

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: April 30, 2025

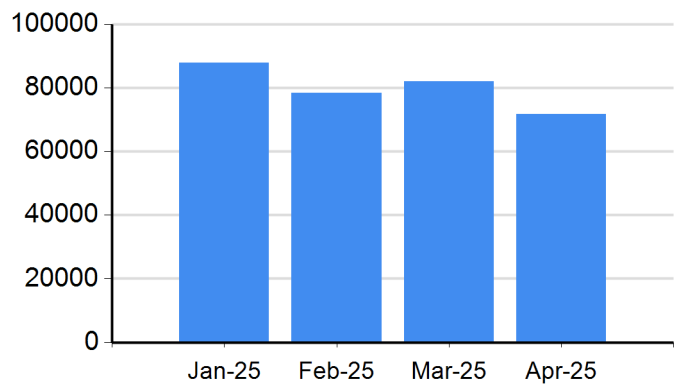
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	330,561.17	368,043.09	Decrease in Cash	37,481.92
Reserve Cash	2,238,417.99	2,068,240.65	Increase in Cash	170,177.34
Average budgeted expenses / months	186,041.99			
Average # of months of available cash	1.78			

ASSESSMENT SUMMARY

Monthly Assessment Budget	181,692.00
Assessment Cash Received	191,108.60
<u>Total Assessments Receivable</u>	
current month due	18,224.62
31-60 days late	8,739.67
61-90 days late	5,173.15
over 90 days late	39,561.60
Total Assessments Due	71,699.04
Past Owners Assessments Rec.	43,538.04
Past % of Total	38%
Prepaid Assessments	91,565.59

Accounts Receivable Trending



OPERATING SUMMARY

Category	April Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$185,370.41	\$756,752.06	\$744,167.96	\$12,584.10
ADMINISTRATIVE	(\$2,282.62)	\$38,305.64	\$23,270.60	\$15,035.04
LOAN SERVICING	\$46,804.00	\$187,216.00	\$187,216.00	\$0.00
SALARY ADMINISTRATIVE	\$4,172.28	\$18,874.37	\$20,000.00	(\$1,125.63)
SALARY MAINTENANCE	\$7,972.77	\$41,865.57	\$43,666.68	(\$1,801.11)
INSURANCE	\$15,753.34	\$110,173.82	\$133,641.36	(\$23,467.54)
TAXES	\$12,961.08	\$18,613.13	\$13,000.00	\$5,613.13
CONTRACTED SERVICES	\$16,492.53	\$58,530.97	\$55,099.96	\$3,431.01
MAINTENANCE	\$29,235.61	\$67,599.07	\$60,273.36	\$7,325.71
PROVISION FOR RESERVES	\$52,000.00	\$207,289.83	\$208,000.00	(\$710.17)
UTILITIES INCOME	(\$40,276.89)	(\$161,372.59)	\$0.00	(\$161,372.59)
UTILITY EXPENSE	\$91,679.28	\$196,999.06	\$0.00	\$196,999.06
Total EXPENSES	\$234,511.39	\$784,094.88	\$744,167.96	\$39,926.92
Net Surplus or (Deficit)	(\$49,140.98)	(\$27,342.82)		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: April 30, 2025

Contribution to Reserves this month:	52,000.00	Reserve Disbursements this month:	60,767.39
Contribution to Reserves Year-to-Date:	208,000.00	Reserve Disbursements Year-to-Date:	167,541.94

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 04/30/2025

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Sunwest xxxxx1130	\$283,841.33
11100	J Street Drain Project	\$35,844.46
11500	CIT CR on deposit	\$2,322.38
11708	Sunwest Petty Cash xxxxx4542	\$5,645.22
12000	Sunwest Debit Petty Cash xxxxx6871	\$2,907.78
Total	CURRENT ASSETS	\$330,561.17

CURRENT RESERVE ASSETS

10300	Savings - Sunwest xxxxx3850	\$721,797.38	IMMA	
11600	JP Morgan/Edward Jones	\$1,161,620.61		
11800	Edward Jones/Townebank Portsmouth VA	\$175,000.00	12 Month Account	4.10 01/09/2026
11801	First Finl BK Cincinnati OH	\$180,000.00	12 Month Account	4.00 04/29/2026
Total	CURRENT RESERVE ASSETS	\$2,238,417.99		

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$113,511.52
Total	ACCOUNTS RECEIVABLE	\$113,511.52

PREPAID EXPENSES

25900	Prepaid insurance	\$0.00
Total	PREPAID EXPENSES	\$0.00

FIXED ASSETS

25000	Improvements	\$6,894,145.00
25100	Accumulated depreciation	\$(1,754,873.00)
Total	FIXED ASSETS	\$5,139,272.00

Total	ASSETS	\$7,821,762.68
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 04/30/2025

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$91,565.59
	Total CURRENT LIABILITIES	\$91,565.59

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$1.00
	Total ACCOUNTS PAYABLE	\$1.00

LOANS

31500	Loan Pacific Premier Bank xxx4718	\$3,417,732.47
	Total LOANS	\$3,417,732.47

OTHER LIABILITIES

31200	J Street drain project income	\$147,882.40
31201	J Street drain project expenses	\$(112,502.18)
	Total OTHER LIABILITIES	\$35,380.22

RESERVES

	See Status of Reserves	\$1,610,858.69
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Total	LIABILITIES	\$5,155,537.97
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EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$2,693,567.53
	Current Year Surplus (Deficit)	\$(27,342.82)
	Total RETAINED SURPLUS/(DEFICIT)	\$2,666,224.71

