

Castle #11 Condominium, Inc
4750 NW 22nd Court
Lauderhill, FL 33313

Financial Report

March 2025

- ✓ **Balance Sheet** - 1
- ✓ **March Income/Expenses (Profit and Loss)** - 2 & 3
- ✓ **Profit & Loss Year to Date Comparison** - 4 & 5
- ✓ **March & 2025 Expenses (Summary and Details)** - 6 - 8
- ✓ **Accounts Receivable/Delinquents (Separate Report)**

Report prepared by NF Team Management, LLC



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CASTLE #11 CONDOMINIUM, INC.

Balance Sheet

As of March 31, 2025

	<u>Mar 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
TD Bank Operating Account	56,470.81
TD Bank Plumbing Assessment	12,546.81
TD Bank CD Account (9 months)	85,528.98
TD Bank Reserves	
Reserve fund Plumbing Main line	750.00
Reserve fund Elevators	5,704.50
Reserve fund Painting	1,333.32
Reserve fund Paving	6,500.00
Reserve for Milestone & Plumb	256,527.00
Reserve fund Emergency	8,750.01
Reserve fund Roofing	1,892.13
TD Bank Reserves - Other	94.01
Total TD Bank Reserves	<u>281,550.97</u>
Total Checking/Savings	436,097.57
Accounts Receivable	
Accounts Receivable	-44,532.86
Total Accounts Receivable	<u>-44,532.86</u>
Other Current Assets	
Undeposited Funds	1,000.00
Total Other Current Assets	<u>1,000.00</u>
Total Current Assets	<u>392,564.71</u>
TOTAL ASSETS	<u>392,564.71</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
TD Bant Visa	-43.59
Total Credit Cards	<u>-43.59</u>
Total Current Liabilities	<u>-43.59</u>
Total Liabilities	-43.59
Equity	
Opening Balance Equity	260,331.93
Unrestricted Net Assets	315,431.33
Net Income	-182,146.96
Total Equity	<u>393,616.30</u>
TOTAL LIABILITIES & EQUITY	<u>393,572.71</u>

CASTLE #11 CONDOMINIUM, INC.

Profit & Loss

March 2025

	<u>Mar 25</u>
Ordinary Income/Expense	
Income	
Maintenance Fees & Other income	
1 Bedroom	35,550.00
2 Bedroom	8,306.00
Late Fees	75.00
Background Checks Income	150.00
Seasonal rental application	100.00
Laundry Machines	640.00
Other Income (Fobs / Keys/ ETC)	225.00
CD Interest	256.10
Reserve fund Interest	2.73
Total Maintenance Fees & Other income	<u>45,304.83</u>
Total Income	<u>45,304.83</u>
Gross Profit	45,304.83
Expense	
Office Expense	
Telephone / Internet Expense	412.88
Total Office Expense	412.88
Janitorial Expense	1,084.00
Pest control	215.00
Landscaping and Groundskeeping	
Grass Cutting	1,000.00
Total Landscaping and Groundskeeping	1,000.00
Management/Association fees	
Master Assoc Fee (Club house)	6,936.00
Property Mgt Fee (NF TEAM)	1,900.00
Background Checks Expense	24.95
Total Management/Association fees	<u>8,860.95</u>
Insurance Expense	
General Liability Insurance	6,403.08
Total Insurance Expense	6,403.08

	<u>Mar 25</u>
Repairs and Maintenance	
Security Cameras / Access	1,141.57
Roof Repair	23,000.00
Cost of Labor (Jeff)	750.00
Parking lot Repairs and Maint.	43.59
Balcony restoration	39,600.00
Misc. Maint. Building repairs	45.79
Elevator Maintenance (Building)	108.28
Air Conditioning Maint. (Build)	111.79
Total Repairs and Maintenance	<u>64,801.02</u>
Utilities	
Water / Sewer / Trash	17,946.08
Electric	1,298.55
Total Utilities	<u>19,244.63</u>
Total Expense	<u>102,021.56</u>
Net Ordinary Income	<u>-56,716.73</u>
Net Income	<u><u>-56,716.73</u></u>

CASTLE #11 CONDOMINIUM, INC.
Profit & Loss YTD Comparison

March 2025

	Mar 25	Jan - Mar 25
Ordinary Income/Expense		
Income		
Maintenance Fees & Other income		
1 Bedroom	35,550.00	105,319.00
2 Bedroom	8,306.00	26,906.00
Late Fees	75.00	509.00
Reimbursed Return Check fees	0.00	20.00
Background Checks Income	150.00	300.00
Seasonal rental application	100.00	900.00
Laundry Machines	640.00	2,480.00
Other Income (Fobs / Keys/ ETC)	225.00	300.00
CD Interest	256.10	256.10
Reserve fund Interest	2.73	282.05
Total Maintenance Fees & Other income	45,304.83	137,272.15
Total Income	45,304.83	137,272.15
Gross Profit	45,304.83	137,272.15
Expense		
Uncategorized Expenses	0.00	640.00
Office Expense		
Office Supplies	0.00	95.21
Office and Computer Equipment	0.00	357.11
Telephone / Internet Expense	412.88	1,077.39
Dues, Subscriptions, & Certs	0.00	275.00
Business Licenses & Corp Fees	0.00	1,274.43
Total Office Expense	412.88	3,079.14
Janitorial Expense	1,084.00	2,168.00
Pest control	215.00	645.00
Landscaping and Groundskeeping		
Irrigation	0.00	139.11
Grass Cutting	1,000.00	1,950.00
Miscellaneous Landscaping	0.00	53.44
Total Landscaping and Groundskeeping	1,000.00	2,142.55
Management/Association fees		
Master Assoc Fee (Club house)	6,936.00	20,808.00
Property Mgt Fee (NF TEAM)	1,900.00	5,700.00
Background Checks Expense	24.95	24.95
Total Management/Association fees	8,860.95	26,532.95

	<u>Mar 25</u>	<u>Jan - Mar 25</u>
Insurance Expense		
General Liability Insurance	6,403.08	12,806.16
Worker's Compensation	0.00	518.58
Total Insurance Expense	6,403.08	13,324.74
Repairs and Maintenance		
Security Cameras / Access	1,141.57	2,709.68
Roof Repair	23,000.00	81,000.00
Cost of Labor (Jeff)	750.00	2,250.00
Parking lot Repairs and Maint.	87.18	136.34
Balcony restoration	39,600.00	149,600.00
Misc. Maint. Building repairs	45.79	2,106.85
Elevator Maintenance (Building)	108.28	1,052.60
Air Conditioning Maint. (Build)	111.79	111.79
Total Repairs and Maintenance	64,844.61	238,967.26
Utilities		
Water / Sewer / Trash	17,946.08	26,739.90
Electric	1,298.55	3,766.13
Total Utilities	19,244.63	30,506.03
Bank Service Charges	0.00	20.00
Total Expense	102,065.15	318,025.67
Net Ordinary Income	-56,760.32	-180,753.52
Other Income/Expense		
Other Expense		
Plumbing Assessment		
Labor R&R Drywall / cabinets	0.00	461.90
Plumbing Materials	0.00	975.13
Total Plumbing Assessment	0.00	1,437.03
Total Other Expense	0.00	1,437.03
Net Other Income	0.00	-1,437.03
Net Income	<u><u>-56,760.32</u></u>	<u><u>-182,190.55</u></u>

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Monthly CG 11
March 2025

Type	Date	Memo	Account	Amount
Anthony Lock and Safe				
Credit Card Charge	03/26/2025	Balance new fob system	Security Cameras / Access	1,141.57
Total Anthony Lock and Safe				1,141.57
AT&T				
Check	03/03/2025		Telephone / Internet Expense	146.43
Total AT&T				146.43
Brian Cleaning, Inc.				
Check	03/03/2025		Janitorial Expense	1,084.00
Total Brian Cleaning, Inc.				1,084.00
Castle Exec. (Club House)				
Check	03/04/2025		Master Assoc Fee (Club house)	6,936.00
Total Castle Exec. (Club House)				6,936.00
City of Lauderhill				
Check	03/03/2025	WATER / SEWER / TRASH	Water / Sewer / Trash	8,941.98
Check	03/31/2025	WATER / SEWER / TRASH	Water / Sewer / Trash	9,004.10
Total City of Lauderhill				17,946.08
Comcast Cable				
Check	03/10/2025		Telephone / Internet Expense	266.45
Total Comcast Cable				266.45
First Insurance				
Check	03/03/2025		General Liability Insurance	6,403.08
Total First Insurance				6,403.08
FPL				
Check	03/18/2025		Electric	56.98
Check	03/18/2025		Electric	1,241.57
Total FPL				1,298.55
Jeffrey Irons				
Check	03/12/2025		Cost of Labor (Jeff)	750.00
Total Jeffrey Irons				750.00
Julio Orellana				
Check	03/11/2025	2-12 & 2-26	Grass Cutting	500.00
Check	03/28/2025	78904	Grass Cutting	500.00
Total Julio Orellana				1,000.00
Kings III of America LLC				
Check	03/12/2025		Elevator Maintenance (Building)	108.28
Total Kings III of America LLC				108.28
Lowes				
Credit Card Charge	03/20/2025	parking lot	Parking lot Repairs and Maint.	43.59
Total Lowes				43.59
NF Team Management				
Check	03/03/2025		Property Mgt Fee (NF TEAM)	1,900.00
Total NF Team Management				1,900.00
OPTIMUS PEST CONTROL				
Check	03/18/2025		Pest control	215.00
Total OPTIMUS PEST CONTROL				215.00
Reimburse Milville Gauthier				
Check	03/20/2025	Asphalt	Parking lot Repairs and Maint.	43.59
Total Reimburse Milville Gauthier				43.59
Reimburse Roch Pilon				
Check	03/06/2025	build supplies	Misc. Maint. Building repairs	45.79
Total Reimburse Roch Pilon				45.79

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
South Florida Contractors				
Check	03/31/2025		Balcony restoration	39,600.00
Total South Florida Contractors				39,600.00
Supply House				
Credit Card Charge	03/17/2025	ac tablets	Air Conditioning Maint. (Build)	111.79
Total Supply House				111.79
Weather Tight Systems inc.				
Check	03/05/2025		Roof Repair	9,000.00
Check	03/21/2025		Roof Repair	9,000.00
Check	03/21/2025		Roof Repair	5,000.00
Total Weather Tight Systems inc.				23,000.00
TOTAL				102,040.20

