



Unparalleled Property Services

Oceanview, Building A, Condominium Association, Inc.

09/30/2025

Financial Statements

For Management Purposes Only

19390 Collins Avenue
Sunny Isles Bch FL 33160

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

		Operating	Special Asseme	Reserve	Total
ASSETS					
CURRENT ASSETS					
100093	Alliance Assoc Bank - Oper w/ICS Sweep	1,034,220.81	0.00	0.00	1,034,220.81
100210	Alliance Bank Spec Assmt Restoration	0.00	61,164.45	0.00	61,164.45
100211	Alliance Bank Roof and Insurance SPA Acc	0.00	194,636.04	0.00	194,636.04
120010	Due (to)/from SPA Fire	3,562.49	0.00	0.00	3,562.49
120011	Due (To) / From Reserves	(605,369.00)	0.00	0.00	(605,369.00)
120012	Due to/from SPA - Garage	(504,739.84)	0.00	0.00	(504,739.84)
120014	Due (to)/from Spa Fire	0.00	(3,562.49)	0.00	(3,562.49)
	TOTAL CURRENT ASSETS	(72,325.54)	252,238.00	0.00	179,912.46
SECURITY DEPOSIT CASH					
100127	Alliance Assoc Bank - Security Dep w/ICS	484,349.00	0.00	0.00	484,349.00
	TOTAL SECURITY DEPOSIT CASH	484,349.00	0.00	0.00	484,349.00
RESERVE CASH					
102265	Reserves - US Century Bank	0.00	0.00	1,338,898.76	1,338,898.76
120020	Due (To) / From Operating	0.00	0.00	605,369.00	605,369.00
120021	Due to/from OP to SPA	0.00	504,739.84	0.00	504,739.84
	TOTAL RESERVE CASH	0.00	504,739.84	1,944,267.76	2,449,007.60
SPECIAL ASSESSMENT					
100111	Alliance Assoc Bank-SPA w/ICS	0.00	339,894.11	0.00	339,894.11
		0.00	339,894.11	0.00	339,894.11
ACCOUNTS RECEIVABLE					
110010	Maintenance Fees Receivable	228,867.28	0.00	0.00	228,867.28
110026	Unbilled SPA Receivable	0.00	4,644,095.71	0.00	4,644,095.71
	TOTAL ACCOUNTS RECEIVABLE	228,867.28	4,644,095.71	0.00	4,872,962.99
OTHER ASSETS					
140000	Prepaid Expenses	33,302.60	0.00	0.00	33,302.60
150000	Prepaid Insurance	517,517.03	0.00	0.00	517,517.03
151011	Deposits - Utilities	51,523.00	0.00	0.00	51,523.00
	TOTAL OTHER ASSETS	1,243,233.37	5,740,967.66	1,944,267.76	8,928,468.79
	TOTAL ASSETS	1,243,233.37	5,740,967.66	1,944,267.76	8,928,468.79

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		Operating	Special Asseme	Reserve	Total
LIABILITIES & FUND BALANCES					
NON-RESERVE LIABILITIES					
210012	Security Deposit Pending Refunds	1,500.00	0.00	0.00	1,500.00
210031	Accrued Expenses	197,101.18	0.00	0.00	197,101.18
220000	Prepaid Assessments	95,237.44	0.00	0.00	95,237.44
230100	Insurance Loan Payable	399,259.70	0.00	0.00	399,259.70
240100	Security Deposits - Architectural Review	19,000.00	0.00	0.00	19,000.00
240110	Security Deposits	271,449.00	0.00	0.00	271,449.00
240301	Security Deposits Payable	191,400.00	0.00	0.00	191,400.00
	TOTAL NON-RESERVE LIABILITIES	1,174,947.32	0.00	0.00	1,174,947.32
SPECIAL ASSESSMENT					
260120	Special Assessment Income	0.00	194,631.00	0.00	194,631.00
260121	Fire Alarm Income Billed	0.00	676,698.14	0.00	676,698.14
260132	Fire Alarm System Expenses	0.00	(340,361.48)	0.00	(340,361.48)
	TOTAL SPECIAL ASSESSMENT	0.00	530,967.66	0.00	530,967.66
SPECIAL PROJECTS					
270100	SPA Income Garage Restoration	0.00	5,300,000.00	0.00	5,300,000.00
270110	SPA Garage Restoration Expense	0.00	(90,000.00)	0.00	(90,000.00)
	TOTAL SPECIAL PROJECTS	0.00	5,210,000.00	0.00	5,210,000.00
RESERVE CONTRACT LIABILITIES					
300100	Contract Liability-Prior Year Reserve	0.00	0.00	1,638,014.74	1,638,014.74
300101	Contract Liability-Current Year Income	0.00	0.00	262,500.03	262,500.03
301592	Reserve Roof Project	0.00	0.00	0.01	0.01
301595	Reserve 50 Years	0.00	0.00	0.01	0.01
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	0.00	1,900,514.79	1,900,514.79
RESERVE FUND					
309999	Reserve Interest	0.00	0.00	43,752.97	43,752.97
	TOTAL RESERVE FUND	0.00	0.00	43,752.97	43,752.97
OPERATING FUND					
350200	Prior Year Adjustments	(9,751.09)	0.00	0.00	(9,751.09)
360000	Prior Years Surplus / (Deficit)	(237,157.11)	0.00	0.00	(237,157.11)
	Current Surplus/(Deficit)	315,194.25	0.00	0.00	315,194.25
	TOTAL OPERATING FUND	68,286.05	0.00	0.00	68,286.05
	TOTAL LIABILITIES & FUND BALANCES	1,243,233.37	5,740,967.66	1,944,267.76	8,928,468.79

