



Unparalleled Property Services

Parliament Towers Condominium, Inc

12/31/2025

Financial Statements

For Management Purposes Only

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

PAH Parliament Towers Condominium, Inc
 Balance Sheet
 12/31/2025

405 N. Ocean Blvd.
 Pompano Beach FL 33062

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

		Operating	Reserve	Special Assmt II 2019	Special Assmt III 2024	Reserve SIRS	Total
ASSETS							
CURRENT ASSETS							
100093	Western Alliance Bank - Oper w/ICS Sweep	903,513.91	0.00	0.00	0.00	0.00	903,513.91
104000	Petty Cash	253.78	0.00	0.00	0.00	0.00	253.78
120014	Due (to)/from SPA II	2,618.60	0.00	0.00	0.00	0.00	2,618.60
120015	Due (to)/from SPA III	(108,843.08)	0.00	0.00	0.00	0.00	(108,843.08)
	TOTAL CURRENT ASSETS	797,543.21	0.00	0.00	0.00	0.00	797,543.21
SPECIAL ASSESSMENT CASH							
100105	Alliance Assoc Bank - SPA III	0.00	0.00	0.00	221,233.76	0.00	221,233.76
100111	Alliance Assoc Bank - SPA W/ICS Sweep	0.00	0.00	233,238.54	0.00	0.00	233,238.54
120012	Due to/from Operating	0.00	0.00	0.00	108,843.08	0.00	108,843.08
120024	Due to/from Operating	0.00	0.00	(2,618.60)	0.00	0.00	(2,618.60)
	TOTAL SPECIAL ASSESSMENT CASH	0.00	0.00	230,619.94	330,076.84	0.00	560,696.78
RESERVE CASH							
102119	Wells Fargo - Reserves	0.00	3,042,762.59	0.00	0.00	0.00	3,042,762.59
102147	Wells Fargo - SIRS Reserve	0.00	0.00	0.00	0.00	211,243.81	211,243.81
	TOTAL RESERVE CASH	0.00	3,042,762.59	0.00	0.00	211,243.81	3,254,006.40
ACCOUNTS RECEIVABLE							
110010	Maintenance Fees Receivable	49,316.29	0.00	0.00	0.00	0.00	49,316.29
110026	Unbilled Special Assessment III	0.00	0.00	0.00	949,436.01	0.00	949,436.01
	TOTAL ACCOUNTS RECEIVABLE	49,316.29	0.00	0.00	949,436.01	0.00	998,752.30
OTHER ASSETS							
140000	Prepaid Expenses	26,348.82	0.00	0.00	0.00	0.00	26,348.82
150000	Prepaid Insurance	360,125.20	0.00	0.00	0.00	0.00	360,125.20
	TOTAL OTHER ASSETS	386,474.02	0.00	0.00	0.00	0.00	386,474.02
	TOTAL ASSETS	1,233,333.52	3,042,762.59	230,619.94	1,279,512.85	211,243.81	5,997,472.71

