



*Unparalleled Property Services*

## **Ocean Reserve Condominium Association, Inc.**

02/28/2026

### **Financial Statements**

**For Management Purposes Only**

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

19370 Collins Ave  
Sunny Isles Bea FL 33160

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

|                                | Operating                            | Reserve             | SIRS              | Special Assessment  | Total               |
|--------------------------------|--------------------------------------|---------------------|-------------------|---------------------|---------------------|
| <b>ASSETS</b>                  |                                      |                     |                   |                     |                     |
| <b>CURRENT ASSETS</b>          |                                      |                     |                   |                     |                     |
| 100090                         | Popular Bank Security Deposit        | 60,135.00           | 0.00              | 0.00                | 60,135.00           |
| 100093                         | Western Alliance Bank - Oper w/ICS   | 811,634.24          | 0.00              | 0.00                | 811,634.24          |
| 104000                         | Petty Cash                           | 150.00              | 0.00              | 0.00                | 150.00              |
| 120022                         | Due To/From Special Assessment       | (1,178,128.63)      | 0.00              | 0.00                | (1,178,128.63)      |
|                                | <b>TOTAL CURRENT ASSETS</b>          | <b>(306,209.39)</b> | <b>0.00</b>       | <b>0.00</b>         | <b>(306,209.39)</b> |
| <b>RESERVE CASH</b>            |                                      |                     |                   |                     |                     |
| 100020                         | Popular Bank Debt Service            | 0.00                | 301,266.68        | 0.00                | 301,266.68          |
| 102010                         | Popular Bank Reserve                 | 0.00                | 635,646.78        | 0.00                | 635,646.78          |
| 120025                         | Due To/from Reserves                 | 0.00                | 0.00              | 77,575.34           | 77,575.34           |
| 120021                         | Due To/From SIRS                     | 0.00                | (77,575.34)       | 0.00                | (77,575.34)         |
|                                | <b>TOTAL RESERVE CASH</b>            | <b>0.00</b>         | <b>859,338.12</b> | <b>77,575.34</b>    | <b>936,913.46</b>   |
| <b>SPECIAL ASSESSMENT CASH</b> |                                      |                     |                   |                     |                     |
| 100027                         | Popular Bank Special Assessment      | 0.00                | 0.00              | 1,099,748.04        | 1,099,748.04        |
| 100038                         | Popular Community Bank Loan Proceeds | 0.00                | 0.00              | 1,325,877.76        | 1,325,877.76        |
| 120024                         | Due To/from Operating                | 0.00                | 0.00              | 1,178,128.63        | 1,178,128.63        |
|                                | <b>TOTAL SPECIAL ASSESSMENT CASH</b> | <b>0.00</b>         | <b>0.00</b>       | <b>3,603,754.43</b> | <b>3,603,754.43</b> |
| <b>ACCOUNTS RECEIVABLE</b>     |                                      |                     |                   |                     |                     |
| 110010                         | Accounts Receivable                  | 402,597.93          | 0.00              | 0.00                | 402,597.93          |
| 110026                         | Unbilled SA                          | 0.00                | 0.00              | 2,365,952.02        | 2,365,952.02        |
| 119998                         | Allowance for Doubtful Accts-SPA     | 0.00                | 0.00              | (22,566.00)         | (22,566.00)         |
| 119999                         | Allowance for Doubtful Accounts      | (35,178.62)         | 0.00              | 0.00                | (35,178.62)         |
|                                | <b>TOTAL ACCOUNTS RECEIVABLE</b>     | <b>367,419.31</b>   | <b>0.00</b>       | <b>2,343,386.02</b> | <b>2,710,805.33</b> |
| <b>OTHER ASSETS</b>            |                                      |                     |                   |                     |                     |
| 140000                         | Prepaid Expenses                     | 2,734.82            | 0.00              | 0.00                | 2,734.82            |
| 150000                         | Prepaid Insurance                    | 424,369.00          | 0.00              | 0.00                | 424,369.00          |
| 151011                         | Deposits - Utilities                 | 8,525.00            | 0.00              | 0.00                | 8,525.00            |
|                                | <b>TOTAL OTHER ASSETS</b>            | <b>435,628.82</b>   | <b>0.00</b>       | <b>0.00</b>         | <b>435,628.82</b>   |
| <b>LONG TERM ASSETS</b>        |                                      |                     |                   |                     |                     |
| 160010                         | Commercial Units                     | 587,546.00          | 0.00              | 0.00                | 587,546.00          |
| 160200                         | Parking Spaces                       | 100,000.00          | 0.00              | 0.00                | 100,000.00          |
|                                | <b>TOTAL LONG TERM ASSETS</b>        | <b>687,546.00</b>   | <b>0.00</b>       | <b>0.00</b>         | <b>687,546.00</b>   |
|                                | <b>TOTAL ASSETS</b>                  | <b>1,184,384.74</b> | <b>859,338.12</b> | <b>77,575.34</b>    | <b>5,947,140.45</b> |
|                                |                                      | <b>8,068,438.65</b> |                   |                     |                     |

