

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: May 31, 2025

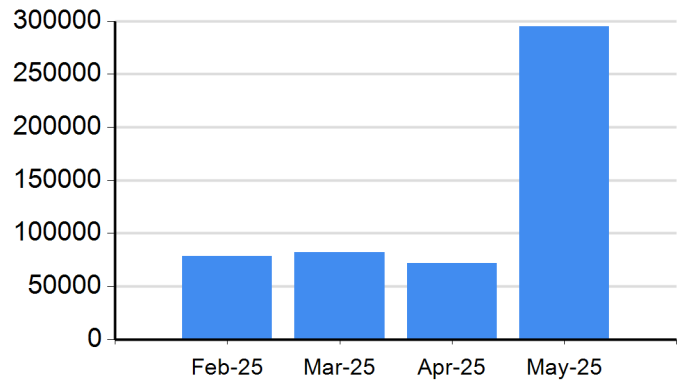
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	323,136.82	331,177.21	Decrease in Cash	8,040.39
Reserve Cash	2,229,756.42	2,238,417.99	Decrease in Cash	8,661.57
Average budgeted expenses / months	186,041.99			
Average # of months of available cash	1.74			

ASSESSMENT SUMMARY

Monthly Assessment Budget	181,692.00
Assessment Cash Received	0.00
<u>Total Assessments Receivable</u>	
current month due	226,498.86
31-60 days late	15,069.56
61-90 days late	0.00
over 90 days late	53,474.42
Total Assessments Due	295,042.84
Past Owners Assessments Rec.	44,382.26
Past % of Total	13%
Prepaid Assessments	89,569.44

Accounts Receivable Trending



OPERATING SUMMARY

Category	May Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$186,234.28	\$943,694.38	\$930,209.95	\$13,484.43
ADMINISTRATIVE	\$7,180.76	\$45,578.40	\$29,088.25	\$16,490.15
LOAN SERVICING	\$46,804.00	\$234,020.00	\$234,020.00	\$0.00
SALARY ADMINISTRATIVE	\$4,622.38	\$23,496.75	\$25,000.00	(\$1,503.25)
SALARY MAINTENANCE	\$9,186.67	\$51,052.24	\$54,583.35	(\$3,531.11)
INSURANCE	\$13,349.58	\$123,523.40	\$167,051.70	(\$43,528.30)
TAXES	\$1,191.11	\$19,804.24	\$16,250.00	\$3,554.24
CONTRACTED SERVICES	\$12,398.92	\$70,929.89	\$68,874.95	\$2,054.94
MAINTENANCE	\$23,964.14	\$91,563.21	\$75,341.70	\$16,221.51
PROVISION FOR RESERVES	\$52,000.00	\$259,289.83	\$260,000.00	(\$710.17)
UTILITIES INCOME	(\$37,582.96)	(\$198,955.55)	\$0.00	(\$198,955.55)
UTILITY EXPENSE	\$41,384.00	\$238,383.06	\$0.00	\$238,383.06
Total EXPENSES	\$174,498.60	\$958,685.48	\$930,209.95	\$28,475.53
Net Surplus or (Deficit)	\$11,735.68	(\$14,991.10)		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: May 31, 2025

Contribution to Reserves this month:	52,000.00	Reserve Disbursements this month:	79,708.06
Contribution to Reserves Year-to-Date:	260,000.00	Reserve Disbursements Year-to-Date:	247,250.00

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 05/31/2025

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Sunwest xxxxx1130	\$274,513.29
11100	J Street Drain Project	\$35,860.66
11500	CIT CR on deposit	\$2,322.70
11708	Sunwest Petty Cash xxxxx4542	\$5,000.00
12000	Sunwest Debit Petty Cash xxxxx6871	\$5,440.17
Total	CURRENT ASSETS	\$323,136.82

CURRENT RESERVE ASSETS

10300	Savings - Sunwest xxxxx3850	\$713,135.81	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	\$2,229,756.42		

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$112,244.95
Total	ACCOUNTS RECEIVABLE	\$112,244.95

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	\$7,804,410.19
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 05/31/2025

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$89,569.44
	Total CURRENT LIABILITIES	\$89,569.44

ACCOUNTS PAYABLE

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

LOANS

31500	Loan Pacific Premier Bank xxx4718	\$3,382,869.53
	Total LOANS	\$3,382,869.53

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	\$1,583,150.63
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Total	LIABILITIES	\$5,090,970.82
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EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$2,728,430.47
	Current Year Surplus (Deficit)	\$(14,991.10)
	Total RETAINED SURPLUS/(DEFICIT)	\$2,713,439.37

Total	EQUITY	\$2,713,439.37
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Total Liabilities and Equity	\$7,804,410.19
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2025 Through 05/31/2025