Total	EQUITY	\$2,666,224.71
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Total Liabilities and Equity	\$7,821,762.68
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity -----		--- Adjustments ---		Ending Balance
				Deposits	Expenses	Additions	Deductions	
40100	Asphalt - parking areas - replace	0.00	12,085.00	0.00	0.00	0.00	0.00	12,085.00
40101	Asphalt - campus replace	0.00	(25,950.00)	0.00	0.00	0.00	0.00	(25,950.00)
40103	Concrete - replace	0.00	(2,500.00)	0.00	0.00	0.00	0.00	(2,500.00)
40104	Concrete deck/walk - repair(B)	0.00	(22,060.00)	0.00	0.00	0.00	0.00	(22,060.00)
40200	Asphalt - seal and repair	0.00	(59,057.04)	0.00	0.00	0.00	0.00	(59,057.04)
40203	Resurface common walkway 1 bldg	0.00	(64,998.60)	0.00	0.00	0.00	0.00	(64,998.60)
40303	Wrought iron	0.00	(30,935.00)	0.00	0.00	0.00	900.00	(31,835.00)
40306	Bridge	0.00	(5,017.16)	0.00	35,714.67	0.00	0.00	(40,731.83)
40323	Railings	0.00	(386,628.42)	0.00	0.00	0.00	0.00	(386,628.42)
40400	Pool equipment - replace	0.00	(945.78)	0.00	0.00	0.00	0.00	(945.78)
40401	Spa equipment - replace	0.00	(585.50)	0.00	0.00	0.00	0.00	(585.50)
40506	Roof	0.00	(72,115.00)	0.00	0.00	0.00	0.00	(72,115.00)
40600	Exterior surfaces - repaint	0.00	(5,904.00)	0.00	0.00	0.00	0.00	(5,904.00)
40739	Paint exterior	0.00	(45,170.10)	0.00	11,080.00	0.00	0.00	(56,250.10)
40800	Contingency	0.00	(2,563.58)	0.00	0.00	0.00	0.00	(2,563.58)
40914	Clubhouse	0.00	(26,724.67)	0.00	0.00	0.00	0.00	(26,724.67)
40919	Interior repairs	0.00	(30,760.55)	0.00	0.00	0.00	0.00	(30,760.55)
40922	Gym - refurbish	0.00	(2,248.91)	0.00	0.00	0.00	0.00	(2,248.91)
41003	Carports (20 x \$700)	0.00	(33,989.00)	0.00	55,063.58	0.00	0.00	(89,052.58)
41008	Bridge repair	0.00	(3,687.00)	0.00	4,172.29	0.00	0.00	(7,859.29)
41300	Campus lighting - replace	0.00	(8,810.00)	0.00	9,626.00	0.00	0.00	(18,436.00)
41301	Ground lighting - replace	0.00	(695.00)	0.00	0.00	0.00	0.00	(695.00)
41304	Condo Electric Panels	0.00	(3,135.00)	0.00	0.00	0.00	0.00	(3,135.00)
41309	Basketball court - resurface	0.00	(3,650.00)	0.00	0.00	0.00	0.00	(3,650.00)
41401	Water heaters - replace(A)	0.00	(60,898.83)	0.00	0.00	0.00	576.19	(61,475.02)
41402	Water heater plumbing - replace	0.00	(12,543.56)	0.00	0.00	0.00	0.00	(12,543.56)
41601	Elevators - modernize	0.00	(6,720.00)	0.00	0.00	0.00	0.00	(6,720.00)
41800	Entry gates - replace	0.00	(6,401.72)	0.00	0.00	0.00	0.00	(6,401.72)
41803	Intercom - replace	0.00	(4,826.00)	0.00	0.00	0.00	0.00	(4,826.00)
41902	Metal fence and railing - repair/replace	0.00	(22,130.00)	0.00	0.00	0.00	0.00	(22,130.00)

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity -----		--- Adjustments ---		Ending Balance
				Deposits	Expenses	Additions	Deductions	
42000	Balcony decking / repair	0.00	(1,150.00)	0.00	0.00	0.00	0.00	(1,150.00)
42003	Balcony Flooring Replace (5 x \$3000)	0.00	1,968.13	0.00	0.00	0.00	0.00	1,968.13
42102	Fire system	0.00	(1,850.00)	0.00	0.00	0.00	0.00	(1,850.00)
42103	Insurance claim	0.00	2,957.10	0.00	0.00	0.00	0.00	2,957.10
42305	Structural Maintenance/Repair Units	0.00	(1,250.00)	0.00	0.00	0.00	0.00	(1,250.00)
42513	Electrical Panel Replacement	0.00	(36,875.00)	0.00	36,354.00	0.00	0.00	(73,229.00)
43007	Trash enclosures - replace	0.00	(7,500.00)	0.00	0.00	0.00	0.00	(7,500.00)
43400	Plumbing main - replace/repair	0.00	(81,640.12)	0.00	15,531.40	0.00	0.00	(97,171.52)
43800	Structural Maintenance/Repair - Communal	52,000.00	2,150,166.65	208,000.00	0.00	0.00	0.00	2,358,166.65
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43900	Balcony/walkway ceiling reinforcement fur	0.00	498,600.48	0.00	0.00	0.00	0.00	498,600.48
44000	Sidewalks	0.00	(11,985.00)	0.00	0.00	0.00	0.00	(11,985.00)
Total Reserves:		52,000.00	1,571,876.82	208,000.00	167,541.94	0.00	1,476.19	1,610,858.69