19370 Collins Ave  
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Castle Management, LLC.  
12270 SW 3rd Street, Suite 200  
Plantation FL 33325

|  | Operating                                 | Reserve             | SIRS              | Special Assessment  | Total               |
|--|---|---------------------|-------------------|---------------------|---------------------|
| <b>LIABILITIES &amp; FUND BALANCES</b> |   |                     |                   |                     |                     |
| <b>CURRENT LIABILITIES</b>             |   |                     |                   |                     |                     |
| 210012                                 | Security Deposit Pending Refunds          | 3,925.00            | 0.00              | 0.00                | 3,925.00            |
| 210030                                 | Accrued Taxes                             | 14,460.83           | 0.00              | 0.00                | 14,460.83           |
| 210031                                 | Accrued Expenses                          | 212,083.81          | 0.00              | 0.00                | 212,083.81          |
| 220000                                 | Prepaid Revenue                           | 77,451.88           | 0.00              | 0.00                | 77,451.88           |
| 220005                                 | Prepaid Assessments - Prior Owners        | 11,013.35           | 0.00              | 0.00                | 11,013.35           |
| 230100                                 | Insurance Loan Payable                    | 280,419.03          | 0.00              | 0.00                | 280,419.03          |
| 230200                                 | Popular Community Bank Loan               | 0.00                | 0.00              | 5,028,651.55        | 5,028,651.55        |
| 240301                                 | Security Deposits                         | 59,135.00           | 0.00              | 0.00                | 59,135.00           |
| 250107                                 | Deferred Antenna Sublease                 | 690,229.62          | 0.00              | 0.00                | 690,229.62          |
| 250250                                 | Deferred Cable Income                     | 68,765.62           | 0.00              | 0.00                | 68,765.62           |
|  | <b>TOTAL CURRENT LIABILITIES</b>          | <b>1,417,484.14</b> | <b>0.00</b>       | <b>5,028,651.55</b> | <b>6,446,135.69</b> |
| <b>SPECIAL ASSESSMENT</b>              |   |                     |                   |                     |                     |
| 260120                                 | SA Income                                 | 0.00                | 0.00              | 4,899,922.11        | 4,899,922.11        |
| 260128                                 | Deferred SA Income                        | 0.00                | 0.00              | 4,655,658.06        | 4,655,658.06        |
| 260129                                 | SA Income - Oper Contribution             | 0.00                | 0.00              | 665,717.00          | 665,717.00          |
| 260131                                 | SA Exp - Roof                             | 0.00                | 0.00              | (434,767.40)        | (434,767.40)        |
| 260134                                 | SA Exp - Loan Costs                       | 0.00                | 0.00              | (2,708,672.07)      | (2,708,672.07)      |
| 260135                                 | SA Exp - Loan Interest                    | 0.00                | 0.00              | (661,319.39)        | (661,319.39)        |
| 260136                                 | SA Exp - SPA Fees                         | 0.00                | 0.00              | (20,000.00)         | (20,000.00)         |
| 260137                                 | SA Exp - Elevator Modernization           | 0.00                | 0.00              | (67,891.10)         | (67,891.10)         |
| 260139                                 | SA Exp - Interior Bldg Painting           | 0.00                | 0.00              | (22,835.61)         | (22,835.61)         |
| 260143                                 | SA Exp - Windows                          | 0.00                | 0.00              | (4,000.00)          | (4,000.00)          |
