2006 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

FILED
Aug 15, 2006 8:00 am
Secretary of State
08-15-2006 90002 041 ****61.25

DOCUMENT # 741223

1. Entity Name
CASTAWAYS CONDOMINIUMS ASSOCIATION, INC.

Principal Place of Business	Mailing Address
2240 NORTH BEACH RD. ENGLEWOOD, FL 34223	2240 NORTH BEACH RD. ENGLEWOOD, FL 34223

08052006 No Chg-NP CR2E037 (4/06)

DO NOT WRITE IN THIS SPACE

4. FEI Number
NOT APPLICABLE

☐ Applied For
☐ Not Applicable

5. Certificate of Status Desired ☐ **$8.75** Additional Fee Required

6. Name and Address of Current Registered Agent

~~BELSER, JOHN~~
~~1091 BAY HARBOR DR~~
~~ENGLEWOOD, FL 34224~~

Traver, James
12 Bunker Lane
Rotunda West, FL
33947, USA

DO NOT WRITE IN THIS SPACE

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE X James D. Traver
Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reinstating) DATE

Filing Fee is $61.25
Due by September 6, 2006

9. Election Campaign Financing Trust Fund Contribution. ☐ **$5.00** May Be Added to Fees

10. OFFICERS AND DIRECTORS

TITLE	P
NAME	PUCKO, JOANNE
STREET ADDRESS	343 ABBE RD
CITY-ST-ZIP	ENFIELD, CT 06082
TITLE	VP
NAME	TRAVER, JAMES
STREET ADDRESS	12 BUNKER LN
CITY-ST-ZIP	ROTONDA WEST, FL 33947
TITLE	T
NAME	~~BELSER, JOHN~~ Easton, Gary
STREET ADDRESS	~~1091 BAY HARBOR DR~~ 2671 Millville Rd
CITY-ST-ZIP	~~ENGLEWOOD, FL 34224~~ LaPeer, MI 48446 USA
TITLE	S
NAME	~~WILLIAMS, SHARON~~
STREET ADDRESS	~~2050 WHITNEY DR.~~
CITY-ST-ZIP	~~CLEARWATER, FL 33760~~
TITLE	D
NAME	CASTLE, ALAN
STREET ADDRESS	1022 N PLEASAND
CITY-ST-ZIP	ROYAL OAK, MI 48067
TITLE	D
NAME	Corsini, Robert
STREET ADDRESS	12 Waterview LN
CITY-ST-ZIP	N. Providence, RI 02904 USA

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12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.

SIGNATURE: X James D. Traver 8-9-06 941 474 4078
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR — Date — Daytime Phone #

ATTACHMENT 40101510
#741223

Castaways Condominium Association
Proposed Budget
2006

		Approved 2005 Budget	Proposed 2006 Budget
Income	Maintenance Fees	125,345.00	125,345.00
	Rental Commission	82,000.00	89,000.00
	Rental Income D11(Net)	12,000.00	12,000.00
	Other Income	500.00	1,000.00
	Total Income	219,845.00	227,345.00
Expenditures			
Administration	Accounting/Consulting Fees	12,000.00	12,000.00
	Advertising	400.00	700.00
	Legal	1,000.00	
	Fees & Permits	1,000.00	1,000.00
	Office Supplies	1,500.00	1,500.00
	Telephone	4,000.00	2,500.00
Office	Entertainment	600.00	600.00
	Office Salaries	18,500.00	22,000.00
	Office Help	1,000.00	1,000.00
	Payroll Taxes	3,000.00	3,300.00
General	Building & Ground Maintenan	19,000.00	50,000.00
	Building / Insurance Roof		
	Maintenance Salaries	31,200.00	20,000.00
	Insurance & Worker Comp.	60,000.00	60,000.00
	Pest Control	2,600.00	5,000.00
	Pool Maintenance	2,500.00	3,000.00
	Real Estate Taxes	2,500.00	3,000.00
Utilities	Electric	6,000.00	6,000.00
	Water & Sewer	25,000.00	21,000.00
	Total Expenditures	191,800.00	212600.00
Excess(Deficit) of Rec. over Exp.		28,045.00	14,745.00

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Castaways Condominium Accocation, Inc.
Additional Expenditures & Emergency Repairs
January 1 thru October 31, 2005

Roof		12,500.00	
Teardown and D row steps		1,600.00	
Cabana		15,000.00	
Cabana Railing		2,500.00	
Pool Wall & Deck		6,000.00	
A&B Row Laundry Room		3,600.00	
Two Tike Hut roofs		400.00	
Electrical Work/ Cabana and Laundry Room		1,050.00	
Fans (3)		405.38	
Front Deck w/ seats (seats to be completed)		12,000.00	
Deck Railings:	A11	1,200.00	
	A12	1,100.00	
	A13	1,200.00	
	A14	1,200.00	
	A15	1,200.00	
	A21	1,200.00	
	A22	1,100.00	
	A23	1,100.00	
	C12	2,400.00	
	C13	2,400.00	
	C14	1,100.00	
	C15	1,200.00	
	E15	2,000.00	
Total			73,455.38
Cabana-	Chaise Lounges	310.99	
	Smoke Out Posts (5)	290.00	
	Chairs (24)	256.28	
	Bar & Stools	164.45	
	Planter & Plants	166.73	
Total			1,188.45

Termite Treatments			
	E10		
	E11		
	E12		
	E13		
	E23	4,000.00	
	C13	400.00	
	E22	800.00	
	E21	500.00	
Service Contracts		1,760.00	
Total			7,460.00
Pool:	Pool Pump	549.38	
	Blanket	160.50	
Total			709.88
Grounds:	Stones(2 loads)		665.59
Office:	Copy Machine	561.75	
	Computer	1,265.87	
	Post Cards	688.00	
Total			2,515.62