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		Operating	Reserve	Special Assmt II 2019	Special Assmt III 2024	Reserve SIRS	Total
LIABILITIES & FUND BALANCES							
NON-RESERVE LIABILITIES							
200000	Accounts Payable	25,000.00	0.00	0.00	0.00	0.00	25,000.00
210031	Accrued Expenses	155,948.90	0.00	0.00	0.00	0.00	155,948.90
210032	Accrued Expenses - SPA II	0.00	0.00	55,371.19	0.00	0.00	55,371.19
210033	Accrued Expenses - SPA III	0.00	0.00	0.00	22,832.50	0.00	22,832.50
220000	Prepaid Assessments	177,691.82	0.00	0.00	0.00	0.00	177,691.82
240110	Security Deposits	300.00	0.00	0.00	0.00	0.00	300.00
240301	Security Deposits Payable	400.00	0.00	0.00	0.00	0.00	400.00
250250	Deferred Cable Income	70,971.42	0.00	0.00	0.00	0.00	70,971.42
	TOTAL NON-RESERVE LIABILITIES	430,312.14	0.00	55,371.19	22,832.50	0.00	508,515.83
SPECIAL ASSESSMENT II - 2019							
260120	Special Assessment II - Deferred Income	0.00	0.00	276,055.52	0.00	0.00	276,055.52
260121	Special Assessment II - Interest Income	0.00	0.00	256.16	0.00	0.00	256.16
260122	Special Assessment II - Income	0.00	0.00	282,894.72	0.00	0.00	282,894.72
260133	Special Assessment II - Pipeline Expense	0.00	0.00	(800.00)	0.00	0.00	(800.00)
260135	SPA II - Stairwell Pressurization	0.00	0.00	(200,000.00)	0.00	0.00	(200,000.00)
260136	SPA II - ELSS	0.00	0.00	(183,157.65)	0.00	0.00	(183,157.65)
	TOTAL SPECIAL ASSESSMENT II - 2019	0.00	0.00	175,248.75	0.00	0.00	175,248.75
SPECIAL ASSESSMENT III - 2024							
260100	SPA III - Deferred Income	0.00	0.00	0.00	2,821,422.48	0.00	2,821,422.48
260101	SPA III - Interest Income	0.00	0.00	0.00	5.79	0.00	5.79
260110	SPA III - Income	0.00	0.00	0.00	274,418.52	0.00	274,418.52
260140	SPA III - Roof	0.00	0.00	0.00	(1,491,858.20)	0.00	(1,491,858.20)
260141	SPA III - HVAC	0.00	0.00	0.00	(239,528.50)	0.00	(239,528.50)
260143	SPA III - Storage Area	0.00	0.00	0.00	(56,329.70)	0.00	(56,329.70)
260145	SPA III - ELSS Gap	0.00	0.00	0.00	(21,887.50)	0.00	(21,887.50)
260146	SPA III - Design Committee	0.00	0.00	0.00	(29,562.54)	0.00	(29,562.54)
	TOTAL SPECIAL ASSESSMENT III - 2024	0.00	0.00	0.00	1,256,680.35	0.00	1,256,680.35
RESERVE CONTRACT LIABILITIES							
300100	Pooled Reserves Beginning Balance	0.00	2,688,976.95	0.00	0.00	0.00	2,688,976.95
301590	Pooled Reserves YTD Contributions	0.00	322,980.00	0.00	0.00	0.00	322,980.00
301591	Pooled Reserves YTD Disbursements	0.00	(225,484.47)	0.00	0.00	0.00	(225,484.47)
305555	SIRS Reserves - YTD Contributions	0.00	0.00	0.00	0.00	209,820.00	209,820.00
305655	SIRS Reserves - YTD Disbursements	0.00	0.00	0.00	0.00	(264.73)	(264.73)
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	2,786,472.48	0.00	0.00	209,555.27	2,996,027.75
RESERVE FUND							
309995	Reserve Interest - SIRS	0.00	0.00	0.00	0.00	1,688.54	1,688.54
309999	Reserve Interest	0.00	256,290.11	0.00	0.00	0.00	256,290.11
	TOTAL RESERVE FUND	0.00	256,290.11	0.00	0.00	1,688.54	257,978.65
OPERATING FUND							
360000	Prior Years Surplus/(Deficit)	681,288.00	0.00	0.00	0.00	0.00	681,288.00
	Current Surplus/(Deficit)	121,733.38	0.00	0.00	0.00	0.00	121,733.38
	TOTAL OPERATING FUND	803,021.38	0.00	0.00	0.00	0.00	803,021.38
	TOTAL LIABILITIES & FUND BALANCES	1,233,333.52	3,042,762.59	230,619.94	1,279,512.85	211,243.81	5,997,472.71