OPERATING STATEMENT
Surfside III Condominium Owners Association
01/01/2025 Through 04/30/2025
Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>.... Current Month</u> <u>Actual</u>	<u>Budget</u>	<u>.... Year To Date</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent of</u> <u>Budget</u>
	INCOME						
	ASSESSMENT INCOME						
50100	Regular assessments	\$181,415.53	\$181,692.00	\$728,399.09	\$726,768.00	\$1,631.09	100
	Total ASSESSMENT INCOME	\$181,415.53	\$181,692.00	\$728,399.09	\$726,768.00	\$1,631.09	100
	OTHER MEMBER INCOME						
50400	Late charge assessments	\$1,411.61	\$508.33	\$6,639.46	\$2,033.32	\$4,606.14	327
50500	Lien assessments	\$40.00	\$75.00	\$820.00	\$300.00	\$520.00	273
50600	Legal assessments	\$1,111.22	\$83.33	\$2,056.80	\$333.32	\$1,723.48	617
50700	Parking assessments	\$360.00	\$266.67	\$1,280.00	\$1,066.68	\$213.32	120
50800	Nsf check collection	\$0.00	\$333.33	\$4,542.98	\$1,333.32	\$3,209.66	341
51000	Resident Key/gate card income	\$244.00	\$250.00	\$609.00	\$1,000.00	(\$391.00)	61
	Total OTHER MEMBER INCOME	\$3,166.83	\$1,516.66	\$15,948.24	\$6,066.64	\$9,881.60	263
	OTHER INCOME						
51200	Violation / Fine	\$150.00	\$83.33	\$623.93	\$333.32	\$290.61	187
51300	Interest income	\$438.05	\$2,500.00	\$11,707.51	\$10,000.00	\$1,707.51	117
51500	Reimbursement income-bill backs	\$0.00	\$41.67	(\$226.71)	\$166.68	(\$393.39)	-136
52700	Move In/Move Out Registration Fee	\$200.00	\$208.33	\$300.00	\$833.32	(\$533.32)	36
	Total OTHER INCOME	\$788.05	\$2,833.33	\$12,404.73	\$11,333.32	\$1,071.41	109
	Total INCOME	\$185,370.41	\$186,041.99	\$756,752.06	\$744,167.96	\$12,584.10	102
	EXPENSES						
	ADMINISTRATIVE						
60100	Accounting & Audit Services	\$0.00	\$250.00	\$1,348.00	\$1,000.00	\$348.00	135
60101	Study reserve	\$0.00	\$125.00	\$0.00	\$500.00	(\$500.00)	0
60103	Payroll service	\$0.00	\$1,475.00	\$720.31	\$5,900.00	(\$5,179.69)	12
60105	Professional Services	\$0.00	\$8.33	\$0.00	\$33.32	(\$33.32)	0
60200	Bank/Other Fees	\$1,184.27	\$83.33	\$5,254.61	\$333.32	\$4,921.29	1,576
60205	Office Expense	\$54.94	\$583.33	\$1,447.40	\$2,333.32	(\$885.92)	62
60206	Office equipment (computers)	\$0.00	\$75.00	\$0.00	\$300.00	(\$300.00)	0
60207	1099 forms	\$0.00	\$1.00	\$0.00	\$4.00	(\$4.00)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60300	Legal expense, reimbursable	\$137.50	\$208.33	\$2,876.80	\$833.32	\$2,043.48	345
60303	Legal	\$0.00	\$250.00	\$752.50	\$1,000.00	(\$247.50)	75
60400	License,fees and permits	\$0.00	\$41.67	\$0.00	\$166.68	(\$166.68)	0
60510	Employee Extra (uniforms, etc.)	\$0.00	\$41.67	\$0.00	\$166.68	(\$166.68)	0
60513	Bonuses	\$0.00	\$208.33	\$0.00	\$833.32	(\$833.32)	0
60600	Management services	\$1,700.00	\$1,700.00	\$6,800.00	\$6,800.00	\$0.00	100
60603	Board Management Expense	\$0.00	\$58.33	\$165.00	\$233.32	(\$68.32)	71
60800	Printing & postage	\$296.86	\$375.00	\$2,771.96	\$1,500.00	\$1,271.96	185
60900	Assessment refunds	\$0.00	\$166.67	\$251.08	\$666.68	(\$415.60)	38
61000	Non-sufficient fund checks	\$0.00	\$83.33	\$4,517.98	\$333.32	\$4,184.66	1,355
62000	Miscellaneous expense	(\$5,656.19)	\$83.33	\$11,400.00	\$333.32	\$11,066.68	3,420
	Total ADMINISTRATIVE	(\$2,282.62)	\$5,817.65	\$38,305.64	\$23,270.60	\$15,035.04	165
	LOAN SERVICING						
64001	Loan Servicing Principle	\$34,343.65	\$28,000.00	\$137,856.48	\$112,000.00	\$25,856.48	123
64002	Loan Servicing Interest	\$12,460.35	\$18,804.00	\$49,359.52	\$75,216.00	(\$25,856.48)	66
	Total LOAN SERVICING	\$46,804.00	\$46,804.00	\$187,216.00	\$187,216.00	\$0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$4,172.28	\$5,000.00	\$18,874.37	\$20,000.00	(\$1,125.63)	94
	Total SALARY ADMINISTRATIVE	\$4,172.28	\$5,000.00	\$18,874.37	\$20,000.00	(\$1,125.63)	94
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$4,727.33	\$5,750.00	\$23,693.42	\$23,000.00	\$693.42	103
60503	Clubhouse Salaries Gross	\$3,245.44	\$5,166.67	\$18,172.15	\$20,666.68	(\$2,494.53)	88
	Total SALARY MAINTENANCE	\$7,972.77	\$10,916.67	\$41,865.57	\$43,666.68	(\$1,801.11)	96
	INSURANCE						
70100	Fidelity bond	\$0.00	\$141.67	\$1,738.00	\$566.68	\$1,171.32	307
70300	Insurance master policy	\$13,349.58	\$13,333.33	\$53,416.32	\$53,333.32	\$83.00	100
70400	Worker's compensation	\$2,403.76	\$1,166.67	\$6,009.40	\$4,666.68	\$1,342.72	129
70500	Insurance-earthquake	\$0.00	\$17,643.67	\$49,010.10	\$70,574.68	(\$21,564.58)	69
70700	D & O/Cyber insurance	\$0.00	\$833.33	\$0.00	\$3,333.32	(\$3,333.32)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	 Current Month Actual	 Budget	 Year To Date Actual	 Budget	Variance	Percent of Budget
70800	Insurance, Umbrella	\$0.00	\$291.67	\$0.00	\$1,166.68	(\$1,166.68)	0
	Total INSURANCE	\$15,753.34	\$33,410.34	\$110,173.82	\$133,641.36	(\$23,467.54)	82
	TAXES						
75100	Payroll taxes	\$1,261.08	\$1,583.33	\$6,913.13	\$6,333.32	\$579.81	109
75400	State & federal taxes	\$11,700.00	\$1,666.67	\$11,700.00	\$6,666.68	\$5,033.32	175
