Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: October 31, 2025

CASH SUMMARY

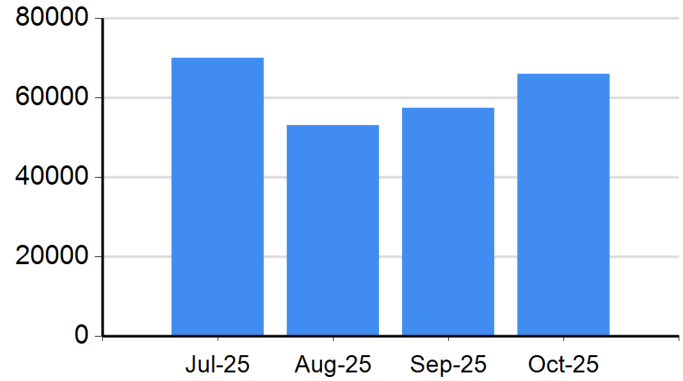
	This Month	Last Month	Change in Cash	
Operating Cash	343,207.50	334,174.26	Increase in Cash	9,033.24
Reserve Cash	1,898,693.14	1,886,924.13	Increase in Cash	11,769.01

Average budgeted expenses / months	186,041.99
Average # of months of available cash	1.84

ASSESSMENT SUMMARY

Monthly Assessment Budget	181,692.00
Assessment Cash Received	178,221.26
Total Assessments Receivable	
current month due	20,372.89
31-60 days late	5,010.09
61-90 days late	0.00
over 90 days late	40,523.41
Total Assessments Due	65,906.39
Past Owners Assessments Rec.	42,288.04
Past % of Total	39%
Prepaid Assessments	92,159.42

Accounts Receivable Trending



OPERATING SUMMARY

Category	October Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	$190,395.82	$1,902,975.37	$1,860,419.90	$42,555.47
ADMINISTRATIVE	$6,468.63	$74,529.07	$58,176.50	$16,352.57
LOAN SERVICING	$46,804.00	$468,040.00	$468,040.00	$0.00
SALARY ADMINISTRATIVE	$2,383.56	$45,234.10	$50,000.00	($4,765.90)
SALARY MAINTENANCE	$4,900.80	$110,680.83	$109,166.70	$1,514.13
INSURANCE	$31,289.21	$287,839.33	$334,103.40	($46,264.07)
TAXES	$622.22	$33,479.99	$32,500.00	$979.99
CONTRACTED SERVICES	$32,181.32	$158,501.45	$137,749.90	$20,751.55
MAINTENANCE	$8,434.71	$155,124.52	$150,683.40	$4,441.12
PROVISION FOR RESERVES	$52,000.00	$518,689.83	$520,000.00	($1,310.17)
UTILITIES INCOME	($43,077.91)	($408,461.77)	$0.00	($408,461.77)
UTILITY EXPENSE	$42,545.99	$448,579.65	$0.00	$448,579.65
Total EXPENSES	$184,552.53	$1,892,237.01	$1,860,419.90	$31,817.11
Net Surplus or (Deficit)	$5,843.29	$10,738.37		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: October 31, 2025

Contribution to Reserves this month:	52,000.00	Reserve Disbursements this month:	28,754.36
Contribution to Reserves Year-to-Date:	520,000.00	Reserve Disbursements Year-to-Date:	487,367.44

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 10/31/2025 Year End: December

	ASSETS		
	CURRENT ASSETS		
10100	Checking - Sunwest xxxxx1130	$303,342.65	
11100	J Street Drain Project	$35,943.41	
11500	CIT CR on deposit	$0.24	
11708	Sunwest Petty Cash xxxxx4542	$5,000.00	
12000	Sunwest Debit Petty Cash xxxxx6871	($1,078.80)	
	Total CURRENT ASSETS	$343,207.50	
	CURRENT RESERVE ASSETS		
10300	Savings - Sunwest xxxxx3850	$710,149.85	IMMA
11600	JP Morgan/Edward Jones	$1,188,543.29	
	Total CURRENT RESERVE ASSETS	$1,898,693.14	
	ACCOUNTS RECEIVABLE		
15500	Accounts Receivable	$105,039.55	
	Total ACCOUNTS RECEIVABLE	$105,039.55	
	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	**$7,486,212.19**	

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 10/31/2025 Year End: December