PAH Parliament Towers Condominium, Inc
Income Statement
12/31/2025

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenues								
400100 Maintenance Fees	322,254.24	322,257	(2.76)	3,867,050.88	3,867,040	10.88	3,867,040	(10.88)
400120 Reserve Contribution	44,400.00	44,400	0.00	532,800.00	532,800	0.00	532,800	0.00
400200 Fines	0.00	0	0.00	2,400.00	0	2,400.00	0	(2,400.00)
400300 Screening Fees	4.20	0	4.20	746.50	0	746.50	0	(746.50)
400306 FOB Income	0.00	0	0.00	1,600.00	0	1,600.00	0	(1,600.00)
400400 Late Fees	936.28	0	936.28	13,073.85	0	13,073.85	0	(13,073.85)
401110 Interest Income	276.57	0	276.57	276.57	0	276.57	0	(276.57)
401120 Bank Interest Income	51.41	0	51.41	599.86	0	599.86	0	(599.86)
420134 Laundry Income	0.00	1,000	(1,000.00)	17,005.93	12,000	5,005.93	12,000	(5,005.93)
420135 Vending Income	0.00	0	0.00	821.80	0	821.80	0	(821.80)
420150 Cable Income	30,420.00	30,420	0.00	365,040.00	365,040	0.00	365,040	0.00
420900 Miscellaneous Income	0.00	0	0.00	3,294.63	0	3,294.63	0	(3,294.63)
420920 Violation Fines	0.00	0	0.00	300.00	0	300.00	0	(300.00)
Total Revenue	398,342.70	398,077	265.70	4,805,010.02	4,776,880	28,130.02	4,776,880	(28,130.02)
Administrative Expenses								
520115 Postage & Mailings	1,893.57	212	(1,681.57)	4,485.49	2,500	(1,985.49)	2,500	(1,985.49)
520119 Office Expenses	7,398.03	2,875	(4,523.03)	34,470.16	34,500	29.84	34,500	29.84
520122 Bank Charges	0.00	413	413.00	0.00	5,000	5,000.00	5,000	5,000.00
530100 Accounting Fees	1,167.00	1,163	(4.00)	14,004.00	14,000	(4.00)	14,000	(4.00)
530110 Legal Fees	12,961.89	1,663	(11,298.89)	34,267.08	20,000	(14,267.08)	20,000	(14,267.08)
530120 Engineering Fees	0.00	1,000	1,000.00	5,177.90	12,000	6,822.10	12,000	6,822.10
530195 Recreation Lease	14,437.49	14,587	149.51	173,217.47	175,000	1,782.53	175,000	1,782.53
540110 License, Permits, Fees & Taxes	144.00	212	68.00	5,383.13	2,500	(2,883.13)	2,500	(2,883.13)
540124 Social & Recreation Committee	2,274.02	1,000	(1,274.02)	12,640.67	12,000	(640.67)	12,000	(640.67)
540125 Art Committee	16,572.93	0	(16,572.93)	23,578.60	0	(23,578.60)	0	(23,578.60)
Total Administrative Expenses	56,848.93	23,125	(33,723.93)	307,224.50	277,500	(29,724.50)	277,500	(29,724.50)
Insurance								
510100 Insurance	201,513.55	133,337	(68,176.55)	1,434,726.02	1,600,000	165,273.98	1,600,000	165,273.98
Total Insurance	201,513.55	133,337	(68,176.55)	1,434,726.02	1,600,000	165,273.98	1,600,000	165,273.98
Contract Services								
555100 Salaries - General	67,784.01	58,926	(8,858.01)	694,039.61	707,156	13,116.39	707,156	13,116.39
555125 Personnel Health Benefits	715.00	2,087	1,372.00	10,010.00	25,000	14,990.00	25,000	14,990.00
600000 Management Services Contract	7,350.00	6,667	(683.00)	85,750.00	80,004	(5,746.00)	80,004	(5,746.00)
700100 Landscaping Contract	2,280.00	2,500	220.00	31,410.00	30,000	(1,410.00)	30,000	(1,410.00)
702030 Elevator Maintenance Contract	2,106.55	2,036	(70.55)	25,278.60	24,432	(846.60)	24,432	(846.60)
702178 Pest Control	7,449.19	837	(6,612.19)	29,937.44	10,000	(19,937.44)	10,000	(19,937.44)

