Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: August 31, 2025

CASH SUMMARY

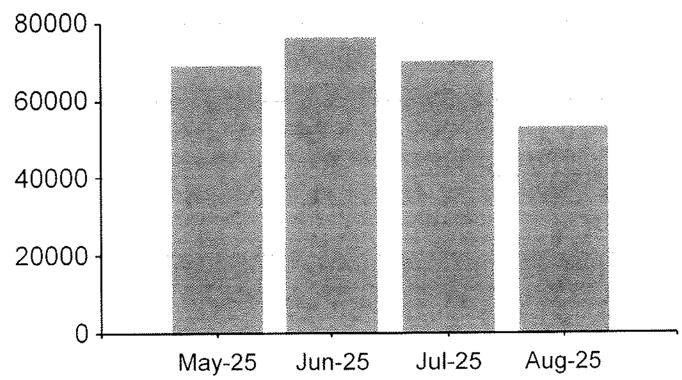
	This Month	Last Month	Change in Cash	
Operating Cash	378,026.79	334,172.05	Increase in Cash	43,854.74
Reserve Cash	1,855,078.93	1,835,956.87	Increase in Cash	19,122.06

Average budgeted expenses / months	186,041.99
Average # of months of available cash	2.03

ASSESSMENT SUMMARY

Monthly Assessment Budget	181,692.00
Assessment Cash Received	190,682.68
Total Assessments Receivable	
current month due	12,037.54
31-60 days late	0.00
61-90 days late	2,607.40
over 90 days late	38,382.55
Total Assessments Due	53,027.49
Past Owners Assessments Rec.	42,533.04
Past % of Total	45%
Prepaid Assessments	96,074.57

Accounts Receivable Trending



OPERATING SUMMARY

Category	August Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	$184,029.30	$1,524,958.51	$1,488,335.92	$36,622.59
ADMINISTRATIVE	$7,641.69	$60,284.90	$46,541.20	$13,743.70
LOAN SERVICING	$46,804.00	$374,432.00	$374,432.00	$0.00
SALARY ADMINISTRATIVE	$6,943.18	$40,080.39	$40,000.00	$80.39
SALARY MAINTENANCE	$16,413.48	$93,571.64	$87,333.36	$6,238.28
INSURANCE	$14,661.86	$209,859.69	$267,282.72	($57,423.03)
TAXES	$1,136.77	$29,218.51	$26,000.00	$3,218.51
CONTRACTED SERVICES	$10,895.69	$112,715.18	$110,199.92	$2,515.26
MAINTENANCE	$5,635.74	$126,983.88	$120,546.72	$6,437.16
PROVISION FOR RESERVES	$52,000.00	$415,289.83	$416,000.00	($710.17)
UTILITIES INCOME	($41,853.51)	($323,364.23)	$0.00	($323,364.23)
UTILITY EXPENSE	$42,164.04	$363,893.59	$0.00	$363,893.59
Total EXPENSES	$162,442.94	$1,502,965.39	$1,488,335.92	$14,629.47
Net Surplus or (Deficit)	$21,586.36	$21,993.13		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: August 31, 2025

Contribution to Reserves this month:	52,000.00	Reserve Disbursements this month:	33,257.92
Contribution to Reserves Year-to-Date:	416,000.00	Reserve Disbursements Year-to-Date:	418,447.59

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 08/31/2025 Year End: December

	ASSETS		
	CURRENT ASSETS		
10100	Checking - Sunwest xxxxx1130	$337,554.62	
11100	J Street Drain Project	$35,910.40	
11500	CIT CR on deposit	$0.24	
11708	Sunwest Petty Cash xxxxx4542	$5,000.00	
12000	Sunwest Debit Petty Cash xxxxx6871	$(438.47)	
	Total CURRENT ASSETS	$378,026.79	
	CURRENT RESERVE ASSETS		
10300	Savings - Sunwest xxxxx3850	$669,053.22	IMMA
11600	JP Morgan/Edward Jones	$1,186,025.71	
	Total CURRENT RESERVE ASSETS	$1,855,078.93	
	ACCOUNTS RECEIVABLE		
15500	Accounts Receivable	$95,560.54	
	Total ACCOUNTS RECEIVABLE	$95,560.54	
	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	**$7,467,938.26**	

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 08/31/2025 Year End: December

	LIABILITIES	
	CURRENT LIABILITIES	
37000	Prepaid Assessments	$96,074.57
	Total CURRENT LIABILITIES	$96,074.57
	ACCOUNTS PAYABLE	
10101	AP - Checks Not Released	$1,637.31
	Total ACCOUNTS PAYABLE	$1,637.31
	LOANS	
31500	Loan Pacific Premier Bank xxx4718	$3,278,347.29
	Total LOANS	$3,278,347.29
	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	$1,556,553.04
	Total LIABILITIES	**$4,967,992.43**
	EQUITY	
	RETAINED SURPLUS/(DEFICIT)	
45100	Retained funds	$2,477,952.71
	Current Year Surplus (Deficit)	$21,993.13
	Total RETAINED SURPLUS/(DEFICIT)	$2,499,945.83
	Total EQUITY	**$2,499,945.83**
	Total Liabilities and Equity	**$7,467,938.26**