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	37,515.74	0.00	0.00	(42,532.90)
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	81,898.46	0.00	0.00	(115,887.46)
41008	Bridge repair	0.00	(3,687.00)	0.00	15,302.30	0.00	0.00	(18,989.30)
41300	Campus lighting - replace	0.00	(8,810.00)	0.00	31,208.10	0.00	0.00	(40,018.10)
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 05/31/2025

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	12,960.00	0.00	0.00	(14,110.00)
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	41,754.00	0.00	0.00	(78,629.00)
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	260,000.00	0.00	0.00	0.00	2,410,166.65
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	260,000.00	247,250.00	0.00	1,476.19	1,583,150.63

OPERATING STATEMENT
Surfside III Condominium Owners Association
01/01/2025 Through 05/31/2025
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	\$182,235.69	\$181,692.00	\$910,634.78	\$908,460.00	\$2,174.78	100
	Total ASSESSMENT INCOME	\$182,235.69	\$181,692.00	\$910,634.78	\$908,460.00	\$2,174.78	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$1,618.25	\$508.33	\$8,257.71	\$2,541.65	\$5,716.06	325
50500	Lien assessments	\$1,120.00	\$75.00	\$1,940.00	\$375.00	\$1,565.00	517
50600	Legal assessments	\$0.00	\$83.33	\$2,056.80	\$416.65	\$1,640.15	494
50700	Parking assessments	\$280.00	\$266.67	\$1,560.00	\$1,333.35	\$226.65	117
50800	Nsf check collection	\$0.00	\$333.33	\$4,542.98	\$1,666.65	\$2,876.33	273
51000	Resident Key/gate card income	\$270.00	\$250.00	\$879.00	\$1,250.00	(\$371.00)	70
	Total OTHER MEMBER INCOME	\$3,288.25	\$1,516.66	\$19,236.49	\$7,583.30	\$11,653.19	254
OTHER INCOME							
51200	Violation / Fine	\$200.00	\$83.33	\$823.93	\$416.65	\$407.28	198
51300	Interest income	\$410.34	\$2,500.00	\$12,117.85	\$12,500.00	(\$382.15)	97
51500	Reimbursement income-bill backs	\$0.00	\$41.67	(\$226.71)	\$208.35	(\$435.06)	-109
52700	Move In/Move Out Registration Fee	\$100.00	\$208.33	\$400.00	\$1,041.65	(\$641.65)	38
54200	Adjustment	\$0.00	\$0.00	\$708.04	\$0.00	\$708.04	0
	Total OTHER INCOME	\$710.34	\$2,833.33	\$13,823.11	\$14,166.65	(\$343.54)	98
	Total INCOME	\$186,234.28	\$186,041.99	\$943,694.38	\$930,209.95	\$13,484.43	101
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$250.00	\$1,348.00	\$1,250.00	\$98.00	108
60101	Study reserve	\$0.00	\$125.00	\$0.00	\$625.00	(\$625.00)	0
60103	Payroll service	\$0.00	\$1,475.00	\$720.31	\$7,375.00	(\$6,654.69)	10
60105	Professional Services	\$0.00	\$8.33	\$0.00	\$41.65	(\$41.65)	0
60200	Bank/Other Fees	\$1,375.42	\$83.33	\$6,722.03	\$416.65	\$6,305.38	1,613
60205	Office Expense	\$2,353.03	\$583.33	\$3,800.43	\$2,916.65	\$883.78	130
60206	Office equipment (computers)	\$0.00	\$75.00	\$0.00	\$375.00	(\$375.00)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 05/31/2025