	LIABILITIES	
	CURRENT LIABILITIES	
37000	Prepaid Assessments	$92,159.42
	Total CURRENT LIABILITIES	$92,159.42
	ACCOUNTS PAYABLE	
10101	AP - Checks Not Released	$1.00
	Total ACCOUNTS PAYABLE	$1.00
	LOANS	
31500	Loan Pacific Premier Bank xxx4718	$3,209,641.95
	Total LOANS	$3,209,641.95
	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	$1,591,633.19
	Total LIABILITIES	**$4,928,815.78**
	EQUITY	
	RETAINED SURPLUS/(DEFICIT)	
45100	Retained funds	$2,546,658.05
	Current Year Surplus (Deficit)	$10,738.37
	Total RETAINED SURPLUS/(DEFICIT)	$2,557,396.41
	Total EQUITY	**$2,557,396.41**
	Total Liabilities and Equity	**$7,486,212.19**

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2025 Through 10/31/2025

Year End: December

		Monthly	Beginning	----- Activity -----		--- Adjustments ---		Ending
GL No	GL Description	Budget	Balance	Debits	Expenses	Additions	Deductions	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	13,900.00	(16,400.00)
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	108,320.88	3,687.00	0.00	(109,651.04)
40323	Condo/Town Home Railings	0.00	(386,628.42)	0.00	23,781.30	0.00	0.00	(410,409.72)
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	585.50	(1,171.00)
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 Bldgs	0.00	(5,904.00)	0.00	42,298.21	0.00	45,170.10	(93,372.31)
40700	Exterior surfaces - high fascia	0.00	0.00	0.00	44,085.79	0.00	0.00	(44,085.79)
40739	Paint exterior	0.00	(45,170.10)	0.00	11,080.00	45,170.10	0.00	(11,080.00)
40800	Contingency	0.00	(2,563.58)	0.00	0.00	2,721,808.29	0.00	2,719,244.71
40914	Clubhouse Exterior	0.00	(26,724.67)	0.00	0.00	0.00	0.00	(26,724.67)
40919	Bathroom Refurbish/Tile Flooring/Kitchen Area/Pool Bathroom/copier/irrigation	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	3,687.00	(7,374.00)
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	695.00	(1,390.00)
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	3,650.00	(7,300.00)
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	12,543.56	(25,087.12)
41601	Elevators - modernize	0.00	(6,720.00)	0.00	17,823.55	0.00	0.00	(24,543.55)
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)
42000	Balcony decking / repair/ Inspection	0.00	(1,150.00)	0.00	47,090.00	1,968.13	0.00	(46,271.87)
42003	Balcony Beams/Posts	0.00	1,968.13	0.00	5,740.00	0.00	1,968.13	(5,740.00)
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	2,957.10	0.00
42305	Structural Maintenance/Repair Units	0.00	0.00	0.00	0.00	0.00	1,250.00	(1,250.00)
42513	Main Electrical Junction Box	0.00	(36,875.00)	0.00	42,604.00	800.00	36,875.00	(115,554.00)
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	26,881.40	0.00	0.00	(69,495.71)
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 - Communal	52,000.00	2,153,016.65	520,000.00	0.00	0.00	2,150,166.65	522,850.00
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43900	Balcony/walkway ceiling reinforcement funds	0.00	498,600.48	0.00	0.00	0.00	498,600.48	0.00
44000	Sidewalks	0.00	(11,985.00)	0.00	0.00	0.00	11,985.00	(23,970.00)
	Total Reserves	**52,000.00**	**1,571,876.82**	**520,000.00**	**488,167.44**	**2,773,433.52**	**2,773,433.52**	**1,591,633.19**