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity ----- Deposits	Expenses	--- Adjustments --- Additions	Deductions	Ending Balance
40100	Asphalt - parking areas - replace	0.00	12,085.00	0.00	0.00	0.00	0.00	12,085.00
40101	Asphalt - Streets	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	11,400.00	(13,900.00)
40104	Concrete Repairs	0.00	(22,060.00)	0.00	0.00	0.00	0.00	(22,060.00)
40200	Seal Coat/Repair/Replace	0.00	(59,057.04)	0.00	0.00	0.00	0.00	(59,057.04)
40203	Walkways-repair/reseal	0.00	(64,998.60)	0.00	180.00	0.00	0.00	(65,178.60)
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	107,850.38	0.00	0.00	(112,867.54)
40323	Condo/Town Home Railings	0.00	(386,628.42)	0.00	2,923.20	0.00	0.00	(389,551.62)
40400	Pool hardware	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	Comp Shingle Roof (tile/flat/garages)	0.00	(72,115.00)	0.00	0.00	0.00	0.00	(72,115.00)
40600	Exterior Stucco- Townhomes/Condo Bl	0.00	(5,904.00)	0.00	29,121.73	0.00	0.00	(35,025.73)
40700	Exterior surfaces - high fascia	0.00	0.00	0.00	30,909.31	0.00	0.00	(30,909.31)
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 Exterior	0.00	(26,724.67)	0.00	0.00	0.00	0.00	(26,724.67)
40919	Bathroom Refurbish/Tile Flooring/Kitc	0.00	(15,603.55)	0.00	0.00	0.00	0.00	(15,603.55)
40922	Gym flooring/Exercise Equipment	0.00	(2,248.91)	0.00	0.00	0.00	0.00	(2,248.91)
41003	Carports (Metal Roof) Replacement	0.00	(33,989.00)	0.00	118,282.31	0.00	0.00	(152,271.31)
41008	Bridge repair	0.00	(3,687.00)	0.00	0.00	0.00	0.00	(3,687.00)
41300	Campus lighting/Hallway Lighting	0.00	(8,810.00)	0.00	0.00	0.00	0.00	(8,810.00)
41301	Ground lighting - replace	0.00	(695.00)	0.00	0.00	0.00	0.00	(695.00)
41304	Electrical Box Replacement Condos	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	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	7,685.26	0.00	0.00	(14,405.26)
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)

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity ----- Deposits	Expenses	--- Adjustments --- Additions	Deductions	Ending Balance
41902	Metal fence and railing - repair/replace	0.00	(22,130.00)	0.00	0.00	0.00	0.00	(22,130.00)
42000	Balcony decking / repair/ Inspection	0.00	(1,150.00)	0.00	46,540.00	0.00	0.00	(47,690.00)
42003	Balcony Beams/Posts	0.00	1,968.13	0.00	5,740.00	0.00	0.00	(3,771.87)
42102	Fire Control Panels	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
42513	Main Electrical Junction Box	0.00	(36,875.00)	0.00	42,604.00	0.00	0.00	(79,479.00)
43007	Trash enclosures - replace	0.00	(7,500.00)	0.00	0.00	0.00	0.00	(7,500.00)
43400	Sewer Main Lines-Partial replace	0.00	(42,614.31)	0.00	15,531.40	0.00	0.00	(58,145.71)
43413	Condo Bldg Water Line Re-Pipe	0.00	(58,282.81)	0.00	0.00	0.00	0.00	(58,282.81)
43800	Structural Maintenance/Repair - Comm	52,000.00	2,153,016.65	416,000.00	0.00	0.00	0.00	2,569,016.65
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43900	Balcony/walkway ceiling reinforcemen	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**	**416,000.00**	**418,447.59**	**0.00**	**12,876.19**	**1,556,553.04**

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Variance	Percent of Budget
	INCOME						
	ASSESSMENT INCOME						
50100	Regular assessments	$181,989.73	$181,692.00	$1,458,056.31	$1,453,536.00	$4,520.31	100
	Total ASSESSMENT INCOME	$181,989.73	$181,692.00	$1,458,056.31	$1,453,536.00	$4,520.31	100
	OTHER MEMBER INCOME						
50400	Late charge assessments	$1,109.25	$508.33	$12,395.25	$4,066.64	$8,328.61	305
50500	Lien assessments	$40.00	$75.00	$1,980.00	$600.00	$1,380.00	330
50600	Legal assessments	$365.00	$83.33	$2,795.52	$666.64	$2,128.88	419
50700	Parking assessments	$240.00	$266.67	$2,320.00	$2,133.36	$186.64	109
50800	Nsf check collection	$0.00	$333.33	$6,847.34	$2,666.64	$4,180.70	257
51000	Resident Key/gate card income	$325.00	$250.00	$1,354.00	$2,000.00	($646.00)	68
	Total OTHER MEMBER INCOME	$2,079.25	$1,516.66	$27,692.11	$12,133.28	$15,558.83	228
	OTHER INCOME						
51200	Violation / Fine	$50.00	$83.33	$873.93	$666.64	$207.29	131
51300	Interest income	$396.77	$2,500.00	$37,741.28	$20,000.00	$17,741.28	189
51500	Reimbursement income-bill backs	$0.00	$41.67	($226.71)	$333.36	($560.07)	-68
51501	Reimbursement other	($786.45)	$0.00	($786.45)	$0.00	($786.45)	0
52700	Move In/Move Out Registration Fee	$300.00	$208.33	$900.00	$1,666.64	($766.64)	54
54200	Adjustment	$0.00	$0.00	$708.04	$0.00	$708.04	0
	Total OTHER INCOME	($39.68)	$2,833.33	$39,210.09	$22,666.64	$16,543.45	173
	Total INCOME	**$184,029.30**	**$186,041.99**	**$1,524,958.51**	**$1,488,335.92**	**$36,622.59**	**102**
	EXPENSES						
	ADMINISTRATIVE						
60100	Accounting & Audit Services	$1,800.00	$250.00	$3,148.00	$2,000.00	$1,148.00	157
60101	Study reserve	$0.00	$125.00	$875.00	$1,000.00	($125.00)	88
60103	Payroll service	$1,242.08	$1,475.00	$1,962.39	$11,800.00	($9,837.61)	17
60105	Professional Services	$0.00	$8.33	$0.00	$66.64	($66.64)	0
60200	Bank/Other Fees	$654.55	$83.33	$9,582.83	$666.64	$8,916.19	1,437
60205	Office Expense	$89.72	$583.33	$6,568.44	$4,666.64	$1,901.80	141