| 260152                                 | SA Exp - Boiler Repairs and Replacement   | 0.00                | 0.00              | (9,440.55)          | (9,440.55)          |
| 260153                                 | SA Exp - Contingency                      | 0.00                | 0.00              | (47,405.06)         | (47,405.06)         |
| 260154                                 | SA Exp - Carpet                           | 0.00                | 0.00              | (70,424.37)         | (70,424.37)         |
| 260155                                 | SA Exp - Engineering                      | 0.00                | 0.00              | (246,901.83)        | (246,901.83)        |
| 260156                                 | SA Exp - HVAC Repair and Replacement      | 0.00                | 0.00              | (152,691.14)        | (152,691.14)        |
| 260157                                 | SA Exp - Permits                          | 0.00                | 0.00              | (2,775.25)          | (2,775.25)          |
| 260159                                 | SA Exp - Door                             | 0.00                | 0.00              | (26,888.55)         | (26,888.55)         |
| 260174                                 | SA Exp - Legal Fees                       | 0.00                | 0.00              | (76,929.16)         | (76,929.16)         |
| 260180                                 | SA Exp - Plumbing Package                 | 0.00                | 0.00              | (215.00)            | (215.00)            |
| 260200                                 | Special Assessment Expense                | 0.00                | 0.00              | (17,457.95)         | (17,457.95)         |
| 260228                                 | SA Exp - Pool Repairs                     | 0.00                | 0.00              | (13,090.53)         | (13,090.53)         |
| 260118                                 | SA Exp - 50 Year Certification            | 0.00                | 0.00              | (4,719,103.31)      | (4,719,103.31)      |
|  | <b>TOTAL SPECIAL ASSESSMENT</b>           | <b>0.00</b>         | <b>0.00</b>       | <b>918,488.90</b>   | <b>918,488.90</b>   |
| <b>RESERVE CONTRACT LIABILITIES</b>    |   |                     |                   |                     |                     |
| 300100                                 | Contract Liability - Pooled Reserves      | 0.00                | 797,086.20        | 0.00                | 797,086.20          |
| 300101                                 | Contract Liability - Current Year Income  | 0.00                | 17,924.66         | 0.00                | 17,924.66           |
| 300102                                 | Contract Liability-Current Year Expense   | 0.00                | (28,670.00)       | 0.00                | (28,670.00)         |
|  | <b>TOTAL RESERVE CONTRACT LIABILITIES</b> | <b>0.00</b>         | <b>786,340.86</b> | <b>0.00</b>         | <b>786,340.86</b>   |
| <b>SIRS RESERVE</b>                    |   |                     |                   |                     |                     |
| 305556                                 | Contract Liability - SIRS Current Yr Inc  | 0.00                | 0.00              | 77,575.34           | 77,575.34           |
| <b>RESERVE FUND</b>                    |   |                     |                   |                     |                     |
| 309998                                 | Reserve Interest - Prior Year             | 0.00                | 72,820.57         | 0.00                | 72,820.57           |
| 309999                                 | Reserve Interest - Current Year           | 0.00                | 176.69            | 0.00                | 176.69              |
|  | <b>TOTAL RESERVE FUND</b>                 | <b>0.00</b>         | <b>72,997.26</b>  | <b>77,575.34</b>    | <b>150,572.60</b>   |
| <b>OPERATING FUND</b>                  |   |                     |                   |                     |                     |
| 350060                                 | Equity-Parking Spaces                     | 100,000.00          | 0.00              | 0.00                | 100,000.00          |