OVA Oceanview, Building A, Condominium Association, Inc.
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19390 Collins Avenue
Sunny Isles Bch FL 33160

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 Owner Assessments	310,780.34	310,822	(41.66)	2,797,022.58	2,797,398	(375.42)	3,729,859	932,836.42
400108 Contra Revenue - Bad Debt	0.00	0	0.00	9,228.00	0	9,228.00	0	(9,228.00)
400125 Reserve Assessments	29,166.67	29,167	(0.33)	262,500.03	262,503	(2.97)	350,000	87,499.97
400200 Fines	0.00	0	0.00	6,750.00	0	6,750.00	0	(6,750.00)
400206 FPL Income	0.00	250	(250.00)	250.00	2,250	(2,000.00)	3,000	2,750.00
400306 Key / Fob Income	1,100.00	583	517.00	9,520.00	5,247	4,273.00	7,000	(2,520.00)
400350 Auto Decals	800.00	417	383.00	6,055.00	3,753	2,302.00	5,000	(1,055.00)
400400 Late Fee Income	10,351.29	0	10,351.29	11,957.77	0	11,957.77	0	(11,957.77)
400415 Processing Fee Income	2,100.00	833	1,267.00	16,860.00	7,497	9,363.00	10,000	(6,860.00)
400420 ATM Income	0.00	100	(100.00)	994.00	900	94.00	1,200	206.00
400500 Clubhouse Rental Income	450.00	208	242.00	2,550.00	1,872	678.00	2,500	(50.00)
401110 Interest Income	0.00	0	0.00	2,317.15	0	2,317.15	0	(2,317.15)
401120 Bank Interest Income	59.65	29	30.65	393.50	261	132.50	350	(43.50)
420135 Vending Machine	0.00	25	(25.00)	378.00	225	153.00	300	(78.00)
420150 Cable TV Income	34,093.50	34,094	(0.50)	306,841.50	306,846	(4.50)	409,122	102,280.50
420151 Deferred Cable Income	0.00	0	0.00	2,892.86	0	2,892.86	0	(2,892.86)
420165 Storage Income	1,510.00	2,083	(573.00)	15,545.00	18,747	(3,202.00)	25,000	9,455.00
420175 Water Meter Revenue	250.00	0	250.00	2,250.00	0	2,250.00	0	(2,250.00)
420195 Parking Space Income	4,000.00	2,083	1,917.00	48,815.00	18,747	30,068.00	25,000	(23,815.00)
420197 Valet Income	2,051.60	0	2,051.60	4,120.05	0	4,120.05	0	(4,120.05)
420200 Rent Income / Assn REO	1,927.30	1,965	(37.70)	17,345.70	17,685	(339.30)	23,577	6,231.30
420900 Miscellaneous Income	2,240.00	833	1,407.00	19,930.35	7,497	12,433.35	10,000	(9,930.35)
420925 Homeowner Work Order	368.92	0	368.92	1,073.92	0	1,073.92	0	(1,073.92)
430500 Moving Fees	1,800.00	833	967.00	14,400.00	7,497	6,903.00	10,000	(4,400.00)
Total Revenue	403,049.27	384,325	18,724.27	3,559,990.41	3,458,925	101,065.41	4,611,908	1,051,917.59
Administrative Expenses								
520115 Postage & Mailings	1,097.10	1,000	(97.10)	8,073.89	9,000	926.11	12,000	3,926.11
520119 Office Expenses	(850.53)	667	1,517.53	12,012.66	6,003	(6,009.66)	8,000	(4,012.66)
520122 Bank Charges	0.00	8	8.00	0.00	72	72.00	100	100.00
520132 Computer Expenses	0.00	125	125.00	316.25	1,125	808.75	1,500	1,183.75
530100 Accounting Fees	500.00	500	0.00	4,500.00	4,500	0.00	6,000	1,500.00
530110 Legal Fees	18,483.39	3,250	(15,233.39)	36,023.73	29,250	(6,773.73)	39,000	2,976.27
530115 Professional Fees	1,375.00	3,333	1,958.00	4,787.50	29,997	25,209.50	40,000	35,212.50
530119 Association Dues (5 Commercial Spaces)	1,464.71	1,465	0.29	13,182.39	13,185	2.61	17,576	4,393.61
540110 License, Permits, Fees & Taxes	118.41	833	714.59	2,645.15	7,497	4,851.85	10,000	7,354.85
540140 Corporate Annual Report Fees	0.00	5	5.00	0.00	45	45.00	61	61.00
540145 Annual Condo Fees	133.33	133	(0.33)	1,635.74	1,197	(438.74)	1,600	(35.74)
555120 Administrative Service	20,804.38	24,135	3,330.62	190,201.47	217,215	27,013.53	289,624	99,422.53
555125 Personnel Health Benefits	2,145.00	4,290	2,145.00	20,735.00	38,610	17,875.00	51,480	30,745.00

