

Surfside III Condominium Owners' Association, Inc

ACCEPTED BUDGET

Budget Period: 01/01/2026 - 12/31/2026

Units: 309

	GL Number	Current Monthly Budget	Accepted Monthly Budget	Accepted Annual Budget
INCOME				
INCOME - ASSESSMENT INCOME				
Regular assessments	50100	181,692.00	198,687.00	2,384,244.00
TOTAL INCOME - ASSESSMENT INCOME		181,692.00	198,687.00	2,384,244.00
INCOME - OTHER MEMBER INCOME				
Late charge assessments	50400	508.33	833.00	9,996.00
Lien assessments	50500	75.00	250.00	3,000.00
Legal assessments	50600	83.33	250.00	3,000.00
Parking assessments	50700	266.67	83.00	996.00
Nsf check collection	50800	333.33	1,000.00	12,000.00
Resident Key/gate card income	51000	250.00	167.00	2,004.00
TOTAL INCOME - OTHER MEMBER INCOME		1,516.66	2,583.00	30,996.00
INCOME - OTHER INCOME				
Violation/Fine	51200	83.33	42.00	504.00
Interest income	51300	2,500.00	3,500.00	42,000.00
Reimbursement income	51500	41.67	25.00	300.00
Move In/Move out Registration Fee	52700	208.33	83.00	996.00
TOTAL INCOME - OTHER INCOME		2,833.33	3,650.00	43,800.00
TOTAL INCOME		186,041.99	204,920.00	2,459,040.00
EXPENSES				
EXPENSES - ADMINISTRATIVE				
Accounting & Audit Services	60100	250.00	208.00	2,496.00
Study reserve	60101	125.00	58.00	696.00
Payroll service	60103	1,475.00	1,475.00	17,700.00
Professional Services	60105	8.33	8.00	96.00
Bank/Other Fees	60200	83.33	250.00	3,000.00
Office Expense	60205	583.33	417.00	5,004.00
Office equipment (computers)	60206	75.00	75.00	900.00
1099 forms	60207	1.00	1.00	12.00
Legal expense, reimbursable	60300	208.33	583.00	6,996.00
Legal	60303	250.00	833.00	9,996.00
License, fees and permits	60400	41.67	42.00	504.00
Employee Extra (uniforms, etc.)	60510	41.67	42.00	504.00
Bonuses	60513	208.33	13.00	156.00
Management services	60600	1,700.00	1,750.00	21,000.00
Management services extras	60601	0.00	0.00	0.00
Board Management Expense	60603	58.33	58.00	696.00

