18101 Collins Ave Condo. Association Inc.

01/31/2022

Financial Statements

For Management Purposes Only

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

18101 Collins Avenue
Sunny Isles Bch FL 33160

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

		--Operating---	---Reserve----	----Total-----
	CURRENT ASSETS			
100010	Popular Comm Bank-Operating w/ ICS Sweep	1,697,148.62	0.00	1,697,148.62
100090	Popular Comm Bank - Security Deposits	236,420.00	0.00	236,420.00
100093	Alliance Assoc Bank - Oper w/ ICS Sweep	146,081.83	0.00	146,081.83
104000	Petty Cash	400.00	0.00	400.00
110010	Maintenance Fees Receivable	57,810.47	0.00	57,810.47
	TOTAL CURRENT ASSETS	2,137,860.92	0.00	2,137,860.92
	RESERVE CASH			
102010	Popular Comm Bank - Reserves w/ ICS	0.00	2,651,535.40	2,651,535.40
102013	Georgia Banking Co CD- 3% 5/29/22	0.00	257,444.93	257,444.93
102043	Mutual of Omaha Bank CD -2.75% 3/28/22	0.00	256,941.00	256,941.00
102078	Florida Capital Bank CD-1.50% 06/03/23	0.00	250,542.37	250,542.37
102129	Paramount Bank CD -0.75% 2/4/22	0.00	252,214.76	252,214.76
102165	First Internet Bk of Ind - CD1.57%5/8/23	0.00	247,823.46	247,823.46
102180	UBS Financial Services - Reserves	0.00	787,256.12	787,256.12
102200	Pacific National Bank CD 1% 3/10/22	0.00	246,028.71	246,028.71
102230	TAB Bank CD -2.25% 12/12/22	0.00	256,173.99	256,173.99
102235	Gateway First Bank CD .75% Mat 6/9/22	0.00	245,000.00	245,000.00
	TOTAL RESERVE CASH	0.00	5,450,960.74	5,450,960.74
	OTHER ASSETS			
110015	Due from 18201 Collins Ave	81,083.00	0.00	81,083.00
151011	Deposits - Utilities	51,665.00	0.00	51,665.00
	TOTAL OTHER ASSETS	132,748.00	0.00	132,748.00
	TOTAL ASSETS	**2,270,608.92**	**5,450,960.74**	**7,721,569.66**

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		--Operating---	---Reserve----	----Total-----
	LIABILITIES & FUND BALANCES			
	NON-RESERVE LIABILITIES			
210015	Due to 18201 Collins Ave	164,167.00	0.00	164,167.00
210022	Other Liabilities	292,000.00	0.00	292,000.00
210031	Accrued Expenses	196,205.67	0.00	196,205.67
220000	Prepaid Assessments	163,103.83	0.00	163,103.83
240301	Security Deposits Payable	236,420.00	0.00	236,420.00
	TOTAL NON-RESERVE LIABILITIES	1,051,896.50	0.00	1,051,896.50
	RESERVE CONTRACT LIABILITIES			
300100	Contract Liability-General Reserves	0.00	5,447,193.12	5,447,193.12
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	5,447,193.12	5,447,193.12
	RESERVE FUND			
309999	Reserve Interest	0.00	3,767.62	3,767.62
	TOTAL RESERVE FUND	0.00	3,767.62	3,767.62
	OPERATING FUND			
350055	Capital Contributions	489,556.72	0.00	489,556.72
350200	Prior Year Adjustments	165,418.53	0.00	165,418.53
360000	Prior Years Surplus / (Deficit)	535,032.85	0.00	535,032.85
	Current Surplus/(Deficit)	28,704.32	0.00	28,704.32
	TOTAL OPERATING FUND	1,218,712.42	0.00	1,218,712.42
	TOTAL LIABILITIES & FUND BALANCES	**2,270,608.92**	**5,450,960.74**	**7,721,569.66**

