utilities								
705010	Electricity	22,219.08	22,917	697.92	91,261.39	114,585	23,323.61	275,000	183,738.61
705030	Water & Sewer	25,346.90	26,750	1,403.10	136,109.75	133,750	(2,359.75)	321,000	184,890.25
705032	Water Treatment	0.00	410	410.00	410.00	2,050	1,640.00	4,920	4,510.00
705050	Cable TV	921.43	125	(796.43)	2,208.04	625	(1,583.04)	1,500	(708.04)
705060	Trash Removal	20,096.83	6,250	(13,846.83)	39,147.72	31,250	(7,897.72)	75,000	35,852.28
705070	Telephone	667.78	1,250	582.22	3,230.03	6,250	3,019.97	15,000	11,769.97
705075	Internet Services	576.93	208	(368.93)	2,290.68	1,040	(1,250.68)	2,500	209.32
705080	Gas	(663.30)	3,333	3,996.30	21,499.99	16,665	(4,834.99)	40,000	18,500.01
	Total Utilities	69,165.65	61,243	(7,922.65)	296,157.60	306,215	10,057.40	734,920	438,762.40
	Building Maintenance								
700100	Lawn Maintenance	0.00	3,500	3,500.00	10,500.00	17,500	7,000.00	42,000	31,500.00
700110	Landscape Extras	0.00	416	416.00	0.00	2,080	2,080.00	5,000	5,000.00
700230	Tree Replacement	0.00	167	167.00	0.00	835	835.00	2,000	2,000.00
701021	Irrigation - Repairs & Supplies	0.00	292	292.00	0.00	1,460	1,460.00	3,500	3,500.00
702000	General Repairs & Maintenance	166.88	1,667	1,500.12	28,079.53	8,335	(19,744.53)	20,000	(8,079.53)
702005	Floorcare	1,491.04	1,000	(491.04)	4,791.73	5,000	208.27	12,000	7,208.27
702008	Repairs & Maint-Capital Improvements	0.00	3,750	3,750.00	0.00	18,750	18,750.00	45,000	45,000.00
702014	Janitorial Supplies	5,740.61	1,667	(4,073.61)	9,857.64	8,335	(1,522.64)	20,000	10,142.36
702025	Paint Supplies	839.90	750	(89.90)	4,230.22	3,750	(480.22)	9,000	4,769.78
702035	Elevator Maintenance Contract	0.00	3,125	3,125.00	23,056.60	15,625	(7,431.60)	37,500	14,443.40
702048	Repairs & Maintenance Equip - HVAC Part	0.00	5,000	5,000.00	38,659.86	25,000	(13,659.86)	60,000	21,340.14
702050	Generator Maintenance Contract	0.00	417	417.00	0.00	2,085	2,085.00	5,000	5,000.00
702051	GRID Software	784.85	708	(76.85)	3,924.29	3,540	(384.29)	8,500	4,575.71
702065	Repairs & Maintenance - Equipment	162.60	1,667	1,504.40	21,753.07	8,335	(13,418.07)	20,000	(1,753.07)
702066	Repairs & Maintenance - Radios/Pagers	0.00	167	167.00	0.00	835	835.00	2,000	2,000.00
702068	Repairs & Maintenance - Health Club	368.16	1,083	714.84	1,206.14	5,415	4,208.86	13,000	11,793.86
702072	Repairs & Maintenance - Plumbing	5,175.00	8,833	3,658.00	7,650.99	44,165	36,514.01	106,000	98,349.01
702080	Repairs & Maintenance - Lighting	1,094.90	833	(261.90)	3,137.37	4,165	1,027.63	10,000	6,862.63
702110	Repairs & Maintenance - Signs	286.51	250	(36.51)	1,971.76	1,250	(721.76)	3,000	1,028.24
702112	Repairs & Maintenance - Doors	4,458.33	250	(4,208.33)	4,458.33	1,250	(3,208.33)	3,000	(1,458.33)
702145	Window Services	0.00	1,167	1,167.00	0.00	5,835	5,835.00	14,000	14,000.00
702150	Holiday Lighting & Decorations	0.00	779	779.00	4,682.45	3,895	(787.45)	9,350	4,667.55
702178	Pest Control	1,576.00	583	(993.00)	5,120.86	2,915	(2,205.86)	7,000	1,879.14

