



Green Cay Village Town Home Association, Inc.

07/31/2010

Financial Statements

For Management Purposes Only

Included Reports

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

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

12575 Green Cay Farms Blvd
Boynton Beach FL 33437

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



ASSETS

CURRENT ASSETS

100010 Banco Popular - Operating \$ 12,213.72

TOTAL CURRENT ASSETS \$ 12,213.72

OTHER ASSETS

110010 Maintenance Fees Receivable \$ 30,692.61

119999 Allowance for Doubtful Accounts (11,698.11)

150000 Prepaid Insurance 44,458.35

TOTAL OTHER ASSETS \$ 63,452.85

TOTAL ASSETS \$ 75,666.57

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LIABILITIES & EQUITY

LIABILITIES

210031	Accrued Expenses	\$ 1,216.49	
220000	Prepaid Assessments	13,735.05	
230100	Insurance Loan Payable	<u>41,265.36</u>	
	TOTAL LIABILITIES	\$ 56,216.90	

HOME OWNERS' EQUITY

350055	Capital Contribution	\$ 2,425.44	
360000	Prior Year Surplus / (Deficit)	12,625.99	
	Current Surplus/(Deficit)	<u>4,398.24</u>	

TOTAL HOME OWNER'S EQUITY

TOTAL LIABILITIES & EQUITY

\$ 19,449.67

\$ 75,666.57

GC3 Green Cay Village Town Home Association, Inc.
Income Statement Operating Format
07/31/2010

12575 Green Cay Farms Blvd
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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	\$ 26,318.00	\$ 26,318	\$ 0.00	\$ 184,226.00	\$ 184,226	\$ 0.00	\$ 315,817	\$ 131,591.00
400305 Gate Card/Clicker Income	60.00	0	60.00	60.00	0	60.00	0	(60.00)
400400 Late Fees	292.64	0	292.64	1,119.22	0	1,119.22	0	(1,119.22)
401110 Interest Income	0.49	0	0.49	5.52	0	5.52	0	(5.52)
Total Revenues	\$ 26,671.13	\$ 26,318	\$ 353.13	\$ 185,410.74	\$ 184,226	\$ 1,184.74	\$ 315,817	\$ 130,406.26
Administrative Expenses								
510100 Insurance	\$ 4,773.18	\$ 5,234	\$ 460.82	\$ 34,947.44	\$ 36,638	\$ 1,690.56	\$ 62,802	\$ 27,854.56
520100 Office Expense	0.00	42	42.00	332.93	294	(38.93)	500	167.07
520119 General Administration	(5.37)	83	88.37	811.93	581	(230.93)	1,000	188.07
530100 Accounting Fees	150.00	150	0.00	850.00	1,050	200.00	1,800	950.00
530110 Legal Fees	(765.47)	375	1,140.47	2,802.95	2,625	(177.95)	4,500	1,697.05
530117 Master Assessments	10,200.00	10,200	0.00	71,400.00	71,400	0.00	122,400	51,000.00
540113 License,Fees,Permits	0.00	5	5.00	0.00	35	35.00	61	61.00
540150 Bad Debt Expense	833.33	833	(0.33)	5,834.32	5,831	(3.32)	10,000	4,165.68
600000 Management Service Contract	500.00	500	0.00	3,500.00	3,500	0.00	6,000	2,500.00
Total Administrative Expenses	\$ 15,685.67	\$ 17,422	\$ 1,736.33	\$ 120,479.57	\$ 121,954	\$ 1,474.43	\$ 209,063	\$ 88,583.43
Operating Expenses								
700100 Lawn Maintenance	\$ 2,625.00	\$ 2,625	\$ 0.00	\$ 18,375.00	\$ 18,375	\$ 0.00	\$ 31,500	\$ 13,125.00
700110 Landscape Extras	278.50	100	(178.50)	3,776.10	700	(3,076.10)	1,200	(2,576.10)
700130 Landscape - Mulch	0.00	250	250.00	2,992.50	1,750	(1,242.50)	3,000	7.50
700210 Landscape - Tree Trimming	0.00	542	542.00	6,500.00	3,794	(2,706.00)	6,500	0.00
700215 Landscape - Fire Ant Treatment	0.00	67	67.00	400.00	469	69.00	800	400.00
701020 Irrigation - Repairs & Maintenance	506.48	21	(485.48)	547.92	147	(400.92)	250	(297.92)
702098 Street Light Replacement	0.00	125	125.00	1,182.26	875	(307.26)	1,500	317.74
702140 Pressure Cleaning	0.00	1,058	1,058.00	0.00	7,406	7,406.00	12,700	12,700.00
705010 Electricity	436.46	542	105.54	3,103.00	3,794	691.00	6,500	3,397.00
705050 Cable TV	3,386.61	3,567	180.39	23,656.15	24,969	1,312.85	42,804	19,147.85
Total Operating Expense	\$ 7,233.05	\$ 8,897	\$ 1,663.95	\$ 60,532.93	\$ 62,279	\$ 1,746.07	\$ 106,754	\$ 46,221.07
Total Expenses	\$ 22,918.72	\$ 26,319	\$ 3,400.28	\$ 181,012.50	\$ 184,233	\$ 3,220.50	\$ 315,817	\$ 134,804.50
Net Income (Loss)	\$ 3,752.41	\$ (1)	\$ 3,753.41	\$ 4,398.24	\$ (7)	\$ 4,405.24	\$ 0	\$ (4,398.24)