T18 18101 Collins Ave Condo. Association Inc.
Income Statement
01/31/2022

18101 Collins Avenue
Sunny Isles Bch FL 33160

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

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Yearly Budget	Remaining Budget
	Revenues								
400100	Maintenance Fees	413,225.31	413,218	7.31	413,225.31	413,218	7.31	4,958,619	4,545,393.57
400120	Reserve Contribution	83,203.92	83,204	(0.08)	83,203.92	83,204	(0.08)	998,447	915,243.08
400300	Screening Fees	26.20	140	(113.80)	26.20	140	(113.80)	1,680	1,653.80
400305	Gate Card/Clicker Income	140.00	167	(27.00)	140.00	167	(27.00)	2,000	1,860.00
400400	Late Fees	(45.00)	0	(45.00)	(45.00)	0	(45.00)	0	45.00
400506	Cabana Income	1,390.84	1,380	10.84	1,390.84	1,380	10.84	16,565	15,174.16
400870	Dumpster Fee	400.00	150	250.00	400.00	150	250.00	1,800	1,400.00
401120	Bank Interest Income	564.73	1,667	(1,102.27)	564.73	1,667	(1,102.27)	20,000	19,435.27
420134	Towel Card Income	0.00	250	(250.00)	0.00	250	(250.00)	3,000	3,000.00
420150	Cable TV Income	20,583.77	20,583	0.77	20,583.77	20,583	0.77	247,000	226,416.23
	Total Revenue	519,489.77	520,759	(1,269.23)	519,489.77	520,759	(1,269.23)	6,249,111	5,729,621.11
	Administrative Expenses								
520119	Office Expenses	(135.00)	667	802.00	(135.00)	667	802.00	8,000	8,135.00
520120	Office Supplies	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00
530100	Accounting / Audit	0.00	0	0.00	0.00	0	0.00	8,700	8,700.00
530110	Legal Fees	0.00	1,333	1,333.00	0.00	1,333	1,333.00	16,000	16,000.00
530115	Professional Fees	0.00	208	208.00	0.00	208	208.00	2,500	2,500.00
530117	Hotel Shared Facilities	26,966.26	29,663	2,696.74	26,966.26	29,663	2,696.74	355,954	328,987.74
530137	Fees to Ocean Grande POA	445.00	445	0.00	445.00	445	0.00	5,340	4,895.00
540113	License,Fees,Permits,Violations	908.70	313	(595.70)	908.70	313	(595.70)	3,750	2,841.30
540122	Corporate Income Taxes	0.00	167	167.00	0.00	167	167.00	2,000	2,000.00
540140	Corporate Annual Report Fees	0.00	0	0.00	0.00	0	0.00	1,100	1,100.00
555105	Bonus Payments	0.00	0	0.00	0.00	0	0.00	50,000	50,000.00
510100	Insurance	54,785.39	64,583	9,797.61	54,785.39	64,583	9,797.61	775,000	720,214.61
713019	Social Activities/Events	0.00	2,500	2,500.00	0.00	2,500	2,500.00	30,000	30,000.00
716354	Laundry Service/Supplies	0.00	42	42.00	0.00	42	42.00	500	500.00
	Total Administrative Expenses	82,970.35	100,338	17,367.65	82,970.35	100,338	17,367.65	1,263,844	1,180,873.65
	Contract Services								
520124	Office Equipment - Lease	141.96	167	25.04	141.96	167	25.04	2,000	1,858.04
530310	Concierge Plus	0.00	0	0.00	0.00	0	0.00	4,650	4,650.00
555100	Office Personnel	20,116.88	23,864	3,747.12	20,116.88	23,864	3,747.12	286,372	266,255.45
555200	Maintenance Personnel	29,263.06	28,212	(1,051.06)	29,263.06	28,212	(1,051.06)	338,547	309,284.24
555405	Uniforms	194.53	167	(27.53)	194.53	167	(27.53)	2,000	1,805.47
600000	Management Services Contract	7,686.71	7,768	81.29	7,686.71	7,768	81.29	93,220	85,533.29
700102	Landscape Maintenance - Common Area	2,227.89	2,250	22.11	2,227.89	2,250	22.11	27,000	24,772.11
700110	Landscape Improvements	0.00	5,167	5,167.00	0.00	5,167	5,167.00	62,000	62,000.00
700142	Interior Landscape Maintenance	1,142.33	1,183	40.67	1,142.33	1,183	40.67	14,200	13,057.67
701000	Irrigation - Maintenance Contract	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00