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Variance	Percent of Budget
60206	Office equipment (computers)	$0.00	$75.00	$0.00	$600.00	($600.00)	0
60207	1099 forms	$0.00	$1.00	$0.00	$8.00	($8.00)	0
60300	Legal expense, reimbursable	$40.00	$208.33	$4,775.52	$1,666.64	$3,108.88	287
60303	Legal	$1,789.50	$250.00	$2,672.00	$2,000.00	$672.00	134
60400	License,fees and permits	$0.00	$41.67	$673.00	$333.36	$339.64	202
60510	Employee Extra (uniforms, etc.)	$0.00	$41.67	$0.00	$333.36	($333.36)	0
60513	Bonuses	$0.00	$208.33	$0.00	$1,666.64	($1,666.64)	0
60600	Management services	$1,700.00	$1,700.00	$13,600.00	$13,600.00	$0.00	100
60603	Board Management Expense	$0.00	$58.33	$505.00	$466.64	$38.36	108
60800	Printing & postage	$325.84	$375.00	$5,245.20	$3,000.00	$2,245.20	175
60900	Assessment refunds	$0.00	$166.67	$1,944.10	$1,333.36	$610.74	146
61000	Non-sufficient fund checks	$0.00	$83.33	$6,777.34	$666.64	$6,110.70	1,017
62000	Miscellaneous expense	$0.00	$83.33	$1,956.08	$666.64	$1,289.44	293
	Total ADMINISTRATIVE	$7,641.69	$5,817.65	$60,284.90	$46,541.20	$13,743.70	130
	LOAN SERVICING						
64001	Loan Servicing Principle	$34,834.02	$28,000.00	$277,241.66	$224,000.00	$53,241.66	124
64002	Loan Servicing Interest	$11,969.98	$18,804.00	$97,190.34	$150,432.00	($53,241.66)	65
	Total LOAN SERVICING	$46,804.00	$46,804.00	$374,432.00	$374,432.00	$0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	$6,943.18	$5,000.00	$40,080.39	$40,000.00	$80.39	100
	Total SALARY ADMINISTRATIVE	$6,943.18	$5,000.00	$40,080.39	$40,000.00	$80.39	100
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	$8,055.39	$5,750.00	$48,876.23	$46,000.00	$2,876.23	106
60503	Clubhouse Salaries Gross	$8,358.09	$5,166.67	$44,695.41	$41,333.36	$3,362.05	108
	Total SALARY MAINTENANCE	$16,413.48	$10,916.67	$93,571.64	$87,333.36	$6,238.28	107
	INSURANCE						
70100	Fidelity bond	$0.00	$141.67	$1,738.00	$1,133.36	$604.64	153
70300	Insurance master policy	$14,775.11	$13,333.33	$108,246.17	$106,666.64	$1,579.53	101
70400	Worker's compensation	($113.25)	$1,166.67	$7,098.11	$9,333.36	($2,235.25)	76

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	.... Current Month .... Actual	Budget	.... Year To Date .... Actual	Budget	Variance	Percent of Budget
70500	Insurance-earthquake	$0.00	$17,643.67	$81,902.41	$141,149.36	($59,246.95)	58
70700	D & O/Cyber insurance	$0.00	$833.33	$10,875.00	$6,666.64	$4,208.36	163
70800	Insurance, Umbrella	$0.00	$291.67	$0.00	$2,333.36	($2,333.36)	0
	Total INSURANCE	$14,661.86	$33,410.34	$209,859.69	$267,282.72	($57,423.03)	79
	TAXES						
75100	Payroll taxes	$1,136.77	$1,583.33	$11,067.51	$12,666.64	($1,599.13)	87
75400	State & federal taxes	$0.00	$1,666.67	$18,151.00	$13,333.36	$4,817.64	136
	Total TAXES	$1,136.77	$3,250.00	$29,218.51	$26,000.00	$3,218.51	112
	CONTRACTED SERVICES						
80201	Contracted elevator service	$0.00	$1,666.67	$17,457.50	$13,333.36	$4,124.14	131
80202	Elevator repairs	$0.00	$666.67	$0.00	$5,333.36	($5,333.36)	0
80301	Contracted gardening service	$7,280.00	$7,291.67	$58,240.00	$58,333.36	($93.36)	100
80302	Landscape - Irrigation	$166.50	$416.67	$1,421.50	$3,333.36	($1,911.86)	43
80303	Gardening extras/supplies	$0.00	$16.67	$410.00	$133.36	$276.64	307
80304	Tree Trimming	$1,850.00	$833.33	$11,395.00	$6,666.64	$4,728.36	171
80317	Landscape replacement	$0.00	$8.33	$0.00	$66.64	($66.64)	0
80500	Pest Control	$0.00	$50.00	$3,565.00	$400.00	$3,165.00	891
80501	Contracted pest control servic	$510.00	$483.33	$4,020.00	$3,866.64	$153.36	104
80503	Pest control extras/supplies	$0.00	$8.33	$0.00	$66.64	($66.64)	0
80505	Contracted termite control	$0.00	$8.33	$1,625.00	$66.64	$1,558.36	2,438
80509	Contracted Termite Control Treatmei	$0.00	$333.33	$4,310.00	$2,666.64	$1,643.36	162
80601	Contracted pool & spa service	$325.00	$333.33	$2,573.00	$2,666.64	($93.64)	96
80602	Pool & spa repairs	$0.00	$166.67	$547.09	$1,333.36	($786.27)	41
80603	Pool & spa extras/supplies	$764.19	$583.33	$5,801.09	$4,666.64	$1,134.45	124
80617	Landscape Supplies	$0.00	$8.33	$0.00	$66.64	($66.64)	0
80707	Alarm Monitoring	$0.00	$900.00	$1,350.00	$7,200.00	($5,850.00)	19
	Total CONTRACTED SERVICES	$10,895.69	$13,774.99	$112,715.18	$110,199.92	$2,515.26	102
	MAINTENANCE						
63000	Unit Maintenance/Repair	$0.00	$666.67	$6,680.00	$5,333.36	$1,346.64	125