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Summary
 January through March 2025

	Jan - Mar 25
Amazon	427.40
American Plumbing	65.38
Anthony Lock and Safe	2,710.57
AT&T	292.86
Brian Cleaning, Inc.	2,168.00
Castle Exec. (Club House)	20,808.00
CHECKSFORLESS	95.21
City of Lauderhill	27,953.08
Comcast Cable	784.53
Compass Insulation Services	58,000.00
First Insurance	12,806.16
Florida Dept of State	61.25
FPL	3,766.13
Harbor Freight Tools	63.10
Home Depot	1,043.06
Jeffrey Irons	2,600.00
Julio Orellana	1,950.00
Kings III of America LLC	324.84
Lehman Pipe and Plumbing	508.48
Lowes	832.64
Meir Alarms	275.00
NF Team Management	5,700.00
OPTIMUS PEST CONTROL	645.00
Reimburse Brian	159.55
Reimburse Luc Boisse	99.33
Reimburse Michel Cote	107.06
Reimburse Milville Gauthier	43.59
Reimburse Roch Pilon	163.55
Securitycamer	118.61
South Florida Contractors	149,600.00
Supply House	111.79
Weather Tight Systems inc.	23,000.00
Xpress Elevator	700.00
Zenith	518.58
TOTAL	318,502.75

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4750 NW 22nd Court
Lauderhill, FL 33313

Financial Report

May 2025

✓ Balance Sheet	- 1
✓ Income/Expenses (Profit and Loss)	- 2 & 3
✓ Profit & Loss Year to Date Comparison	- 4 & 5
✓ May & 2025 Expenses (Summary and Details)	- 6 - 9
✓ Accounts Receivable/Delinquents (Separate Report)	

Report prepared by NF Team Management, LLC



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8:28 PM
06/08/25
Cash Basis

CASTLE #11 CONDOMINIUM, INC.
Balance Sheet
As of May 31, 2025

	<u>May 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
TD Bank Operating Account	9,624.32
TD Bank Plumbing Assessment	6,827.25
TD Bank CD Account (9 months)	86,070.15
TD Bank Reserves	
Reserve fund Plumbing Main I...	1,250.00
Reserve fund Elevators	6,205.02
Reserve fund Painting	2,221.76
Reserve fund Paving	7,500.00
Reserve for Milestone & Plumb	181,921.00
Reserve fund Emergency	14,583.35
Reserve fund Roofing	20,036.27
TD Bank Reserves - Other	98.41
Total TD Bank Reserves	<u>233,815.81</u>
Total Checking/Savings	336,337.53
Accounts Receivable	
Accounts Receivable	-34,956.29
Total Accounts Receivable	<u>-34,956.29</u>
Other Current Assets	
Undeposited Funds	26,532.00
Total Other Current Assets	<u>26,532.00</u>
Total Current Assets	<u>327,913.24</u>
TOTAL ASSETS	<u><u>327,913.24</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	260,331.93
Unrestricted Net Assets	315,431.33
Net Income	-246,842.02
Total Equity	<u>328,921.24</u>
TOTAL LIABILITIES & EQUITY	<u><u>328,921.24</u></u>

CASTLE #11 CONDOMINIUM, INC.

Profit & Loss

May 2025

	<u>May 25</u>
Ordinary Income/Expense	
Income	
Maintenance Fees & Other income	
1 Bedroom	35,026.00
2 Bedroom	7,865.00
Late Fees	75.00
Background Checks Income	150.00
Other Income (Fobs / Keys/ ETC)	50.00
Tool Equipment Rental	35.00
CD Interest	266.58
Reserve fund Interest	2.16
Total Maintenance Fees & Other income	<u>43,469.74</u>
Total Income	<u>43,469.74</u>
Gross Profit	43,469.74
Expense	
Office Expense	
Telephone / Internet Expense	<u>572.79</u>
Total Office Expense	572.79
Janitorial Expense	1,084.00
Pest control	107.50
Management/Association fees	
Master Assoc Fee (Club house)	6,936.00
Property Mgt Fee (NF TEAM)	<u>1,900.00</u>
Total Management/Association fees	8,836.00
Insurance Expense	
General Liability Insurance	<u>5,557.31</u>
Total Insurance Expense	5,557.31
Repairs and Maintenance	
Cost of Labor (Jeff)	750.00
Balcony restoration	42,000.00
Misc. Maint. Building repairs	55.42
Elevator Maintenance (Building)	<u>108.28</u>
Total Repairs and Maintenance	42,913.70

	<u>May 25</u>
Utilities	
Water / Sewer / Trash	8,437.17
Electric	1,211.76
Total Utilities	<u>9,648.93</u>
Total Expense	<u>68,720.23</u>
Net Ordinary Income	-25,250.49
Other Income/Expense	
Other Expense	
Plumbing Assessment	
Plumbing Labor	4,925.00
Plumbing Materials	740.51
Total Plumbing Assessment	<u>5,665.51</u>
Total Other Expense	<u>5,665.51</u>
Net Other Income	<u>-5,665.51</u>
Net Income	<u><u>-30,916.00</u></u>

CASTLE #11 CONDOMINIUM, INC.
Profit & Loss YTD Comparison
 May 2025

	<u>May 25</u>	<u>Jan - May 25</u>
Ordinary Income/Expense		
Income		
Maintenance Fees & Other income		
1 Bedroom	35,026.00	176,712.00
2 Bedroom	7,865.00	43,245.00
Late Fees	75.00	734.00
Reimbursed Return Check fees	0.00	20.00
Background Checks Income	150.00	600.00
Seasonal rental application	0.00	900.00
Laundry Machines	0.00	3,664.00
Other Income (Fobs / Keys/ ETC)	50.00	725.00
Tool Equipment Rental	35.00	35.00
CD Interest	266.58	1,070.15
Reserve fund Interest	2.16	13.57
Total Maintenance Fees & Other income	<u>43,469.74</u>	<u>227,718.72</u>
Total Income	<u>43,469.74</u>	<u>227,718.72</u>
Gross Profit	43,469.74	227,718.72
Expense		
Office Expense		
Office Supplies	0.00	157.21
Office and Computer Equipment	0.00	357.11
Telephone / Internet Expense	572.79	2,209.61
Printing and Reproduction	0.00	24.64
Dues, Subscriptions, & Certs	0.00	275.00
Business Licenses & Corp Fees	0.00	1,274.43
Total Office Expense	<u>572.79</u>	<u>4,298.00</u>
Janitorial Expense	1,084.00	4,336.00
Pest control	107.50	1,425.00
Landscaping and Groundskeeping		
Irrigation	0.00	145.54
Grass Cutting	0.00	1,950.00
Miscellaneous Landscaping	0.00	53.44
Total Landscaping and Groundskeeping	<u>0.00</u>	<u>2,148.98</u>
Management/Association fees		
Master Assoc Fee (Club house)	6,936.00	34,680.00
Property Mgt Fee (NF TEAM)	1,900.00	9,500.00
Background Checks Expense	0.00	44.90
Total Management/Association fees	<u>8,836.00</u>	<u>44,224.90</u>

	<u>May 25</u>	<u>Jan - May 25</u>
Insurance Expense		
General Liability Insurance	5,557.31	58,921.78
Worker's Compensation	0.00	518.58
Total Insurance Expense	5,557.31	59,440.36
Repairs and Maintenance		
Security Cameras / Access	0.00	2,829.10
Roof Repair	0.00	81,000.00
Cost of Labor (Jeff)	750.00	3,750.00
Parking lot Repairs and Maint.	0.00	92.75
Balcony restoration	42,000.00	206,600.00
Misc. Maint. Building repairs	55.42	2,302.11
Elevator Maintenance (Building)	108.28	4,461.16
Air Conditioning Maint. (Build)	0.00	111.79
Total Repairs and Maintenance	42,913.70	301,146.91
Utilities		
Water / Sewer / Trash	8,437.17	44,196.70
Electric	1,211.76	6,167.30
Total Utilities	9,648.93	50,364.00
Bank Service Charges	0.00	20.00
Total Expense	68,720.23	467,404.15
Net Ordinary Income	-25,250.49	-239,685.43
Other Income/Expense		
Other Expense		
Plumbing Assessment		
Labor R&R Drywall / cabinets	0.00	461.90
Plumbing Labor	4,925.00	4,925.00
Plumbing Materials	740.51	1,769.69
Total Plumbing Assessment	5,665.51	7,156.59
Total Other Expense	5,665.51	7,156.59
Net Other Income	-5,665.51	-7,156.59
Net Income	-30,916.00	-246,842.02

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Monthly CG 11
 May 2025

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>	<u>Balance</u>
American Leak Detection, Inc.					
Check	05/13/202	Inv# 00426798 le...	Plumbing Labor	675.00	675.00
Total American Leak Detection, Inc.				675.00	675.00
AT&T					
Check	05/30/202		Telephone / Interne...	146.55	146.55
Total AT&T				146.55	146.55
Bath and body works					
Credit Card ...	05/06/202	sented plug ins	Misc. Maint. Buildin...	55.42	55.42
Total Bath and body works				55.42	55.42
Brian Cleaning, Inc.					
Check	05/05/202		Janitorial Expense	1,084.00	1,084.00
Total Brian Cleaning, Inc.				1,084.00	1,084.00
Castle Exec. (Club House)					
Check	05/05/202		Master Assoc Fee (...)	6,936.00	6,936.00
Total Castle Exec. (Club House)				6,936.00	6,936.00
City of Lauderhill					
Check	05/30/202	WATER / SEWE...	Water / Sewer / Tra...	8,437.17	8,437.17
Total City of Lauderhill				8,437.17	8,437.17
Comcast Cable					
Check	05/09/202		Telephone / Interne...	266.34	266.34
Total Comcast Cable				266.34	266.34
First Insurance					
Check	05/30/202		General Liability Ins...	5,557.31	5,557.31
Total First Insurance				5,557.31	5,557.31