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	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Yearly Budget	Remaining Budget
702005	Floorcare	0.00	500	500.00	0.00	500	500.00	6,000	6,000.00
702079	Unit Appliance Maintenance	5,596.50	5,775	178.50	5,596.50	5,775	178.50	69,300	63,703.50
702009	Janitorial Service	35,439.69	35,219	(220.69)	35,439.69	35,219	(220.69)	422,625	387,185.31
704241	Security Personnel	77,961.36	76,307	(1,654.36)	77,961.36	76,307	(1,654.36)	915,688	837,726.64
704240	Access Control System	0.00	667	667.00	0.00	667	667.00	8,000	8,000.00
702035	Elevator Maintenance Contract	4,452.96	4,453	0.04	4,452.96	4,453	0.04	53,436	48,983.04
702044	Equipment Mtce Contract - Health Club	144.45	145	0.55	144.45	145	0.55	1,740	1,595.55
702048	Repairs & Maintenance Equip - HVAC Part	2,450.00	2,458	8.00	2,450.00	2,458	8.00	29,500	27,050.00
702050	Generator Maintenance Contract	423.40	300	(123.40)	423.40	300	(123.40)	3,600	3,176.60
702145	Window Services	0.00	0	0.00	0.00	0	0.00	20,000	20,000.00
702150	Holiday Lighting & Decorations	0.00	0	0.00	0.00	0	0.00	11,000	11,000.00
702160	Interior Pest Control	351.00	375	24.00	351.00	375	24.00	4,500	4,149.00
702201	Repairs & Maintenance - Fire Equipment	1,658.50	2,208	549.50	1,658.50	2,208	549.50	26,500	24,841.50
704600	Valet Service	42,595.73	38,992	(3,603.73)	42,595.73	38,992	(3,603.73)	467,906	425,310.52
705032	Water Treatment	638.79	654	15.21	638.79	654	15.21	7,848	7,209.21
705050	Cable TV/Internet	27,097.25	27,097	(0.25)	27,097.25	27,097	(0.25)	247,000	219,902.75
705060	Trash Removal	5,682.96	5,150	(532.96)	5,682.96	5,150	(532.96)	61,800	56,117.04
705063	Trash Chute Odor Control	612.30	592	(20.30)	612.30	592	(20.30)	7,100	6,487.70
	Total Contract Services	265,878.25	269,920	4,041.75	265,878.25	269,920	4,041.75	3,196,533	2,930,654.63
	Repairs & Maintenance								
702000	General Repairs & Maintenance	232.88	3,750	3,517.12	232.88	3,750	3,517.12	45,000	44,767.12
702008	Contingency	0.00	0	0.00	0.00	0	0.00	1,000	1,000.00
702023	Repairs & Maintenance - Roofs	0.00	667	667.00	0.00	667	667.00	8,000	8,000.00
702025	Paint Supplies	12.71	417	404.29	12.71	417	404.29	5,000	4,987.29
702040	Elevator Repairs & Maintenance	0.00	713	713.00	0.00	713	713.00	8,552	8,552.00
702047	Boiler/Heater Preventive Maintenance	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00
702072	Repairs & Maintenance - Plumbing	0.00	1,167	1,167.00	0.00	1,167	1,167.00	14,000	14,000.00
702076	Repairs & Maintenance - Air Conditioners	0.00	833	833.00	0.00	833	833.00	10,000	10,000.00
702090	Lighting Supplies	0.00	333	333.00	0.00	333	333.00	4,000	4,000.00
702091	Electrical Repairs	0.00	667	667.00	0.00	667	667.00	8,000	8,000.00
702092	Trash Chute R&M	0.00	1,000	1,000.00	0.00	1,000	1,000.00	12,000	12,000.00
702106	Repairs & Maintenance - Exterior	0.00	500	500.00	0.00	500	500.00	6,000	6,000.00
702110	Repairs & Maintenance - Signs	0.00	167	167.00	0.00	167	167.00	2,000	2,000.00
702503	Canopy Glass Repair	0.00	167	167.00	0.00	167	167.00	2,000	2,000.00
702925	Annual Inspection	0.00	0	0.00	0.00	0	0.00	4,000	4,000.00
703010	Fountain - Repairs & Maintenance	644.70	750	105.30	644.70	750	105.30	9,000	8,355.30
706010	Sprinklers Repair & Maintenance	0.00	167	167.00	0.00	167	167.00	2,000	2,000.00
706035	Alarm Panel System Parts	0.00	292	292.00	0.00	292	292.00	3,500	3,500.00
710030	Health Club - Repairs & Maintenance	0.00	333	333.00	0.00	333	333.00	4,000	4,000.00
712610	Tennis Court Repairs & Maintenance	0.00	83	83.00	0.00	83	83.00	1,000	1,000.00
713420	Spa Towels	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00