	Total TAXES	\$12,961.08	\$3,250.00	\$18,613.13	\$13,000.00	\$5,613.13	143
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$5,819.17	\$1,666.67	\$11,638.25	\$6,666.68	\$4,971.57	175
80202	Elevator repairs	\$0.00	\$666.67	\$0.00	\$2,666.68	(\$2,666.68)	0
80301	Contracted gardening service	\$7,280.00	\$7,291.67	\$29,120.00	\$29,166.68	(\$46.68)	100
80302	Landscape - Irrigation	\$0.00	\$416.67	\$350.00	\$1,666.68	(\$1,316.68)	21
80303	Gardening extras/supplies	\$0.00	\$16.67	\$0.00	\$66.68	(\$66.68)	0
80304	Tree Trimming	\$0.00	\$833.33	\$6,175.00	\$3,333.32	\$2,841.68	185
80317	Landscape replacement	\$0.00	\$8.33	\$0.00	\$33.32	(\$33.32)	0
80500	Pest Control	\$0.00	\$50.00	\$0.00	\$200.00	(\$200.00)	0
80501	Contracted pest control servc	\$500.00	\$483.33	\$2,000.00	\$1,933.32	\$66.68	103
80503	Pest control extras/supplies	\$0.00	\$8.33	\$0.00	\$33.32	(\$33.32)	0
80505	Contracted termite control	\$65.00	\$8.33	\$975.00	\$33.32	\$941.68	2,926
80509	Contracted Termite Control Treatment	\$0.00	\$333.33	\$1,640.00	\$1,333.32	\$306.68	123
80601	Contracted pool & spa service	\$325.00	\$333.33	\$1,273.00	\$1,333.32	(\$60.32)	95
80602	Pool & spa repairs	\$0.00	\$166.67	\$422.09	\$666.68	(\$244.59)	63
80603	Pool & spa extras/supplies	\$619.36	\$583.33	\$2,434.27	\$2,333.32	\$100.95	104
80617	Landscape Supplies	\$0.00	\$8.33	\$0.00	\$33.32	(\$33.32)	0
80707	Alarm Monitoring	\$1,884.00	\$900.00	\$2,503.36	\$3,600.00	(\$1,096.64)	70
	Total CONTRACTED SERVICES	\$16,492.53	\$13,774.99	\$58,530.97	\$55,099.96	\$3,431.01	106
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$4,180.00	\$666.67	\$5,680.00	\$2,666.68	\$3,013.32	213
86000	Gate Repairs	\$876.49	\$416.67	\$3,969.13	\$1,666.68	\$2,302.45	238
86100	Fire equipment	\$0.00	\$0.00	\$1,800.00	\$0.00	\$1,800.00	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
86101	Fire Alarm	\$0.00	\$83.33	\$0.00	\$333.32	(\$333.32)	0
86200	Furnishings Communal	\$0.00	\$8.33	\$0.00	\$33.32	(\$33.32)	0
86300	Bldg Maint and Repairs	\$9,055.00	\$1,666.67	\$13,936.23	\$6,666.68	\$7,269.55	209
86302	Equipment maintenance	\$895.04	\$250.00	\$5,872.89	\$1,000.00	\$4,872.89	587
86303	Contingency repairs	\$0.00	\$4,166.67	\$0.00	\$16,666.68	(\$16,666.68)	0
86314	Clubhouse expense	\$0.00	\$471.67	\$225.00	\$1,886.68	(\$1,661.68)	12
86500	Lighting maintenance	\$455.00	\$166.67	\$1,492.00	\$666.68	\$825.32	224
86600	Resident Locks & keys	\$0.00	\$8.33	\$2,022.22	\$33.32	\$1,988.90	6,069
86700	Maintenance supplies	\$143.34	\$583.33	\$3,190.63	\$2,333.32	\$857.31	137
86800	Painting	\$0.00	\$8.33	\$0.00	\$33.32	(\$33.32)	0
87000	Plumbing	\$2,510.74	\$166.67	\$9,736.76	\$666.68	\$9,070.08	1,460
87100	Roof	\$3,860.00	\$83.33	\$4,160.00	\$333.32	\$3,826.68	1,248
87111	Structural Maintenance/Repair - Commu	\$0.00	\$4,166.67	\$2,255.85	\$16,666.68	(\$14,410.83)	14
87300	Signs	\$0.00	\$16.67	\$0.00	\$66.68	(\$66.68)	0
87600	Landscape - Tree	\$1,125.00	\$8.33	\$1,125.00	\$33.32	\$1,091.68	3,376
88101	Sidewalks	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	0
88301	Sewer Line Cleanouts	\$4,800.00	\$1,666.67	\$6,300.00	\$6,666.68	(\$366.68)	94
88307	Landscape Maintenance	\$0.00	\$0.00	\$573.36	\$0.00	\$573.36	0
88701	Landscaping- Maintenance	\$0.00	\$30.00	\$0.00	\$120.00	(\$120.00)	0
88800	Termite Control Treatment	\$1,335.00	\$0.00	\$1,660.00	\$0.00	\$1,660.00	0
89300	Gutters	\$0.00	\$433.33	\$600.00	\$1,733.32	(\$1,133.32)	35
	Total MAINTENANCE	\$29,235.61	\$15,068.34	\$67,599.07	\$60,273.36	\$7,325.71	112
	PROVISION FOR RESERVES						
10000	Bldg Env paid from CR	\$0.00	\$0.00	(\$710.17)	\$0.00	(\$710.17)	0
98800	Structure Maintenance/Repair - Commun	\$52,000.00	\$52,000.00	\$208,000.00	\$208,000.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$52,000.00	\$52,000.00	\$207,289.83	\$208,000.00	(\$710.17)	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$40,276.89)	\$0.00	(\$161,372.59)	\$0.00	(\$161,372.59)	0
	Total UTILITIES INCOME	(\$40,276.89)	\$0.00	(\$161,372.59)	\$0.00	(\$161,372.59)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	UTILITY EXPENSE						
65100	Utility-electric	\$2,391.40	\$0.00	\$12,647.63	\$0.00	\$12,647.63	0
65200	Utility gas	\$5,537.74	\$0.00	\$21,055.84	\$0.00	\$21,055.84	0
65300	Utility phone	\$1,325.15	\$0.00	\$6,101.65	\$0.00	\$6,101.65	0
65400	Utility trash	\$5,701.07	\$0.00	\$22,432.51	\$0.00	\$22,432.51	0
65500	Utility water & sewer	\$76,562.67	\$0.00	\$134,116.47	\$0.00	\$134,116.47	0
81001	Contracted internet	\$161.25	\$0.00	\$644.96	\$0.00	\$644.96	0
	Total UTILITY EXPENSE	\$91,679.28	\$0.00	\$196,999.06	\$0.00	\$196,999.06	0
	Total Expenses Before Reserves	\$182,511.39	\$134,041.99	\$576,805.05	\$536,167.96	\$40,637.09	108
	Total EXPENSES	\$234,511.39	\$186,041.99	\$784,094.88	\$744,167.96	\$39,926.92	105
	Net Surplus or (Deficit)	(\$49,140.98)	\$0.00	(\$27,342.82)	\$0.00	(\$27,342.82)	

OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2025 Through 04/30/2025

Year End: December

	 Current Month	 Year To Date				
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent of Budget</u>
INCOME						
ASSESSMENT INCOME	\$181,415.53	\$181,692.00	\$728,399.09	\$726,768.00	\$1,631.09	100
OTHER MEMBER INCOME	\$3,166.83	\$1,516.66	\$15,948.24	\$6,066.64	\$9,881.60	263
OTHER INCOME	\$788.05	\$2,833.33	\$12,404.73	\$11,333.32	\$1,071.41	109
Total INCOME	\$185,370.41	\$186,041.99	\$756,752.06	\$744,167.96	\$12,584.10	102
EXPENSES						
ADMINISTRATIVE	(\$2,282.62)	\$5,817.65	\$38,305.64	\$23,270.60	\$15,035.04	165
LOAN SERVICING	\$46,804.00	\$46,804.00	\$187,216.00	\$187,216.00	\$0.00	100
SALARY ADMINISTRATIVE	\$4,172.28	\$5,000.00	\$18,874.37	\$20,000.00	(\$1,125.63)	94
SALARY MAINTENANCE	\$7,972.77	\$10,916.67	\$41,865.57	\$43,666.68	(\$1,801.11)	96
INSURANCE	\$15,753.34	\$33,410.34	\$110,173.82	\$133,641.36	(\$23,467.54)	82
TAXES	\$12,961.08	\$3,250.00	\$18,613.13	\$13,000.00	\$5,613.13	143
CONTRACTED SERVICES	\$16,492.53	\$13,774.99	\$58,530.97	\$55,099.96	\$3,431.01	106
MAINTENANCE	\$29,235.61	\$15,068.34	\$67,599.07	\$60,273.36	\$7,325.71	112
PROVISION FOR RESERVES	\$52,000.00	\$52,000.00	\$207,289.83	\$208,000.00	(\$710.17)	100
UTILITIES INCOME	(\$40,276.89)	\$0.00	(\$161,372.59)	\$0.00	(\$161,372.59)	0
UTILITY EXPENSE	\$91,679.28	\$0.00	\$196,999.06	\$0.00	\$196,999.06	0
Total EXPENSES	\$234,511.39	\$186,041.99	\$784,094.88	\$744,167.96	\$39,926.92	105
Net Surplus or (Deficit)	(\$49,140.98)	\$0.00	(\$27,342.82)	\$0.00	(\$27,342.82)	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
INCOME																
ASSESSMENT INCOME																
50100	Regular assessments	183269	181868	181847	181416									728399	726768	100
	Total-ASSESSMENT INCOME	183269	181868	181847	181416									728399	726768	100
OTHER MEMBER INCOME																
50400	Late charge assessments	2535	1130	1562	1412									6639	2033	327
50500	Lien assessments	40	360	380	40									820	300	273
50600	Legal assessments	406	540	0	1111									2057	333	617
50700	Parking assessments	280	320	320	360									1280	1067	120
50800	Nsf check collection	1471	2351	720	0									4543	1333	341
51000	Resident Key/gate card income	210	80	75	244									609	1000	61
	Total-OTHER MEMBER INCOM	4942	4782	3057	3167									15948	6067	263
OTHER INCOME																
51200	Violation / Fine	200	0	274	150									624	333	187
51300	Interest income	(281)	380	11170	438									11708	10000	117
51500	Reimbursement income-bill backs	271	(697)	199	0									(227)	167	-136
52700	Move In/Move Out Registration F	100	0	0	200									300	833	36
	Total-OTHER INCOME	290	(317)	11643	788									12405	11333	109
Total	INCOME	188502	186332	196547	185370									756752	744168	102
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	1348	0									1348	1000	135
60101	Study reserve	0	0	0	0									0	500	0
60103	Payroll service	720	0	0	0									720	5900	12
60105	Professional Services	0	0	0	0									0	33	0
60200	Bank/Other Fees	1612	1194	1264	1184									5255	333	1576
60205	Office Expense	556	296	540	55									1447	2333	62
60206	Office equipment (computers)	0	0	0	0									0	300	0
60207	1099 forms	0	0	0	0									0	4	0
60300	Legal expense, reimbursable	446	900	1394	138									2877	833	345
60303	Legal	590	163	0	0									753	1000	75