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|  | Operating                  | Reserve                  | SIRS                    | Special<br>Assessment      | Total                      |
|--|----------------------------|--------------------------|-------------------------|----------------------------|----------------------------|
| 350061 Equity - Investment In Units          | 587,546.00                 | 0.00                     | 0.00                    | 0.00                       | 587,546.00                 |
| 350200 Prior Year Adjustments                | 122,710.77                 | 0.00                     | 0.00                    | 0.00                       | 122,710.77                 |
| 360000 Prior Years Surplus/(Deficit)         | (1,153,865.73)             | 0.00                     | 0.00                    | 0.00                       | (1,153,865.73)             |
| Current Surplus/(Deficit)                    | <u>110,509.56</u>          | <u>0.00</u>              | <u>0.00</u>             | <u>0.00</u>                | <u>110,509.56</u>          |
| <b>TOTAL OPERATING FUND</b>                  | <u>(233,099.40)</u>        | <u>0.00</u>              | <u>0.00</u>             | <u>0.00</u>                | <u>(233,099.40)</u>        |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <u><b>1,184,384.74</b></u> | <u><b>859,338.12</b></u> | <u><b>77,575.34</b></u> | <u><b>5,947,140.45</b></u> | <u><b>8,068,438.65</b></u> |

ORC Ocean Reserve Condominium Association, Inc.  
Income Statement  
02/28/2026

19370 Collins Ave  
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| Description                    | -----<br>Actual                      | Current Period<br>Budget | -----<br>Variance | -----<br>Actual  | Year To Date<br>Budget | -----<br>Variance | Yearly<br>Budget | Remaining<br>Budget |
|--------------------------------|--------------------------------------|--------------------------|-------------------|------------------|------------------------|-------------------|------------------|---------------------|
| <b>Revenues</b>                |                                      |                          |                   |                  |                        |                   |                  |                     |
| 400100                         | Maintenance Income                   | 479,584.66               | 479,533           | 51.66            | 959,169.32             | 959,066           | 103.32           | 4,795,223.68        |
| 400120                         | Reserve Contribution                 | 8,962.33                 | 8,962             | 0.33             | 17,924.66              | 17,924            | 0.66             | 89,623.34           |
| 400129                         | Reserve Contribution - SIRS          | 38,787.67                | 38,788            | (0.33)           | 77,575.34              | 77,576            | (0.66)           | 387,876.66          |
| 400305                         | Gate Card/Clicker Income             | 3,818.29                 | 0                 | 3,818.29         | 9,079.01               | 0                 | 9,079.01         | (9,079.01)          |
| 400400                         | Late Fees                            | 5,176.50                 | 0                 | 5,176.50         | 7,468.62               | 0                 | 7,468.62         | (7,468.62)          |
| 400420                         | ATM Income                           | 0.00                     | 21                | (21.00)          | 0.00                   | 42                | (42.00)          | 250.00              |
| 401120                         | Bank Interest Income                 | 860.82                   | 0                 | 860.82           | 1,734.60               | 0                 | 1,734.60         | (1,734.60)          |
| 420134                         | Laundry Income                       | 7,118.35                 | 5,000             | 2,118.35         | 13,192.49              | 10,000            | 3,192.49         | 46,807.51           |
| 420150                         | Cable Income                         | 843.75                   | 844               | (0.25)           | 1,687.50               | 1,688             | (0.50)           | 8,437.50            |
| 420152                         | Antenna Income                       | 2,143.57                 | 2,144             | (0.43)           | 4,287.14               | 4,288             | (0.86)           | 21,435.86           |
| 420165                         | Storage Fee                          | 0.00                     | 833               | (833.00)         | 3,400.00               | 1,666             | 1,734.00         | 6,600.00            |
| 420900                         | Miscellaneous Income                 | (850.00)                 | 4,167             | (5,017.00)       | (563.00)               | 8,334             | (8,897.00)       | 50,563.00           |