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	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Yearly Budget	Remaining Budget
713443	Dog Park Supplies	0.00	83	83.00	0.00	83	83.00	1,000	1,000.00
716313	Chemicals	0.00	500	500.00	0.00	500	500.00	6,000	6,000.00
790015	Sanitizing Expenses	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00
790145	LED Light Retrofitted	0.00	333	333.00	0.00	333	333.00	4,000	4,000.00
	Total Repairs & Maintenance	890.29	13,839	12,948.71	890.29	13,839	12,948.71	171,052	170,161.71
	Special Projects								
790000	Garage Louver/Ventilation Panels	0.00	1,667	1,667.00	0.00	1,667	1,667.00	20,000	20,000.00
	Total Special Projects	0.00	1,667	1,667.00	0.00	1,667	1,667.00	20,000	20,000.00
	Cross Easement								
400705	Cross Easement Income	21,083.00	21,083	0.00	21,083.00	21,083	0.00	253,000	231,917.00
700705	Cross Easement Expense	18,344.57	24,167	5,822.43	18,344.57	24,167	5,822.43	290,000	271,655.43
	Total Cross Easement	(2,738.43)	3,084	5,822.43	(2,738.43)	3,084	5,822.43	37,000	39,738.43
	Utilities								
705010	Electricity	30,772.91	22,500	(8,272.91)	30,772.91	22,500	(8,272.91)	270,000	239,227.09
705030	Water & Sewer	23,302.41	20,833	(2,469.41)	23,302.41	20,833	(2,469.41)	250,000	226,697.59
705070	Telephone	1,067.40	708	(359.40)	1,067.40	708	(359.40)	8,500	7,432.60
705080	Gas	5,438.35	2,561	(2,877.35)	5,438.35	2,561	(2,877.35)	30,735	25,296.65
705085	Fuel Generator (Diesel)	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00
	Total Utilities	60,581.07	46,852	(13,729.07)	60,581.07	46,852	(13,729.07)	562,235	501,653.93
	Total Expenses Before Reserves	407,581.53	435,700	28,118.47	407,581.53	435,700	28,118.47	5,250,664	4,843,082.35
	Net Income/(Loss) Before Reserves	111,908.24	85,059	26,849.24	111,908.24	85,059	26,849.24	998,447	886,538.76
	Reserves								
900100	Pooled Reserves	83,203.92	83,204	0.08	83,203.92	83,204	0.08	998,447	915,243.08
	Total Reseves	83,203.92	83,204	0.08	83,203.92	83,204	0.08	998,447	915,243.08
	Net Income (Loss)	28,704.32	1,855	26,849.32	28,704.32	1,855	26,849.32	0	(28,704.32)

