



Unparalleled Property Services

The Atrium At Palm Beach Shores Condominium Association, Inc.

04/30/2026

Financial Statements

For Management Purposes Only

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

Palm Bch Shores FL 33404

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Plantation FL 33325

		Operating	Insur Trust	Reserve	SIRS Reserve	Total
ASSETS						
CURRENT ASSETS						
100064	SouthState Bank - Operating 9717	479.04	0.00	0.00	0.00	479.04
100093	Western Alliance Bank - Oper w/ICS Sweep	<u>111,152.80</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>111,152.80</u>
	TOTAL CURRENT ASSETS	111,631.84	0.00	0.00	0.00	111,631.84
RESERVE CASH						
102136	Alliance Assoc Bank- Reserve w/ICS	0.00	0.00	841.50	0.00	841.50
102147	SouthState Bank - SIRS Reserves	0.00	0.00	0.00	649,004.96	649,004.96
102170	SouthState Bank- Reserve 8241 W/ICS	<u>0.00</u>	<u>0.00</u>	<u>113,192.23</u>	<u>0.00</u>	<u>113,192.23</u>
	TOTAL RESERVE CASH	0.00	0.00	114,033.73	649,004.96	763,038.69
ACCOUNTS RECEIVABLE						
110010	A/R Maintenance Assessments	<u>6,604.21</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,604.21</u>
	TOTAL ACCOUNTS RECEIVABLE	6,604.21	0.00	0.00	0.00	6,604.21
OTHER ASSETS						
140000	Prepaid Expenses	373.32	0.00	0.00	0.00	373.32
150000	Prepaid Insurance	<u>294,849.75</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>294,849.75</u>
	TOTAL OTHER ASSETS	295,223.07	0.00	0.00	0.00	295,223.07
	TOTAL ASSETS	<u>413,459.12</u>	<u>0.00</u>	<u>114,033.73</u>	<u>649,004.96</u>	<u>1,176,497.81</u>

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	Operating	Insur Trust	Reserve	SIRS Reserve	Total
LIABILITIES & FUND BALANCES					
NON-RESERVE LIABILITIES					
210031	Accrued Expenses	48,964.08	0.00	0.00	48,964.08
220000	Prepaid Assessments	72,593.78	0.00	0.00	72,593.78
230100	Insurance Loan Payable	213,684.81	0.00	0.00	213,684.81
	TOTAL NON-RESERVE LIABILITIES	335,242.67	0.00	0.00	335,242.67
RESERVE FUNDS					
300100	Contract Liability-Deferred Rplcmnt Fund	0.00	0.00	72,762.61	72,762.61
300102	Contract Liability-CY Reserve Funding	0.00	0.00	31,104.00	31,104.00
300104	Contract Liability-CY Reserve Expense	0.00	0.00	(2,374.88)	(2,374.88)
305555	Contract Liability - Reserve SIRS Fund	0.00	0.00	906,000.00	906,000.00
305556	Contract Liability - CY SIRS Funding	0.00	0.00	134,166.68	134,166.68
305557	Contract Liability - CY SIRS Expense	0.00	0.00	(392,767.91)	(392,767.91)
309999	Reserve Interest	0.00	0.00	12,542.00	12,542.00
309995	Reserve Interest - SIRS	0.00	0.00	1,606.19	1,606.19
	TOTAL RESERVE FUNDS	0.00	0.00	114,033.73	649,004.96
OPERATING FUND					
360000	Prior Years Surplus/(Deficit)	(387,520.73)	0.00	0.00	(387,520.73)
360101	Inter-Fund Transfer - Operating	424,665.46	0.00	0.00	424,665.46
	Current Surplus/(Deficit)	41,071.72	0.00	0.00	41,071.72
	TOTAL OPERATING FUND	78,216.45	0.00	0.00	78,216.45
	TOTAL LIABILITIES & FUND BALANCES	413,459.12	0.00	114,033.73	1,176,497.81