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60207	1099 forms	\$0.00	\$1.00	\$0.00	\$5.00	(\$5.00)	0
60300	Legal expense, reimbursable	\$1,120.00	\$208.33	\$3,996.80	\$1,041.65	\$2,955.15	384
60303	Legal	\$0.00	\$250.00	\$752.50	\$1,250.00	(\$497.50)	60
60400	License,fees and permits	\$0.00	\$41.67	\$0.00	\$208.35	(\$208.35)	0
60510	Employee Extra (uniforms, etc.)	\$0.00	\$41.67	\$0.00	\$208.35	(\$208.35)	0
60513	Bonuses	\$0.00	\$208.33	\$0.00	\$1,041.65	(\$1,041.65)	0
60600	Management services	\$1,700.00	\$1,700.00	\$8,500.00	\$8,500.00	\$0.00	100
60603	Board Management Expense	\$340.00	\$58.33	\$505.00	\$291.65	\$213.35	173
60800	Printing & postage	\$292.31	\$375.00	\$3,064.27	\$1,875.00	\$1,189.27	163
60900	Assessment refunds	\$0.00	\$166.67	\$251.08	\$833.35	(\$582.27)	30
61000	Non-sufficient fund checks	\$0.00	\$83.33	\$4,517.98	\$416.65	\$4,101.33	1,084
62000	Miscellaneous expense	\$0.00	\$83.33	\$11,400.00	\$416.65	\$10,983.35	2,736
	Total ADMINISTRATIVE	\$7,180.76	\$5,817.65	\$45,578.40	\$29,088.25	\$16,490.15	157
	LOAN SERVICING						
64001	Loan Servicing Principle	\$34,862.94	\$28,000.00	\$172,719.42	\$140,000.00	\$32,719.42	123
64002	Loan Servicing Interest	\$11,941.06	\$18,804.00	\$61,300.58	\$94,020.00	(\$32,719.42)	65
	Total LOAN SERVICING	\$46,804.00	\$46,804.00	\$234,020.00	\$234,020.00	\$0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$4,622.38	\$5,000.00	\$23,496.75	\$25,000.00	(\$1,503.25)	94
	Total SALARY ADMINISTRATIVE	\$4,622.38	\$5,000.00	\$23,496.75	\$25,000.00	(\$1,503.25)	94
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$4,736.83	\$5,750.00	\$28,430.25	\$28,750.00	(\$319.75)	99
60503	Clubhouse Salaries Gross	\$4,449.84	\$5,166.67	\$22,621.99	\$25,833.35	(\$3,211.36)	88
	Total SALARY MAINTENANCE	\$9,186.67	\$10,916.67	\$51,052.24	\$54,583.35	(\$3,531.11)	94
	INSURANCE						
70100	Fidelity bond	\$0.00	\$141.67	\$1,738.00	\$708.35	\$1,029.65	245
70300	Insurance master policy	\$13,349.58	\$13,333.33	\$66,765.90	\$66,666.65	\$99.25	100
70400	Worker's compensation	\$0.00	\$1,166.67	\$6,009.40	\$5,833.35	\$176.05	103
70500	Insurance-earthquake	\$0.00	\$17,643.67	\$49,010.10	\$88,218.35	(\$39,208.25)	56

OPERATING STATEMENT
 Surfside III Condominium Owners Association
 01/01/2025 Through 05/31/2025
 Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
70700	D & O/Cyber insurance	\$0.00	\$833.33	\$0.00	\$4,166.65	(\$4,166.65)	0
70800	Insurance, Umbrella	\$0.00	\$291.67	\$0.00	\$1,458.35	(\$1,458.35)	0
	Total INSURANCE	\$13,349.58	\$33,410.34	\$123,523.40	\$167,051.70	(\$43,528.30)	74
	TAXES						
75100	Payroll taxes	\$1,191.11	\$1,583.33	\$8,104.24	\$7,916.65	\$187.59	102
75400	State & federal taxes	\$0.00	\$1,666.67	\$11,700.00	\$8,333.35	\$3,366.65	140
	Total TAXES	\$1,191.11	\$3,250.00	\$19,804.24	\$16,250.00	\$3,554.24	122
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,666.67	\$11,638.25	\$8,333.35	\$3,304.90	140
80202	Elevator repairs	\$0.00	\$666.67	\$0.00	\$3,333.35	(\$3,333.35)	0
80301	Contracted gardening service	\$7,280.00	\$7,291.67	\$36,400.00	\$36,458.35	(\$58.35)	100
80302	Landscape - Irrigation	\$875.00	\$416.67	\$1,225.00	\$2,083.35	(\$858.35)	59
80303	Gardening extras/supplies	\$410.00	\$16.67	\$410.00	\$83.35	\$326.65	492
80304	Tree Trimming	\$120.00	\$833.33	\$6,295.00	\$4,166.65	\$2,128.35	151
80317	Landscape replacement	\$0.00	\$8.33	\$0.00	\$41.65	(\$41.65)	0
80500	Pest Control	\$65.00	\$50.00	\$65.00	\$250.00	(\$185.00)	26
80501	Contracted pest control servic	\$500.00	\$483.33	\$2,500.00	\$2,416.65	\$83.35	103
80503	Pest control extras/supplies	\$0.00	\$8.33	\$0.00	\$41.65	(\$41.65)	0
80505	Contracted termite control	\$0.00	\$8.33	\$975.00	\$41.65	\$933.35	2,341
80509	Contracted Termite Control Treatment	\$2,070.00	\$333.33	\$3,710.00	\$1,666.65	\$2,043.35	223
80601	Contracted pool & spa service	\$325.00	\$333.33	\$1,598.00	\$1,666.65	(\$68.65)	96
80602	Pool & spa repairs	\$0.00	\$166.67	\$422.09	\$833.35	(\$411.26)	51
80603	Pool & spa extras/supplies	\$753.92	\$583.33	\$3,188.19	\$2,916.65	\$271.54	109
80617	Landscape Supplies	\$0.00	\$8.33	\$0.00	\$41.65	(\$41.65)	0
80707	Alarm Monitoring	\$0.00	\$900.00	\$2,503.36	\$4,500.00	(\$1,996.64)	56
	Total CONTRACTED SERVICES	\$12,398.92	\$13,774.99	\$70,929.89	\$68,874.95	\$2,054.94	103
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$1,000.00	\$666.67	\$6,680.00	\$3,333.35	\$3,346.65	200
86000	Gate Repairs	\$0.00	\$416.67	\$3,969.13	\$2,083.35	\$1,885.78	191