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2025 Through 10/31/2025

Year End: December

GL No	GL Description	.... Current Month .... Actual	Budget	.... Year To Date .... Actual	Budget	Variance	Percent of Budget
	INCOME						
	ASSESSMENT INCOME						
50100	Regular assessments	182,896.73	181,692.00	1,822,773.77	1,816,920.00	5,853.77	100
	Total ASSESSMENT INCOME	182,896.73	181,692.00	1,822,773.77	1,816,920.00	5,853.77	100
	OTHER MEMBER INCOME						
50400	Late charge assessments	1,063.08	508.33	14,935.50	5,083.30	9,852.20	294
50500	Lien assessments	0.00	75.00	2,020.00	750.00	1,270.00	269
50600	Legal assessments	565.78	83.33	3,516.30	833.30	2,683.00	422
50700	Parking assessments	320.00	266.67	2,920.00	2,666.70	253.30	109
50800	Nsf check collection	750.30	333.33	8,257.64	3,333.30	4,924.34	248
51000	Resident Key/gate card income	516.00	250.00	1,870.00	2,500.00	(630.00)	75
	Total OTHER MEMBER INCOME	3,215.16	1,516.66	33,519.44	15,166.60	18,352.84	221
	OTHER INCOME						
51200	Violation / Fine	467.18	83.33	1,341.11	833.30	507.81	161
51300	Interest income	398.93	2,500.00	41,028.35	25,000.00	16,028.35	164
51500	Reimbursement income-bill backs	3,317.82	41.67	3,091.11	416.70	2,674.41	742
51501	Reimbursement other	0.00	0.00	(786.45)	0.00	(786.45)	0
52700	Move In/Move Out Registration Fee	100.00	208.33	1,300.00	2,083.30	(783.30)	62
54200	Adjustment	0.00	0.00	708.04	0.00	708.04	0
	Total OTHER INCOME	4,283.93	2,833.33	46,682.16	28,333.30	18,348.86	165
	Total INCOME	**190,395.82**	**186,041.99**	**1,902,975.37**	**1,860,419.90**	**42,555.47**	**102**
	EXPENSES						
	ADMINISTRATIVE						
60100	Accounting & Audit Services	0.00	250.00	3,148.00	2,500.00	648.00	126
60101	Study reserve	0.00	125.00	875.00	1,250.00	(375.00)	70
60103	Payroll service	0.00	1,475.00	1,962.39	14,750.00	(12,787.61)	13
60105	Professional Services	0.00	8.33	0.00	83.30	(83.30)	0

OPERATING STATEMENT

01/01/2025 Through 10/31/2025

Year End: December

60200	Bank/Other Fees	1,344.83	83.33	12,274.75	833.30	11,441.45	1,473
60205	Office Expense	203.14	583.33	7,517.76	5,833.30	1,684.46	129
60206	Office equipment (computers)	0.00	75.00	0.00	750.00	(750.00)	0
60207	1099 forms	0.00	1.00	0.00	10.00	(10.00)	0
60300	Legal expense, reimbursable	210.00	208.33	5,536.30	2,083.30	3,453.00	266
60303	Legal	2,467.50	250.00	5,889.50	2,500.00	3,389.50	236
60400	License,fees and permits	0.00	41.67	908.20	416.70	491.50	218
60506	Part Time Employee	131.00	0.00	131.00	0.00	131.00	0
60510	Employee Extra (uniforms, etc.)	0.00	41.67	0.00	416.70	(416.70)	0
60513	Bonuses	0.00	208.33	0.00	2,083.30	(2,083.30)	0
60600	Management services	1,700.00	1,700.00	17,000.00	17,000.00	0.00	100
60603	Board Management Expense	0.00	58.33	555.00	583.30	(28.30)	95
60800	Printing & postage	412.16	375.00	5,940.12	3,750.00	2,190.12	158
60900	Assessment refunds	0.00	166.67	1,944.10	1,666.70	277.40	117
61000	Non-sufficient fund checks	0.00	83.33	7,407.34	833.30	6,574.04	889
62000	Miscellaneous expense	0.00	83.33	1,956.08	833.30	1,122.78	235
62400	Election inspector	0.00	0.00	1,483.53	0.00	1,483.53	0
	Total ADMINISTRATIVE	6,468.63	5,817.65	74,529.07	58,176.50	16,352.57	128
	LOAN SERVICING						
64001	Loan Servicing Principle	35,205.61	28,000.00	345,947.00	280,000.00	65,947.00	124
64002	Loan Servicing Interest	11,598.39	18,804.00	122,093.00	188,040.00	(65,947.00)	65
	Total LOAN SERVICING	46,804.00	46,804.00	468,040.00	468,040.00	0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	2,383.56	5,000.00	45,234.10	50,000.00	(4,765.90)	90
	Total SALARY ADMINISTRATIVE	2,383.56	5,000.00	45,234.10	50,000.00	(4,765.90)	90
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	2,685.05	5,750.00	58,641.05	57,500.00	1,141.05	102
60503	Clubhouse Salaries Gross	2,215.75	5,166.67	52,039.78	51,666.70	373.08	101
	Total SALARY MAINTENANCE	4,900.80	10,916.67	110,680.83	109,166.70	1,514.13	101