Type	Date	Memo	Account	Amount	Balance
FPL					
Check	05/20/202		Electric	1,154.78	1,154.78
Check	05/21/202		Electric	56.98	1,211.76
Total FPL				1,211.76	1,211.76
Harbor Freight Tools					
Credit Card ...	05/06/202	Plumbing Supplies	Plumbing Materials	39.01	39.01
Total Harbor Freight Tools				39.01	39.01
Home Depot					
Credit Card ...	05/03/202	plumbing supplie...	Plumbing Materials	462.24	462.24
Credit Card ...	05/03/202	plumbing supplie...	Plumbing Materials	239.26	701.50
Total Home Depot				701.50	701.50
Jeffrey Irons					
Check	05/06/202		Cost of Labor (Jeff)	750.00	750.00
Total Jeffrey Irons				750.00	750.00
Kings III of America LLC					
Check	05/14/202		Elevator Maintenanc...	108.28	108.28
Total Kings III of America LLC				108.28	108.28
More Than Consulting, LLC					
Check	05/07/202	replace pipe Unit...	Plumbing Labor	1,500.00	1,500.00
Total More Than Consulting, LLC				1,500.00	1,500.00
NF Team Management					
Check	05/05/202		Property Mgt Fee (...)	1,900.00	1,900.00
Total NF Team Management				1,900.00	1,900.00

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>	<u>Balance</u>
OPTIMUS PEST CONTROL					
Check	05/19/202		Pest control	107.50	107.50
Total OPTIMUS PEST CONTROL				107.50	107.50
South Florida Contractors					
Check	05/07/202	draw	Balcony restoration	15,000.00	15,000.00
Check	05/07/202	cut concrete Unit...	Plumbing Labor	2,750.00	17,750.00
Check	05/19/202	Balcony draw	Balcony restoration	27,000.00	44,750.00
Total South Florida Contractors				44,750.00	44,750.00
Zoom					
Credit Card ...	05/06/202	Zoom meeting se...	Telephone / Interne...	159.90	159.90
Total Zoom				159.90	159.90
TOTAL				<u>74,385.74</u>	<u>74,385.74</u>

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Summary
 January through May 2025

	Jan - May ...
Acentria Insurance, LLC	35,001.00
Amazon	689.40
American Leak Detection, Inc.	675.00
American Plumbing	65.38
Anthony Lock and Safe	2,710.57
AT&T	732.39
Atlantic Coast Elevator System...	3,192.00
Bath and body works	130.46
Brian Cleaning, Inc.	4,336.00
Castle Exec. (Club House)	34,680.00
CHECKSFORLESS	95.21
City of Lauderdale	45,409.88
Comcast Cable	1,317.32
Compass Insulation Services	58,000.00
First Insurance	23,920.78
Florida Dept of State	61.25
FPL	6,167.30
Harbor Freight Tools	102.11
Home Depot	1,768.11
Jeffrey Irons	4,100.00
Julio Orellana	1,950.00
Kings III of America LLC	541.40
Lehman Pipe and Plumbing	508.48
Lowe's	789.05
Meir Alarms	275.00
More Than Consulting, LLC	1,500.00
NF Team Management	9,500.00
OPTIMUS PEST CONTROL	1,425.00
Reimburse Brian	159.55
Reimburse Luc Boisse	99.33
Reimburse Michel Cote	107.06
Reimburse Milville Gauthier	43.59
Reimburse Roch Pilon	163.55
Roch Pilon	45.79
Securitycamer	118.61
South Florida Contractors	209,350.00
Supply House	111.79
Weather Tight Systems inc.	23,000.00
Xpress Elevator	700.00
Zenith	518.58
Zoom	159.90
TOTAL	474,220.84



CASTLE #11 CONDOMINIUM, INC.

FINANCIAL REPORT

July 2025

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Page 6-7 July Expenses (By Vendor)

Accounts Receivable/Delinquents (Separate Report)

CASTLE #11 CONDOMINIUM, INC.

Balance Sheet

As of July 31, 2025

	<u>Jul 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
TD Bank Operating Account	5,985.02
TD Bank Plumbing Assessment	6,427.25
TD Bank CD Account (9 months)	86,614.73
TD Bank Reserves	
Reserve fund Plumbing Main line	1,750.00
Reserve fund Elevators	6,705.54
Reserve fund Painting	3,110.64
Reserve fund Paving	8,500.00
Reserve for Milestone & Plumb	171,315.00
Reserve fund Emergency	5,416.69
Reserve fund Roofing	38,180.41
TD Bank Reserves - Other	102.24
Total TD Bank Reserves	<u>235,080.52</u>
Total Checking/Savings	334,107.52
Accounts Receivable	
Accounts Receivable	-52,393.91
Total Accounts Receivable	<u>-52,393.91</u>
Other Current Assets	
Undeposited Funds	49,069.62
Total Other Current Assets	<u>49,069.62</u>
Total Current Assets	<u>330,783.23</u>
TOTAL ASSETS	<u>330,783.23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
TD Bant Visa	68.33
Total Credit Cards	<u>68.33</u>
Total Current Liabilities	<u>68.33</u>
Total Liabilities	68.33
Equity	
Opening Balance Equity	260,331.93
Unrestricted Net Assets	315,056.33
Net Income	-243,665.36
Total Equity	<u>331,722.90</u>
TOTAL LIABILITIES & EQUITY	<u>331,791.23</u>

CASTLE #11 CONDOMINIUM, INC.

Profit & Loss

July 2025

	<u>Jul 25</u>
Ordinary Income/Expense	
Income	
Maintenance Fees & Other income	
1 Bedroom	34,600.00
2 Bedroom	8,370.00
Late Fees	100.00
Reimbursed Return Check fees	20.00
Laundry Machines	540.00
CD Interest	268.26
Reserve fund Interest	1.96
Total Maintenance Fees & Other income	<u>43,900.22</u>
Total Income	<u>43,900.22</u>
Gross Profit	43,900.22
Expense	
Office Expense	
Office Supplies	9.49
Office and Computer Equipment	58.84
Telephone / Internet Expense	559.22
Business Licenses & Corp Fees	1,539.84
Total Office Expense	<u>2,167.39</u>
Janitorial Expense	1,084.00
Pest control	215.00
Landscaping and Groundskeeping	
Grass Cutting	500.00
Total Landscaping and Groundskeeping	<u>500.00</u>
Management/Association fees	
Master Assoc Fee (Club house)	6,936.00
Property Mgt Fee (NF TEAM)	1,900.00
Background Checks Expense	25.00
Total Management/Association fees	<u>8,861.00</u>
Insurance Expense	
General Liability Insurance	11,114.62
Total Insurance Expense	<u>11,114.62</u>
Professional Fees	
Legal Expense	
Straley / Otto P. A	786.28
Total Legal Expense	<u>786.28</u>
Total Professional Fees	786.28

	<u>Jul 25</u>
Repairs and Maintenance	
Cost of Labor (Jeff)	750.00
Balcony restoration	11,000.00
Misc. Maint. Building repairs	154.08
Elevator Maintenance (Building)	108.28
Total Repairs and Maintenance	<u>12,012.36</u>
Utilities	
Water / Sewer / Trash	16,923.39
Electric	1,352.52
Total Utilities	<u>18,275.91</u>
Total Expense	<u>55,016.56</u>
Net Ordinary Income	<u>-11,116.34</u>
Net Income	<u><u>-11,116.34</u></u>

CASTLE #11 CONDOMINIUM, INC.
Profit & Loss YTD Comparison
 July 2025

	Jul 25	Jan - Jul 25
Ordinary Income/Expense		
Income		
Maintenance Fees & Other income		
1 Bedroom	34,600.00	248,741.00
2 Bedroom	8,370.00	62,315.00
Late Fees	100.00	1,155.00
Reimbursed Return Check fees	20.00	40.00
Other income	0.00	9,621.86
Background Checks Income	0.00	600.00
Seasonal rental application	0.00	900.00
Laundry Machines	540.00	4,884.00
Other Income (Fobs / Keys/ ETC)	0.00	829.00
Tool Equipment Rental	0.00	35.00
CD Interest	268.26	1,614.73
Reserve fund Interest	1.96	17.40
Total Maintenance Fees & Other inco...	<u>43,900.22</u>	<u>330,752.99</u>
Total Income	<u>43,900.22</u>	<u>330,752.99</u>
Gross Profit	43,900.22	330,752.99
Expense		
Office Expense		
Office Supplies	9.49	175.00
Office and Computer Equipment	58.84	449.10
Telephone / Internet Expense	559.22	3,035.17
Printing and Reproduction	0.00	24.64
Dues, Subscriptions, & Certs	0.00	275.00
Business Licenses & Corp Fees	1,539.84	2,814.27
Total Office Expense	<u>2,167.39</u>	<u>6,773.18</u>
Janitorial Expense	1,084.00	6,504.00
Pest control	215.00	1,855.00
Landscaping and Groundskeeping		
Irrigation	0.00	145.54
Grass Cutting	500.00	3,450.00
Miscellaneous Landscaping	0.00	53.44
Total Landscaping and Groundskeepi...	<u>500.00</u>	<u>3,648.98</u>
Management/Association fees		
Master Assoc Fee (Club house)	6,936.00	48,552.00
Property Mgt Fee (NF TEAM)	1,900.00	13,300.00
Background Checks Expense	25.00	369.45
Total Management/Association fees	<u>8,861.00</u>	<u>62,221.45</u>
Insurance Expense		
General Liability Insurance	11,114.62	70,036.40
Worker's Compensation	0.00	518.58
Total Insurance Expense	<u>11,114.62</u>	<u>70,554.98</u>

	<u>Jul 25</u>	<u>Jan - Jul 25</u>
Professional Fees		
Legal Expense		
Straley / Otto P. A	786.28	1,471.28
Total Legal Expense	<u>786.28</u>	<u>1,471.28</u>
Total Professional Fees	786.28	1,471.28
Repairs and Maintenance		
Security Cameras / Access	0.00	4,694.05
Roof Repair	0.00	81,000.00
Cost of Labor (Jeff)	750.00	5,250.00
Parking lot Repairs and Maint.	0.00	92.75
Balcony restoration	11,000.00	245,200.00
Misc. Maint. Building repairs	154.08	2,580.32
Elevator Maintenance (Building)	108.28	4,954.60
Air Conditioning Maint. (Build)	0.00	111.79
Total Repairs and Maintenance	<u>12,012.36</u>	<u>343,883.51</u>
Utilities		
Water / Sewer / Trash	16,923.39	61,120.09
Electric	1,352.52	8,789.29
Total Utilities	<u>18,275.91</u>	<u>69,909.38</u>
Bank Service Charges		
TD Bank Chargeback NSF	0.00	20.00
Bank Service Charges - Other	0.00	20.00
Total Bank Service Charges	<u>0.00</u>	<u>40.00</u>
Total Expense	<u>55,016.56</u>	<u>566,861.76</u>
Net Ordinary Income	-11,116.34	-236,108.77
Other Income/Expense		
Other Expense		
Plumbing Assessment		
Labor R&R Drywall / cabinets	0.00	861.90
Plumbing Labor	0.00	4,925.00
Plumbing Materials	0.00	1,769.69
Total Plumbing Assessment	<u>0.00</u>	<u>7,556.59</u>
Total Other Expense	<u>0.00</u>	<u>7,556.59</u>
Net Other Income	<u>0.00</u>	<u>-7,556.59</u>
Net Income	<u><u>-11,116.34</u></u>	<u><u>-243,665.36</u></u>