|                                | <b>Total Revenue</b>                 | <b>546,445.94</b>        | <b>540,292</b>    | <b>6,153.94</b>  | <b>1,094,955.68</b>    | <b>1,080,584</b>  | <b>14,371.68</b> | <b>5,388,535.32</b> |
| <b>Administrative Expenses</b> |                                      |                          |                   |                  |                        |                   |                  |                     |
| 520100                         | Admin Expenses                       | 0.00                     | 833               | 833.00           | 0.00                   | 1,666             | 1,666.00         | 10,000.00           |
| 520110                         | Printing & Postage                   | 25.98                    | 1,250             | 1,224.02         | 2,298.68               | 2,500             | 201.32           | 12,701.32           |
| 520119                         | Office Expenses                      | 1,300.70                 | 2,917             | 1,616.30         | 5,071.74               | 5,834             | 762.26           | 29,928.26           |
| 520120                         | Office Supplies                      | 171.57                   | 417               | 245.43           | 2,133.75               | 834               | (1,299.75)       | 2,866.25            |
| 520123                         | Office Equipment                     | 0.00                     | 333               | 333.00           | 0.00                   | 666               | 666.00           | 4,000.00            |
| 530101                         | Audit Fees                           | 500.00                   | 500               | 0.00             | 1,000.00               | 1,000             | 0.00             | 5,000.00            |
| 530110                         | Legal Fees                           | 51,683.10                | 3,750             | (47,933.10)      | 67,933.60              | 7,500             | (60,433.60)      | (22,933.60)         |
| 530114                         | Bank Loan Repayment - Popular Bk     | 0.00                     | 55,476            | 55,476.00        | 0.00                   | 110,952           | 110,952.00       | 665,717.00          |
| 540100                         | Screening Services                   | 75.00                    | 83                | 8.00             | 75.00                  | 166               | 91.00            | 925.00              |
| 540110                         | License, Permits, Fees & Taxes       | 3,000.00                 | 1,250             | (1,750.00)       | 3,629.50               | 2,500             | (1,129.50)       | 11,370.50           |
| 540114                         | License, Fees, Permit-Pool/Spa       | 0.00                     | 21                | 21.00            | 0.00                   | 42                | 42.00            | 250.00              |
| 540145                         | Annual Condo Fees                    | 0.00                     | 0                 | 0.00             | 1,592.00               | 1,592             | 0.00             | 0.00                |
| 555405                         | Uniforms                             | 0.00                     | 208               | 208.00           | 0.00                   | 416               | 416.00           | 2,500.00            |
| 702150                         | Holiday Decorations                  | 0.00                     | 125               | 125.00           | 0.00                   | 250               | 250.00           | 1,500.00            |
| 787050                         | Property Taxes                       | 0.00                     | 188               | 188.00           | 0.00                   | 376               | 376.00           | 2,257.00            |
|                                | <b>Total Administrative Expenses</b> | <b>56,756.35</b>         | <b>67,351</b>     | <b>10,594.65</b> | <b>83,734.27</b>       | <b>136,294</b>    | <b>52,559.73</b> | <b>726,081.73</b>   |
| <b>Compensation / Payroll</b>  |                                      |                          |                   |                  |                        |                   |                  |                     |
| 555100                         | Payroll - Combined                   | 70,661.17                | 74,490            | 3,828.83         | 147,622.19             | 148,980           | 1,357.81         | 746,251.81          |
|                                | <b>Total Compensation / Payroll</b>  | <b>70,661.17</b>         | <b>74,490</b>     | <b>3,828.83</b>  | <b>147,622.19</b>      | <b>148,980</b>    | <b>1,357.81</b>  | <b>746,251.81</b>   |
| <b>Insurance</b>               |                                      |                          |                   |                  |                        |                   |                  |                     |