Fort Lauderdale FL 33301

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
702201	Repairs & Maintenance - Fire Equipment	3,544.00	2,917	(627.00)	18,001.29	14,585	(3,416.29)	35,000	16,998.71
702202	Fire Suppression Equipment/Maint.	0.00	292	292.00	0.00	1,460	1,460.00	3,500	3,500.00
702205	Repairs & Maintenance - Life Safety	0.00	833	833.00	1,722.70	4,165	2,442.30	10,000	8,277.30
702400	Carpet Cleaning & Repairs	0.00	667	667.00	0.00	3,335	3,335.00	8,000	8,000.00
702925	Inspection Expense	0.00	83	83.00	0.00	415	415.00	1,000	1,000.00
704100	Security - Contract	1,781.05	833	(948.05)	8,708.92	4,165	(4,543.92)	10,000	1,291.08
704240	Access Control System	0.00	833	833.00	5,096.25	4,165	(931.25)	10,000	4,903.75
706035	Fire Alarm System	0.00	2,083	2,083.00	444.00	10,415	9,971.00	25,000	24,556.00
707043	Janitorial Supplies	0.00	0	0.00	342.36	0	(342.36)	0	(342.36)
712500	Pool Maintenance	(1,300.00)	1,300	2,600.00	2,654.53	6,500	3,845.47	15,600	12,945.47
712550	Pool / Spa Repairs & Maintenance	(0.62)	250	250.62	2,038.69	1,250	(788.69)	3,000	961.31
716124	Computer Software Contract	174.41	500	325.59	1,014.41	2,500	1,485.59	6,000	4,985.59
716247	Uniforms	0.00	250	250.00	1,052.88	1,250	197.12	3,000	1,947.12
	Total Building Maintenance	26,343.62	48,912	22,568.38	214,156.87	244,560	30,403.13	586,950	372,793.13
	Reserves								
900100	Pooled Reserves	46,286.92	46,286	(0.92)	231,432.60	231,430	(2.60)	555,431	323,998.40
900129	Reserve Expenses - SIRS	60,875.00	60,875	0.00	304,375.00	304,375	0.00	730,500	426,125.00
	Total Reserves	107,161.92	107,161	(0.92)	535,807.60	535,805	(2.60)	1,285,931	750,123.40
	Total Expenses	334,948.26	405,399	70,450.74	1,947,505.77	2,026,995	79,489.23	4,864,803	2,917,297.23
	Net Income (Loss)	72,640.96	2	72,638.96	87,536.46	10	87,526.46	0	(87,536.46)