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Monthly CG 11
July 2025

Type	Date	Memo	Account	Amount
Amazon				
Credit Card Charge	07/31/2025	keyboard / mouse	Office and Computer Equipment	58.84
Total Amazon				58.84
AT&T				
Check	07/01/2025		Telephone / Internet Expense	146.55
Check	07/30/2025		Telephone / Internet Expense	146.33
Total AT&T				292.88
Brian Cleaning, Inc.				
Check	07/01/2025		Janitorial Expense	1,084.00
Total Brian Cleaning, Inc.				1,084.00
Castle Exec. (Club House)				
Check	07/01/2025		Master Assoc Fee (Club house)	6,936.00
Total Castle Exec. (Club House)				6,936.00
City of Lauderhill				
Check	07/01/2025	WATER / SEWER / TRASH	Water / Sewer / Trash	8,579.40
Check	07/30/2025	WATER / SEWER / TRASH	Water / Sewer / Trash	8,343.99
Total City of Lauderhill				16,923.39
Comcast Cable				
Check	07/09/2025		Telephone / Internet Expense	266.34
Total Comcast Cable				266.34
Department of Business & Prof. Reg				
Check	07/25/2025	Condo state license (3 years)	Business Licenses & Corp Fees	1,539.84
Total Department of Business & Prof. Reg				1,539.84
First Insurance				
Check	07/01/2025		General Liability Insurance	5,557.31
Check	07/29/2025		General Liability Insurance	5,557.31
Total First Insurance				11,114.62
FPL				
Check	07/21/2025		Electric	1,295.54
Check	07/21/2025		Electric	56.98
Total FPL				1,352.52
Home Depot				
Credit Card Charge	07/12/2025	2 Electric dead bolt lock	Misc. Maint. Building repairs	154.08
Credit Card Charge	07/25/2025	AAA batteries	Office Supplies	9.49
Total Home Depot				163.57
Jeffrey Irons				
Check	07/01/2025		Cost of Labor (Jeff)	750.00
Total Jeffrey Irons				750.00
Julio Orellana				
Check	07/09/2025		Grass Cutting	500.00
Total Julio Orellana				500.00
Kings III of America LLC				
Check	07/10/2025		Elevator Maintenance (Building)	108.28
Total Kings III of America LLC				108.28
NF Team Management				
Check	07/01/2025		Property Mgt Fee (NF TEAM)	1,900.00
Total NF Team Management				1,900.00
OPTIMUS PEST CONTROL				
Check	07/21/2025		Pest control	215.00
Total OPTIMUS PEST CONTROL				215.00

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
South Florida Contractors				
Check	07/16/2025	painting draw	Balcony restoration	11,000.00
Total South Florida Contractors				11,000.00
Straley Otto PA				
Check	07/21/2025	LEGAL FEES UNIT 517	Straley / Otto P. A	786.28
Total Straley Otto PA				786.28
TOTAL				54,991.56



CASTLE #11 CONDOMINIUM, INC.

FINANCIAL REPORT

August 2025

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Accounts Receivable/Delinquents (Separate Report)

CASTLE #11 CONDOMINIUM, INC.

Balance Sheet

As of August 31, 2025

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
TD Bank Operating Account	8,709.55
TD Bank Plumbing Assessment	6,427.25
TD Bank CD Account (9 months)	86,892.80
TD Bank Reserves	
Reserve fund Plumbing Main ...	2,000.00
Reserve fund Elevators	6,955.80
Reserve fund Painting	3,555.08
Reserve fund Paving	9,000.00
Reserve for Milestone & Plumb	60,812.00
Reserve fund Emergency	8,333.36
Reserve fund Roofing	47,252.48
TD Bank Reserves - Other	104.05
Total TD Bank Reserves	<u>138,012.77</u>
Total Checking/Savings	240,042.37
Accounts Receivable	
Accounts Receivable	-50,573.93
Total Accounts Receivable	<u>-50,573.93</u>
Other Current Assets	
Undeposited Funds	52,778.74
Total Other Current Assets	<u>52,778.74</u>
Total Current Assets	<u>242,247.18</u>
TOTAL ASSETS	<u><u>242,247.18</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	260,331.93
Unrestricted Net Assets	315,056.33
Net Income	-332,133.08
Total Equity	<u>243,255.18</u>
TOTAL LIABILITIES & EQUITY	<u><u>243,255.18</u></u>

CASTLE #11 CONDOMINIUM, INC.

Profit & Loss

August 2025

	<u>Aug 25</u>
Ordinary Income/Expense	
Income	
Maintenance Fees & Other income	
1 Bedroom	34,625.00
2 Bedroom	8,835.00
Late Fees	100.00
Reimbursed Legal fees	922.75
Laundry Machines	1,110.00
CD Interest	278.07
Reserve fund Interest	1.81
Maintenance Fees & Other income - Ot...	1,716.37
Total Maintenance Fees & Other income	<u>47,589.00</u>
Total Income	<u>47,589.00</u>
Gross Profit	47,589.00
Expense	
Office Expense	
Bookkeeper	1,500.00
Business Licenses & Corp Fees	1,539.84
Total Office Expense	<u>3,039.84</u>
Janitorial Expense	1,084.00
Pest control	215.00
Landscaping and Groundskeeping	
Irrigation	450.00
Grass Cutting	500.00
Miscellaneous Landscaping	60.00
Total Landscaping and Groundskeeping	<u>1,010.00</u>
Management/Association fees	
Master Assoc Fee (Club house)	6,936.00
Property Mgt Fee (NF TEAM)	716.37
Total Management/Association fees	<u>7,652.37</u>
Insurance Expense	
General Liability Insurance	5,557.31
Total Insurance Expense	<u>5,557.31</u>
Professional Fees	
Legal Expense	
Straley / Otto P. A	1,845.50
Total Legal Expense	<u>1,845.50</u>
Total Professional Fees	1,845.50

	<u>Aug 25</u>
Repairs and Maintenance	
Cost of Labor (Jeff)	750.00
Balcony restoration	104,350.00
Misc. Maint. Building repairs	365.81
Elevator Maintenance (Building)	108.28
	<hr/>
Total Repairs and Maintenance	105,574.09
Utilities	
Water / Sewer / Trash	7,793.05
Electric	1,378.32
	<hr/>
Total Utilities	9,171.37
Bank Service Charges	20.00
	<hr/>
Total Expense	135,169.48
	<hr/>
Net Ordinary Income	-87,580.48
Other Income/Expense	
Other Expense	
Reserve Fund	
Milestone / Plumbing reserve	2,550.00
	<hr/>
Total Reserve Fund	2,550.00
	<hr/>
Total Other Expense	2,550.00
	<hr/>
Net Other Income	-2,550.00
	<hr/>
Net Income	<u><u>-90,130.48</u></u>

CASTLE #11 CONDOMINIUM, INC.
Profit & Loss Prev Year Comparison
 January through August 2025

	Jan - Aug 25	Jan - Aug 24
Ordinary Income/Expense		
Income		
Maintenance Fees & Other income		
1 Bedroom	284,136.00	279,751.54
2 Bedroom	71,150.00	69,280.00
Late Fees	1,280.00	1,937.01
Reimbursed Return Check fees	40.00	110.00
Other income	0.00	100,000.00
Background Checks Income	1,050.00	750.00
Reimbursed Legal fees	922.75	1,448.00
Seasonal rental application	900.00	300.00
Laundry Machines	5,994.00	6,486.00
Other Income (Fobs / Keys/ ETC)	10,275.86	921.38
Tool Equipment Rental	35.00	0.00
CD Interest	1,892.80	0.00
Reserve fund Interest	19.21	23.41
Maintenance Fees & Other income - Other	1,716.37	0.00
Total Maintenance Fees & Other income	379,411.99	461,007.34
Total Income	379,411.99	461,007.34
Gross Profit	379,411.99	461,007.34
Expense		
Office Expense		
Office Supplies	175.00	58.94
Office and Computer Equipment	449.10	0.00
Telephone / Internet Expense	3,035.17	2,696.80
Printing and Reproduction	24.64	0.00
Bookkeeper	1,500.00	0.00
Dues, Subscriptions, & Certs	275.00	0.00
Business Licenses & Corp Fees	3,761.35	61.25
Total Office Expense	9,220.26	2,816.99
Janitorial Expense	7,588.00	8,400.00
Pest control	2,070.00	5,430.00
Landscaping and Groundskeeping		
Irrigation	595.54	0.00
Grass Cutting	3,950.00	4,050.00
Tree Trimming	0.00	3,000.00
Miscellaneous Landscaping	113.44	0.00
Total Landscaping and Groundskeeping	4,658.98	7,050.00
Management/Association fees		
Master Assoc Fee (Club house)	55,488.00	52,224.00
Property Mgt Fee (NF TEAM)	14,016.37	14,400.00
Background Checks Expense	369.45	132.75
Total Management/Association fees	69,873.82	66,756.75