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	Current Month Actual	Current Month Budget	Year To Date Actual	Year To Date Budget	Variance	Percent of Budget
86000	Gate Repairs	$0.00	$416.67	$8,774.63	$3,333.36	$5,441.27	263
86101	Fire Alarm	$0.00	$83.33	$5,568.00	$666.64	$4,901.36	835
86200	Furnishings Communal	$0.00	$8.33	$0.00	$66.64	($66.64)	0
86300	Bldg Maint and Repairs	$0.00	$1,666.67	$18,271.22	$13,333.36	$4,937.86	137
86302	Equipment maintenance	$1,041.04	$250.00	$9,629.71	$2,000.00	$7,629.71	481
86303	Contingency repairs	$0.00	$4,166.67	$0.00	$33,333.36	($33,333.36)	0
86314	Clubhouse expense	$184.88	$471.67	$1,334.88	$3,773.36	($2,438.48)	35
86500	Lighting maintenance	$0.00	$166.67	$1,702.00	$1,333.36	$368.64	128
86600	Resident Locks & keys	$0.00	$8.33	$398.80	$66.64	$332.16	598
86700	Maintenance supplies	$263.17	$583.33	$4,648.03	$4,666.64	($18.61)	100
86800	Painting	$0.00	$8.33	$5,250.00	$66.64	$5,183.36	7,878
87000	Plumbing	$4,016.65	$166.67	$19,838.80	$1,333.36	$18,505.44	1,488
87100	Roof	$0.00	$83.33	$14,750.00	$666.64	$14,083.36	2,213
87111	Structural Maintenance/Repair - Con	$0.00	$4,166.67	$3,855.85	$33,333.36	($29,477.51)	12
87300	Signs	$0.00	$16.67	$2,203.60	$133.36	$2,070.24	1,652
87600	Landscape - Tree	$0.00	$8.33	$1,125.00	$66.64	$1,058.36	1,688
88101	Sidewalks	$0.00	$0.00	$3,000.00	$0.00	$3,000.00	0
88301	Sewer Line Cleanouts	$0.00	$1,666.67	$8,700.00	$13,333.36	($4,633.36)	65
88307	Landscape Maintenance	$0.00	$0.00	$1,828.36	$0.00	$1,828.36	0
88701	Landscaping- Maintenance	$0.00	$30.00	$0.00	$240.00	($240.00)	0
88800	Termite Control Treatment	$130.00	$0.00	$3,825.00	$0.00	$3,825.00	0
89300	Gutters	$0.00	$433.33	$5,600.00	$3,466.64	$2,133.36	162
	Total MAINTENANCE	$5,635.74	$15,068.34	$126,983.88	$120,546.72	$6,437.16	105
	PROVISION FOR RESERVES						
10000	Bldg Env paid from CR	$0.00	$0.00	($710.17)	$0.00	($710.17)	0
98800	Structure Maintenance/Repair - Com	$52,000.00	$52,000.00	$416,000.00	$416,000.00	$0.00	100
	Total PROVISION FOR RESERVES	$52,000.00	$52,000.00	$415,289.83	$416,000.00	($710.17)	100
	UTILITIES INCOME						
50900	Utility reimbursement	($41,853.51)	$0.00	($323,364.23)	$0.00	($323,364.23)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	.... Current Month .... Actual	Budget	.... Year To Date .... Actual	Budget	Variance	Percent of Budget
	Total UTILITIES INCOME	($41,853.51)	$0.00	($323,364.23)	$0.00	($323,364.23)	0
	UTILITY EXPENSE						
65100	Utility-electric	$3,179.43	$0.00	$24,760.04	$0.00	$24,760.04	0
65200	Utility gas	$4,114.78	$0.00	$38,990.06	$0.00	$38,990.06	0
65300	Utility phone	$1,349.15	$0.00	$11,413.68	$0.00	$11,413.68	0
65400	Utility trash	$5,879.08	$0.00	$45,541.09	$0.00	$45,541.09	0
65500	Utility water & sewer	$27,480.35	$0.00	$241,904.14	$0.00	$241,904.14	0
81001	Contracted internet	$161.25	$0.00	$1,284.58	$0.00	$1,284.58	0
	Total UTILITY EXPENSE	$42,164.04	$0.00	$363,893.59	$0.00	$363,893.59	0
	Total Expenses Before Reserves	$110,442.94	$134,041.99	$1,087,675.56	$1,072,335.92	$15,339.64	101
	Total EXPENSES	**$162,442.94**	**$186,041.99**	**$1,502,965.39**	**$1,488,335.92**	**$14,629.47**	**101**
	Net Surplus or (Deficit)	**$21,586.36**	**$0.00**	**$21,993.13**	**$0.00**	**$21,993.13**	

OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2025 Through 08/31/2025
Year End: December