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Income Statement
04/30/2026

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Palm Bch Shores FL 33404

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Assessments	105,957.29	105,956	1.29	423,829.16	423,824	5.16	1,271,475	847,645.84
400110 Special Assessment Income	15,469.37	13,332	2,137.37	63,289.05	53,328	9,961.05	159,989	96,699.95
400125 Reserve Assessments	7,776.00	7,776	0.00	31,104.00	31,104	0.00	93,312	62,208.00
400210 SIRS Assessments	33,541.67	33,542	(0.33)	134,166.68	134,168	(1.32)	402,500	268,333.32
400300 Screening Fees	38.20	0	38.20	246.70	0	246.70	0	(246.70)
400301 Transfer Rent/Resale fees	100.00	0	100.00	200.00	0	200.00	0	(200.00)
400400 Late Fees	256.16	0	256.16	1,869.13	0	1,869.13	0	(1,869.13)
401120 Bank Interest Income	2.86	0	2.86	13.89	0	13.89	0	(13.89)
420134 Laundry Income	0.00	125	(125.00)	0.00	500	(500.00)	1,500	1,500.00
420150 Cable TV Income	11,709.00	11,709	0.00	46,836.00	46,836	0.00	140,510	93,674.00
420900 Miscellaneous	0.00	83	(83.00)	1,832.40	332	1,500.40	1,000	(832.40)
Total Revenue	174,850.55	172,523	2,327.55	703,387.01	690,092	13,295.01	2,070,286	1,366,898.99
Administrative Expenses								
520100 Administration-Misc.	1,871.67	333	(1,538.67)	3,762.62	1,332	(2,430.62)	4,000	237.38
520115 Postage & Mailings	7.84	167	159.16	1,911.24	668	(1,243.24)	2,000	88.76
520119 Office and Building	97.26	250	152.74	1,755.74	1,000	(755.74)	3,000	1,244.26
530100 Accounting Fees	375.00	625	250.00	375.00	2,500	2,125.00	7,500	7,125.00
530116 Legal	0.00	1,500	1,500.00	0.00	6,000	6,000.00	18,000	18,000.00
540110 Provision for Income Tax	0.00	417	417.00	0.00	1,668	1,668.00	5,000	5,000.00
555100 Personnel	26,987.53	28,106	1,118.47	110,753.41	112,424	1,670.59	337,274	226,520.59
Total Administrative Expenses	29,339.30	31,398	2,058.70	118,558.01	125,592	7,033.99	376,774	258,215.99
Insurance								
510100 Insurance	49,534.66	52,508	2,973.34	198,828.36	210,032	11,203.64	630,093	431,264.64
Total Insurance	49,534.66	52,508	2,973.34	198,828.36	210,032	11,203.64	630,093	431,264.64
Contract Services								
600000 Management Services Contract	2,232.22	2,271	38.78	8,928.88	9,084	155.12	27,255	18,326.12
600110 Consulting Services	4,350.00	1,667	(2,683.00)	6,077.72	6,668	590.28	20,000	13,922.28
Total Contract Services	6,582.22	3,938	(2,644.22)	15,006.60	15,752	745.40	47,255	32,248.40
Maintenance								
700100 Landscape Contract	700.00	850	150.00	2,800.00	3,400	600.00	10,200	7,400.00
702000 Mechanical	0.00	167	167.00	2,780.65	668	(2,112.65)	2,000	(780.65)
702010 Maintenance Supplies	0.00	500	500.00	673.12	2,000	1,326.88	6,000	5,326.88
702014 Janitorial Supplies	0.00	333	333.00	837.33	1,332	494.67	4,000	3,162.67

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
702030 Elevator Maintenance Contract	1,248.00	1,300	52.00	5,041.92	5,200	158.08	15,600	10,558.08
702050 Generator Contract	0.00	88	88.00	154.24	352	197.76	1,050	895.76
702070 Plumbing	959.16	2,083	1,123.84	1,548.66	8,332	6,783.34	25,000	23,451.34
702078 HVAC Contract	0.00	292	292.00	800.00	1,168	368.00	3,500	2,700.00
702091 Electrical	0.00	417	417.00	2,658.00	1,668	(990.00)	5,000	2,342.00
702178 Pest Control Contract	408.75	410	1.25	1,635.00	1,640	5.00	4,920	3,285.00
704137 Camera - R/M	0.00	250	250.00	600.00	1,000	400.00	3,000	2,400.00
704220 Gate Maintenance -R/M	0.00	208	208.00	0.00	832	832.00	2,500	2,500.00
704230 Access Control Contract	487.93	333	(154.93)	1,575.72	1,332	(243.72)	4,000	2,424.28
706031 Fire System - R/M	0.00	400	400.00	300.00	1,600	1,300.00	4,800	4,500.00
706033 Fire System - Contract	0.00	187	187.00	2,224.21	748	(1,476.21)	2,240	15.79
709000 Miscellaneous	0.00	167	167.00	0.00	668	668.00	2,000	2,000.00
712500 Pool	590.00	753	163.00	2,609.50	3,012	402.50	9,032	6,422.50
714203 R & M - Elevator	925.00	1,667	742.00	4,335.00	6,668	2,333.00	20,000	15,665.00
766040 Building Maintenance	1,087.25	4,167	3,079.75	5,838.77	16,668	10,829.23	50,000	44,161.23
766045 Landscaping	0.00	208	208.00	1,304.67	832	(472.67)	2,500	1,195.33
Total Maintenance	6,406.09	14,780	8,373.91	37,716.79	59,120	21,403.21	177,342	139,625.21
Utilities								
705010 Electricity	2,628.42	2,833	204.58	9,949.57	11,332	1,382.43	34,000	24,050.43
705030 Water & Sewer	15,403.39	11,250	(4,153.39)	55,446.09	45,000	(10,446.09)	135,000	79,553.91
705050 Cable TV	11,412.14	11,709	296.86	45,648.56	46,836	1,187.44	140,510	94,861.44
705070 Telephone	2,318.29	1,500	(818.29)	7,631.79	6,000	(1,631.79)	18,000	10,368.21
705080 Gas/Fuel	(48.62)	1,292	1,340.62	8,258.84	5,168	(3,090.84)	15,500	7,241.16
Total Utilities	31,713.62	28,584	(3,129.62)	126,934.85	114,336	(12,598.85)	343,010	216,075.15
Reserves								
900100 Reserves -General Replacement	7,776.00	7,776	0.00	31,104.00	31,104	0.00	93,312	62,208.00
900129 Reserves - SIRS	33,541.67	33,542	0.33	134,166.68	134,168	1.32	402,500	268,333.32
Total Reserves	41,317.67	41,318	0.33	165,270.68	165,272	1.32	495,812	330,541.32
Total Expenses	164,893.56	172,526	7,632.44	662,315.29	690,104	27,788.71	2,070,286	1,407,970.71
Net Income/(Loss)	9,956.99	(3)	9,959.99	41,071.72	(12)	41,083.72	0	(41,071.72)