



Green Cay Owners' Association, Inc.

07/31/2010

Financial Statements

For Management Purposes Only

Included Reports

Copies

Balance Sheet	1
Income Statement Category	1
GL General Ledger	1
GL Transaction Register	1
AP Cash Disbursement	1
AP Cash Disbursement	1
RM Delinquent by Entity	1
RM Delinquent by Entity	1
RM Receipt Statement by Entity	1
GL Bank Reconciliation	1
GL Bank Reconciliation	1
RM Security Deposit	1
AP Aging	1
GL Cash Management Report	1

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

12575 Green Cay Farms Blvd
Boynton Beach FL 33437

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Plantation, FL 33325



ASSETS

CURRENT ASSETS

100010 Banco Popular - Operating \$ 7,008.62

TOTAL CURRENT ASSETS \$ 7,008.62

RESERVE CASH

102010 Reserves - Banco Popular Money Market \$ 24,676.64

TOTAL RESERVE CASH \$ 24,676.64

OTHER ASSETS

120045 Due to / (from) Developer \$ 2,606.53

140000 Prepaid Expenses 573.34

150000 Prepaid Insurance 9,161.01

151011 Deposits - Utilities 5,283.00

TOTAL OTHER ASSETS \$ 17,623.88

TOTAL ASSETS \$ 49,309.14

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LIABILITIES & EQUITY

LIABILITIES

210031	Accrued Expenses	\$ 6,258.59	
230100	Insurance Loan Payable	<u>7,230.15</u>	

	TOTAL LIABILITIES	\$ 13,488.74	
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RESERVE LIABILITIES

300100	Reserves - General	\$ 24,590.56	
309999	Reserves - Interest	<u>86.08</u>	

	TOTAL RESERVE LIABILITIES	\$ 24,676.64	
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HOME OWNERS' EQUITY

360000	Prior Year Surplus / (Deficit)	\$ 26,430.32	
	Current Surplus/(Deficit)	<u>(15,286.56)</u>	

	TOTAL HOME OWNER'S EQUITY	\$ 11,143.76	
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	TOTAL LIABILITIES & EQUITY		<u>\$ 49,309.14</u>
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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	\$ 26,577.00	\$ 26,414	\$ 163.00	\$ 185,511.00	\$ 184,898	\$ 613.00	\$ 316,972	\$ 131,461.00
400130 Annual Apt portion of Master - 17%	5,410.17	5,410	0.17	37,871.19	37,870	1.19	64,922	27,050.81
400305 Gate Card/Clicker Income	0.00	0	0.00	65.00	0	65.00	0	(65.00)
401110 Interest Income	0.58	0	0.58	12.30	0	12.30	0	(12.30)
420900 Miscellaneous Income	0.00	0	0.00	724.12	0	724.12	0	(724.12)
Total Revenues	\$ 31,987.75	\$ 31,824	\$ 163.75	\$ 224,183.61	\$ 222,768	\$ 1,415.61	\$ 381,894	\$ 157,710.39
General & Administrative Expenses								
510100 Insurance	\$ 1,189.03	\$ 709	\$ (480.03)	\$ 7,589.52	\$ 4,963	\$ (2,626.52)	\$ 8,510	\$ 920.48
520119 Office Expenses	587.70	333	(254.70)	2,370.95	2,331	(39.95)	4,000	1,629.05
520124 Office Equipment - Lease	318.84	300	(18.84)	1,934.42	2,100	165.58	3,600	1,665.58
530100 Accounting Fees	333.33	300	(33.33)	2,733.31	2,100	(633.31)	3,600	866.69
530110 Legal Fees	0.00	250	250.00	312.00	1,750	1,438.00	3,000	2,688.00
540113 License,Fees,Permits	175.00	47	(128.00)	575.00	329	(246.00)	561	(14.00)
555100 Office Personnel	7,364.88	6,838	(526.88)	50,207.88	47,866	(2,341.88)	82,060	31,852.12
600000 Management Service Contract	2,940.00	2,940	0.00	20,580.00	20,580	0.00	35,280	14,700.00
Total General & Administrative Expenses	\$ 12,908.78	\$ 11,717	\$ (1,191.78)	\$ 86,303.08	\$ 82,019	\$ (4,284.08)	\$ 140,611	\$ 54,307.92