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Income Statement  
02/28/2026

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12270 SW 3rd Street, Suite 200  
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| Description                          | -----<br>Actual | Current Period<br>Budget | -----<br>Variance | -----<br>Actual | Year To Date<br>Budget | -----<br>Variance | Yearly<br>Budget | Remaining<br>Budget |
|--------------------------------------|-----------------|--------------------------|-------------------|-----------------|------------------------|-------------------|------------------|---------------------|
| 510100 Insurance Expense             | 110,159.18      | 109,947                  | (212.18)          | 220,318.36      | 219,894                | (424.36)          | 1,319,363        | 1,099,044.64        |
| Total Insurance                      | 110,159.18      | 109,947                  | (212.18)          | 220,318.36      | 219,894                | (424.36)          | 1,319,363        | 1,099,044.64        |
| <b>Contract Services</b>             |                 |                          |                   |                 |                        |                   |                  |                     |
| 600000 Management Services Contract  | 6,431.25        | 6,753                    | 321.75            | 12,862.50       | 13,506                 | 643.50            | 81,034           | 68,171.50           |
| 700100 Landscaping Services Contract | 1,800.00        | 2,217                    | 417.00            | 3,600.00        | 4,434                  | 834.00            | 26,600           | 23,000.00           |
| 702009 Janitorial Contract           | 22,160.50       | 23,500                   | 1,339.50          | 44,321.00       | 47,000                 | 2,679.00          | 281,995          | 237,674.00          |
| 702030 Elevator Contract             | 1,406.08        | 1,420                    | 13.92             | 2,812.16        | 2,840                  | 27.84             | 17,040           | 14,227.84           |
| 702042 Equipment Lease               | 400.96          | 383                      | (17.96)           | 801.92          | 766                    | (35.92)           | 4,596            | 3,794.08            |
| 702044 Fitness Club/Gym Contract     | 95.00           | 95                       | 0.00              | 190.00          | 190                    | 0.00              | 1,140            | 950.00              |
| 702050 Generator                     | 0.00            | 227                      | 227.00            | 0.00            | 454                    | 454.00            | 2,718            | 2,718.00            |
| 702054 Trash Chute Maintenance       | 1,100.00        | 370                      | (730.00)          | 2,200.00        | 740                    | (1,460.00)        | 4,440            | 2,240.00            |
| 702145 Window Services               | 0.00            | 833                      | 833.00            | 0.00            | 1,666                  | 1,666.00          | 10,000           | 10,000.00           |
| 702178 Pest Control                  | 1,204.00        | 1,175                    | (29.00)           | 2,408.00        | 2,350                  | (58.00)           | 14,100           | 11,692.00           |
| 702505 HVAC Filters                  | 805.00          | 920                      | 115.00            | 1,610.00        | 1,840                  | 230.00            | 11,040           | 9,430.00            |
| 704100 Security - Contract           | 19,922.09       | 20,476                   | 553.91            | 42,425.44       | 40,952                 | (1,473.44)        | 245,706          | 203,280.56          |
| 704210 Fob/Entry System Contract     | 133.58          | 95                       | (38.58)           | 267.16          | 190                    | (77.16)           | 1,140            | 872.84              |
| 704600 Valet Service                 | 10,040.60       | 8,661                    | (1,379.60)        | 21,382.00       | 17,322                 | (4,060.00)        | 103,927          | 82,545.00           |
| 705032 Water Treatment               | 313.51          | 314                      | 0.49              | 627.02          | 628                    | 0.98              | 3,762            | 3,134.98            |
| 705050 Cable Contract                | 38,451.46       | 37,879                   | (572.46)          | 76,902.92       | 75,758                 | (1,144.92)        | 454,546          | 377,643.08          |
| 705060 Trash Removal                 | 17,708.86       | 16,667                   | (1,041.86)        | 35,297.35       | 33,334                 | (1,963.35)        | 200,000          | 164,702.65          |
| 705062 Trash Removal Compactor       | 728.25          | 709                      | (19.25)           | 1,456.50        | 1,418                  | (38.50)           | 8,510            | 7,053.50            |
| 706031 Fire Alarm Maintenance        | 731.88          | 732                      | 0.12              | 1,463.76        | 1,464                  | 0.24              | 8,783            | 7,319.24            |
| 706033 Equip Contract - Life Safety  | 0.00            | 654                      | 654.00            | 0.00            | 1,308                  | 1,308.00          | 7,850            | 7,850.00            |
| 707050 Odor Control                  | 377.02          | 227                      | (150.02)          | 737.02          | 454                    | (283.02)          | 2,719            | 1,981.98            |
| 712555 Pool/Spa Contract             | 1,400.00        | 1,400                    | 0.00              | 2,800.00        | 2,800                  | 0.00              | 16,800           | 14,000.00           |
| 732050 Office Equip Leases           | 11.61           | 246                      | 234.39            | 71.10           | 492                    | 420.90            | 2,950            | 2,878.90            |
| Total Contract Services              | 125,221.65      | 125,953                  | 731.35            | 254,235.85      | 251,906                | (2,329.85)        | 1,511,396        | 1,257,160.15        |
| <b>Repairs &amp; Maintenance</b>     |                 |                          |                   |                 |                        |                   |                  |                     |
| 700110 Landscape Extras              | 3,500.00        | 1,250                    | (2,250.00)        | 3,500.00        | 2,500                  | (1,000.00)        | 15,000           | 11,500.00           |
| 701400 Fitness Center/Gym Expense    | 0.00            | 417                      | 417.00            | 0.00            | 834                    | 834.00            | 5,000            | 5,000.00            |
| 702000 General Repairs & Maintenance | 0.00            | 3,333                    | 3,333.00          | 13,755.51       | 6,666                  | (7,089.51)        | 40,000           | 26,244.49           |
| 702010 Cleaning                      | 0.00            | 417                      | 417.00            | 0.00            | 834                    | 834.00            | 5,000            | 5,000.00            |
| 702011 Maintenance Supplies-Building | 375.39          | 1,250                    | 874.61            | 2,481.86        | 2,500                  | 18.14             | 15,000           | 12,518.14           |
| 702014 Janitorial Supplies           | 0.00            | 167                      | 167.00            | 0.00            | 334                    | 334.00            | 2,000            | 2,000.00            |
| 702020 Roof Maintenance Contract     | 0.00            | 250                      | 250.00            | 0.00            | 500                    | 500.00            | 3,000            | 3,000.00            |
| 702025 Paint Supplies                | 0.00            | 417                      | 417.00            | 0.00            | 834                    | 834.00            | 5,000            | 5,000.00            |
| 702035 Elevator Consulting Contract  | 400.00          | 400                      | 0.00              | 800.00          | 800                    | 0.00              | 4,800            | 4,000.00            |