	<u>Jan - Aug 25</u>	<u>Jan - Aug 24</u>
Insurance Expense		
General Liability Insurance	75,593.71	75,792.35
Worker's Compensation	518.58	524.75
Total Insurance Expense	<u>76,112.29</u>	<u>76,317.10</u>
Professional Fees		
Accounting Fees	0.00	1,000.00
Legal Expense Straley / Otto P. A	3,316.78	1,099.00
Total Legal Expense	<u>3,316.78</u>	<u>1,099.00</u>
Total Professional Fees	3,316.78	2,099.00
Repairs and Maintenance		
Security Cameras / Access	4,694.05	1,371.70
Roof Repair	81,000.00	3,500.00
Cost of Labor (Jeff)	6,000.00	5,300.00
Lobby Renovation / Decorations	0.00	80.43
Parking lot Repairs and Maint.	92.75	1,859.49
Balcony restoration	349,550.00	15,000.00
Laundry Machine expense	0.00	266.53
Misc. Maint. Building repairs	2,946.13	20,148.55
Electrical Maint. (Building)	0.00	195.94
Elevator Maintenance (Building)	5,062.88	31,473.31
Air Conditioning Maint. (Build)	111.79	0.00
Total Repairs and Maintenance	<u>449,457.60</u>	<u>79,195.95</u>
Utilities		
Water / Sewer / Trash	68,913.14	61,948.73
Electric	10,167.61	10,894.42
Total Utilities	<u>79,080.75</u>	<u>72,843.15</u>
Bank Service Charges		
TD Bank Chargeback NSF	20.00	0.00
Bank Service Charges - Other	40.00	60.00
Total Bank Service Charges	<u>60.00</u>	<u>60.00</u>
Total Expense	<u>701,438.48</u>	<u>320,968.94</u>
Net Ordinary Income	-322,026.49	140,038.40
Other Income/Expense		
Other Income		
Assessments		
Plumbing Assessment (PVC)	0.00	2,000.00
Total Assessments	<u>0.00</u>	<u>2,000.00</u>
Total Other Income	0.00	2,000.00

	<u>Jan - Aug 25</u>	<u>Jan - Aug 24</u>
Other Expense		
Plumbing Assessment		
Admin costs - Permit & Engineer	0.00	1,447.81
Labor R&R Drywall / cabinets	861.90	4,802.10
Plumbing Labor	4,925.00	10,611.07
Plumbing Materials	1,769.69	6,855.28
Total Plumbing Assessment	<u>7,556.59</u>	<u>23,716.26</u>
Reserve Fund		
Milestone / Plumbing reserve	2,550.00	0.00
Total Reserve Fund	<u>2,550.00</u>	<u>0.00</u>
Total Other Expense	<u>10,106.59</u>	<u>23,716.26</u>
Net Other Income	<u>-10,106.59</u>	<u>-21,716.26</u>
Net Income	<u><u>-332,133.08</u></u>	<u><u>118,322.14</u></u>

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Monthly CG 11
August 2025

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
Brian Cleaning, Inc.				
Check	08/01/2025		Janitorial Expense	1,084.00
Total Brian Cleaning, Inc.				1,084.00
Brian Peshinski				
Check	08/29/2025	12 Bushes	Miscellaneous Lands...	60.00
Total Brian Peshinski				60.00
Castle Exec. (Club House)				
Check	08/12/2025		Master Assoc Fee (Cl...	6,936.00
Total Castle Exec. (Club House)				6,936.00
City of Lauderhill				
Check	08/28/2025	WATER / SEWER / TRASH	Water / Sewer / Trash	7,773.05
Total City of Lauderhill				7,773.05
Department of Business & Prof. Reg				
Check	08/05/2025	Condo state license (3 years)	Business Licenses & ...	1,539.84
Total Department of Business & Prof. Reg				1,539.84
Enterprise rent a car				
Credit Card ...	08/01/2025	Unauthorized purchase	Property Mgt Fee (NF...	716.37
Total Enterprise rent a car				716.37
First Insurance				
Check	08/29/2025		General Liability Insur...	5,557.31
Total First Insurance				5,557.31
Florida Technical Inc				
Check	08/18/2025	Thomas Cheevers reserve study	Milestone / Plumbing ...	2,550.00
Total Florida Technical Inc				2,550.00
FPL				
Check	08/19/2025		Electric	56.98
Check	08/19/2025		Electric	1,321.34
Total FPL				1,378.32
Home Depot				
Credit Card ...	08/04/2025	misc building supplies	Misc. Maint. Building ...	10.67
Credit Card ...	08/18/2025	paint for mail box	Misc. Maint. Building ...	10.66
Total Home Depot				21.33
Jeffrey Irons				
Check	08/01/2025		Cost of Labor (Jeff)	750.00
Total Jeffrey Irons				750.00
JMT Advisors Corp.				
Check	08/04/2025		Bookkeeper	1,000.00
Check	08/18/2025		Bookkeeper	500.00
Total JMT Advisors Corp.				1,500.00

Type	Date	Memo	Account	Amount
Julio Orellana				
Check	08/19/2025	Inv#059728	Grass Cutting	500.00
Total Julio Orellana				500.00
Kings III of America LLC				
Check	08/08/2025		Elevator Maintenance...	108.28
Total Kings III of America LLC				108.28
LLoyd Drummond				
Check	08/25/2025	Sprinkler repairs	Irrigation	450.00
Total LLoyd Drummond				450.00
OPTIMUS PEST CONTROL				
Check	08/20/2025		Pest control	215.00
Total OPTIMUS PEST CONTROL				215.00
Reimburse Brian				
Check	08/07/2025	20 lbs Cherry Block, and Air Filt...	Misc. Maint. Building ...	126.92
Total Reimburse Brian				126.92
Reimburse Jeff				
Check	08/03/2025	Move Illegally dumped furniture...	Misc. Maint. Building ...	40.00
Check	08/07/2025	209 window repair	Misc. Maint. Building ...	100.00
Check	08/17/2025	trash man	Water / Sewer / Trash	20.00
Total Reimburse Jeff				160.00
South Florida Contractors				
Check	08/05/2025	Additional Painting	Balcony restoration	5,000.00
Check	08/27/2025	final payment balconys	Balcony restoration	99350.00
Total South Florida Contractors				*****
Straley Otto PA				
Check	08/06/2025	Invoice# 573475 LEGAL FEES ...	Straley / Otto P. A	922.75
Check	08/20/2025	Invoice# 573475 LEGAL FEES ...	Straley / Otto P. A	922.75
Total Straley Otto PA				1,845.50
Uline				
Credit Card ...	08/13/2025	new mail box	Misc. Maint. Building ...	77.56
Total Uline				77.56
TOTAL				*****

CASTLE #11 CONDOMINIUM, INC.
Profit & Loss Prev Year Comparison
 January through August 2025

	Jan - Aug 25	Jan - Aug 24
Ordinary Income/Expense		
Income		
Maintenance Fees & Other income		
1 Bedroom	284,136.00	279,751.54
2 Bedroom	71,150.00	69,280.00
Late Fees	1,280.00	1,937.01
Reimbursed Return Check fees	40.00	110.00
Other income	0.00	100,000.00
Background Checks Income	1,050.00	750.00
Reimbursed Legal fees	922.75	1,448.00
Seasonal rental application	900.00	300.00
Laundry Machines	5,994.00	6,486.00
Other Income (Fobs / Keys/ ETC)	10,275.86	921.38
Tool Equipment Rental	35.00	0.00
CD Interest	1,892.80	0.00
Reserve fund Interest	19.21	23.41
Maintenance Fees & Other income - Other	1,716.37	0.00
Total Maintenance Fees & Other income	379,411.99	461,007.34
Total Income	379,411.99	461,007.34
Gross Profit	379,411.99	461,007.34
Expense		
Office Expense		
Office Supplies	175.00	58.94
Office and Computer Equipment	449.10	0.00
Telephone / Internet Expense	3,035.17	2,696.80
Printing and Reproduction	24.64	0.00
Bookkeeper	1,500.00	0.00
Dues, Subscriptions, & Certs	275.00	0.00
Business Licenses & Corp Fees	3,761.35	61.25
Total Office Expense	9,220.26	2,816.99
Janitorial Expense	7,588.00	8,400.00
Pest control	2,070.00	5,430.00
Landscaping and Groundskeeping		
Irrigation	595.54	0.00
Grass Cutting	3,950.00	4,050.00
Tree Trimming	0.00	3,000.00
Miscellaneous Landscaping	113.44	0.00
Total Landscaping and Groundskeeping	4,658.98	7,050.00
Management/Association fees		
Master Assoc Fee (Club house)	55,488.00	52,224.00
Property Mgt Fee (NF TEAM)	14,016.37	14,400.00
Background Checks Expense	369.45	132.75
Total Management/Association fees	69,873.82	66,756.75

	Jan - Aug 25	Jan - Aug 24
Insurance Expense		
General Liability Insurance	75,593.71	75,792.35
Worker's Compensation	518.58	524.75
Total Insurance Expense	76,112.29	76,317.10
Professional Fees		
Accounting Fees	0.00	1,000.00
Legal Expense		
Straley / Otto P. A	3,316.78	1,099.00
Total Legal Expense	3,316.78	1,099.00
Total Professional Fees	3,316.78	2,099.00
Repairs and Maintenance		
Security Cameras / Access	4,694.05	1,371.70
Roof Repair	81,000.00	3,500.00
Cost of Labor (Jeff)	6,000.00	5,300.00
Lobby Renovation / Decorations	0.00	80.43
Parking lot Repairs and Maint.	92.75	1,859.49
Balcony restoration	349,550.00	15,000.00
Laundry Machine expense	0.00	266.53
Misc. Maint. Building repairs	2,946.13	20,148.55
Electrical Maint. (Building)	0.00	195.94
Elevator Maintenance (Building)	5,062.88	31,473.31
Air Conditioning Maint. (Build)	111.79	0.00
Total Repairs and Maintenance	449,457.60	79,195.95
Utilities		
Water / Sewer / Trash	68,913.14	61,948.73
Electric	10,167.61	10,894.42
Total Utilities	79,080.75	72,843.15
Bank Service Charges		
TD Bank Chargeback NSF	20.00	0.00
Bank Service Charges - Other	40.00	60.00
Total Bank Service Charges	60.00	60.00
Total Expense	701,438.48	320,968.94
Net Ordinary Income	-322,026.49	140,038.40
Other Income/Expense		
Other Income		
Assessments		
Plumbing Assessment (PVC)	0.00	2,000.00
Total Assessments	0.00	2,000.00
Total Other Income	0.00	2,000.00

	<u>Jan - Aug 25</u>	<u>Jan - Aug 24</u>
Other Expense		
Plumbing Assessment		
Admin costs - Permit & Engineer	0.00	1,447.81
Labor R&R Drywall / cabinets	861.90	4,802.10
Plumbing Labor	4,925.00	10,611.07
Plumbing Materials	1,769.69	6,855.28
Total Plumbing Assessment	<u>7,556.59</u>	<u>23,716.26</u>
Reserve Fund		
Milestone / Plumbing reserve	2,550.00	0.00
Total Reserve Fund	<u>2,550.00</u>	<u>0.00</u>
Total Other Expense	<u>10,106.59</u>	<u>23,716.26</u>
Net Other Income	<u>-10,106.59</u>	<u>-21,716.26</u>
Net Income	<u><u>-332,133.08</u></u>	<u><u>118,322.14</u></u>



CASTLE #11 CONDOMINIUM, INC.