T18 18101 Collins Ave Condo. Association Inc.
Income Statement General & Admin
01/31/2022

18101 Collins Avenue
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		Annual Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Actual
	Revenues														
400100	Maintenance Fees	4,958,619	413,225	0	0	0	0	0	0	0	0	0	0	0	413,225
400120	Reserve Contribution	998,447	83,204	0	0	0	0	0	0	0	0	0	0	0	83,204
400300	Screening Fees	1,680	26	0	0	0	0	0	0	0	0	0	0	0	26
400305	Gate Card/Clicker Income	2,000	140	0	0	0	0	0	0	0	0	0	0	0	140
400400	Late Fees	0	(45)	0	0	0	0	0	0	0	0	0	0	0	(45)
400506	Cabana Income	16,565	1,391	0	0	0	0	0	0	0	0	0	0	0	1,391
400870	Dumpster Fee	1,800	400	0	0	0	0	0	0	0	0	0	0	0	400
401120	Bank Interest Income	20,000	565	0	0	0	0	0	0	0	0	0	0	0	565
420134	Towel Card Income	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0
420150	Cable TV Income	247,000	20,584	0	0	0	0	0	0	0	0	0	0	0	20,584
	Total Revenue	6,249,111	519,490	0	0	0	0	0	0	0	0	0	0	0	519,490
	Administrative Expenses														
520119	Office Expenses	8,000	(135)	0	0	0	0	0	0	0	0	0	0	0	(135)
520120	Office Supplies	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0
530100	Accounting / Audit	8,700	0	0	0	0	0	0	0	0	0	0	0	0	0
530110	Legal Fees	16,000	0	0	0	0	0	0	0	0	0	0	0	0	0
530115	Professional Fees	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0
530117	Hotel Shared Facilities	355,954	26,966	0	0	0	0	0	0	0	0	0	0	0	26,966
530137	Fees to Ocean Grande POA	5,340	445	0	0	0	0	0	0	0	0	0	0	0	445
540113	License,Fees,Permits,Violations	3,750	909	0	0	0	0	0	0	0	0	0	0	0	909
540122	Corporate Income Taxes	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0
540140	Corporate Annual Report Fees	1,100	0	0	0	0	0	0	0	0	0	0	0	0	0
555105	Bonus Payments	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0
510100	Insurance	775,000	54,785	0	0	0	0	0	0	0	0	0	0	0	54,785
713019	Social Activities/Events	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0
716354	Laundry Service/Supplies	500	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Administrative Expenses	1,263,844	82,970	0	0	0	0	0	0	0	0	0	0	0	82,970
	Contract Services														
520124	Office Equipment - Lease	2,000	142	0	0	0	0	0	0	0	0	0	0	0	142
530310	Concierge Plus	4,650	0	0	0	0	0	0	0	0	0	0	0	0	0
555100	Office Personnel	286,372	20,117	0	0	0	0	0	0	0	0	0	0	0	20,117
555200	Maintenance Personnel	338,547	29,263	0	0	0	0	0	0	0	0	0	0	0	29,263
555405	Uniforms	2,000	195	0	0	0	0	0	0	0	0	0	0	0	195
600000	Management Services Contract	93,220	7,687	0	0	0	0	0	0	0	0	0	0	0	7,687
700102	Landscape Maintenance - Common Area	27,000	2,228	0	0	0	0	0	0	0	0	0	0	0	2,228
700110	Landscape Improvements	62,000	0	0	0	0	0	0	0	0	0	0	0	0	0
700142	Interior Landscape Maintenance	14,200	1,142	0	0	0	0	0	0	0	0	0	0	0	1,142
701000	Irrigation - Maintenance Contract	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702005	Floorcare	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702079	Unit Appliance Maintenance	69,300	5,597	0	0	0	0	0	0	0	0	0	0	0	5,597
702009	Janitorial Service	422,625	35,440	0	0	0	0	0	0	0	0	0	0	0	35,440
704241	Security Personnel	915,688	77,961	0	0	0	0	0	0	0	0	0	0	0	77,961
704240	Access Control System	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702035	Elevator Maintenance Contract	53,436	4,453	0	0	0	0	0	0	0	0	0	0	0	4,453
702044	Equipment Mtce Contract - Health Club	1,740	144	0	0	0	0	0	0	0	0	0	0	0	144
702048	Repairs & Maintenance Equip - HVAC Part	29,500	2,450	0	0	0	0	0	0	0	0	0	0	0	2,450
702050	Generator Maintenance Contract	3,600	423	0	0	0	0	0	0	0	0	0	0	0	423
702145	Window Services	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702150	Holiday Lighting & Decorations	11,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702160	Interior Pest Control	4,500	351	0	0	0	0	0	0	0	0	0	0	0	351