	.... Current Month .... Actual	Budget	.... Year To Date .... Actual	Budget	Variance	Percent of Budget
INCOME						
ASSESSMENT INCOME	$181,989.73	$181,692.00	$1,458,056.31	$1,453,536.00	$4,520.31	100
OTHER MEMBER INCOME	$2,079.25	$1,516.66	$27,692.11	$12,133.28	$15,558.83	228
OTHER INCOME	($39.68)	$2,833.33	$39,210.09	$22,666.64	$16,543.45	173
Total INCOME	**$184,029.30**	**$186,041.99**	**$1,524,958.51**	**$1,488,335.92**	**$36,622.59**	**102**
EXPENSES						
ADMINISTRATIVE	$7,641.69	$5,817.65	$60,284.90	$46,541.20	$13,743.70	130
LOAN SERVICING	$46,804.00	$46,804.00	$374,432.00	$374,432.00	$0.00	100
SALARY ADMINISTRATIVE	$6,943.18	$5,000.00	$40,080.39	$40,000.00	$80.39	100
SALARY MAINTENANCE	$16,413.48	$10,916.67	$93,571.64	$87,333.36	$6,238.28	107
INSURANCE	$14,661.86	$33,410.34	$209,859.69	$267,282.72	($57,423.03)	79
TAXES	$1,136.77	$3,250.00	$29,218.51	$26,000.00	$3,218.51	112
CONTRACTED SERVICES	$10,895.69	$13,774.99	$112,715.18	$110,199.92	$2,515.26	102
MAINTENANCE	$5,635.74	$15,068.34	$126,983.88	$120,546.72	$6,437.16	105
PROVISION FOR RESERVES	$52,000.00	$52,000.00	$415,289.83	$416,000.00	($710.17)	100
UTILITIES INCOME	($41,853.51)	$0.00	($323,364.23)	$0.00	($323,364.23)	0
UTILITY EXPENSE	$42,164.04	$0.00	$363,893.59	$0.00	$363,893.59	0
Total EXPENSES	**$162,442.94**	**$186,041.99**	**$1,502,965.39**	**$1,488,335.92**	**$14,629.47**	**101**
Net Surplus or (Deficit)	**$21,586.36**	**$0.00**	**$21,993.13**	**$0.00**	**$21,993.13**	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 08/31/2025
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	181911	183521	181990					1458056	1453536	100
	Total-ASSESSMENT INCOME	183269	181868	181847	181416	182236	181911	183521	181990					1458056	1453536	100
	OTHER MEMBER INCOME															
50400	Late charge assessments	2535	1130	1562	1412	1618	1641	1387	1109					12395	4067	305
50500	Lien assessments	40	360	380	40	1120	0	0	40					1980	600	330
50600	Legal assessments	406	540	0	1111	0	374	0	365					2796	667	419
50700	Parking assessments	280	320	320	360	280	280	240	240					2320	2133	109
50800	Nsf check collection	1471	2351	720	0	0	1474	830	0					6847	2667	257
51000	Resident Key/gate card income	210	80	75	244	270	150	0	325					1354	2000	68
	Total-OTHER MEMBER INCOM	4942	4782	3057	3167	3288	3919	2457	2079					27692	12133	228
	OTHER INCOME															
51200	Violation / Fine	200	0	274	150	200	0	0	50					874	667	131
51300	Interest income	(281)	380	11170	438	410	419	24808	397					37741	20000	189
51500	Reimbursement income-bill ba	271	(697)	199	0	0	0	0	0					(227)	333	-68
51501	Reimbursement other	0	0	0	0	0	0	0	(786)					(786)	0	0
52700	Move In/Move Out Registratio	100	0	0	200	100	100	100	300					900	1667	54
54200	Adjustment	0	0	708	0	0	0	0	0					708	0	0
	Total-OTHER INCOME	290	(317)	12351	788	710	519	24908	(40)					39210	22667	173
	Total INCOME	188502	186332	197255	185370	186234	186349	210886	184029					1524959	1488336	102
	EXPENSES															
	ADMINISTRATIVE															
60100	Accounting & Audit Services	0	0	1348	0	0	0	0	1800					3148	2000	157
60101	Study reserve	0	0	0	0	0	875	0	0					875	1000	88
60103	Payroll service	720	0	0	0	0	0	0	1242					1962	11800	17
60105	Professional Services	0	0	0	0	0	0	0	0					0	67	0
60200	Bank/Other Fees	1612	1194	1368	1276	1375	1325	778	655					9583	667	1437
60205	Office Expense	2387	296	540	55	2353	470	377	90					6568	4667	141
60206	Office equipment (computers)	0	0	0	0	0	0	0	0					0	600	0
60207	1099 forms	0	0	0	0	0	0	0	0					0	8	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60300	Legal expense, reimbursable	446	900	1394	138	1120	374	365	40					4776	1667	287
60303	Legal	590	163	0	0	0	0	130	1790					2672	2000	134
60400	License,fees and permits	0	0	0	0	0	0	673	0					673	333	202
60510	Employee Extra (uniforms, etc	0	0	0	0	0	0	0	0					0	333	0
60513	Bonuses	0	0	0	0	0	0	0	0					0	1667	0
60600	Management services	1700	1700	1700	1700	1700	1700	1700	1700					13600	13600	100
60603	Board Management Expense	165	0	0	0	340	0	0	0					505	467	108
60800	Printing & postage	1321	324	831	297	292	309	1546	326					5245	3000	175
60900	Assessment refunds	391	160	(300)	0	0	0	1693	0					1944	1333	146
61000	Non-sufficient fund checks	740	3043	735	0	0	1414	845	0					6777	667	1017
62000	Miscellaneous expense	0	11400	5656	(5656)	0	1712	(11156)	0					1956	667	293
	Total-ADMINISTRATIVE	10071	19180	13272	(2191)	7181	8178	(3049)	7642					60285	46541	130
	LOAN SERVICING															
64001	Loan Servicing Principle	33978	34098	35436	34344	34863	34588	35100	34834					277242	224000	124
64002	Loan Servicing Interest	12826	12706	11368	12460	11941	12216	11704	11970					97190	150432	65
	Total-LOAN SERVICING	46804	46804	46804	46804	46804	46804	46804	46804					374432	374432	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	6413	4451	3839	4172	4622	4303	5337	6943					40080	40000	100
	Total-SALARY ADMINISTRATI	6413	4451	3839	4172	4622	4303	5337	6943					40080	40000	100
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	8956	4903	5107	4727	4737	6039	6351	8055					48876	46000	106
60503	Clubhouse Salaries Gross	6373	4267	4287	4505	4450	5713	6742	8358					44695	41333	108
	Total-SALARY MAINTENANCI	15330	9170	9393	9233	9187	11753	13093	16413					93572	87333	107
	INSURANCE															
70100	Fidelity bond	0	0	1738	0	0	0	0	0					1738	1133	153
70300	Insurance master policy	13356	13356	13356	13350	13350	13356	13350	14775					108246	106667	101
70400	Worker's compensation	1202	1202	1202	2404	0	1202	0	(113)					7098	9333	76
70500	Insurance-earthquake	16335	16341	16335	0	0	0	32892	0					81902	141149	58
70700	D & O/Cyber insurance	0	0	0	0	0	0	10875	0					10875	6667	163
70800	Insurance, Umbrella	0	0	0	0	0	0	0	0					0	2333	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 08/31/2025
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	14558	57117	14662					209860	267283	79
	TAXES															
75100	Payroll taxes	2994	1360	1298	1245	1191	1252	590	1137					11068	12667	87
75400	State & federal taxes	0	0	0	11700	0	3014	3437	0					18151	13333	136
	Total-TAXES	2994	1360	1298	12945	1191	4266	4027	1137					29219	26000	112
	CONTRACTED SERVICES															
80201	Contracted elevator service	5819	0	0	5819	0	0	5819	0					17458	13333	131
80202	Elevator repairs	0	0	0	0	0	0	0	0					0	5333	0
80301	Contracted gardening service	7280	7280	7280	7280	7280	7280	7280	7280					58240	58333	100
80302	Landscape - Irrigation	0	350	0	0	875	30	0	167					1422	3333	43
80303	Gardening extras/supplies	0	0	0	0	410	0	0	0					410	133	307
80304	Tree Trimming	0	6175	0	0	120	3250	0	1850					11395	6667	171
80317	Landscape replacement	0	0	0	0	0	0	0	0					0	67	0
80500	Pest Control	0	0	0	0	65	750	2750	0					3565	400	891
80501	Contracted pest control servic	500	500	500	500	500	500	510	510					4020	3867	104
80503	Pest control extras/supplies	0	0	0	0	0	0	0	0					0	67	0
80505	Contracted termite control	0	910	0	65	0	0	650	0					1625	67	2438
80509	Contracted Termite Control Tr	0	1640	0	0	2070	535	65	0					4310	2667	162
80601	Contracted pool & spa service	298	325	325	325	325	325	325	325					2573	2667	96
80602	Pool & spa repairs	0	0	422	0	0	125	0	0					547	1333	41
80603	Pool & spa extras/supplies	594	625	596	619	754	670	1179	764					5801	4667	124
80617	Landscape Supplies	0	0	0	0	0	0	0	0					0	67	0
80707	Alarm Monitoring	0	337	282	0	0	282	449	0					1350	7200	19
	Total-CONTRACTED SERVICE	14491	18143	9405	14609	12399	13747	19027	10896					112715	110200	102
	MAINTENANCE															
63000	Unit Maintenance/Repair	0	0	1500	4180	1000	0	0	0					6680	5333	125
86000	Gate Repairs	550	0	2543	876	0	0	4806	0					8775	3333	263
86101	Fire Alarm	1800	0	0	1884	0	0	1884	0					5568	667	835
86200	Furnishings Communal	0	0	0	0	0	0	0	0					0	67	0
86300	Bldg Maint and Repairs	424	3708	750	9055	2150	755	1430	0					18271	13333	137
86302	Equipment maintenance	2005	1757	1216	960	725	291	1635	1041					9630	2000	481

