2008 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 18, 2008 8:00 am
Secretary of State
04-18-2008 90048 033 ****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

01192008 Chg-NP CR2E037 (12/06)

2. Principal Place of Business - No P.O. Box #	3. Mailing Address
Suite, Apt. #, etc.	Suite, Apt. #, etc.
City & State	City & State
Zip / Country	Zip / Country

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	7. Name and Address of New Registered Agent
FREY, CHERI L 5125 LATHAM TERR PORT CHARLOTTE, FL 33981	Name Street Address (P.O. Box Number is Not Acceptable) City FL Zip Code

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 Cheri L Frey Mgr. Cheri L. Frey 4/15/08
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 May 1, 2008

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

Make check payable to Florida Department of State

10. OFFICERS AND DIRECTORS			11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10	
TITLE NAME STREET ADDRESS CITY-ST-ZIP	VP CORSINI, ROBERT 12 WATERVIEW LN PROVIDENCE, RI 02904	☐ Delete	P Corsini, Robert 12 waterview LN Providence, RI 02904	☒ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	S ZENERE, COLLEEN 10548 YANKEE RIDGE DR. FRANKFORT, IL 60423	☐ Delete		☐ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	T EASTON, GARY 2671 MILLVILLE RD LAPEER, MI 48446	☐ Delete	V/T Easton, Gary 2671 MILLVILLE RD LaPeer MI 48446	☒ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	D SCHWIETZ, JOSEPH 6561 N. SHORE TRAIL FOREST LAKE, MN 55025	☐ Delete		☐ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	MGR FREY, CHERI L 5125 LATHAM TERR PORT CHARLOTTE, FL 33981	☐ Delete		☐ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP		☐ Delete		☐ Change ☐ Addition

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: Cheri L Frey Cheri L. Frey 4/15/08 941-474-4078
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR Date Daytime Phone #

ATTACHMENT
4007 2492
#741223

Castaways Condominium Association
2008 Proposed Budget

	Actual 2005	Actual 2006	Budget 2007	Proposed Budget 2008
INCOME:				
Maintenance Fees	125328	125328	125328	131594
Rental Commissions	83165	90105	97900	97900
Rental Income D-11	9367	15142	12000	12000
Other Income	1392	11742	1000	1000
TOTAL INCOME	219252	242317	236228	242494
EXPENDITURES:				
Accounting	12000	4487	2000	1000
Advertising	1718	80	700	600
Legal	0	0	1000	500
Credit Card fees	0	0	3000	4068
Fees & Permits	705	2102	1000	1000
Office Supplies	3466	2741	2000	2000
Telephone & Cable	2344	3004	2500	3622
Entertainment	446	524	600	900
Office Salary	19513	30890	33600	30867
Office Help	651	260	1000	1000
Payroll Taxes	3170	4818	4200	4651
Building/Grounds	53552	96904	25000	29186
Maint. Salaries	20179	17543	21000	27300
Insurances	52918	57818	85000	90000
Pest Control	8634	4171	5000	4000
Pool Maintenance	3224	10260	12000	4000
Real Estate Taxes	3044	4254	4300	4300
Electric	5640	6651	7500	8200
Water & Sewer	21067	17550	20000	25300
TOTAL EXPEND	212271	264057	231400	242494
Excess (Deficit) of Revenues over Expenditures	6981	-21740	4848	0

ATTACHMENT 40072492

#741223

Castaways Condominium Association
Statement of Revenues & Expenses
as of October 31, 2007