110 North Federal Hwy
Fort Lauderdale FL 33301

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	276,070.45	275,963	107.45	1,380,354.91	1,379,815	539.91	3,311,552	1,931,197.09
400120 Reserve Contribution	28,697.25	28,697	0.25	143,486.25	143,485	1.25	344,367	200,880.75
400129 Reserve Contribution - SIRS	60,875.00	60,875	0.00	304,375.00	304,375	0.00	730,500	426,125.00
400305 Gate Card/Clicker Income	0.00	500	(500.00)	0.00	2,500	(2,500.00)	6,000	6,000.00
400400 Late Fees	0.00	0	0.00	(1,169.64)	0	(1,169.64)	0	1,169.64
400800 House Charges	0.00	0	0.00	2,087.50	0	2,087.50	0	(2,087.50)
401110 Interest Income	0.00	0	0.00	1,583.27	0	1,583.27	0	(1,583.27)
401120 Bank Interest Income	2,106.85	125	1,981.85	5,869.25	625	5,244.25	1,500	(4,369.25)
420180 Prior Year Surplus	8,333.00	8,333	0.00	41,665.00	41,665	0.00	100,000	58,335.00
Total Revenues	376,082.55	374,493	1,589.55	1,878,251.54	1,872,465	5,786.54	4,493,919	2,615,667.46
General & Administrative Expenses								
510105 Multiperil Insurance	67,500.45	70,798	3,297.55	338,297.80	353,990	15,692.20	849,572	511,274.20
520110 Printing & Postage	958.80	250	(708.80)	4,602.76	1,250	(3,352.76)	3,000	(1,602.76)
520119 Office Expenses	2,273.19	1,250	(1,023.19)	8,504.45	6,250	(2,254.45)	15,000	6,495.55
520121 Office Drinking Water	0.00	83	83.00	0.00	415	415.00	1,000	1,000.00
520132 Computer Expenses	0.00	333	333.00	0.00	1,665	1,665.00	4,000	4,000.00
530100 Accounting Fees	583.00	583	0.00	2,915.00	2,915	0.00	7,000	4,085.00
530110 Legal Fees - Assoc. Matters	(4.29)	1,250	1,254.29	18,009.62	6,250	(11,759.62)	15,000	(3,009.62)
530111 Legal Fees - Collections	0.00	42	42.00	0.00	210	210.00	500	500.00
530112 Meeting Expenses	0.00	125	125.00	518.75	625	106.25	1,500	981.25
530115 Professional Fees	0.00	250	250.00	2,100.00	1,250	(850.00)	3,000	900.00
530118 Security Meeting Expense	0.00	0	0.00	571.25	0	(571.25)	0	(571.25)
540110 License, Permits, Fees & Taxes	(39,139.50)	83	39,222.50	12,242.36	415	(11,827.36)	1,000	(11,242.36)
540128 Holiday Gifts	0.00	333	333.00	0.00	1,665	1,665.00	4,000	4,000.00
540131 Permits - Elevator	0.00	333	333.00	0.00	1,665	1,665.00	4,000	4,000.00
540140 Corporate Annual Report Fees	0.00	8	8.00	0.00	40	40.00	100	100.00
540145 Annual Condo Fees	1,216.00	108	(1,108.00)	1,216.00	540	(676.00)	1,300	84.00
600000 Management Services Contract	2,916.67	3,216	299.33	14,583.35	16,080	1,496.65	38,588	24,004.65
Total General & Administrative Expenses	36,304.32	79,045	42,740.68	403,561.34	395,225	(8,336.34)	948,560	544,998.66
Salaries								
555100 Office Personnel	12,770.20	8,400	(4,370.20)	39,555.95	42,000	2,444.05	100,802	61,246.05
555101 Property Manager	10,126.86	9,916	(210.86)	50,389.34	49,580	(809.34)	118,988	68,598.66
555115 Valet Service	0.00	10,417	10,417.00	29,338.80	52,085	22,746.20	125,000	95,661.20
555125 Personnel Health Benefits	4,590.00	6,120	1,530.00	22,950.00	30,600	7,650.00	73,440	50,490.00
555200 Maintenance Personnel	37,089.13	35,853	(1,236.13)	182,406.64	179,265	(3,141.64)	430,230	247,823.36
555300 Janitorial Personnel	12,992.20	16,944	3,951.80	72,885.77	84,720	11,834.23	203,323	130,437.23
704125 Front Desk Personnel	18,975.61	20,972	1,996.39	92,570.86	104,860	12,289.14	251,659	159,088.14