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
86303	Contingency repairs	0	0	0	0	0	0	0	0					0	33333	0
86314	Clubhouse expense	0	0	225	0	0	0	925	185					1335	3773	35
86500	Lighting maintenance	0	1037	0	455	0	210	0	0					1702	1333	128
86600	Resident Locks & keys	0	191	0	0	0	208	0	0					399	67	598
86700	Maintenance supplies	420	1427	1200	143	121	(1166)	2239	263					4648	4667	100
86800	Painting	0	0	0	0	0	0	5250	0					5250	67	7878
87000	Plumbing	1997	2034	3196	2511	2643	2550	892	4017					19839	1333	1488
87100	Roof	0	300	0	3860	6160	4430	0	0					14750	667	2213
87111	Structural Maintenance/Repair	2256	0	0	0	0	0	1600	0					3856	33333	12
87300	Signs	0	0	0	0	2170	34	0	0					2204	133	1652
87600	Landscape - Tree	0	0	0	1125	0	0	0	0					1125	67	1688
88101	Sidewalks	0	3000	0	0	0	0	0	0					3000	0	0
88301	Sewer Line Cleanouts	1500	0	0	4800	2400	0	0	0					8700	13333	65
88307	Landscape Maintenance	573	0	0	0	0	682	573	0					1828	0	0
88701	Landscaping- Maintenance	0	0	0	0	0	573	(573)	0					0	240	0
88800	Termite Control Treatment	0	325	0	1335	1595	440	0	130					3825	0	0
89300	Gutters	0	150	450	0	5000	0	0	0					5600	3467	162
	Total-MAINTENANCE	11525	13929	11079	31185	23964	9007	20660	5636					126984	120547	105
	PROVISION FOR RESERVES															
10000	Bldg Env paid from CR	(710)	0	0	0	0	0	0	0					(710)	0	0
98800	Structure Maintenance/Repair ·	52000	52000	52000	52000	52000	52000	52000	52000					416000	416000	100
	Total-PROVISION FOR RESERV	51290	52000	52000	52000	52000	52000	52000	52000					415290	416000	100
	UTILITIES INCOME															
50900	Utility reimbursement	(38623)	(41237)	(41236)	(40277)	(37583)	(41149)	(41407)	(41854)					(323364)	0	0
	Total-UTILITIES INCOME	(38623)	(41237)	(41236)	(40277)	(37583)	(41149)	(41407)	(41854)					(323364)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	3418	3254	3584	2391	2914	3018	3001	3179					24760	0	0
65200	Utility gas	4818	5365	5335	5538	5363	4406	4051	4115					38990	0	0
65300	Utility phone	2137	1317	1323	1325	1322	1323	1318	1349					11414	0	0
65400	Utility trash	5512	5803	5416	5701	5868	5821	5540	5879					45541	0	0
65500	Utility water & sewer	17083	16328	24143	76563	25755	26654	27898	27480					241904	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
81001	Contracted internet	161	161	161	161	161	161	156	161					1285	0	0
	Total-UTILITY EXPENSE	33129	32228	39962	91679	41384	41383	41964	42164					363894	0	0
	Total-Expenses Before Reserves	133025	134926	126446	183913	122499	112850	163574	110443					1087676	1072336	101
	Total EXPENSES	184315	186926	178446	235913	174499	164850	215574	162443					1502965	1488336	101
	Net Surplus or (Deficit)	4187	(594)	18809	(50542)	11736	21499	(4688)	21586					21993	0	