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 05/31/2025

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
86100	Fire equipment	\$0.00	\$0.00	\$1,800.00	\$0.00	\$1,800.00	0
86101	Fire Alarm	\$0.00	\$83.33	\$0.00	\$416.65	(\$416.65)	0
86200	Furnishings Communal	\$0.00	\$8.33	\$0.00	\$41.65	(\$41.65)	0
86300	Bldg Maint and Repairs	\$2,150.00	\$1,666.67	\$16,086.23	\$8,333.35	\$7,752.88	193
86302	Equipment maintenance	\$724.52	\$250.00	\$6,597.41	\$1,250.00	\$5,347.41	528
86303	Contingency repairs	\$0.00	\$4,166.67	\$0.00	\$20,833.35	(\$20,833.35)	0
86314	Clubhouse expense	\$0.00	\$471.67	\$225.00	\$2,358.35	(\$2,133.35)	10
86500	Lighting maintenance	\$0.00	\$166.67	\$1,492.00	\$833.35	\$658.65	179
86600	Resident Locks & keys	\$0.00	\$8.33	\$2,022.22	\$41.65	\$1,980.57	4,855
86700	Maintenance supplies	\$121.28	\$583.33	\$3,311.91	\$2,916.65	\$395.26	114
86800	Painting	\$0.00	\$8.33	\$0.00	\$41.65	(\$41.65)	0
87000	Plumbing	\$2,643.34	\$166.67	\$12,380.10	\$833.35	\$11,546.75	1,486
87100	Roof	\$6,160.00	\$83.33	\$10,320.00	\$416.65	\$9,903.35	2,477
87111	Structural Maintenance/Repair - Commu	\$0.00	\$4,166.67	\$2,255.85	\$20,833.35	(\$18,577.50)	11
87300	Signs	\$2,170.00	\$16.67	\$2,170.00	\$83.35	\$2,086.65	2,603
87600	Landscape - Tree	\$0.00	\$8.33	\$1,125.00	\$41.65	\$1,083.35	2,701
88101	Sidewalks	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	0
88301	Sewer Line Cleanouts	\$2,400.00	\$1,666.67	\$8,700.00	\$8,333.35	\$366.65	104
88307	Landscape Maintenance	\$0.00	\$0.00	\$573.36	\$0.00	\$573.36	0
88701	Landscaping- Maintenance	\$0.00	\$30.00	\$0.00	\$150.00	(\$150.00)	0
88800	Termite Control Treatment	\$1,595.00	\$0.00	\$3,255.00	\$0.00	\$3,255.00	0
89300	Gutters	\$5,000.00	\$433.33	\$5,600.00	\$2,166.65	\$3,433.35	258
	Total MAINTENANCE	\$23,964.14	\$15,068.34	\$91,563.21	\$75,341.70	\$16,221.51	122
	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	\$260,000.00	\$260,000.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$52,000.00	\$52,000.00	\$259,289.83	\$260,000.00	(\$710.17)	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$37,582.96)	\$0.00	(\$198,955.55)	\$0.00	(\$198,955.55)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 05/31/2025

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total UTILITIES INCOME	(\$37,582.96)	\$0.00	(\$198,955.55)	\$0.00	(\$198,955.55)	0
	UTILITY EXPENSE						
65100	Utility-electric	\$2,914.20	\$0.00	\$15,561.83	\$0.00	\$15,561.83	0
65200	Utility gas	\$5,363.12	\$0.00	\$26,418.96	\$0.00	\$26,418.96	0
65300	Utility phone	\$1,322.32	\$0.00	\$7,423.97	\$0.00	\$7,423.97	0
65400	Utility trash	\$5,867.96	\$0.00	\$28,300.47	\$0.00	\$28,300.47	0
65500	Utility water & sewer	\$25,755.15	\$0.00	\$159,871.62	\$0.00	\$159,871.62	0
81001	Contracted internet	\$161.25	\$0.00	\$806.21	\$0.00	\$806.21	0
	Total UTILITY EXPENSE	\$41,384.00	\$0.00	\$238,383.06	\$0.00	\$238,383.06	0
	Total Expenses Before Reserves	\$122,498.60	\$134,041.99	\$699,395.65	\$670,209.95	\$29,185.70	104
	Total EXPENSES	\$174,498.60	\$186,041.99	\$958,685.48	\$930,209.95	\$28,475.53	103
	Net Surplus or (Deficit)	\$11,735.68	\$0.00	(\$14,991.10)	\$0.00	(\$14,991.10)	

OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2025 Through 05/31/2025

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	\$182,235.69	\$181,692.00	\$910,634.78	\$908,460.00	\$2,174.78	100
OTHER MEMBER INCOME	\$3,288.25	\$1,516.66	\$19,236.49	\$7,583.30	\$11,653.19	254
OTHER INCOME	\$710.34	\$2,833.33	\$13,823.11	\$14,166.65	(\$343.54)	98
Total INCOME	\$186,234.28	\$186,041.99	\$943,694.38	\$930,209.95	\$13,484.43	101
EXPENSES						
ADMINISTRATIVE	\$7,180.76	\$5,817.65	\$45,578.40	\$29,088.25	\$16,490.15	157
LOAN SERVICING	\$46,804.00	\$46,804.00	\$234,020.00	\$234,020.00	\$0.00	100
SALARY ADMINISTRATIVE	\$4,622.38	\$5,000.00	\$23,496.75	\$25,000.00	(\$1,503.25)	94
SALARY MAINTENANCE	\$9,186.67	\$10,916.67	\$51,052.24	\$54,583.35	(\$3,531.11)	94
INSURANCE	\$13,349.58	\$33,410.34	\$123,523.40	\$167,051.70	(\$43,528.30)	74
TAXES	\$1,191.11	\$3,250.00	\$19,804.24	\$16,250.00	\$3,554.24	122
CONTRACTED SERVICES	\$12,398.92	\$13,774.99	\$70,929.89	\$68,874.95	\$2,054.94	103
MAINTENANCE	\$23,964.14	\$15,068.34	\$91,563.21	\$75,341.70	\$16,221.51	122
PROVISION FOR RESERVES	\$52,000.00	\$52,000.00	\$259,289.83	\$260,000.00	(\$710.17)	100
UTILITIES INCOME	(\$37,582.96)	\$0.00	(\$198,955.55)	\$0.00	(\$198,955.55)	0
UTILITY EXPENSE	\$41,384.00	\$0.00	\$238,383.06	\$0.00	\$238,383.06	0
Total EXPENSES	\$174,498.60	\$186,041.99	\$958,685.48	\$930,209.95	\$28,475.53	103
Net Surplus or (Deficit)	\$11,735.68	\$0.00	(\$14,991.10)	\$0.00	(\$14,991.10)	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 05/31/2025

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	182236								910635	908460	100
	Total-ASSESSMENT INCOME	183269	181868	181847	181416	182236								910635	908460	100
OTHER MEMBER INCOME																
50400	Late charge assessments	2535	1130	1562	1412	1618								8258	2542	325
50500	Lien assessments	40	360	380	40	1120								1940	375	517
50600	Legal assessments	406	540	0	1111	0								2057	417	494
50700	Parking assessments	280	320	320	360	280								1560	1333	117
50800	Nsf check collection	1471	2351	720	0	0								4543	1667	273
51000	Resident Key/gate card income	210	80	75	244	270								879	1250	70
	Total-OTHER MEMBER INCOM	4942	4782	3057	3167	3288								19236	7583	254
OTHER INCOME																
51200	Violation / Fine	200	0	274	150	200								824	417	198
51300	Interest income	(281)	380	11170	438	410								12118	12500	97
51500	Reimbursement income-bill backs	271	(697)	199	0	0								(227)	208	-109
52700	Move In/Move Out Registration F	100	0	0	200	100								400	1042	38
54200	Adjustment	0	0	708	0	0								708	0	0
	Total-OTHER INCOME	290	(317)	12351	788	710								13823	14167	98
Total	INCOME	188502	186332	197255	185370	186234								943694	930210	101
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	1348	0	0								1348	1250	108
60101	Study reserve	0	0	0	0	0								0	625	0
60103	Payroll service	720	0	0	0	0								720	7375	10
60105	Professional Services	0	0	0	0	0								0	42	0
60200	Bank/Other Fees	1612	1194	1368	1172	1375								6722	417	1613
60205	Office Expense	556	296	540	55	2353								3800	2917	130
60206	Office equipment (computers)	0	0	0	0	0								0	375	0
60207	1099 forms	0	0	0	0	0								0	5	0
60300	Legal expense, reimbursable	446	900	1394	138	1120								3997	1042	384