110 North Federal Hwy
Fort Lauderdale FL 33301

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Total Salaries	96,544.00	108,622	12,078.00	490,097.36	543,110	53,012.64	1,303,442	813,344.64
Utilities								
705010 Electricity	22,219.08	22,917	697.92	91,261.39	114,585	23,323.61	275,000	183,738.61
705030 Water & Sewer	25,346.90	26,750	1,403.10	136,109.75	133,750	(2,359.75)	321,000	184,890.25
705032 Water Treatment	0.00	410	410.00	410.00	2,050	1,640.00	4,920	4,510.00
705050 Cable TV	0.00	0	0.00	782.73	0	(782.73)	0	(782.73)
705070 Telephone	667.78	1,250	582.22	3,230.03	6,250	3,019.97	15,000	11,769.97
705075 Internet Services	576.93	208	(368.93)	2,290.68	1,040	(1,250.68)	2,500	209.32
705080 Gas	(218.90)	1,100	1,318.90	13,094.16	5,500	(7,594.16)	13,200	105.84
Total Utilities	48,591.79	52,635	4,043.21	247,178.74	263,175	15,996.26	631,620	384,441.26
Building Maintenance								
700100 Lawn Maintenance	0.00	2,590	2,590.00	7,770.00	12,950	5,180.00	31,080	23,310.00
700110 Landscape Extras	0.00	333	333.00	0.00	1,665	1,665.00	4,000	4,000.00
700230 Tree Replacement	0.00	167	167.00	0.00	835	835.00	2,000	2,000.00
701021 Irrigation - Repairs & Supplies	0.00	292	292.00	0.00	1,460	1,460.00	3,500	3,500.00
702000 General Repairs & Maintenance	166.88	1,667	1,500.12	28,079.53	8,335	(19,744.53)	20,000	(8,079.53)
702005 Floorcare	1,491.04	1,000	(491.04)	4,791.73	5,000	208.27	12,000	7,208.27
702008 Repairs & Maint-Capital Improvements	0.00	3,750	3,750.00	0.00	18,750	18,750.00	45,000	45,000.00
702014 Janitorial Supplies	5,740.61	1,667	(4,073.61)	9,857.64	8,335	(1,522.64)	20,000	10,142.36
702025 Paint Supplies	839.90	750	(89.90)	4,230.22	3,750	(480.22)	9,000	4,769.78
702035 Elevator Maintenance Contract	0.00	3,125	3,125.00	23,056.60	15,625	(7,431.60)	37,500	14,443.40
702048 Repairs & Maintenance Equip - HVAC Part	0.00	5,000	5,000.00	38,659.86	25,000	(13,659.86)	60,000	21,340.14
702050 Generator Maintenance Contract	0.00	417	417.00	0.00	2,085	2,085.00	5,000	5,000.00
702051 GRID Software	784.85	708	(76.85)	3,924.29	3,540	(384.29)	8,500	4,575.71
702065 Repairs & Maintenance - Equipment	162.60	1,667	1,504.40	21,753.07	8,335	(13,418.07)	20,000	(1,753.07)
702066 Repairs & Maintenance - Radios/Pagers	0.00	167	167.00	0.00	835	835.00	2,000	2,000.00
702072 Repairs & Maintenance - Plumbing	5,175.00	8,833	3,658.00	7,650.99	44,165	36,514.01	106,000	98,349.01
702080 Repairs & Maintenance - Lighting	1,094.90	833	(261.90)	3,137.37	4,165	1,027.63	10,000	6,862.63
702110 Repairs & Maintenance - Signs	286.51	250	(36.51)	1,971.76	1,250	(721.76)	3,000	1,028.24
702112 Repairs & Maintenance - Doors	4,458.33	250	(4,208.33)	4,458.33	1,250	(3,208.33)	3,000	(1,458.33)
702145 Window Services	0.00	1,167	1,167.00	0.00	5,835	5,835.00	14,000	14,000.00
702150 Holiday Lighting & Decorations	0.00	779	779.00	4,682.45	3,895	(787.45)	9,350	4,667.55
702178 Pest Control	1,576.00	583	(993.00)	5,120.86	2,915	(2,205.86)	7,000	1,879.14
702201 Repairs & Maintenance - Fire Equipment	3,544.00	2,917	(627.00)	18,001.29	14,585	(3,416.29)	35,000	16,998.71
702202 Fire Suppression Equipment/Maint.	0.00	292	292.00	0.00	1,460	1,460.00	3,500	3,500.00
702205 Repairs & Maintenance - Life Safety	0.00	833	833.00	1,722.70	4,165	2,442.30	10,000	8,277.30
702925 Inspection Expense	0.00	83	83.00	0.00	415	415.00	1,000	1,000.00
704100 Security - Contract	1,781.05	833	(948.05)	8,708.92	4,165	(4,543.92)	10,000	1,291.08
704240 Access Control System	0.00	833	833.00	5,096.25	4,165	(931.25)	10,000	4,903.75

110 North Federal Hwy
Fort Lauderdale FL 33301

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
706035	Fire Alarm System	0.00	2,083	2,083.00	444.00	10,415	9,971.00	25,000	24,556.00
707043	Janitorial Supplies	0.00	0	0.00	342.36	0	(342.36)	0	(342.36)
716124	Computer Software Contract	174.41	500	325.59	1,014.41	2,500	1,485.59	6,000	4,985.59
716247	Uniforms	0.00	250	250.00	1,052.88	1,250	197.12	3,000	1,947.12
	Total Building Maintenance	27,276.08	44,619	17,342.92	205,527.51	223,095	17,567.49	535,430	329,902.49
	Reserves								
900100	Pooled Reserves	28,697.25	28,697	(0.25)	143,485.92	143,485	(0.92)	344,367	200,881.08
900129	Reserve Expenses - SIRS	60,875.00	60,875	0.00	304,375.00	304,375	0.00	730,500	426,125.00
	Total Reserves	89,572.25	89,572	(0.25)	447,860.92	447,860	(0.92)	1,074,867	627,006.08
	Total Expenses	298,288.44	374,493	76,204.56	1,794,225.87	1,872,465	78,239.13	4,493,919	2,699,693.13
	Net Income (Loss)	77,794.11	0	77,794.11	84,025.67	0	84,025.67	0	(84,025.67)

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description		Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Yearly Budget	Remaining Budget
Revenues									
400100	Maintenance Fees	1,750.00	1,750	0.00	8,750.00	8,750	0.00	21,000	12,250.00
400400	Late Fees	55.00	0	55.00	55.00	0	55.00	0	(55.00)
Total Revenues		1,805.00	1,750	55.00	8,805.00	8,750	55.00	21,000	12,195.00
Utilities									
705060	Trash Removal	5,627.09	1,750	(3,877.09)	11,812.18	8,750	(3,062.18)	21,000	9,187.82
Total Utilities		5,627.09	1,750	(3,877.09)	11,812.18	8,750	(3,062.18)	21,000	9,187.82
Total Expenses		5,627.09	1,750	(3,877.09)	11,812.18	8,750	(3,062.18)	21,000	9,187.82
Net Income (Loss)		(3,822.09)	0	(3,822.09)	(3,007.18)	0	(3,007.18)	0	3,007.18