		Jan-Sept	Oct	Year to Date	Approved Budget	OverUnder Budget
Income						
	Maintenance Fees	98683.39	3688.00	102371.39	125345.00	22973.61
	Rental Commission	82321.35	0.00	82321.35	97900.00	15578.65
	Rental Income D11(Net)	11455.16	0.00	11455.16	12000.00	544.84
	Other Income	1129.96	0.00	1129.96	1000.00	-129.96
	Total Income	193589.86	3688.00	197277.86	236245.00	38967.14
Expenditures						
Administration						
	Accounting/Consulting Fees	853.17	0.00	853.17	2000.00	1146.83
	Advertising	489.50	409.90	899.40	700.00	-199.40
	Legal	125.00	0.00	125.00	1000.00	875.00
	Credit Card Fees	3661.48	47.82	3709.30	3000.00	-709.30
	Permits	831.30	0.00	831.30	1000.00	168.70
	Office Supplies	1382.55	45.24	1427.79	2000.00	572.21
	Cable	12168.52	1352.03	13520.55		
	Telephone	2448.40	188.68	2637.08	2500.00	-137.08
Office						
	Entertainment	600.00	0.00	600.00	600.00	0.00
	Office Salaries	23287.79	2188.32	25476.11	33600.00	8123.89
	Office Help	760.00	0.00	760.00	1000.00	240.00
	Payroll Taxes	3232.07	345.82	3577.89	4200.00	622.11
General						
	Building & Ground Maintenance	28412.09	1781.29	30193.38	25000.00	-5193.38
	Maintenance Salaries	18990.00	2332.50	21322.50	21000.00	-322.50
	Insurances & Worker Comp.	80358.43	0.00	80358.43	85000.00	4641.57
	Pest Control	3086.25	1425.00	4511.25	5000.00	488.75
	Pool Maintenance	14619.61	872.73	15492.34	12000.00	-3492.34
	Real Estate Taxes	4254.02	0.00	4254.02	4300.00	45.98
Utilities						
	Electric	5869.01	349.29	6218.30	7500.00	1281.70
	Water & Sewer	18243.62	1630.63	19874.25	20000.00	125.75
	Total Expenditures	223672.81	12969.25	236642.06	231400.00	-5242.06
Excess(Deficit) of Rec. over Exp.						

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Castaways Condominium Association, Inc.
Statement of Assets and Liabilities
as of October 31, 2007

Operating Fund Assets			
Assets			
Petty Cash	200.00		
Cash - Wachovia (South Trust)	30894.00		
Reserve Account	8807.67		
Property D11	1.00		
Rental Account	11349.34		
Utility Deposits	540.00		
Comm Due Assoc	1344.45		
Total Assets		53136.46	
Operating Fund Liabilities			
Cable Fees	1352.08		
Loans to Assoc.	0.00		
Insurances Due	0.00		
Sales Taxes Due	594.24		
Tourist Tax Due	424.45		
Rents Due Owners	6963.56		
Total Liabilities		9334.33	
Association Equity		43802.13	
Total Liab. & Fund Balance		53136.46	0.00

ATTACHMENT
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#741223

Castaways Condominium Association
2008 Revised Budget

	Actual 2005	Actual 2006	Actual 2007	Revised Budget 2008
INCOME:				
Maintenance Fees	125328	125328	125328	131580
Rental Commissions	83165	90105	86887	87000
Rental Income D-11	9367	15142	12182	12000
Other Income	1392	11742	1130	1000
TOTAL INCOME	219252	242317	225527	231580
EXPENDITURES:				
Accounting	12000	4487	853	1000
Advertising	1718	80	919	600
Legal	0	0	125	500
Credit Card fees	0	0	3973	4068
Fees & Permits	705	2102	1190	1000
Office Supplies	3466	2741	1994	2000
Telephone & Cable	2344	3004	3180	3622
Entertainment	446	524	757	900
Office Salary	19513	30890	30127	30867
Office Help	651	260	760	1000
Payroll Taxes	3170	4818	4245	4651
Building/Grounds	53552	96904	34974	16272
Maint. Salaries	20179	17543	25388	27300
Insurances	52918	57818	80358	80000
Pest Control	8634	4171	5224	4000
Pool Maintenance	3224	10260	16316	4000
Real Estate Taxes	3044	4254	4254	4300
Electric	5640	6651	7371	8200
Water & Sewer	21067	17550	23475	25300
Reserve Fund				12000
TOTAL EXPEND	212271	264057	245483	231580
Excess (Deficit) of Revenues over Expenditures	6981	-21740	-19956	0