18101 Collins Avenue
Sunny Isles Bch FL 33160

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

		Annual Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Actual
702201	Repairs & Maintenance - Fire Equipment	26,500	1,659	0	0	0	0	0	0	0	0	0	0	0	1,659
704600	Valet Service	467,906	42,596	0	0	0	0	0	0	0	0	0	0	0	42,596
705032	Water Treatment	7,848	639	0	0	0	0	0	0	0	0	0	0	0	639
705050	Cable TV/Internet	247,000	27,097	0	0	0	0	0	0	0	0	0	0	0	27,097
705060	Trash Removal	61,800	5,683	0	0	0	0	0	0	0	0	0	0	0	5,683
705063	Trash Chute Odor Control	7,100	612	0	0	0	0	0	0	0	0	0	0	0	612
	Total Contract Services	3,196,533	265,878	0	0	0	0	0	0	0	0	0	0	0	265,878
	Repairs & Maintenance														
702000	General Repairs & Maintenance	45,000	233	0	0	0	0	0	0	0	0	0	0	0	233
702008	Contingency	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702023	Repairs & Maintenance - Roofs	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702025	Paint Supplies	5,000	13	0	0	0	0	0	0	0	0	0	0	0	13
702040	Elevator Repairs & Maintenance	8,552	0	0	0	0	0	0	0	0	0	0	0	0	0
702047	Boiler/Heater Preventive Maintenance	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702072	Repairs & Maintenance - Plumbing	14,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702076	Repairs & Maintenance - Air Conditioners	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702090	Lighting Supplies	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702091	Electrical Repairs	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702092	Trash Chute R&M	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702106	Repairs & Maintenance - Exterior	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702110	Repairs & Maintenance - Signs	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702503	Canopy Glass Repair	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0
702925	Annual Inspection	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0
703010	Fountain - Repairs & Maintenance	9,000	645	0	0	0	0	0	0	0	0	0	0	0	645
706010	Sprinklers Repair & Maintenance	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0
706035	Alarm Panel System Parts	3,500	0	0	0	0	0	0	0	0	0	0	0	0	0
710030	Health Club - Repairs & Maintenance	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0
712610	Tennis Court Repairs & Maintenance	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0
713420	Spa Towels	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0
713443	Dog Park Supplies	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0
716313	Chemicals	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0
790015	Sanitizing Expenses	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0
790145	LED Light Retrofitted	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Repairs & Maintenance	171,052	890	0	0	0	0	0	0	0	0	0	0	0	890
	Special Projects														
790000	Garage Louver/Ventilation Panels	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Special Projects	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cross Easement														
400705	Cross Easement Income	253,000	21,083	0	0	0	0	0	0	0	0	0	0	0	21,083
700705	Cross Easement Expense	290,000	18,345	0	0	0	0	0	0	0	0	0	0	0	18,345
	Total Cross Easement	37,000	(2,738)	0	0	0	0	0	0	0	0	0	0	0	(2,738)
	Utilities														
705010	Electricity	270,000	30,773	0	0	0	0	0	0	0	0	0	0	0	30,773
705030	Water & Sewer	250,000	23,302	0	0	0	0	0	0	0	0	0	0	0	23,302
705070	Telephone	8,500	1,067	0	0	0	0	0	0	0	0	0	0	0	1,067
705080	Gas	30,735	5,438	0	0	0	0	0	0	0	0	0	0	0	5,438
705085	Fuel Generator (Diesel)	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0