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60400	License,fees and permits	0	0	0	0									0	167	0
60510	Employee Extra (uniforms, etc.)	0	0	0	0									0	167	0
60513	Bonuses	0	0	0	0									0	833	0
60600	Management services	1700	1700	1700	1700									6800	6800	100
60603	Board Management Expense	165	0	0	0									165	233	71
60800	Printing & postage	1321	324	831	297									2772	1500	185
60900	Assessment refunds	391	160	(300)	0									251	667	38
61000	Non-sufficient fund checks	740	3043	735	0									4518	333	1355
62000	Miscellaneous expense	0	11400	5656	(5656)									11400	333	3420
	Total-ADMINISTRATIVE	8240	19180	13168	(2283)									38306	23271	165
	LOAN SERVICING															
64001	Loan Servicing Principle	33978	34098	35436	34344									137856	112000	123
64002	Loan Servicing Interest	12826	12706	11368	12460									49360	75216	66
	Total-LOAN SERVICING	46804	46804	46804	46804									187216	187216	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	6413	4451	3839	4172									18874	20000	94
	Total-SALARY ADMINISTRATIVE	6413	4451	3839	4172									18874	20000	94
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	8956	4903	5107	4727									23693	23000	103
60503	Clubhouse Salaries Gross	6373	4267	4287	3245									18172	20667	88
	Total-SALARY MAINTENANCE	15330	9170	9393	7973									41866	43667	96
	INSURANCE															
70100	Fidelity bond	0	0	1738	0									1738	567	307
70300	Insurance master policy	13356	13356	13356	13350									53416	53333	100
70400	Worker's compensation	1202	1202	1202	2404									6009	4667	129
70500	Insurance-earthquake	16335	16341	16335	0									49010	70575	69
70700	D & O/Cyber insurance	0	0	0	0									0	3333	0
70800	Insurance, Umbrella	0	0	0	0									0	1167	0
	Total-INSURANCE	30892	30898	32630	15753									110174	133641	82
	TAXES															

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
75100	Payroll taxes	2994	1360	1298	1261									6913	6333	109
75400	State & federal taxes	0	0	0	11700									11700	6667	175
	Total-TAXES	2994	1360	1298	12961									18613	13000	143
	CONTRACTED SERVICES															
80201	Contracted elevator service	5819	0	0	5819									11638	6667	175
80202	Elevator repairs	0	0	0	0									0	2667	0
80301	Contracted gardening service	7280	7280	7280	7280									29120	29167	100
80302	Landscape - Irrigation	0	350	0	0									350	1667	21
80303	Gardening extras/supplies	0	0	0	0									0	67	0
80304	Tree Trimming	0	6175	0	0									6175	3333	185
80317	Landscape replacement	0	0	0	0									0	33	0
80500	Pest Control	0	0	0	0									0	200	0
80501	Contracted pest control servic	500	500	500	500									2000	1933	103
80503	Pest control extras/supplies	0	0	0	0									0	33	0
80505	Contracted termite control	0	910	0	65									975	33	2926
80509	Contracted Termite Control Treatn	0	1640	0	0									1640	1333	123
80601	Contracted pool & spa service	298	325	325	325									1273	1333	95
80602	Pool & spa repairs	0	0	422	0									422	667	63
80603	Pool & spa extras/supplies	594	625	596	619									2434	2333	104
80617	Landscape Supplies	0	0	0	0									0	33	0
80707	Alarm Monitoring	0	337	282	1884									2503	3600	70
	Total-CONTRACTED SERVICES	14491	18143	9405	16493									58531	55100	106
	MAINTENANCE															
63000	Unit Maintenance/Repair	0	0	1500	4180									5680	2667	213
86000	Gate Repairs	550	0	2543	876									3969	1667	238
86100	Fire equipment	1800	0	0	0									1800	0	0
86101	Fire Alarm	0	0	0	0									0	333	0
86200	Furnishings Communal	0	0	0	0									0	33	0
86300	Bldg Maint and Repairs	424	3708	750	9055									13936	6667	209
86302	Equipment maintenance	2005	1757	1216	895									5873	1000	587
86303	Contingency repairs	0	0	0	0									0	16667	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
86314	Clubhouse expense	0	0	225	0									225	1887	12
86500	Lighting maintenance	0	1037	0	455									1492	667	224
86600	Resident Locks & keys	1831	191	0	0									2022	33	6069
86700	Maintenance supplies	420	1427	1200	143									3191	2333	137
86800	Painting	0	0	0	0									0	33	0
87000	Plumbing	1997	2034	3196	2511									9737	667	1460
87100	Roof	0	300	0	3860									4160	333	1248
87111	Structural Maintenance/Repair - C	2256	0	0	0									2256	16667	14
87300	Signs	0	0	0	0									0	67	0
87600	Landscape - Tree	0	0	0	1125									1125	33	3376
88101	Sidewalks	0	3000	0	0									3000	0	0
88301	Sewer Line Cleanouts	1500	0	0	4800									6300	6667	94
88307	Landscape Maintenance	573	0	0	0									573	0	0
88701	Landscaping- Maintenance	0	0	0	0									0	120	0
88800	Termite Control Treatment	0	325	0	1335									1660	0	0
89300	Gutters	0	150	450	0									600	1733	35
	Total-MAINTENANCE	13356	13929	11079	29236									67599	60273	112
	PROVISION FOR RESERVES															
10000	Bldg Env paid from CR	(710)	0	0	0									(710)	0	0
98800	Structure Maintenance/Repair - Cc	52000	52000	52000	52000									208000	208000	100
	Total-PROVISION FOR RESERV	51290	52000	52000	52000									207290	208000	100
	UTILITIES INCOME															
50900	Utility reimbursement	(38623)	(41237)	(41236)	(40277)									(161373)	0	0
	Total-UTILITIES INCOME	(38623)	(41237)	(41236)	(40277)									(161373)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	3418	3254	3584	2391									12648	0	0
65200	Utility gas	4818	5365	5335	5538									21056	0	0
65300	Utility phone	2137	1317	1323	1325									6102	0	0
65400	Utility trash	5512	5803	5416	5701									22433	0	0
65500	Utility water & sewer	17083	16328	24143	76563									134116	0	0
81001	Contracted internet	161	161	161	161									645	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
	Total-UTILITY EXPENSE	33129	32228	39962	91679									196999	0	0
	Total-Expenses Before Reserves	133025	134926	126342	182511									576805	536168	108
	Total EXPENSES	184315	186926	178342	234511									784095	744168	105
	Net Surplus or (Deficit)	4187	(594)	18205	(49141)									(27343)	0	