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	$1,458,056.31	$2,180,304.00	($722,247.69)	67
	Total ASSESSMENT INCOME	$1,458,056.31	$2,180,304.00	($722,247.69)	67
	OTHER MEMBER INCOME				
50400	Late charge assessments	$12,395.25	$6,099.96	$6,295.29	203
50500	Lien assessments	$1,980.00	$900.00	$1,080.00	220
50600	Legal assessments	$2,795.52	$999.96	$1,795.56	280
50700	Parking assessments	$2,320.00	$3,200.04	($880.04)	72
50800	Nsf check collection	$6,847.34	$3,999.96	$2,847.38	171
51000	Resident Key/gate card income	$1,354.00	$3,000.00	($1,646.00)	45
	Total OTHER MEMBER INCOME	$27,692.11	$18,199.92	$9,492.19	152
	OTHER INCOME				
51200	Violation / Fine	$873.93	$999.96	($126.03)	87
51300	Interest income	$37,741.28	$30,000.00	$7,741.28	126
51500	Reimbursement income-bill backs	($226.71)	$500.04	($726.75)	-45
51501	Reimbursement other	($786.45)	$0.00	($786.45)	0
52700	Move In/Move Out Registration Fee	$900.00	$2,499.96	($1,599.96)	36
54200	Adjustment	$708.04	$0.00	$708.04	0
	Total OTHER INCOME	$39,210.09	$33,999.96	$5,210.13	115
	Total INCOME	**$1,524,958.51**	**$2,232,503.88**	**($707,545.37)**	**68**
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	$3,148.00	$3,000.00	$148.00	105
60101	Study reserve	$875.00	$1,500.00	($625.00)	58
60103	Payroll service	$1,962.39	$17,700.00	($15,737.61)	11
60105	Professional Services	$0.00	$99.96	($99.96)	0
60200	Bank/Other Fees	$9,582.83	$999.96	$8,582.87	958
60205	Office Expense	$6,568.44	$6,999.96	($431.52)	94
60206	Office equipment (computers)	$0.00	$900.00	($900.00)	0
60207	1099 forms	$0.00	$12.00	($12.00)	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
60300	Legal expense, reimbursable	$4,775.52	$2,499.96	$2,275.56	191
60303	Legal	$2,672.00	$3,000.00	($328.00)	89
60400	License,fees and permits	$673.00	$500.04	$172.96	135
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	$13,600.00	$20,400.00	($6,800.00)	67
60603	Board Management Expense	$505.00	$699.96	($194.96)	72
60800	Printing & postage	$5,245.20	$4,500.00	$745.20	117
60900	Assessment refunds	$1,944.10	$2,000.04	($55.94)	97
61000	Non-sufficient fund checks	$6,777.34	$999.96	$5,777.38	678
62000	Miscellaneous expense	$1,956.08	$999.96	$956.12	196
	Total ADMINISTRATIVE	$60,284.90	$69,811.80	($9,526.90)	86
	LOAN SERVICING				
64001	Loan Servicing Principle	$277,241.66	$336,000.00	($58,758.34)	83
64002	Loan Servicing Interest	$97,190.34	$225,648.00	($128,457.66)	43
	Total LOAN SERVICING	$374,432.00	$561,648.00	($187,216.00)	67
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	$40,080.39	$60,000.00	($19,919.61)	67
	Total SALARY ADMINISTRATIVE	$40,080.39	$60,000.00	($19,919.61)	67
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	$48,876.23	$69,000.00	($20,123.77)	71
60503	Clubhouse Salaries Gross	$44,695.41	$62,000.04	($17,304.63)	72
	Total SALARY MAINTENANCE	$93,571.64	$131,000.04	($37,428.40)	71
	INSURANCE				
70100	Fidelity bond	$1,738.00	$1,700.04	$37.96	102
70300	Insurance master policy	$108,246.17	$159,999.96	($51,753.79)	68
70400	Worker's compensation	$7,098.11	$14,000.04	($6,901.93)	51
70500	Insurance-earthquake	$81,902.41	$211,724.04	($129,821.63)	39
70700	D & O/Cyber insurance	$10,875.00	$9,999.96	$875.04	109
70800	Insurance, Umbrella	$0.00	$3,500.04	($3,500.04)	0