FINANCIAL REPORT September 2025

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Accounts Receivable - Separate Page

CASTLE #11 CONDOMINIUM, INC.

Balance Sheet

As of September 30, 2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
TD Bank Operating Account	9,439.11
TD Bank Plumbing Assessment	6,427.25
TD Bank CD Account (9 months)	87,171.76
TD Bank Reserves	
Reserve fund Plumbing Main line	2,250.00
Reserve fund Elevators	7,206.06
Reserve fund Painting	3,999.52
Reserve fund Paving	9,500.00
Reserve for Milestone & Plumb	62,309.00
Reserve fund Emergency	11,250.03
Reserve fund Roofing	56,324.55
TD Bank Reserves - Other	105.22
Total TD Bank Reserves	<u>152,944.38</u>
Total Checking/Savings	255,982.50
Accounts Receivable	
Accounts Receivable	-44,032.15
Total Accounts Receivable	<u>-44,032.15</u>
Other Current Assets	
Undeposited Funds	52,778.74
Total Other Current Assets	<u>52,778.74</u>
Total Current Assets	<u>264,729.09</u>
TOTAL ASSETS	<u>264,729.09</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	260,331.93
Unrestricted Net Assets	315,056.33
Net Income	-309,651.17
Total Equity	<u>265,737.09</u>
TOTAL LIABILITIES & EQUITY	<u>265,737.09</u>

CASTLE #11 CONDOMINIUM, INC.**Profit & Loss**

September 2025

	<u>Sep 25</u>
Ordinary Income/Expense	
Income	
Maintenance Fees & Other income	
1 Bedroom	35,575.00
2 Bedroom	8,370.00
Late Fees	175.00
Other Income (Fobs / Keys/ ETC)	100.00
CD Interest	278.96
Reserve fund Interest	1.17
Total Maintenance Fees & Other income	<u>44,500.13</u>
Total Income	<u>44,500.13</u>
Gross Profit	44,500.13
Expense	
Office Expense	
Telephone / Internet Expense	372.16
Printing and Reproduction	68.03
Bookkeeper	500.00
Total Office Expense	<u>940.19</u>
Janitorial Expense	1,084.00
Pest control	215.00
Landscaping and Groundskeeping	
Grass Cutting	500.00
Total Landscaping and Groundskeeping	<u>500.00</u>
Management/Association fees	
Master Assoc Fee (Club house)	6,936.00
Total Management/Association fees	<u>6,936.00</u>
Insurance Expense	
General Liability Insurance	11,114.62
Total Insurance Expense	<u>11,114.62</u>
Repairs and Maintenance	
Cost of Labor (Jeff)	750.00
Laundry Machine expense	37.43
Elevator Maintenance (Building)	108.28
Total Repairs and Maintenance	<u>895.71</u>
Utilities	
Water / Sewer / Trash	14,697.70
Electric	1,365.52
Total Utilities	<u>16,063.22</u>
Total Expense	<u>37,748.74</u>
Net Ordinary Income	6,751.39
Other Income/Expense	
Other Income	
Refunds	1,007.41
Total Other Income	<u>1,007.41</u>
Net Other Income	<u>1,007.41</u>
Net Income	<u><u>7,758.80</u></u>

CASTLE #11 CONDOMINIUM, INC.
Profit & Loss YTD Comparison
September 2025

	Sep 25	Jan - Sep 25
Ordinary Income/Expense		
Income		
Maintenance Fees & Other income		
1 Bedroom	35,575.00	320,161.00
2 Bedroom	8,370.00	79,520.00
Late Fees	175.00	1,455.00
Reimbursed Return Check fees	0.00	40.00
Background Checks Income	0.00	1,050.00
Reimbursed Legal fees	0.00	922.75
Seasonal rental application	0.00	900.00
Laundry Machines	0.00	5,994.00
Other Income (Fobs / Keys/ ETC)	100.00	10,375.86
Tool Equipment Rental	0.00	35.00
CD Interest	278.96	2,171.76
Reserve fund Interest	1.17	20.38
Maintenance Fees & Other income - Ot...	0.00	1,716.37
Total Maintenance Fees & Other income	44,500.13	424,362.12
Total Income	44,500.13	424,362.12
Gross Profit	44,500.13	424,362.12
Expense		
Office Expense		
Office Supplies	0.00	175.00
Office and Computer Equipment	0.00	449.10
Telephone / Internet Expense	372.16	3,407.33
Printing and Reproduction	68.03	92.67
Bookkeeper	500.00	2,000.00
Dues, Subscriptions, & Certs	0.00	275.00
Business Licenses & Corp Fees	0.00	3,761.35
Total Office Expense	940.19	10,160.45
Janitorial Expense	1,084.00	8,672.00
Pest control	215.00	2,285.00
Landscaping and Groundskeeping		
Irrigation	0.00	595.54
Grass Cutting	500.00	4,450.00
Miscellaneous Landscaping	0.00	113.44
Total Landscaping and Groundskeeping	500.00	5,158.98
Management/Association fees		
Master Assoc Fee (Club house)	6,936.00	62,424.00
Property Mgt Fee (NF TEAM)	0.00	14,016.37
Background Checks Expense	0.00	369.45
Total Management/Association fees	6,936.00	76,809.82
Insurance Expense		
General Liability Insurance	11,114.62	81,151.02
Worker's Compensation	0.00	518.58
Total Insurance Expense	11,114.62	81,669.60
Professional Fees		
Legal Expense		
Straley / Otto P. A	0.00	2,394.03
Total Legal Expense	0.00	2,394.03
Total Professional Fees	0.00	2,394.03

	<u>Sep 25</u>	<u>Jan - Sep 25</u>
Repairs and Maintenance		
Security Cameras / Access	0.00	4,694.05
Roof Repair	0.00	81,000.00
Cost of Labor (Jeff)	750.00	6,750.00
Parking lot Repairs and Maint.	0.00	92.75
Balcony restoration	0.00	349,550.00
Laundry Machine expense	37.43	37.43
Misc. Maint. Building repairs	0.00	2,946.13
Elevator Maintenance (Building)	108.28	5,171.16
Air Conditioning Maint. (Build)	0.00	111.79
Total Repairs and Maintenance	<u>895.71</u>	<u>450,353.31</u>
Utilities		
Water / Sewer / Trash	14,697.70	75,817.79
Electric	1,365.52	11,533.13
Total Utilities	<u>16,063.22</u>	<u>87,350.92</u>
Bank Service Charges		
TD Bank Chargeback NSF	0.00	20.00
Bank Service Charges - Other	0.00	40.00
Total Bank Service Charges	<u>0.00</u>	<u>60.00</u>
Total Expense	<u>37,748.74</u>	<u>724,914.11</u>
Net Ordinary Income	6,751.39	-300,551.99
Other Income/Expense		
Other Income		
Refunds	1,007.41	1,007.41
Total Other Income	<u>1,007.41</u>	<u>1,007.41</u>
Other Expense		
Plumbing Assessment		
Labor R&R Drywall / cabinets	0.00	861.90
Plumbing Labor	0.00	4,925.00
Plumbing Materials	0.00	1,769.69
Total Plumbing Assessment	<u>0.00</u>	<u>7,556.59</u>
Reserve Fund		
Milestone / Plumbing reserve	0.00	2,550.00
Total Reserve Fund	<u>0.00</u>	<u>2,550.00</u>
Total Other Expense	<u>0.00</u>	<u>10,106.59</u>
Net Other Income	<u>1,007.41</u>	<u>-9,099.18</u>
Net Income	<u><u>7,758.80</u></u>	<u><u>-309,651.17</u></u>

CASTLE #11 CONDOMINIUM, INC.
Profit & Loss Prev Year Comparison
January through September 2025

	Jan - Sep 25	Jan - Sep 24
Ordinary Income/Expense		
Income		
Maintenance Fees & Other income		
1 Bedroom	320,161.00	321,860.54
2 Bedroom	79,520.00	77,727.00
Late Fees	1,455.00	2,573.01
Reimbursed Return Check fees	40.00	110.00
Other income	0.00	115,300.00
Background Checks Income	1,050.00	900.00
Reimbursed Legal fees	922.75	3,188.72
Seasonal rental application	900.00	500.00
Laundry Machines	5,994.00	7,026.00
Other Income (Fobs / Keys/ ETC)	10,375.86	1,719.10
Tool Equipment Rental	35.00	0.00
CD Interest	2,171.76	0.00
Reserve fund Interest	20.38	26.50
Maintenance Fees & Other income - Other	1,716.37	0.00
Total Maintenance Fees & Other income	424,362.12	530,930.87
Total Income	424,362.12	530,930.87
Gross Profit	424,362.12	530,930.87
Expense		
Office Expense		
Office Supplies	175.00	58.94
Office and Computer Equipment	449.10	0.00
Telephone / Internet Expense	3,407.33	3,156.11
Printing and Reproduction	92.67	0.00
Bookkeeper	2,000.00	0.00
Dues, Subscriptions, & Certs	275.00	0.00
Business Licenses & Corp Fees	3,761.35	61.25
Total Office Expense	10,160.45	3,276.30
Janitorial Expense	8,672.00	9,450.00
Pest control	2,285.00	5,645.00
Landscaping and Groundskeeping		
Irrigation	595.54	0.00
Grass Cutting	4,450.00	4,050.00
Tree Trimming	0.00	3,000.00
Miscellaneous Landscaping	113.44	0.00
Total Landscaping and Groundskeeping	5,158.98	7,050.00
Management/Association fees		
Master Assoc Fee (Club house)	62,424.00	58,752.00
Property Mgt Fee (NF TEAM)	14,016.37	16,200.00
Background Checks Expense	369.45	132.75
Total Management/Association fees	76,809.82	75,084.75
Insurance Expense		
General Liability Insurance	81,151.02	75,792.35
Worker's Compensation	518.58	524.75
Total Insurance Expense	81,669.60	76,317.10
Professional Fees		
Accounting Fees	0.00	1,000.00
Legal Expense		
Straley / Otto P. A	2,394.03	1,099.00
Total Legal Expense	2,394.03	1,099.00
Total Professional Fees	2,394.03	2,099.00