110 North Federal Hwy
Fort Lauderdale FL 33301

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	8,902.00	8,902	0.00	44,509.34	44,510	(0.66)	106,820	62,310.66
400120 Reserve Contribution	17,589.67	17,589	0.67	87,946.35	87,945	1.35	211,064	123,117.65
400305 Gate Card/Clicker Income	0.00	0	0.00	825.00	0	825.00	0	(825.00)
400400 Late Fees	1,760.00	333	1,427.00	4,440.00	1,665	2,775.00	4,000	(440.00)
400500 Clubhouse Rental Income	200.00	417	(217.00)	2,400.00	2,085	315.00	5,000	2,600.00
400800 House Charges	200.00	667	(467.00)	3,510.00	3,335	175.00	8,000	4,490.00
420165 Storage Income	1,050.00	1,250	(200.00)	4,175.00	6,250	(2,075.00)	15,000	10,825.00
420900 Miscellaneous Income	0.00	0	0.00	180.00	0	180.00	0	(180.00)
Total Revenues	29,701.67	29,158	543.67	147,985.69	145,790	2,195.69	349,884	201,898.31
General & Administrative Expenses								
530118 Security Meeting Expense	(571.25)	333	904.25	0.00	1,665	1,665.00	4,000	4,000.00
540110 License, Permits, Fees & Taxes	0.00	0	0.00	7,725.00	0	(7,725.00)	0	(7,725.00)
540114 Permits - Pool & Spa	0.00	83	83.00	0.00	415	415.00	1,000	1,000.00
Total General & Administrative Expenses	(571.25)	416	987.25	7,725.00	2,080	(5,645.00)	5,000	(2,725.00)
Utilities								
705050 Cable TV	921.43	125	(796.43)	1,425.31	625	(800.31)	1,500	74.69
705060 Trash Removal	14,469.74	4,500	(9,969.74)	27,335.54	22,500	(4,835.54)	54,000	26,664.46
705080 Gas	(444.40)	2,233	2,677.40	8,405.83	11,165	2,759.17	26,800	18,394.17
Total Utilities	14,946.77	6,858	(8,088.77)	37,166.68	34,290	(2,876.68)	82,300	45,133.32
Building Maintenance								
700100 Lawn Maintenance	0.00	910	910.00	2,730.00	4,550	1,820.00	10,920	8,190.00
700110 Landscape Extras	0.00	83	83.00	0.00	415	415.00	1,000	1,000.00
702068 Repairs & Maintenance - Health Club	368.16	1,083	714.84	1,206.14	5,415	4,208.86	13,000	11,793.86
702400 Carpet Cleaning & Repairs	0.00	667	667.00	0.00	3,335	3,335.00	8,000	8,000.00
712500 Pool Maintenance	(1,300.00)	1,300	2,600.00	2,654.53	6,500	3,845.47	15,600	12,945.47
712550 Pool / Spa Repairs & Maintenance	(0.62)	250	250.62	2,038.69	1,250	(788.69)	3,000	961.31
Total Building Maintenance	(932.46)	4,293	5,225.46	8,629.36	21,465	12,835.64	51,520	42,890.64
Reserves								
900100 Pooled Reserves	17,589.67	17,589	(0.67)	87,946.68	87,945	(1.68)	211,064	123,117.32

110 North Federal Hwy
Fort Lauderdale FL 33301

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Total Reserves	<u>17,589.67</u>	<u>17,589</u>	<u>(0.67)</u>	<u>87,946.68</u>	<u>87,945</u>	<u>(1.68)</u>	<u>211,064</u>	<u>123,117.32</u>
Total Expenses	<u>31,032.73</u>	<u>29,156</u>	<u>(1,876.73)</u>	<u>141,467.72</u>	<u>145,780</u>	<u>4,312.28</u>	<u>349,884</u>	<u>208,416.28</u>
Net Income (Loss)	<u>(1,331.06)</u>	<u>2</u>	<u>(1,333.06)</u>	<u>6,517.97</u>	<u>10</u>	<u>6,507.97</u>	<u>0</u>	<u>(6,517.97)</u>