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
704100	Security - Contract	28,217.44	23,095	(5,122.44)	283,107.17	277,140	(5,967.17)	277,140	(5,967.17)
706010	Alarm Services Contracts	1,046.46	2,074	1,027.54	18,736.30	24,888	6,151.70	24,888	6,151.70
712500	Pool Maintenance	650.00	590	(60.00)	7,845.00	7,080	(765.00)	7,080	(765.00)
	Total Contract Services	117,598.65	98,812	(18,786.65)	1,186,114.12	1,185,700	(414.12)	1,185,700	(414.12)
	Repairs & Maintenance								
701400	Fitness Equipment Maintenance	0.00	163	163.00	1,888.28	2,000	111.72	2,000	111.72
702002	Building Repairs & Maintenance	21,007.17	11,337	(9,670.17)	135,098.80	136,000	901.20	136,000	901.20
702010	Maintenance - Supplies	0.00	0	0.00	8,035.36	0	(8,035.36)	0	(8,035.36)
702014	Janitorial Supplies	4,635.78	837	(3,798.78)	18,360.23	10,000	(8,360.23)	10,000	(8,360.23)
702015	Landscaping Extras	0.00	0	0.00	284.28	0	(284.28)	0	(284.28)
702025	Paint & Paint Supplies	362.59	0	(362.59)	5,004.92	0	(5,004.92)	0	(5,004.92)
702040	Elevator Repairs & Maintenance	287.00	2,500	2,213.00	13,173.19	30,000	16,826.81	30,000	16,826.81
702051	Software (I.E. Building Link) Expenses	1,097.28	1,163	65.72	12,804.34	14,000	1,195.66	14,000	1,195.66
702070	Plumbing Repairs	3,880.00	3,337	(543.00)	57,563.00	40,000	(17,563.00)	40,000	(17,563.00)
702076	AC Maintenance Contract	535.00	2,087	1,552.00	5,745.28	25,000	19,254.72	25,000	19,254.72
702091	Electrical Repairs	4,880.74	0	(4,880.74)	12,745.08	0	(12,745.08)	0	(12,745.08)
702112	Windows/Doors Automatic Doors	0.00	0	0.00	8,174.27	0	(8,174.27)	0	(8,174.27)
702115	Office Water Delivery	0.00	0	0.00	391.68	0	(391.68)	0	(391.68)
702117	Advance Fire Service Calls	0.00	0	0.00	1,432.73	0	(1,432.73)	0	(1,432.73)
702122	Fire Extinguisher Inspection/Repair	0.00	0	0.00	3,498.90	0	(3,498.90)	0	(3,498.90)
702180	Rodent Control	1,375.00	320	(1,055.00)	6,090.00	3,840	(2,250.00)	3,840	(2,250.00)
712565	Pool Equipment Repairs & Maintenance	164.19	663	498.81	3,014.87	8,000	4,985.13	8,000	4,985.13
	Total Repairs & Maintenance	38,224.75	22,407	(15,817.75)	293,305.21	268,840	(24,465.21)	268,840	(24,465.21)
	Utilities								
705010	Electricity	15,681.62	20,413	4,731.38	242,197.44	245,000	2,802.56	245,000	2,802.56
705030	Water & Sewer	15,358.11	18,750	3,391.89	236,041.46	225,000	(11,041.46)	225,000	(11,041.46)
705050	Cable TV	35,937.96	30,420	(5,517.96)	366,795.94	365,040	(1,755.94)	365,040	(1,755.94)
705060	Trash Removal	3,638.20	3,000	(638.20)	55,376.13	36,000	(19,376.13)	36,000	(19,376.13)
705070	Telephone	1,153.02	500	(653.02)	7,322.46	6,000	(1,322.46)	6,000	(1,322.46)
705080	Gas	2,850.17	2,913	62.83	21,373.36	35,000	13,626.64	35,000	13,626.64
	Total Utilities	74,619.08	75,996	1,376.92	929,106.79	912,040	(17,066.79)	912,040	(17,066.79)
	Reserves								
900100	Pooled Reserves	26,915.00	26,910	(5.00)	322,980.00	322,975	(5.00)	322,975	(5.00)
900129	Reserve Expenses - SIRS	17,485.00	17,490	5.00	209,820.00	209,825	5.00	209,825	5.00
	Total Reserves	44,400.00	44,400	0.00	532,800.00	532,800	0.00	532,800	0.00

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Total Expenses	533,204.96	398,077	(135,127.96)	4,683,276.64	4,776,880	93,603.36	4,776,880	93,603.36
Net Income/(Loss)	(134,862.26)	0	(134,862.26)	121,733.38	0	121,733.38	0	(121,733.38)