Grand Total		$85,994.92
Insurance Refund	42,497.28	
DeWitt Contribution	400.00	
	42,897.28	

ATTACHMENT 40101510 #741223

Castaways Condominium Association
Statement of Revenues & Expenses
as of January 31, 2006

		January	Year to Date	Approved Budget	OverUnder Budget
Income					
Maintenance Fees		12975.42	12975.42	125345.00	112369.58
Rental Commission		12000.37	12000.37	89000.00	76999.63
Rental Income D11(Net)		1218.87	1218.87	12000.00	10781.13
Other Income		0.00	0.00	1000.00	1000.00
Total Income	0.00	26194.66	26194.66	227345.00	201150.34
Expenditures					
Administration					
Accounting/Consulting Fees		2000.00	2000.00	12000.00	10000.00
Advertising		0.00	0.00	700.00	700.00
Legal		0.00	0.00		0.00
Fees & Permits		359.00	359.00	1000.00	641.00
Office Supplies		643.21	643.21	1500.00	856.79
Telephone		158.99	158.99	2500.00	2341.01
Office					
Entertainment		150.00	150.00	600.00	450.00
Office Salaries		5512.50	5512.50	22000.00	16487.50
Office Help		0.00	0.00	1000.00	1000.00
Payroll Taxes		527.03	527.03	3300.00	2772.97
General					
Building & Ground Maintenance		1573.64	1573.64	50000.00	48426.36
Maintenance Salaries		1380.00	1380.00	20000.00	18620.00
Insurance & Worker Comp.		55666.05	55666.05	60000.00	4333.95
Pest Control		800.00	800.00	5000.00	4200.00
Pool Maintenance		286.78	286.78	3000.00	2713.22
Real Estate Taxes		0.00	0.00	3000.00	3000.00
Utilities					
Electric		894.28	894.28	6000.00	5105.72
Water & Sewer		1815.93	1815.93	21000.00	19184.07
Total Expenditures	0.00	71767.41	71767.41	212600.00	140832.59
Excess(Deficit) of Rec. over Exp.	0.00	-45572.75	-45572.75		60317.75

ATTACHMENT

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Castaways Condominium Association
Statement of Revenues & Expenses
as of October 31 2005

	January/Sept.	October	Year to Date	Approved Budget	OverUnder Budget
Income					
Maintenance Fees	100678.18	7431.00	108109.18	125345.00	17235.82
Rental Commission	75859.30	906.61	76765.91	82000.00	5234.09
Rental Income D11(Net)	7782.19	612.92	8395.11	12000.00	3604.89
Other Income	932.87	112.63	1045.50	500.00	-545.50
Total Income	185252.54	9063.16	194315.70	219845.00	25529.30
Expenditures					
Administration					
Accounting/Consulting Fees	9000.00	1000.00	10000.00	12000.00	2000.00
Advertising	907.32	0.00	907.32	400.00	-507.32
Legal	0.00	0.00	0.00	1000.00	1000.00
Fees & Permits	695.25	10.00	705.25	1000.00	294.75
Office Supplies	3097.62	23.19	3120.81	1500.00	-1620.81
Telephone	1438.16	261.05	1699.21	4000.00	2300.79
Office					
Entertainment	446.39	0.00	446.39	600.00	153.61
Office Salaries	16289.50	1257.50	17547.00	18500.00	953.00
Office Help	336.00	0.00	336.00	1000.00	664.00
Payroll Taxes	2544.99	196.60	2741.59	3000.00	258.41
General					
Building & Ground Maintenan	81980.27	590.11	82570.38	19000.00	-63570.38
Building / Insurnace Roof	-42497.28		-42497.28		42497.28
Maintenance Salaries	15416.25	1312.50	16728.75	31200.00	14471.25
Insurance & Worker Comp.	52160.41	312.44	52472.85	60000.00	7527.15
Pest Control	7209.00	812.25	8021.25	2600.00	-5421.25
Pool Maintenance	2309.47	181.20	2490.67	2500.00	9.33
Real Estate Taxes	0.00	0.00	0.00	2500.00	2500.00
Utilities					
Electric	4362.50	361.12	4723.62	6000.00	1276.38
Water & Sewer	16738.87	0.00	16738.87	25000.00	8261.13
Total Expenditures	172434.72	6317.96	178752.68	191800.00	13047.32
Excess(Deficit) of Rec. over Exp.	12817.82	2745.20	15563.02		12481.98

ATTACHMENT 40101510
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Castaways Condominium Association, Inc.
Statement of Assets and Liabilities
as of October 31. 2005

Operating Fund Assets			
Assets			
	Petty Cash	200.00	
	Cash - South Trust	98467.24	
	Security Acct. Recivable	100.00	
	Rental Account	2603.39	
	Utility Deposits	540.00	101910.63
Reserve Fund Assets			
	Cash - South Trust		24129.91
	Total Assets		126040.54
Operating Fund Liabilities			
	Cable Fees	1756.82	
	Assessment Reserve	68000.00	
	Federal Payroll Taxes	496.20	
	Rumsey Memorial Fund	86.42	
			70339.44
Operating Fund Balance			
	Balance 1/01/05	15979.34	
	Excess(deficit) of Rev.over E	15563.02	31542.36
Reserve Fund Balance			
	Balance 1/01/05	605.08	
	Deposits/Interest/Withdraws	23553.66	24158.74
	Total Liab. & Fund Balance		126040.54