ORC Ocean Reserve Condominium Association, Inc.  
Income Statement  
02/28/2026

19370 Collins Ave  
Sunny Isles Bea FL 33160

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

| Description                                  | -----<br>Actual  | Current Period<br>Budget | -----<br>Variance | -----<br>Actual   | Year To Date<br>Budget | -----<br>Variance | Yearly<br>Budget | Remaining<br>Budget |
|--|------------------|--------------------------|-------------------|-------------------|------------------------|-------------------|------------------|---------------------|
| 702040 Elevator Repairs                      | 0.00             | 1,667                    | 1,667.00          | 0.00              | 3,334                  | 3,334.00          | 20,000           | 20,000.00           |
| 702041 Elevator Telephone                    | 272.29           | 250                      | (22.29)           | 544.58            | 500                    | (44.58)           | 2,998            | 2,453.42            |
| 702047 Boiler Expense                        | 0.00             | 417                      | 417.00            | 0.00              | 834                    | 834.00            | 5,000            | 5,000.00            |
| 702048 HVAC Service                          | 245.00           | 1,667                    | 1,422.00          | 245.00            | 3,334                  | 3,089.00          | 20,000           | 19,755.00           |
| 702060 Generator                             | 0.00             | 68                       | 68.00             | 0.00              | 136                    | 136.00            | 815              | 815.00              |
| 702061 Building Equipment And Supplies       | 0.00             | 833                      | 833.00            | 5,300.16          | 1,666                  | (3,634.16)        | 10,000           | 4,699.84            |
| 702066 Repairs & Maintenance - Radios/Pagers | 0.00             | 167                      | 167.00            | 0.00              | 334                    | 334.00            | 2,000            | 2,000.00            |
| 702071 Plumbing Repairs / Supplies           | 25,287.84        | 8,333                    | (16,954.84)       | 23,476.62         | 16,666                 | (6,810.62)        | 100,000          | 76,523.38           |
| 702090 Repairs-Electrical And Lights         | 0.00             | 833                      | 833.00            | 955.03            | 1,666                  | 710.97            | 10,000           | 9,044.97            |
| 702091 Electrical R&M                        | 0.00             | 833                      | 833.00            | 0.00              | 1,666                  | 1,666.00          | 10,000           | 10,000.00           |
| 702093 Evoting                               | 0.00             | 333                      | 333.00            | 0.00              | 666                    | 666.00            | 4,000            | 4,000.00            |
| 702097 Repairs & Maintenance - Compactor     | 0.00             | 417                      | 417.00            | 0.00              | 834                    | 834.00            | 5,000            | 5,000.00            |
| 702110 Signage                               | 0.00             | 417                      | 417.00            | 0.00              | 834                    | 834.00            | 5,000            | 5,000.00            |
| 702121 Luggage Carts Equipment               | 0.00             | 250                      | 250.00            | 0.00              | 500                    | 500.00            | 3,000            | 3,000.00            |
| 702206 Fire Alarm System                     | 0.00             | 794                      | 794.00            | 0.00              | 1,588                  | 1,588.00          | 9,529            | 9,529.00            |
| 704135 Fob/Access Expenses                   | 0.00             | 417                      | 417.00            | 0.00              | 834                    | 834.00            | 5,000            | 5,000.00            |
| 704137 Security Camera                       | 0.00             | 417                      | 417.00            | 95.00             | 834                    | 739.00            | 5,000            | 4,905.00            |
| 704150 Maintenance - Parking/Garage          | 0.00             | 250                      | 250.00            | 0.00              | 500                    | 500.00            | 3,000            | 3,000.00            |
| 705063 Trash Removal Additional              | 0.00             | 200                      | 200.00            | 0.00              | 400                    | 400.00            | 2,400            | 2,400.00            |