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 04/30/2025

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	\$728,399.09	\$2,180,304.00	(\$1,451,904.91)	33
	Total ASSESSMENT INCOME	\$728,399.09	\$2,180,304.00	(\$1,451,904.91)	33
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$6,639.46	\$6,099.96	\$539.50	109
50500	Lien assessments	\$820.00	\$900.00	(\$80.00)	91
50600	Legal assessments	\$2,056.80	\$999.96	\$1,056.84	206
50700	Parking assessments	\$1,280.00	\$3,200.04	(\$1,920.04)	40
50800	Nsf check collection	\$4,542.98	\$3,999.96	\$543.02	114
51000	Resident Key/gate card income	\$609.00	\$3,000.00	(\$2,391.00)	20
	Total OTHER MEMBER INCOME	\$15,948.24	\$18,199.92	(\$2,251.68)	88
	OTHER INCOME				
51200	Violation / Fine	\$623.93	\$999.96	(\$376.03)	62
51300	Interest income	\$11,707.51	\$30,000.00	(\$18,292.49)	39
51500	Reimbursement income-bill backs	(\$226.71)	\$500.04	(\$726.75)	-45
52700	Move In/Move Out Registration Fee	\$300.00	\$2,499.96	(\$2,199.96)	12
	Total OTHER INCOME	\$12,404.73	\$33,999.96	(\$21,595.23)	36
	Total INCOME	\$756,752.06	\$2,232,503.88	(\$1,475,751.82)	34
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	\$1,348.00	\$3,000.00	(\$1,652.00)	45
60101	Study reserve	\$0.00	\$1,500.00	(\$1,500.00)	0
60103	Payroll service	\$720.31	\$17,700.00	(\$16,979.69)	4
60105	Professional Services	\$0.00	\$99.96	(\$99.96)	0
60200	Bank/Other Fees	\$5,254.61	\$999.96	\$4,254.65	525
60205	Office Expense	\$1,447.40	\$6,999.96	(\$5,552.56)	21
60206	Office equipment (computers)	\$0.00	\$900.00	(\$900.00)	0
60207	1099 forms	\$0.00	\$12.00	(\$12.00)	0
60300	Legal expense, reimbursable	\$2,876.80	\$2,499.96	\$376.84	115
60303	Legal	\$752.50	\$3,000.00	(\$2,247.50)	25

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
60400	License,fees and permits	\$0.00	\$500.04	(\$500.04)	0
60510	Employee Extra (uniforms, etc.)	\$0.00	\$500.04	(\$500.04)	0
60513	Bonuses	\$0.00	\$2,499.96	(\$2,499.96)	0
60600	Management services	\$6,800.00	\$20,400.00	(\$13,600.00)	33
60603	Board Management Expense	\$165.00	\$699.96	(\$534.96)	24
60800	Printing & postage	\$2,771.96	\$4,500.00	(\$1,728.04)	62
60900	Assessment refunds	\$251.08	\$2,000.04	(\$1,748.96)	13
61000	Non-sufficient fund checks	\$4,517.98	\$999.96	\$3,518.02	452
62000	Miscellaneous expense	\$11,400.00	\$999.96	\$10,400.04	1,140
	Total ADMINISTRATIVE	\$38,305.64	\$69,811.80	(\$31,506.16)	55
	LOAN SERVICING				
64001	Loan Servicing Principle	\$137,856.48	\$336,000.00	(\$198,143.52)	41
64002	Loan Servicing Interest	\$49,359.52	\$225,648.00	(\$176,288.48)	22
	Total LOAN SERVICING	\$187,216.00	\$561,648.00	(\$374,432.00)	33
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	\$18,874.37	\$60,000.00	(\$41,125.63)	31
	Total SALARY ADMINISTRATIVE	\$18,874.37	\$60,000.00	(\$41,125.63)	31
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	\$23,693.42	\$69,000.00	(\$45,306.58)	34
60503	Clubhouse Salaries Gross	\$18,172.15	\$62,000.04	(\$43,827.89)	29
	Total SALARY MAINTENANCE	\$41,865.57	\$131,000.04	(\$89,134.47)	32
	INSURANCE				
70100	Fidelity bond	\$1,738.00	\$1,700.04	\$37.96	102
70300	Insurance master policy	\$53,416.32	\$159,999.96	(\$106,583.64)	33
70400	Worker's compensation	\$6,009.40	\$14,000.04	(\$7,990.64)	43
70500	Insurance-earthquake	\$49,010.10	\$211,724.04	(\$162,713.94)	23
70700	D & O/Cyber insurance	\$0.00	\$9,999.96	(\$9,999.96)	0
70800	Insurance, Umbrella	\$0.00	\$3,500.04	(\$3,500.04)	0
	Total INSURANCE	\$110,173.82	\$400,924.08	(\$290,750.26)	27