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 05/31/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60303	Legal	590	163	0	0	0								753	1250	60
60400	License,fees and permits	0	0	0	0	0								0	208	0
60510	Employee Extra (uniforms, etc.)	0	0	0	0	0								0	208	0
60513	Bonuses	0	0	0	0	0								0	1042	0
60600	Management services	1700	1700	1700	1700	1700								8500	8500	100
60603	Board Management Expense	165	0	0	0	340								505	292	173
60800	Printing & postage	1321	324	831	297	292								3064	1875	163
60900	Assessment refunds	391	160	(300)	0	0								251	833	30
61000	Non-sufficient fund checks	740	3043	735	0	0								4518	417	1084
62000	Miscellaneous expense	0	11400	5656	(5656)	0								11400	417	2736
	Total-ADMINISTRATIVE	8240	19180	13272	(2295)	7181								45578	29088	157
	LOAN SERVICING															
64001	Loan Servicing Principle	33978	34098	35436	34344	34863								172719	140000	123
64002	Loan Servicing Interest	12826	12706	11368	12460	11941								61301	94020	65
	Total-LOAN SERVICING	46804	46804	46804	46804	46804								234020	234020	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	6413	4451	3839	4172	4622								23497	25000	94
	Total-SALARY ADMINISTRATIVE	6413	4451	3839	4172	4622								23497	25000	94
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	8956	4903	5107	4727	4737								28430	28750	99
60503	Clubhouse Salaries Gross	6373	4267	4287	3245	4450								22622	25833	88
	Total-SALARY MAINTENANCE	15330	9170	9393	7973	9187								51052	54583	94
	INSURANCE															
70100	Fidelity bond	0	0	1738	0	0								1738	708	245
70300	Insurance master policy	13356	13356	13356	13350	13350								66766	66667	100
70400	Worker's compensation	1202	1202	1202	2404	0								6009	5833	103
70500	Insurance-earthquake	16335	16341	16335	0	0								49010	88218	56
70700	D & O/Cyber insurance	0	0	0	0	0								0	4167	0
70800	Insurance, Umbrella	0	0	0	0	0								0	1458	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 05/31/2025

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-INSURANCE	30892	30898	32630	15753	13350								123523	167052	74
	TAXES															
75100	Payroll taxes	2994	1360	1298	1261	1191								8104	7917	102
75400	State & federal taxes	0	0	0	11700	0								11700	8333	140
	Total-TAXES	2994	1360	1298	12961	1191								19804	16250	122
	CONTRACTED SERVICES															
80201	Contracted elevator service	5819	0	0	5819	0								11638	8333	140
80202	Elevator repairs	0	0	0	0	0								0	3333	0
80301	Contracted gardening service	7280	7280	7280	7280	7280								36400	36458	100
80302	Landscape - Irrigation	0	350	0	0	875								1225	2083	59
80303	Gardening extras/supplies	0	0	0	0	410								410	83	492
80304	Tree Trimming	0	6175	0	0	120								6295	4167	151
80317	Landscape replacement	0	0	0	0	0								0	42	0
80500	Pest Control	0	0	0	0	65								65	250	26
80501	Contracted pest control servic	500	500	500	500	500								2500	2417	103
80503	Pest control extras/supplies	0	0	0	0	0								0	42	0
80505	Contracted termite control	0	910	0	65	0								975	42	2341
80509	Contracted Termite Control Treatn	0	1640	0	0	2070								3710	1667	223
80601	Contracted pool & spa service	298	325	325	325	325								1598	1667	96
80602	Pool & spa repairs	0	0	422	0	0								422	833	51
80603	Pool & spa extras/supplies	594	625	596	619	754								3188	2917	109
80617	Landscape Supplies	0	0	0	0	0								0	42	0
80707	Alarm Monitoring	0	337	282	1884	0								2503	4500	56
	Total-CONTRACTED SERVICES	14491	18143	9405	16493	12399								70930	68875	103
	MAINTENANCE															
63000	Unit Maintenance/Repair	0	0	1500	4180	1000								6680	3333	200
86000	Gate Repairs	550	0	2543	876	0								3969	2083	191
86100	Fire equipment	1800	0	0	0	0								1800	0	0
86101	Fire Alarm	0	0	0	0	0								0	417	0
86200	Furnishings Communal	0	0	0	0	0								0	42	0
86300	Bldg Maint and Repairs	424	3708	750	9055	2150								16086	8333	193