| 706035 Fire Alarm R&M                        | 0.00             | 1,250                    | 1,250.00          | 0.00              | 2,500                  | 2,500.00          | 15,000           | 15,000.00           |
| 707030 Hurricane Recovery Expenses           | 0.00             | 208                      | 208.00            | 0.00              | 416                    | 416.00            | 2,500            | 2,500.00            |
| 710014 Furniture                             | 0.00             | 1,667                    | 1,667.00          | 823.88            | 3,334                  | 2,510.12          | 20,000           | 19,176.12           |
| 712550 Pool Repairs & Supplies               | 0.00             | 833                      | 833.00            | 0.00              | 1,666                  | 1,666.00          | 10,000           | 10,000.00           |
| 716356 Generator/fuel                        | 0.00             | 167                      | 167.00            | 174.14            | 334                    | 159.86            | 2,000            | 1,825.86            |
| 790000 Contingency                           | 0.00             | 2,083                    | 2,083.00          | 0.00              | 4,166                  | 4,166.00          | 25,000           | 25,000.00           |
| <b>Total Repairs &amp; Maintenance</b>       | <b>30,080.52</b> | <b>32,672</b>            | <b>2,591.48</b>   | <b>52,151.78</b>  | <b>65,344</b>          | <b>13,192.22</b>  | <b>392,042</b>   | <b>339,890.22</b>   |
| <b>Utilities</b>                             |                  |                          |                   |                   |                        |                   |                  |                     |
| 705010 Electricity                           | 21,880.70        | 32,500                   | 10,619.30         | 52,649.13         | 65,000                 | 12,350.87         | 390,000          | 337,350.87          |
| 705030 Water & Sewer                         | 29,651.00        | 39,583                   | 9,932.00          | 66,167.17         | 79,166                 | 12,998.83         | 475,000          | 408,832.83          |
| 705070 Telephone / Internet                  | 735.43           | 750                      | 14.57             | 1,816.91          | 1,500                  | (316.91)          | 9,000            | 7,183.09            |
| 705080 Natural Gas                           | 3,294.28         | 9,167                    | 5,872.72          | 10,250.46         | 18,334                 | 8,083.54          | 110,000          | 99,749.54           |
| <b>Total Utilities</b>                       | <b>55,561.41</b> | <b>82,000</b>            | <b>26,438.59</b>  | <b>130,883.67</b> | <b>164,000</b>         | <b>33,116.33</b>  | <b>984,000</b>   | <b>853,116.33</b>   |
| <b>Reserves</b>                              |                  |                          |                   |                   |                        |                   |                  |                     |
| 900100 Pooled Reserves                       | 8,962.33         | 8,962                    | (0.33)            | 17,924.66         | 17,924                 | (0.66)            | 107,548          | 89,623.34           |
| 900129 SIRS Reserves                         | 38,787.67        | 38,788                   | 0.33              | 77,575.34         | 77,576                 | 0.66              | 465,452          | 387,876.66          |
| <b>Total Reserves</b>                        | <b>47,750.00</b> | <b>47,750</b>            | <b>0.00</b>       | <b>95,500.00</b>  | <b>95,500</b>          | <b>0.00</b>       | <b>573,000</b>   | <b>477,500.00</b>   |

ORC Ocean Reserve Condominium Association, Inc.  
Income Statement  
02/28/2026

19370 Collins Ave  
Sunny Isles Bea FL 33160

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

| Description              | -----<br>Actual  | Current Period<br>Budget | -----<br>Variance | -----<br>Actual   | Year To Date<br>Budget | -----<br>Variance | Yearly<br>Budget | Remaining<br>Budget |
|--------------------------|------------------|--------------------------|-------------------|-------------------|------------------------|-------------------|------------------|---------------------|
| Total Expenses           | 496,190.28       | 540,163                  | 43,972.72         | 984,446.12        | 1,081,918              | 97,471.88         | 6,483,491        | 5,499,044.88        |
| <b>Net Income/(Loss)</b> | <b>50,255.66</b> | <b>129</b>               | <b>50,126.66</b>  | <b>110,509.56</b> | <b>(1,334)</b>         | <b>111,843.56</b> | <b>0</b>         | <b>(110,509.56)</b> |