Printing & postage	60800	375.00	375.00	4,500.00
Assessment refunds	60900	166.67	167.00	2,004.00
Non-sufficient fund checks	61000	83.33	1,000.00	12,000.00
Miscellaneous expense	62000	83.33	809.00	9,708.00
Wireless access point	63100	0.00	0.00	0.00
TOTAL EXPENSES - ADMINISTRATIVE		5,817.65	8,164.00	97,968.00
EXPENSES - LOAN SERVICING				
Loan Servicing Principle	64001	28,000.00	28,000.00	336,000.00
Loan Servicing Interest	64002	18,804.00	18,804.00	225,648.00
TOTAL EXPENSES - LOAN SERVICING		46,804.00	46,804.00	561,648.00
EXPENSES - SALARY ADMINISTRATIVE				
Office Salaries Gross	60502	5,000.00	5,000.00	60,000.00
TOTAL EXPENSES - SALARY ADMINISTRATIVE		5,000.00	5,000.00	60,000.00
EXPENSES - SALARY MAINTENANCE				
Maintenance Salaries Gross	60501	5,750.00	5,750.00	69,000.00
Clubhouse Salaries Gross	60503	5,166.67	5,167.00	62,004.00
TOTAL EXPENSES - SALARY MAINTENANCE		10,916.67	10,917.00	131,004.00
EXPENSES - INSURANCE				
Fidelity bond	70100	141.67	150.00	1,800.00
Insurance master policy	70300	13,333.33	15,000.00	180,000.00
Worker's compensation	70400	1,166.67	1,667.00	20,004.00
Insurance-earthquake	70500	17,643.67	15,000.00	180,000.00
D & O/Cyber insurance	70700	833.33	833.00	9,996.00
Insurance, Umbrella	70800	291.67	292.00	3,504.00
TOTAL EXPENSES - INSURANCE		33,410.34	32,942.00	395,304.00
EXPENSES - TAXES				
Payroll taxes	75100	1,583.33	1,667.00	20,004.00
State & federal taxes	75400	1,666.67	2,333.00	27,996.00
TOTAL EXPENSES - TAXES		3,250.00	4,000.00	48,000.00
EXPENSES - CONTRACTED SERVICES				
Contracted elevator service	80201	1,666.67	1,833.00	21,996.00
Elevator repairs	80202	666.67	3,917.00	47,004.00
Contracted gardening service	80301	7,291.67	7,292.00	87,504.00
Landscape- Irrigation	80302	416.67	333.00	3,996.00
Gardening extras/supplies	80303	16.67	42.00	504.00
Tree Trimming	80304	833.33	1,750.00	21,000.00
Landscape replacement	80317	8.33	8.00	96.00
Pest Control	80500	50.00	50.00	600.00
Contracted pest control service	80501	483.33	500.00	6,000.00
Pest control extras/supplies	80503	8.33	8.00	96.00
Contracted termite control	80505	8.33	8.00	96.00
Contracted Termite Control Treatment	80509	333.33	667.00	8,004.00
Contracted pool & spa service	80601	333.33	333.00	3,996.00
Pool & spa repairs	80602	166.67	167.00	2,004.00
Pool & spa extras/supplies	80603	583.33	583.00	6,996.00
Landscape supplies	80617	8.33	25.00	300.00
Alarm Monitoring	80707	900.00	900.00	10,800.00

TOTAL EXPENSES - CONTRACTED SERVICES		13,774.99	18,416.00	220,992.00
EXPENSES - MAINTENANCE				
Unit Maintenance/Repair	63000	666.67	667.00	8,004.00
Gate Repairs	86000	416.67	750.00	9,000.00
Fire Alarm	86101	83.33	167.00	2,004.00
Furnishings Communal	86200	8.33	8.00	96.00
Bldg Maint and Repairs	86300	1,666.67	2,000.00	24,000.00
Equipment maintenance	86302	250.00	417.00	5,004.00
Maintenance Contingency	86303	4,166.67	4,167.00	50,004.00
Clubhouse Expense	86314	471.67	250.00	3,000.00
Lighting maintenance	86500	166.67	250.00	3,000.00
Resident Locks & keys	86600	8.33	208.00	2,496.00
Maintenance supplies	86700	583.33	583.00	6,996.00
Painting	86800	8.33	167.00	2,004.00
Plumbing	87000	166.67	2,500.00	30,000.00
Roof	87100	83.33	1,667.00	20,004.00
Structural Maintenance/Repair-Communal	87111	4,166.67	4,167.00	50,004.00
Signs	87300	16.67	83.00	996.00
Landscape - Tree	87600	8.33	83.00	996.00
Sidewalks	88101	-	1,250.00	15,000.00
Sewer Line Cleanouts	88301	1,666.67	3,750.00	45,000.00
Landscaping - Maintenance	88701	30.00	83.00	996.00
Gutters	89300	433.33	458.00	5,496.00
TOTAL EXPENSES -MAINTENANCE		15,068.34	23,675.00	284,100.00
TOTAL EXPENSES BEFORE RESERVES		134,041.99	149,918.00	1,799,016.00
EXPENSES- PROVISION FOR RESERVES				
Structure Maintenance/Repair - Communal	98800	52,000	55,002.00	660,024.00
TOTAL EXPENSES - PROVISION FOR RESERVES		52,000	55,002.00	660,024.00
TOTAL EXPENSES		186,041.99	204,920.00	2,459,040.00
BUDGET SURPLUS / (DEFICIT)				0.00