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	Total INSURANCE	$209,859.69	$400,924.08	($191,064.39)	52
	TAXES				
75100	Payroll taxes	$11,067.51	$18,999.96	($7,932.45)	58
75400	State & federal taxes	$18,151.00	$20,000.04	($1,849.04)	91
	Total TAXES	$29,218.51	$39,000.00	($9,781.49)	75
	CONTRACTED SERVICES				
80201	Contracted elevator service	$17,457.50	$20,000.04	($2,542.54)	87
80202	Elevator repairs	$0.00	$8,000.04	($8,000.04)	0
80301	Contracted gardening service	$58,240.00	$87,500.04	($29,260.04)	67
80302	Landscape - Irrigation	$1,421.50	$5,000.04	($3,578.54)	28
80303	Gardening extras/supplies	$410.00	$200.04	$209.96	205
80304	Tree Trimming	$11,395.00	$9,999.96	$1,395.04	114
80317	Landscape replacement	$0.00	$99.96	($99.96)	0
80500	Pest Control	$3,565.00	$600.00	$2,965.00	594
80501	Contracted pest control servic	$4,020.00	$5,799.96	($1,779.96)	69
80503	Pest control extras/supplies	$0.00	$99.96	($99.96)	0
80505	Contracted termite control	$1,625.00	$99.96	$1,525.04	1,626
80509	Contracted Termite Control Treatment	$4,310.00	$3,999.96	$310.04	108
80601	Contracted pool & spa service	$2,573.00	$3,999.96	($1,426.96)	64
80602	Pool & spa repairs	$547.09	$2,000.04	($1,452.95)	27
80603	Pool & spa extras/supplies	$5,801.09	$6,999.96	($1,198.87)	83
80617	Landscape Supplies	$0.00	$99.96	($99.96)	0
80707	Alarm Monitoring	$1,350.00	$10,800.00	($9,450.00)	13
	Total CONTRACTED SERVICES	$112,715.18	$165,299.88	($52,584.70)	68
	MAINTENANCE				
63000	Unit Maintenance/Repair	$6,680.00	$8,000.04	($1,320.04)	83
86000	Gate Repairs	$8,774.63	$5,000.04	$3,774.59	175
86101	Fire Alarm	$5,568.00	$999.96	$4,568.04	557
86200	Furnishings Communal	$0.00	$99.96	($99.96)	0
86300	Bldg Maint and Repairs	$18,271.22	$20,000.04	($1,728.82)	91
86302	Equipment maintenance	$9,629.71	$3,000.00	$6,629.71	321

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 08/31/2025
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	$1,334.88	$5,660.04	($4,325.16)	24
86500	Lighting maintenance	$1,702.00	$2,000.04	($298.04)	85
86600	Resident Locks & keys	$398.80	$99.96	$298.84	399
86700	Maintenance supplies	$4,648.03	$6,999.96	($2,351.93)	66
86800	Painting	$5,250.00	$99.96	$5,150.04	5,252
87000	Plumbing	$19,838.80	$2,000.04	$17,838.76	992
87100	Roof	$14,750.00	$999.96	$13,750.04	1,475
87111	Structural Maintenance/Repair - Comm	$3,855.85	$50,000.04	($46,144.19)	8
87300	Signs	$2,203.60	$200.04	$2,003.56	1,102
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	$1,828.36	$0.00	$1,828.36	0
88701	Landscaping- Maintenance	$0.00	$360.00	($360.00)	0
88800	Termite Control Treatment	$3,825.00	$0.00	$3,825.00	0
89300	Gutters	$5,600.00	$5,199.96	$400.04	108
	Total MAINTENANCE	$126,983.88	$180,820.08	($53,836.20)	70
	PROVISION FOR RESERVES				
10000	Bldg Env paid from CR	($710.17)	$0.00	($710.17)	0
98800	Structure Maintenance/Repair - Commu	$416,000.00	$624,000.00	($208,000.00)	67
	Total PROVISION FOR RESERVES	$415,289.83	$624,000.00	($208,710.17)	67
	UTILITIES INCOME				
50900	Utility reimbursement	($323,364.23)	$0.00	($323,364.23)	0
	Total UTILITIES INCOME	($323,364.23)	$0.00	($323,364.23)	0
	UTILITY EXPENSE				
65100	Utility-electric	$24,760.04	$0.00	$24,760.04	0
65200	Utility gas	$38,990.06	$0.00	$38,990.06	0
65300	Utility phone	$11,413.68	$0.00	$11,413.68	0
65400	Utility trash	$45,541.09	$0.00	$45,541.09	0
65500	Utility water & sewer	$241,904.14	$0.00	$241,904.14	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 08/31/2025
Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
81001	Contracted internet	$1,284.58	$0.00	$1,284.58	0
	Total UTILITY EXPENSE	$363,893.59	$0.00	$363,893.59	0
	Total Expenses Before Reserves	$1,087,675.56	$1,608,503.88	($520,828.33)	68
	Total EXPENSES	**$1,502,965.39**	**$2,232,503.88**	**($729,538.50)**	**67**