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 05/31/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
86302	Equipment maintenance	2005	1757	1216	895	725								6597	1250	528
86303	Contingency repairs	0	0	0	0	0								0	20833	0
86314	Clubhouse expense	0	0	225	0	0								225	2358	10
86500	Lighting maintenance	0	1037	0	455	0								1492	833	179
86600	Resident Locks & keys	1831	191	0	0	0								2022	42	4855
86700	Maintenance supplies	420	1427	1200	143	121								3312	2917	114
86800	Painting	0	0	0	0	0								0	42	0
87000	Plumbing	1997	2034	3196	2511	2643								12380	833	1486
87100	Roof	0	300	0	3860	6160								10320	417	2477
87111	Structural Maintenance/Repair - C	2256	0	0	0	0								2256	20833	11
87300	Signs	0	0	0	0	2170								2170	83	2603
87600	Landscape - Tree	0	0	0	1125	0								1125	42	2701
88101	Sidewalks	0	3000	0	0	0								3000	0	0
88301	Sewer Line Cleanouts	1500	0	0	4800	2400								8700	8333	104
88307	Landscape Maintenance	573	0	0	0	0								573	0	0
88701	Landscaping- Maintenance	0	0	0	0	0								0	150	0
88800	Termite Control Treatment	0	325	0	1335	1595								3255	0	0
89300	Gutters	0	150	450	0	5000								5600	2167	258
	Total-MAINTENANCE	13356	13929	11079	29236	23964								91563	75342	122
	PROVISION FOR RESERVES															
10000	Bldg Env paid from CR	(710)	0	0	0	0								(710)	0	0
98800	Structure Maintenance/Repair - Cc	52000	52000	52000	52000	52000								260000	260000	100
	Total-PROVISION FOR RESERV	51290	52000	52000	52000	52000								259290	260000	100
	UTILITIES INCOME															
50900	Utility reimbursement	(38623)	(41237)	(41236)	(40277)	(37583)								(198956)	0	0
	Total-UTILITIES INCOME	(38623)	(41237)	(41236)	(40277)	(37583)								(198956)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	3418	3254	3584	2391	2914								15562	0	0
65200	Utility gas	4818	5365	5335	5538	5363								26419	0	0
65300	Utility phone	2137	1317	1323	1325	1322								7424	0	0
65400	Utility trash	5512	5803	5416	5701	5868								28300	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 05/31/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
65500	Utility water & sewer	17083	16328	24143	76563	25755								159872	0	0
81001	Contracted internet	161	161	161	161	161								806	0	0
	Total-UTILITY EXPENSE	33129	32228	39962	91679	41384								238383	0	0
	Total-Expenses Before Reserves	133025	134926	126446	182499	122499								699396	670210	104
Total	EXPENSES	184315	186926	178446	234499	174499								958685	930210	103
	Net Surplus or (Deficit)	4187	(594)	18809	(49129)	11736								(14991)	0	

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 05/31/2025

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	\$910,634.78	\$2,180,304.00	(\$1,269,669.22)	42
	Total ASSESSMENT INCOME	\$910,634.78	\$2,180,304.00	(\$1,269,669.22)	42
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$8,257.71	\$6,099.96	\$2,157.75	135
50500	Lien assessments	\$1,940.00	\$900.00	\$1,040.00	216
50600	Legal assessments	\$2,056.80	\$999.96	\$1,056.84	206
50700	Parking assessments	\$1,560.00	\$3,200.04	(\$1,640.04)	49
50800	Nsf check collection	\$4,542.98	\$3,999.96	\$543.02	114
51000	Resident Key/gate card income	\$879.00	\$3,000.00	(\$2,121.00)	29
	Total OTHER MEMBER INCOME	\$19,236.49	\$18,199.92	\$1,036.57	106
	OTHER INCOME				
51200	Violation / Fine	\$823.93	\$999.96	(\$176.03)	82
51300	Interest income	\$12,117.85	\$30,000.00	(\$17,882.15)	40
51500	Reimbursement income-bill backs	(\$226.71)	\$500.04	(\$726.75)	-45
52700	Move In/Move Out Registration Fee	\$400.00	\$2,499.96	(\$2,099.96)	16
54200	Adjustment	\$708.04	\$0.00	\$708.04	0
	Total OTHER INCOME	\$13,823.11	\$33,999.96	(\$20,176.85)	41
	Total INCOME	\$943,694.38	\$2,232,503.88	(\$1,288,809.50)	42
	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	\$6,722.03	\$999.96	\$5,722.07	672
60205	Office Expense	\$3,800.43	\$6,999.96	(\$3,199.53)	54
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	\$3,996.80	\$2,499.96	\$1,496.84	160

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 05/31/2025

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
60303	Legal	\$752.50	\$3,000.00	(\$2,247.50)	25
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	\$8,500.00	\$20,400.00	(\$11,900.00)	42
60603	Board Management Expense	\$505.00	\$699.96	(\$194.96)	72
60800	Printing & postage	\$3,064.27	\$4,500.00	(\$1,435.73)	68
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	\$45,578.40	\$69,811.80	(\$24,233.40)	65
	LOAN SERVICING				
64001	Loan Servicing Principle	\$172,719.42	\$336,000.00	(\$163,280.58)	51
64002	Loan Servicing Interest	\$61,300.58	\$225,648.00	(\$164,347.42)	27
	Total LOAN SERVICING	\$234,020.00	\$561,648.00	(\$327,628.00)	42
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	\$23,496.75	\$60,000.00	(\$36,503.25)	39
	Total SALARY ADMINISTRATIVE	\$23,496.75	\$60,000.00	(\$36,503.25)	39
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	\$28,430.25	\$69,000.00	(\$40,569.75)	41
60503	Clubhouse Salaries Gross	\$22,621.99	\$62,000.04	(\$39,378.05)	36
	Total SALARY MAINTENANCE	\$51,052.24	\$131,000.04	(\$79,947.80)	39
	INSURANCE				
70100	Fidelity bond	\$1,738.00	\$1,700.04	\$37.96	102
70300	Insurance master policy	\$66,765.90	\$159,999.96	(\$93,234.06)	42
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