	Jan - Sep 25	Jan - Sep 24
Repairs and Maintenance		
Security Cameras / Access	4,694.05	1,371.70
Roof Repair	81,000.00	3,500.00
Cost of Labor (Jeff)	6,750.00	6,050.00
Lobby Renovation / Decorations	0.00	80.43
Parking lot Repairs and Maint.	92.75	1,859.49
Balcony restoration	349,550.00	15,000.00
Laundry Machine expense	37.43	266.53
Misc. Maint. Building repairs	2,946.13	20,251.21
Electrical Maint. (Building)	0.00	195.94
Elevator Maintenance (Building)	5,171.16	31,924.98
Plumbing Maint (leak detection)	0.00	25.54
Air Conditioning Maint. (Build)	111.79	0.00
Total Repairs and Maintenance	450,353.31	80,525.82
Utilities		
Water / Sewer / Trash	75,817.79	61,948.73
Electric	11,533.13	12,264.84
Total Utilities	87,350.92	74,213.57
Bank Service Charges		
TD Bank Chargeback NSF	20.00	0.00
Bank Service Charges - Other	40.00	60.00
Total Bank Service Charges	60.00	60.00
Total Expense	724,914.11	333,721.54
Net Ordinary Income	-300,551.99	197,209.33
Other Income/Expense		
Other Income		
Assessments		
Plumbing Assessment (PVC)	0.00	4,000.00
Total Assessments	0.00	4,000.00
Refunds	1,007.41	0.00
Total Other Income	1,007.41	4,000.00
Other Expense		
Plumbing Assessment		
Admin costs - Permit & Engineer	0.00	1,447.81
Labor R&R Drywall / cabinets	861.90	4,802.10
Plumbing Labor	4,925.00	10,611.07
Plumbing Materials	1,769.69	6,855.28
Total Plumbing Assessment	7,556.59	23,716.26
Reserve Fund		
Milestone / Plumbing reserve	2,550.00	0.00
Total Reserve Fund	2,550.00	0.00
Total Other Expense	10,106.59	23,716.26
Net Other Income	-9,099.18	-19,716.26
Net Income	-309,651.17	177,493.07

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Monthly CG 11
September 2025

Type	Date	Memo	Account	Amount
Amazon				
Credit Card Charge	09/04/2025	printer ink	Printing and Reproduction	25.67
Credit Card Charge	09/04/2025	printer ink/paper	Printing and Reproduction	42.36
Credit Card Charge	09/08/2025	coin rolls	Laundry Machine expense	37.43
Total Amazon				105.46
AT&T				
Check	09/02/2025		Telephone / Internet Expense	146.33
Check	09/30/2025		Telephone / Internet Expense	146.33
Total AT&T				292.66
Brian Cleaning, Inc.				
Check	09/01/2025		Janitorial Expense	1,084.00
Total Brian Cleaning, Inc.				1,084.00
Castle Exec. (Club House)				
Check	09/02/2025		Master Assoc Fee (Club house)	6,936.00
Total Castle Exec. (Club House)				6,936.00
City of Lauderhill				
Check	09/02/2025	WATER / SEWER / TRASH	Water / Sewer / Trash	7,696.09
Check	09/30/2025	WATER / SEWER / TRASH	Water / Sewer / Trash	6,981.61
Total City of Lauderhill				14,677.70
Comcast Cable				
Deposit	09/11/2025	Comcast	Refunds	-1,007.41
Total Comcast Cable				-1,007.41
First Insurance				
Check	09/02/2025		General Liability Insurance	5,557.31
Check	09/30/2025		General Liability Insurance	5,557.31
Total First Insurance				11,114.62
FPL				
Check	09/17/2025		Electric	1,308.54
Check	09/17/2025		Electric	56.98
Total FPL				1,365.52
Jeffrey Irons				
Check	09/03/2025		Cost of Labor (Jeff)	750.00
Total Jeffrey Irons				750.00
JMT Advisors Corp.				
Check	09/01/2025		Bookeeper	500.00
Total JMT Advisors Corp.				500.00
Julio Orellana				
Check	09/01/2025	Inv#059743	Grass Cutting	500.00
Total Julio Orellana				500.00
Kings III of America LLC				
Check	09/10/2025		Elevator Maintenance (Building)	108.28
Total Kings III of America LLC				108.28
OPTIMUS PEST CONTROL				
Check	09/22/2025		Pest control	215.00
Total OPTIMUS PEST CONTROL				215.00
Reimburse Jeff				
Check	09/03/2025	trash man	Water / Sewer / Trash	20.00
Total Reimburse Jeff				20.00
Remote PC				
Credit Card Charge	09/24/2025	remote pc	Telephone / Internet Expense	79.50
Total Remote PC				79.50

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
TD Bank				
Deposit	09/30/2025	Interest	Reserve fund Interest	-1.17
Total TD Bank				-1.17
TOTAL				<u>36,740.16</u>

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Summary
 January through December 2025

	Jan - Dec 25
Acentria Insurance, LLC	35,001.00
Amazon	926.39
American Leak Detection, Inc.	675.00
American Plumbing	65.38
Anthony Lock and Safe	4,468.53
AT&T	1,317.93
Atlantic Coast Elevator Systems	3,192.00
Bath and body works	130.46
Brian Cleaning, Inc.	9,756.00
Brian Peshinski	60.00
Broward County Building Dept	276.88
Castle Exec. (Club House)	69,360.00
CHECKSFORLESS	95.21
City of Lauderhill	77,958.05
Comcast Cable	842.59
Compass Insulation Services	58,000.00
Department of Business & Prof. Reg	1,539.84
Enterprise rent a car	716.37
First Insurance	46,150.02
Florida Dept of State	61.25
Florida Technical Inc	7,650.00
FPL	11,533.13
Harbor Freight Tools	102.11
Home Depot	2,045.90
Jeffrey Irons	8,250.00
JMT Advisors Corp.	2,500.00
Julio Orellana	4,950.00
Kings III of America LLC	974.52
Lehman Pipe and Plumbing	508.48
LLoyd Drummond	450.00
Lowes	789.05
Meir Alarms	275.00
More Than Consulting, LLC	1,500.00
NF Team Management	13,300.00
OPTIMUS PEST CONTROL	2,285.00
Reimburse Brian	391.23
Reimburse Jeff	885.00
Reimburse Luc Boisse	99.33
Reimburse Michel Cote	107.06
Reimburse Milville Gauthier	43.59
Reimburse Roch Pilon	163.55
Remote PC	79.50
Ring	106.99
Roch Pilon	45.79
Security camera	118.61
South Florida Contractors	352,300.00
Straley Otto PA	2,394.03
Supply House	111.79
TD Bank	-1.17
Tenant Background	124.80
Uline	77.56
Veterans Plumbing, Inc	920.00
Weather Tight Systems inc.	23,000.00
Xpress Elevator	700.00
Zenith	518.58
Zoom	159.90
TOTAL	750,052.23



CASTLE #11 CONDOMINIUM, INC.

FINANCIAL REPORT

October 2025

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Accounts Receivable/Delinquents (Separate Report)

CASTLE #11 CONDOMINIUM, INC.

Balance Sheet

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
TD Bank Operating Account	10,542.91
TD Bank Plumbing Assessment	6,427.25
TD Bank CD Account (9 months)	87,433.56
TD Bank Reserves	
Reserve fund Painting	4,443.96
Reserve fund Roofing	65,396.62
Reserve fund Paving	10,000.00
Reserve fund Elevators	7,456.32
Reserve fund Plumbing Main line	2,500.00
Reserve for Milestone & Plumb	63,356.00
Reserve fund Emergency	14,166.70
TD Bank Reserves - Other	106.56
Total TD Bank Reserves	<u>167,426.16</u>
Total Checking/Savings	271,829.88
Accounts Receivable	
Accounts Receivable	-50,024.85
Total Accounts Receivable	<u>-50,024.85</u>
Other Current Assets	
Undeposited Funds	52,753.74
Total Other Current Assets	<u>52,753.74</u>
Total Current Assets	<u>274,558.77</u>
TOTAL ASSETS	<u>274,558.77</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	260,331.93
Unrestricted Net Assets	315,056.33
Net Income	-299,821.49
Total Equity	<u>275,566.77</u>
TOTAL LIABILITIES & EQUITY	<u>275,566.77</u>

CASTLE #11 CONDOMINIUM, INC.

Profit & Loss

October 2025

	<u>Oct 25</u>
Ordinary Income/Expense	
Income	
Maintenance Fees & Other income	
1 Bedroom	34,705.00
2 Bedroom	7,440.00
Late Fees	50.00
Background Checks Income	150.00
Estoppel Certification Income	250.00
Seasonal rental application	200.00
Laundry Machines	1,310.00
CD Interest	261.80
Reserve fund Interest	1.34
Total Maintenance Fees & Other income	<u>44,368.14</u>
Total Income	<u>44,368.14</u>
Gross Profit	44,368.14
Expense	
Office Expense	
Telephone / Internet Expense	147.11
Printing and Reproduction	31.02
Bookeeper	500.00
Dues, Subscriptions, & Certs	19.99
Total Office Expense	<u>698.12</u>
Janitorial Expense	1,084.00
Pest control	515.00
Landscaping and Groundskeeping	
Irrigation	75.00
Grass Cutting	500.00
Miscellaneous Landscaping	49.17
Total Landscaping and Groundskeeping	<u>624.17</u>
Management/Association fees	
Master Assoc Fee (Club house)	6,936.00
Background Checks Expense	53.00
Total Management/Association fees	<u>6,989.00</u>
Insurance Expense	
General Liability Insurance	5,557.31
Total Insurance Expense	<u>5,557.31</u>
Repairs and Maintenance	
Cost of Labor (Jeff)	750.00
Misc. Maint. Building repairs	705.59
Elevator Maintenance (Building)	108.28
Plumbing Maint (leak detection)	1,840.00
Total Repairs and Maintenance	<u>3,403.87</u>

	<u>Oct 25</u>
Utilities	
Water / Sewer / Trash	8,834.10
Electric	1,247.89
	<u>10,081.99</u>
Total Utilities	10,081.99
Total Expense	<u>28,953.46</u>
Net Ordinary Income	15,414.68
Other Income/Expense	
Other Expense	
Reserve Fund	
Milestone / Plumbing reserve	5,100.00
	<u>5,100.00</u>
Total Reserve Fund	5,100.00
Total Other Expense	<u>5,100.00</u>
Net Other Income	<u>-5,100.00</u>
Net Income	<u><u>10,314.68</u></u>