18101 Collins Avenue
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Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

		Annual Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Actual
	Total Utilities	562,235	60,581	0	0	0	0	0	0	0	0	0	0	0	60,581
	Total Expenses Before Reserves	5,250,664	407,582	0	0	0	0	0	0	0	0	0	0	0	407,582
	Net Income/(Loss) Before Reserves	998,447	111,908	0	0	0	0	0	0	0	0	0	0	0	111,908
	Reserves														
900100	Pooled Reserves	998,447	83,204	0	0	0	0	0	0	0	0	0	0	0	83,204
	Total Reseves	998,447	83,204	0	0	0	0	0	0	0	0	0	0	0	83,204
	Net Income (Loss)	0	28,704	0	0	0	0	0	0	0	0	0	0	0	28,704

18101 Collins Avenue Condominium Association, Inc.
Bank Account Monthly Report
January 31, 2022

GL CODE	BANK	ACCOUNT	RATE	MATURITY	AMOUNT
100010	POPULAR COMM -BK **Acct #6810584794**	Oper CK W/ICS 01/31/22 Bank Stmt received	0.5012%	------	$ 1,697,148.62
100093	Alliance Association Bank **Acct # 9916**	Oper CK W/ICS 01/31/22 Bank Stmt received		------	$ 146,081.83
	Operating cash excluding Popular Community Bank Sec. Dep.				**$ 1,843,230.45**
102010	POPULAR COMM BK **Acct #6809896290**	Reserves ICS 01/31/22 Bank Stmt received	0.5012%	------	$ 2,651,535.40
102013	Georgia Banking Co **Acct**	RESV CD 12/31/19 Interest accrued per CPA Adj	2.96%	5/29/2022	$ 257,444.93
102043	Mutual of Omaha Bank CD **Acct # 906646636428**	RESV CD 03/30/19 Bank Stmt received	2.71%	3/28/2022	$ 256,941.00
102078	Florida Capital Bank-CD **Acct #**	RESV CD 12/13/21 Bank Stmt received	1.50%	6/3/2023	$ 250,542.37
102129	Paramount Bank CD **Acct # 0000023310**	RESV CD 12/31/21 Bank Stmt received	0.75%	2/4/2022	$ 252,214.76
102165	First Internet Bank of Indiana **Acct #**	RESV CD	1.57%	12/12/2022	$ 247,823.46
102180	UBS Financial Services **Acct # 090034164**	RESV /INV 01/31/22 Bank Stmt received	Various	------	$ 787,256.12
102200	Pacific National Bank CD **Acct #**	RESV CD	1.0%	3/10/2022	$ 246,028.71
102230	TAB Bank CD **Acct # 8577**	RESV CD 12/13/21 Bank Stmt received	2.25%	12/12/2022	$ 256,173.99
102235	Gateway First Bank CD **Acct # 8577**	RESV CD 05/18/21 Opening Stmt received	0.75%	6/9/2022	$ 245,000.00
				Reserve cash	**$ 5,450,960.74**