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Utilities								
705010 Electricity	\$ 1,927.35	\$ 2,417	\$ 489.65	\$ 13,597.98	\$ 16,919	\$ 3,321.02	\$ 29,000	\$ 15,402.02
705023 Street Light Replacement	0.00	73	73.00	525.36	511	(14.36)	875	349.64
705030 Water & Sewer	2,129.27	1,192	(937.27)	10,444.52	8,344	(2,100.52)	14,300	3,855.48
705050 Cable TV	99.03	95	(4.03)	691.21	665	(26.21)	1,138	446.79
705070 Telephone	1,224.99	573	(651.99)	5,762.66	4,011	(1,751.66)	6,876	1,113.34
705081 Propane	13.80	1,250	1,236.20	14,695.59	8,750	(5,945.59)	15,000	304.41
Total Utilities	\$ 5,394.44	\$ 5,600	\$ 205.56	\$ 45,717.32	\$ 39,200	\$ (6,517.32)	\$ 67,189	\$ 21,471.68
Grounds Maintenance								
700100 Lawn Maintenance	\$ 3,675.00	\$ 3,675	\$ 0.00	\$ 25,725.00	\$ 25,725	\$ 0.00	\$ 44,100	\$ 18,375.00
700110 Landscape Extras	0.00	250	250.00	174.05	1,750	1,575.95	3,000	2,825.95
700130 Landscape - Mulch	0.00	500	500.00	5,985.00	3,500	(2,485.00)	6,000	15.00
700139 Fire Ant Treatment	0.00	79	79.00	494.99	553	58.01	950	455.01
700210 Tree / Hedge Trimming	0.00	792	792.00	9,500.00	5,544	(3,956.00)	9,500	0.00
701010 Irrigation - Pump Repairs & Maintenance	0.00	153	153.00	5,938.66	1,071	(4,867.66)	1,834	(4,104.66)
701020 Irrigation - Repairs & Maintenance	177.65	100	(77.65)	209.57	700	490.43	1,200	990.43
701100 Lake Maintenance Contract	240.00	240	0.00	1,680.00	1,680	0.00	2,880	1,200.00
702000 General Repairs & Maintenance	0.00	292	292.00	643.05	2,044	1,400.95	3,500	2,856.95
702120 Golf Cart	138.45	139	0.55	969.15	973	3.85	1,662	692.85
703010 Fountain - Repairs & Maintenance	0.00	42	42.00	351.25	294	(57.25)	500	148.75
Total Grounds Maintenance	\$ 4,231.10	\$ 6,262	\$ 2,030.90	\$ 51,670.72	\$ 43,834	\$ (7,836.72)	\$ 75,126	\$ 23,455.28
Access Control/Gatehouse								
704240 Access Control Repairs	\$ 0.00	\$ 83	\$ 83.00	\$ 365.30	\$ 581	\$ 215.70	\$ 1,000	\$ 634.70
704242 Emergency Monitor	47.92	63	15.08	934.62	441	(493.62)	750	(184.62)
Total Access Control/Gatehouse	\$ 47.92	\$ 146	\$ 98.08	\$ 1,299.92	\$ 1,022	\$ (277.92)	\$ 1,750	\$ 450.08

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Recreation (Sports, Aquatic & Tennis)								
712500 Pool Maintenance	\$ 535.00	\$ 595	\$ 60.00	\$ 4,145.00	\$ 4,165	\$ 20.00	\$ 7,145	\$ 3,000.00
712510 Repairs & Maintenance - Pool	20.00	250	230.00	1,232.60	1,750	517.40	3,000	1,767.40
713410 Fitness Center Repairs & Maintenance	178.31	50	(128.31)	348.71	350	1.29	600	251.29
713440 Fitness Contracts	213.00	100	(113.00)	745.50	700	(45.50)	1,200	454.50
713700 Tot Lot/Party Pavillion Maintenance	0.00	50	50.00	0.00	350	350.00	600	600.00
Total Recreation (Sports, Aquatic & Tenn)	\$ 946.31	\$ 1,045	\$ 98.69	\$ 6,471.81	\$ 7,315	\$ 843.19	\$ 12,545	\$ 6,073.19
Clubhouse								
555200 Maintenance Personnel	\$ 2,899.15	\$ 3,502	\$ 602.85	\$ 25,381.31	\$ 24,514	\$ (867.31)	\$ 42,028	\$ 16,646.69
555300 Janitorial Personnel	455.22	983	527.78	5,608.04	6,881	1,272.96	11,792	6,183.96
555500 Pool Monitor	(14.68)	400	414.68	2,312.13	2,800	487.87	4,802	2,489.87
702013 Maintenance - Building Repairs	100.00	250	150.00	790.27	1,750	959.73	3,000	2,209.73
702195 Clubhouse A/C Maintenance	0.00	83	83.00	842.00	581	(261.00)	1,000	158.00
707043 Janitorial Supplies	644.47	167	(477.47)	2,027.21	1,169	(858.21)	2,000	(27.21)
710024 Clubhouse Maintenance Supplies	0.00	200	200.00	749.36	1,400	650.64	2,400	1,650.64
Total Clubhouse	\$ 4,084.16	\$ 5,585	\$ 1,500.84	\$ 37,710.32	\$ 39,095	\$ 1,384.68	\$ 67,022	\$ 29,311.68
Reserves								
900100 General Reserves	\$ 1,471.00	\$ 1,471	\$ 0.00	\$ 10,297.00	\$ 10,297	\$ 0.00	\$ 17,651	\$ 7,354.00
Total Reserves	\$ 1,471.00	\$ 1,471	\$ 0.00	\$ 10,297.00	\$ 10,297	\$ 0.00	\$ 17,651	\$ 7,354.00
Total Expenses	\$ 29,083.71	\$ 31,826	\$ 2,742.29	\$ 239,470.17	\$ 222,782	\$ (16,688.17)	\$ 381,894	\$ 142,423.83
Net Income (Loss)	\$ 2,904.04	\$ (2)	\$ 2,906.04	\$ (15,286.56)	\$ (14)	\$ (15,272.56)	\$ 0	\$ 15,286.56