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	Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
555130	Concierge Service	19,162.50	19,163	0.50	171,550.00	172,467	917.00	229,950	58,400.00
555200	Maintenance Service	15,135.66	16,154	1,018.34	145,766.94	145,386	(380.94)	193,853	48,086.06
	Total Administrative Expenses	79,568.95	75,061	(4,507.95)	611,430.72	675,549	64,118.28	900,744	289,313.28
	Insurance								
510100	Insurance	59,776.38	83,333	23,556.62	617,461.03	749,997	132,535.97	1,000,000	382,538.97
	Total Insurance	59,776.38	83,333	23,556.62	617,461.03	749,997	132,535.97	1,000,000	382,538.97
	Contract Services								
600000	Management Services Contract	3,406.73	3,473	66.27	30,660.57	31,257	596.43	41,675	11,014.43
700100	Landscaping	1,700.00	1,700	0.00	13,600.00	15,300	1,700.00	20,400	6,800.00
702006	Mat Cleaning	548.96	142	(406.96)	1,330.55	1,278	(52.55)	1,700	369.45
702009	Janitorial Service	18,822.16	18,167	(655.16)	168,506.12	163,503	(5,003.12)	218,000	49,493.88
702050	Generator Maintenance Contract	882.75	125	(757.75)	1,765.50	1,125	(640.50)	1,500	(265.50)
702082	Impact / Dumpster	3,613.03	4,167	553.97	28,904.24	37,503	8,598.76	50,000	21,095.76
702092	Trash Chute	0.00	250	250.00	1,600.00	2,250	650.00	3,000	1,400.00
702097	Trash Compactor	588.50	589	0.50	5,296.50	5,301	4.50	7,063	1,766.50
702178	Pest Control	900.00	1,125	225.00	9,256.80	10,125	868.20	13,500	4,243.20
702505	HVAC System	794.00	763	(31.00)	7,146.00	6,867	(279.00)	9,156	2,010.00
704600	Valet Service	14,503.00	11,170	(3,333.00)	112,791.64	100,530	(12,261.64)	134,040	21,248.36
705032	Water Treatment	710.72	671	(39.72)	6,436.66	6,039	(397.66)	8,050	1,613.34
707050	Odor Control	280.00	280	0.00	1,820.00	2,520	700.00	3,360	1,540.00
712555	Pool/Spa Contract	917.00	917	0.00	8,253.00	8,253	0.00	11,004	2,751.00
735020	Copier Lease	289.39	150	(139.39)	1,106.07	1,350	243.93	1,800	693.93
784050	Security Services	26,517.14	25,249	(1,268.14)	228,157.93	227,241	(916.93)	302,987	74,829.07
	Total Contract Services	74,473.38	68,938	(5,535.38)	626,631.58	620,442	(6,189.58)	827,235	200,603.42
	Repairs & Maintenance								
700110	Landscape Extras	0.00	1,667	1,667.00	18,228.00	15,003	(3,225.00)	20,000	1,772.00
700800	Hurricane Supplies	0.00	208	208.00	0.00	1,872	1,872.00	2,500	2,500.00
701400	Gym Equipment	1,086.95	250	(836.95)	3,109.06	2,250	(859.06)	3,000	(109.06)
702000	General Repairs & Maintenance	3,090.11	2,500	(590.11)	20,450.56	22,500	2,049.44	30,000	9,549.44
702005	Floor - Repair & Maint	0.00	333	333.00	0.00	2,997	2,997.00	4,000	4,000.00
702008	Contingency	5,785.40	1,042	(4,743.40)	13,435.95	9,378	(4,057.95)	12,500	(935.95)
702010	Maintenance Supplies	2,422.19	1,667	(755.19)	14,777.52	15,003	225.48	20,000	5,222.48
702015	Mold Remediation	0.00	833	833.00	1,875.00	7,497	5,622.00	10,000	8,125.00
702025	Painting Repair & Maint	0.00	417	417.00	574.45	3,753	3,178.55	5,000	4,425.55
702035	Elevator Maintenance Contract	1,400.00	1,800	400.00	12,600.00	16,200	3,600.00	21,600	9,000.00

