



Unparalleled Property Services

Palermo at Venetian Golf & River Club POA

06/30/2017

Financial Statements

For Management Purposes Only

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

PO Box 550098
Fort Lauderdale FL 33355-0098

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

ASSETS

CURRENT ASSETS

100010 Popular Community Bank - Operating 59,897.11

TOTAL CURRENT ASSETS 59,897.11

OTHER ASSETS

150000 Prepaid Insurance 1,015.99

TOTAL OTHER ASSETS 1,015.99

TOTAL ASSETS

60,913.10

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LIABILITIES & EQUITY

LIABILITIES

210031	Accrued Expenses	12,326.00	
220000	Prepaid Assessments	13,760.12	
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	TOTAL LIABILITIES	26,086.12	

HOME OWNERS' EQUITY

350055	Capital Contribution	3,300.00	
350200	Prior Year Adjustments	5,175.00	
360000	Prior Years Surplus/(Deficit)	(1,335.85)	
	Current Surplus/(Deficit)	27,687.83	
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	TOTAL HOME OWNER'S EQUITY	34,826.98	

TOTAL LIABILITIES & EQUITY

60,913.10

P1 Palermo at Venetian Golf & River Club POA
Income Statement
06/30/2017

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Assessments	12,090.00	12,089	1.00	74,893.60	72,534	2,359.60	145,062	70,168.71
401120 Bank Interest Income	0.84	0	0.84	3.52	0	3.52	0	(3.52)
Total Revenue	12,090.84	12,089	1.84	74,897.12	72,534	2,363.12	145,062	70,165.19
Administrative Expenses								
520119 Office Expenses	256.44	275	18.56	1,700.12	1,650	(50.12)	3,300	1,599.88
530100 Accounting Fees	83.33	83	(0.33)	700.00	498	(202.00)	1,000	300.00
530110 Legal Fees	354.00	83	(271.00)	354.00	498	144.00	1,000	646.00
540140 Corporate Annual Report Fees	0.00	5	5.00	0.00	30	30.00	65	65.00
600000 Management Services Contract	993.71	994	0.29	5,962.26	5,964	1.74	11,924	5,962.05
Total Administrative Expenses	1,687.48	1,440	(247.48)	8,716.38	8,640	(76.38)	17,289	8,572.93
Insurance								
510100 Insurance	338.67	339	0.33	2,032.00	2,034	2.00	4,065	2,033.00
Total Insurance	338.67	339	0.33	2,032.00	2,034	2.00	4,065	2,033.00
Contract Services								
700100 Lawn Maintenance	5,913.00	6,572	659.00	35,242.00	39,432	4,190.00	78,858	43,616.00
700120 Landscape Replacement	0.00	167	167.00	208.80	1,002	793.20	2,000	1,791.20
700130 Landscape - Mulch	0.00	2,925	2,925.00	0.00	17,550	17,550.00	35,100	35,100.00
701020 Irrigation - Repairs & Maintenance	228.11	208	(20.11)	1,010.11	1,248	237.89	2,500	1,489.89
Total Contract Services	6,141.11	9,872	3,730.89	36,460.91	59,232	22,771.09	118,458	81,997.09
Repairs & Maintenance								
702000 General Repairs & Maintenance	0.00	21	21.00	0.00	126	126.00	250	250.00
702008 Contingency	0.00	417	417.00	0.00	2,502	2,502.00	5,000	5,000.00
Total Repairs & Maintenance	0.00	438	438.00	0.00	2,628	2,628.00	5,250	5,250.00
Total Expenses	8,167.26	12,089	3,921.74	47,209.29	72,534	25,324.71	145,062	97,853.02
Net Income/(Loss)	3,923.58	0	3,923.58	27,687.83	0	27,687.83	0	(27,687.83)