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 04/30/2025

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	TAXES				
75100	Payroll taxes	\$6,913.13	\$18,999.96	(\$12,086.83)	36
75400	State & federal taxes	\$11,700.00	\$20,000.04	(\$8,300.04)	58
	Total TAXES	\$18,613.13	\$39,000.00	(\$20,386.87)	48
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$11,638.25	\$20,000.04	(\$8,361.79)	58
80202	Elevator repairs	\$0.00	\$8,000.04	(\$8,000.04)	0
80301	Contracted gardening service	\$29,120.00	\$87,500.04	(\$58,380.04)	33
80302	Landscape - Irrigation	\$350.00	\$5,000.04	(\$4,650.04)	7
80303	Gardening extras/supplies	\$0.00	\$200.04	(\$200.04)	0
80304	Tree Trimming	\$6,175.00	\$9,999.96	(\$3,824.96)	62
80317	Landscape replacement	\$0.00	\$99.96	(\$99.96)	0
80500	Pest Control	\$0.00	\$600.00	(\$600.00)	0
80501	Contracted pest control servic	\$2,000.00	\$5,799.96	(\$3,799.96)	34
80503	Pest control extras/supplies	\$0.00	\$99.96	(\$99.96)	0
80505	Contracted termite control	\$975.00	\$99.96	\$875.04	975
80509	Contracted Termite Control Treatment	\$1,640.00	\$3,999.96	(\$2,359.96)	41
80601	Contracted pool & spa service	\$1,273.00	\$3,999.96	(\$2,726.96)	32
80602	Pool & spa repairs	\$422.09	\$2,000.04	(\$1,577.95)	21
80603	Pool & spa extras/supplies	\$2,434.27	\$6,999.96	(\$4,565.69)	35
80617	Landscape Supplies	\$0.00	\$99.96	(\$99.96)	0
80707	Alarm Monitoring	\$2,503.36	\$10,800.00	(\$8,296.64)	23
	Total CONTRACTED SERVICES	\$58,530.97	\$165,299.88	(\$106,768.91)	35
	MAINTENANCE				
63000	Unit Maintenance/Repair	\$5,680.00	\$8,000.04	(\$2,320.04)	71
86000	Gate Repairs	\$3,969.13	\$5,000.04	(\$1,030.91)	79
86100	Fire equipment	\$1,800.00	\$0.00	\$1,800.00	0
86101	Fire Alarm	\$0.00	\$999.96	(\$999.96)	0
86200	Furnishings Communal	\$0.00	\$99.96	(\$99.96)	0
86300	Bldg Maint and Repairs	\$13,936.23	\$20,000.04	(\$6,063.81)	70
86302	Equipment maintenance	\$5,872.89	\$3,000.00	\$2,872.89	196

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
86303	Contingency repairs	\$0.00	\$50,000.04	(\$50,000.04)	0
86314	Clubhouse expense	\$225.00	\$5,660.04	(\$5,435.04)	4
86500	Lighting maintenance	\$1,492.00	\$2,000.04	(\$508.04)	75
86600	Resident Locks & keys	\$2,022.22	\$99.96	\$1,922.26	2,023
86700	Maintenance supplies	\$3,190.63	\$6,999.96	(\$3,809.33)	46
86800	Painting	\$0.00	\$99.96	(\$99.96)	0
87000	Plumbing	\$9,736.76	\$2,000.04	\$7,736.72	487
87100	Roof	\$4,160.00	\$999.96	\$3,160.04	416
87111	Structural Maintenance/Repair - Communal	\$2,255.85	\$50,000.04	(\$47,744.19)	5
87300	Signs	\$0.00	\$200.04	(\$200.04)	0
87600	Landscape - Tree	\$1,125.00	\$99.96	\$1,025.04	1,125
88101	Sidewalks	\$3,000.00	\$0.00	\$3,000.00	0
88301	Sewer Line Cleanouts	\$6,300.00	\$20,000.04	(\$13,700.04)	31
88307	Landscape Maintenance	\$573.36	\$0.00	\$573.36	0
88701	Landscaping- Maintenance	\$0.00	\$360.00	(\$360.00)	0
88800	Termite Control Treatment	\$1,660.00	\$0.00	\$1,660.00	0
89300	Gutters	\$600.00	\$5,199.96	(\$4,599.96)	12
	Total MAINTENANCE	\$67,599.07	\$180,820.08	(\$113,221.01)	37
	PROVISION FOR RESERVES				
10000	Bldg Env paid from CR	(\$710.17)	\$0.00	(\$710.17)	0
98800	Structure Maintenance/Repair - Communal	\$208,000.00	\$624,000.00	(\$416,000.00)	33
	Total PROVISION FOR RESERVES	\$207,289.83	\$624,000.00	(\$416,710.17)	33
	UTILITIES INCOME				
50900	Utility reimbursement	(\$161,372.59)	\$0.00	(\$161,372.59)	0
	Total UTILITIES INCOME	(\$161,372.59)	\$0.00	(\$161,372.59)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$12,647.63	\$0.00	\$12,647.63	0
65200	Utility gas	\$21,055.84	\$0.00	\$21,055.84	0
65300	Utility phone	\$6,101.65	\$0.00	\$6,101.65	0
65400	Utility trash	\$22,432.51	\$0.00	\$22,432.51	0
65500	Utility water & sewer	\$134,116.47	\$0.00	\$134,116.47	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 04/30/2025

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
81001	Contracted internet	\$644.96	\$0.00	\$644.96	0
	Total UTILITY EXPENSE	\$196,999.06	\$0.00	\$196,999.06	0
	Total Expenses Before Reserves	\$576,805.05	\$1,608,503.88	(\$1,031,698.84)	36
	Total EXPENSES	\$784,094.88	\$2,232,503.88	(\$1,448,409.01)	35