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 05/31/2025

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>
	Total INSURANCE	\$123,523.40	\$400,924.08	(\$277,400.68)	31
	TAXES				
75100	Payroll taxes	\$8,104.24	\$18,999.96	(\$10,895.72)	43
75400	State & federal taxes	\$11,700.00	\$20,000.04	(\$8,300.04)	58
	Total TAXES	\$19,804.24	\$39,000.00	(\$19,195.76)	51
	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	\$36,400.00	\$87,500.04	(\$51,100.04)	42
80302	Landscape - Irrigation	\$1,225.00	\$5,000.04	(\$3,775.04)	24
80303	Gardening extras/supplies	\$410.00	\$200.04	\$209.96	205
80304	Tree Trimming	\$6,295.00	\$9,999.96	(\$3,704.96)	63
80317	Landscape replacement	\$0.00	\$99.96	(\$99.96)	0
80500	Pest Control	\$65.00	\$600.00	(\$535.00)	11
80501	Contracted pest control servc	\$2,500.00	\$5,799.96	(\$3,299.96)	43
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	\$3,710.00	\$3,999.96	(\$289.96)	93
80601	Contracted pool & spa service	\$1,598.00	\$3,999.96	(\$2,401.96)	40
80602	Pool & spa repairs	\$422.09	\$2,000.04	(\$1,577.95)	21
80603	Pool & spa extras/supplies	\$3,188.19	\$6,999.96	(\$3,811.77)	46
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	\$70,929.89	\$165,299.88	(\$94,369.99)	43
	MAINTENANCE				
63000	Unit Maintenance/Repair	\$6,680.00	\$8,000.04	(\$1,320.04)	83
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	\$16,086.23	\$20,000.04	(\$3,913.81)	80

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 05/31/2025

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
86302	Equipment maintenance	\$6,597.41	\$3,000.00	\$3,597.41	220
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	\$3,311.91	\$6,999.96	(\$3,688.05)	47
86800	Painting	\$0.00	\$99.96	(\$99.96)	0
87000	Plumbing	\$12,380.10	\$2,000.04	\$10,380.06	619
87100	Roof	\$10,320.00	\$999.96	\$9,320.04	1,032
87111	Structural Maintenance/Repair - Communal	\$2,255.85	\$50,000.04	(\$47,744.19)	5
87300	Signs	\$2,170.00	\$200.04	\$1,969.96	1,085
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	\$8,700.00	\$20,000.04	(\$11,300.04)	43
88307	Landscape Maintenance	\$573.36	\$0.00	\$573.36	0
88701	Landscaping- Maintenance	\$0.00	\$360.00	(\$360.00)	0
88800	Termite Control Treatment	\$3,255.00	\$0.00	\$3,255.00	0
89300	Gutters	\$5,600.00	\$5,199.96	\$400.04	108
	Total MAINTENANCE	\$91,563.21	\$180,820.08	(\$89,256.87)	51
	PROVISION FOR RESERVES				
10000	Bldg Env paid from CR	(\$710.17)	\$0.00	(\$710.17)	0
98800	Structure Maintenance/Repair - Communal	\$260,000.00	\$624,000.00	(\$364,000.00)	42
	Total PROVISION FOR RESERVES	\$259,289.83	\$624,000.00	(\$364,710.17)	42
	UTILITIES INCOME				
50900	Utility reimbursement	(\$198,955.55)	\$0.00	(\$198,955.55)	0
	Total UTILITIES INCOME	(\$198,955.55)	\$0.00	(\$198,955.55)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$15,561.83	\$0.00	\$15,561.83	0
65200	Utility gas	\$26,418.96	\$0.00	\$26,418.96	0
65300	Utility phone	\$7,423.97	\$0.00	\$7,423.97	0
65400	Utility trash	\$28,300.47	\$0.00	\$28,300.47	0

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
 01/01/2025 Through 05/31/2025
 Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
65500	Utility water & sewer	\$159,871.62	\$0.00	\$159,871.62	0
81001	Contracted internet	\$806.21	\$0.00	\$806.21	0
	Total UTILITY EXPENSE	\$238,383.06	\$0.00	\$238,383.06	0
	Total Expenses Before Reserves	\$699,395.65	\$1,608,503.88	(\$909,108.24)	43
	Total EXPENSES	\$958,685.48	\$2,232,503.88	(\$1,273,818.41)	43