CASTLE #11 CONDOMINIUM, INC.
Profit & Loss YTD Comparison
October 2025

	<u>Oct 25</u>	<u>Jan - Oct 25</u>
Ordinary Income/Expense		
Income		
Maintenance Fees & Other income		
1 Bedroom	34,705.00	354,841.00
2 Bedroom	7,440.00	86,960.00
Late Fees	50.00	1,505.00
Reimbursed Return Check fees	0.00	40.00
Background Checks Income	150.00	1,200.00
Estoppel Certification Income	250.00	250.00
Reimbursed Legal fees	0.00	922.75
Seasonal rental application	200.00	1,100.00
Laundry Machines	1,310.00	7,304.00
Other Income (Fobs / Keys/ ETC)	0.00	10,415.86
Tool Equipment Rental	0.00	35.00
CD Interest	261.80	2,433.56
Reserve fund Interest	1.34	21.72
Maintenance Fees & Other income - Ot...	0.00	1,716.37
Total Maintenance Fees & Other income	<u>44,368.14</u>	<u>468,745.26</u>
Total Income	<u>44,368.14</u>	<u>468,745.26</u>
Gross Profit	44,368.14	468,745.26
Expense		
Office Expense		
Office Supplies	0.00	175.00
Office and Computer Equipment	0.00	449.10
Telephone / Internet Expense	147.11	3,554.44
Printing and Reproduction	31.02	123.69
Bookkeeper	500.00	2,500.00
Dues, Subscriptions, & Certs	19.99	294.99
Business Licenses & Corp Fees	0.00	3,761.35
Total Office Expense	<u>698.12</u>	<u>10,858.57</u>
Janitorial Expense	1,084.00	9,756.00
Pest control	515.00	2,800.00
Landscaping and Groundskeeping		
Irrigation	75.00	670.54
Grass Cutting	500.00	5,450.00
Miscellaneous Landscaping	49.17	162.61
Total Landscaping and Groundskeeping	<u>624.17</u>	<u>6,283.15</u>
Management/Association fees		
Master Assoc Fee (Club house)	6,936.00	69,360.00
Property Mgt Fee (NF TEAM)	0.00	14,016.37
Background Checks Expense	53.00	422.45
Total Management/Association fees	<u>6,989.00</u>	<u>83,798.82</u>
Insurance Expense		
General Liability Insurance	5,557.31	86,708.33
Worker's Compensation	0.00	518.58
Total Insurance Expense	<u>5,557.31</u>	<u>87,226.91</u>

	<u>Oct 25</u>	<u>Jan - Oct 25</u>
Professional Fees		
Legal Expense		
Straley / Otto P. A	0.00	2,394.03
Total Legal Expense	<u>0.00</u>	<u>2,394.03</u>
Total Professional Fees	0.00	2,394.03
Repairs and Maintenance		
Security Cameras / Access	0.00	4,694.05
Roof Repair	0.00	81,000.00
Cost of Labor (Jeff)	750.00	7,500.00
Parking lot Repairs and Maint.	0.00	92.75
Balcony restoration	0.00	349,550.00
Laundry Machine expense	0.00	37.43
Misc. Maint. Building repairs	705.59	3,651.72
Elevator Maintenance (Building)	108.28	5,279.44
Plumbing Maint (leak detection)	1,840.00	1,840.00
Air Conditioning Maint. (Build)	0.00	111.79
Total Repairs and Maintenance	<u>3,403.87</u>	<u>453,757.18</u>
Utilities		
Water / Sewer / Trash	8,834.10	84,651.89
Electric	1,247.89	12,781.02
Total Utilities	<u>10,081.99</u>	<u>97,432.91</u>
Bank Service Charges		
TD Bank Chargeback NSF	0.00	20.00
Bank Service Charges - Other	0.00	40.00
Total Bank Service Charges	<u>0.00</u>	<u>60.00</u>
Total Expense	<u>28,953.46</u>	<u>754,367.57</u>
Net Ordinary Income	15,414.68	-285,622.31
Other Income/Expense		
Other Income		
Refunds	0.00	1,007.41
Total Other Income	<u>0.00</u>	<u>1,007.41</u>
Other Expense		
Plumbing Assessment		
Labor R&R Drywall / cabinets	0.00	861.90
Plumbing Labor	0.00	4,925.00
Plumbing Materials	0.00	1,769.69
Total Plumbing Assessment	<u>0.00</u>	<u>7,556.59</u>

	<u>Oct 25</u>	<u>Jan - Oct 25</u>
Reserve Fund		
Milestone / Plumbing reserve	5,100.00	7,650.00
Total Reserve Fund	<u>5,100.00</u>	<u>7,650.00</u>
Total Other Expense	<u>5,100.00</u>	<u>15,206.59</u>
Net Other Income	<u>-5,100.00</u>	<u>-14,199.18</u>
Net Income	<u>10,314.68</u>	<u>-299,821.49</u>

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Monthly CG 11
October 2025

Type	Date	Memo	Account	Amount
Adobe				
Credit Card Charge	10/08/2025	program	Dues, Subscriptions, & Certs	19.99
Total Adobe				19.99
Amazon				
Credit Card Charge	10/08/2025	copy paper	Printing and Reproduction	31.02
Total Amazon				31.02
Applycheck				
Credit Card Charge	10/06/2025		Background Checks Expense	26.50
Credit Card Charge	10/06/2025		Background Checks Expense	26.50
Total Applycheck				53.00
AT&T				
Check	10/30/2025		Telephone / Internet Expense	147.11
Total AT&T				147.11
Brian Cleaning, Inc.				
Check	10/01/2025		Janitorial Expense	1,084.00
Total Brian Cleaning, Inc.				1,084.00
Castle Exec. (Club House)				
Check	10/02/2025		Master Assoc Fee (Club house)	6,936.00
Total Castle Exec. (Club House)				6,936.00
City of Lauderhill				
Check	10/28/2025	WATER / SEWER / TRASH	Water / Sewer / Trash	8,834.10
Total City of Lauderhill				8,834.10
Estoppel Certification				
Deposit	10/20/2025	For Estoppel	Estoppel Certification Income	-250.00
Total Estoppel Certification				-250.00
First Insurance				
Check	10/30/2025		General Liability Insurance	5,557.31
Total First Insurance				5,557.31
Florida Technical Inc				
Check	10/01/2025	INVOICE # CG11-092225	Milestone / Plumbing reserve	5,100.00
Total Florida Technical Inc				5,100.00
FPL				
Check	10/21/2025		Electric	56.98
Check	10/21/2025		Electric	1,190.91
Total FPL				1,247.89
Jeffrey Irons				
Check	10/01/2025		Cost of Labor (Jeff)	750.00
Total Jeffrey Irons				750.00
JMT Advisors Corp.				
Check	10/03/2025		Bookkeeper	500.00
Total JMT Advisors Corp.				500.00
Julio Orellana				
Check	10/23/2025	Inv# 037917	Grass Cutting	500.00
Total Julio Orellana				500.00
Kings III of America LLC				
Check	10/15/2025		Elevator Maintenance (Building)	108.28
Total Kings III of America LLC				108.28
OPTIMUS PEST CONTROL				
Check	10/08/2025	Invoice# 29486 Termite treatm...	Pest control	300.00
Check	10/17/2025		Pest control	215.00
Total OPTIMUS PEST CONTROL				515.00

<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
Reimburse Brian				
Check	10/05/2025	plants	Miscellaneous Landscaping	49.17
Check	10/05/2025	carpet cleaning supplies	Misc. Maint. Building repairs	55.59
Total Reimburse Brian				104.76
Reimburse Jeff				
Check	10/01/2025	plumbing back-up emergency	Misc. Maint. Building repairs	650.00
Check	10/05/2025	Sprinkler repair	Irrigation	75.00
Total Reimburse Jeff				725.00
TD Bank				
Deposit	10/31/2025	Interest	Reserve fund Interest	-1.34
Total TD Bank				-1.34
Veterans Plumbing, Inc				
Check	10/07/2025	Invoice# 78292 wipes and Fem...	Plumbing Maint (leak detection)	940.00
Check	10/28/2025	Invoice# 78392 roots in the line	Plumbing Maint (leak detection)	900.00
Total Veterans Plumbing, Inc				1,840.00
TOTAL				33,802.12

CASTLE #11 CONDOMINIUM, INC.
Expenses by Vendor Summary
 January through October 2025

	Jan - Oct 25
Acentria Insurance, LLC	35,001.00
Adobe	19.99
Amazon	957.41
American Leak Detection, Inc.	675.00
American Plumbing	65.38
Anthony Lock and Safe	4,468.53
Applycheck	53.00
AT&T	1,465.04
Atlantic Coast Elevator Systems	3,192.00
Bath and body works	130.46
Brian Cleaning, Inc.	9,756.00
Brian Peshinski	60.00
Broward County Building Dept	276.88
Castle Exec. (Club House)	69,360.00
CHECKSFORLESS	95.21
City of Lauderdale	86,792.15
Comcast Cable	842.59
Compass Insulation Services	58,000.00
Department of Business & Prof. Reg	1,539.84
Enterprise rent a car	716.37
Estoppel Certification	-250.00
First Insurance	51,707.33
Florida Dept of State	61.25
Florida Technical Inc	7,650.00
FPL	12,781.02
Harbor Freight Tools	102.11
Home Depot	2,045.90
Jeffrey Irons	8,250.00
JMT Advisors Corp.	2,500.00
Julio Orellana	5,450.00
Kings III of America LLC	1,082.80
Lehman Pipe and Plumbing	508.48
LLoyd Drummond	450.00
Lowe's	789.05
Meir Alarms	275.00
More Than Consulting, LLC	1,500.00
NF Team Management	13,300.00
OPTIMUS PEST CONTROL	2,800.00
Reimburse Brian	391.23
Reimburse Jeff	885.00
Reimburse Luc Boisse	99.33
Reimburse Michel Cote	107.06
Reimburse Milville Gauthier	43.59
Reimburse Roch Pilon	163.55
Remote PC	79.50
Ring	106.99
Roch Pilon	45.79
Security camera	118.61
South Florida Contractors	352,300.00
Straley Otto PA	2,394.03
Supply House	111.79
TD Bank	-2.51
Tenant Background	124.80

	<u>Jan - Oct 25</u>
Uline	77.56
Veterans Plumbing, Inc	1,840.00
Weather Tight Systems inc.	23,000.00
Xpress Elevator	700.00
Zenith	518.58
Zoom	159.90
TOTAL	<u><u>767,734.59</u></u>