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
702040 Elevator Repairs & Maintenance	 7,597.00	833	(6,764.00)	15,405.00	7,497	(7,908.00)	10,000	(5,405.00)
702051 Management Software/BuildingLink	0.00	1,000	1,000.00	0.00	9,000	9,000.00	12,000	12,000.00
702072 Plumbing Repairs & Maint	0.00	2,500	2,500.00	23,990.72	22,500	(1,490.72)	30,000	6,009.28
702091 Electrical Repairs	0.00	583	583.00	3,087.63	5,247	2,159.37	7,000	3,912.37
702120 Golf Cart	0.00	167	167.00	8,320.94	1,503	(6,817.94)	2,000	(6,320.94)
702181 Animal Removal / Iguana	0.00	208	208.00	513.57	1,872	1,358.43	2,500	1,986.43
702206 Fire System Equipment	 467.54	0	(467.54)	0.00	0	0.00	0	0.00
704137 Security Camera - Repair & Maintenance	0.00	167	167.00	0.00	1,503	1,503.00	2,000	2,000.00
706020 Fire Sprinkler System	 6,344.00	468	(5,876.00)	6,356.62	4,212	(2,144.62)	5,618	(738.62)
706030 Fire Alarm System - Monitoring	0.00	71	71.00	726.68	639	(87.68)	857	130.32
706036 Fire Extinguisher	96.00	86	(10.00)	2,380.25	774	(1,606.25)	1,032	(1,348.25)
711010 Uniforms	0.00	83	83.00	259.86	747	487.14	1,000	740.14
712550 Pool Repairs & Maint	150.00	417	267.00	3,359.28	3,753	393.72	5,000	1,640.72
713019 Social Events - Holidays	0.00	417	417.00	206.95	3,753	3,546.05	5,000	4,793.05
716231 Computer IT	171.50	250	78.50	3,213.63	2,250	(963.63)	3,000	(213.63)
761045 Gate Repairs & Maint	0.00	417	417.00	7,546.56	3,753	(3,793.56)	5,000	(2,546.56)
761055 Equipment - Repair & Maint	1,305.02	1,667	361.98	50,396.85	15,003	(35,393.85)	20,000	(30,396.85)
761070 Fire Equipment Repair & Maint	431.72	833	401.28	11,527.19	7,497	(4,030.19)	10,000	(1,527.19)
Total Repairs & Maintenance	30,347.43	20,884	(9,463.43)	222,342.27	187,956	(34,386.27)	250,607	28,264.73
Utilities								
705010 Electricity	22,180.15	24,167	1,986.85	191,375.51	217,503	26,127.49	290,000	98,624.49
705030 Water	13,639.92	20,833	7,193.08	163,814.05	187,497	23,682.95	250,000	86,185.95
705031 Sewer	 17,085.79	13,750	(3,335.79)	130,835.31	123,750	(7,085.31)	165,000	34,164.69
705050 Cable TV	35,278.24	34,094	(1,184.24)	312,765.04	306,846	(5,919.04)	409,122	96,356.96
705060 Trash Removal	4,324.50	4,333	8.50	37,178.92	38,997	1,818.08	52,000	14,821.08
705070 Telephone	503.40	600	96.60	4,284.39	5,400	1,115.61	7,200	2,915.61
705080 Gas / Fuel Oil	6,269.47	9,167	2,897.53	64,177.31	82,503	18,325.69	110,000	45,822.69
Total Utilities	99,281.47	106,944	7,662.53	904,430.53	962,496	58,065.47	1,283,322	378,891.47
Reserves								
900100 Pooled Reserves	29,166.67	29,167	0.33	262,500.03	262,503	2.97	350,000	87,499.97
Total Reserves	29,166.67	29,167	0.33	262,500.03	262,503	2.97	350,000	87,499.97
Total Expenses	372,614.28	384,327	11,712.72	3,244,796.16	3,458,943	214,146.84	4,611,908	1,367,111.84