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2025 Through 10/31/2025

Year End: December

	INSURANCE						
70100	Fidelity bond	0.00	141.67	1,738.00	1,416.70	321.30	123
70300	Insurance master policy	14,774.99	13,333.33	137,796.15	133,333.30	4,462.85	103
70400	Worker's compensation	2,148.00	1,166.67	12,429.11	11,666.70	762.41	107
70500	Insurance-earthquake	14,366.22	17,643.67	125,001.07	176,436.70	(51,435.63)	71
70700	D & O/Cyber insurance	0.00	833.33	10,875.00	8,333.30	2,541.70	131
70800	Insurance, Umbrella	0.00	291.67	0.00	2,916.70	(2,916.70)	0
	Total INSURANCE	31,289.21	33,410.34	287,839.33	334,103.40	(46,264.07)	86
	TAXES						
75100	Payroll taxes	622.22	1,583.33	13,002.99	15,833.30	(2,830.31)	82
75400	State & federal taxes	0.00	1,666.67	20,477.00	16,666.70	3,810.30	123
	Total TAXES	622.22	3,250.00	33,479.99	32,500.00	979.99	103
	CONTRACTED SERVICES						
80201	Contracted elevator service	5,819.25	1,666.67	23,276.75	16,666.70	6,610.05	140
80202	Elevator repairs	3,969.39	666.67	3,969.39	6,666.70	(2,697.31)	60
80301	Contracted gardening service	7,280.00	7,291.67	72,800.00	72,916.70	(116.70)	100
80302	Landscape - Irrigation	930.00	416.67	2,351.50	4,166.70	(1,815.20)	56
80303	Gardening extras/supplies	0.00	16.67	2,170.00	166.70	2,003.30	1,302
80304	Tree Trimming	11,600.00	833.33	23,495.00	8,333.30	15,161.70	282
80317	Landscape replacement	0.00	8.33	0.00	83.30	(83.30)	0
80500	Pest Control	0.00	50.00	3,565.00	500.00	3,065.00	713
80501	Contracted pest control servic	510.00	483.33	5,040.00	4,833.30	206.70	104
80503	Pest control extras/supplies	0.00	8.33	0.00	83.30	(83.30)	0
80505	Contracted termite control	0.00	8.33	3,075.00	83.30	2,991.70	3,691
80509	Contracted Termite Control Treatment	0.00	333.33	4,930.00	3,333.30	1,596.70	148
80601	Contracted pool & spa service	325.00	333.33	3,223.00	3,333.30	(110.30)	97
80602	Pool & spa repairs	0.00	166.67	547.09	1,666.70	(1,119.61)	33
80603	Pool & spa extras/supplies	1,522.68	583.33	8,201.72	5,833.30	2,368.42	141
80617	Landscape Supplies	0.00	8.33	0.00	83.30	(83.30)	0
80707	Alarm Monitoring	225.00	900.00	1,857.00	9,000.00	(7,143.00)	21

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2025 Through 10/31/2025

Year End: December

	Total CONTRACTED SERVICES	32,181.32	13,774.99	158,501.45	137,749.90	20,751.55	115
	MAINTENANCE						
63000	Unit Maintenance/Repair	295.00	666.67	7,325.00	6,666.70	658.30	110
86000	Gate Repairs	1,007.57	416.67	13,133.36	4,166.70	8,966.66	315
86100	Fire equipment	0.00	0.00	1,400.00	0.00	1,400.00	0
86101	Fire Alarm	1,884.00	83.33	7,452.00	833.30	6,618.70	894
86200	Furnishings Communal	0.00	8.33	0.00	83.30	(83.30)	0
86300	Bldg Maint and Repairs	0.00	1,666.67	22,822.75	16,666.70	6,156.05	137
86302	Equipment maintenance	0.00	250.00	10,385.50	2,500.00	7,885.50	415
86303	Contingency repairs	0.00	4,166.67	0.00	41,666.70	(41,666.70)	0
86314	Clubhouse expense	0.00	471.67	1,334.88	4,716.70	(3,381.82)	28
86500	Lighting maintenance	1,478.60	166.67	3,180.60	1,666.70	1,513.90	191
86600	Resident Locks & keys	0.00	8.33	398.80	83.30	315.50	479
86700	Maintenance supplies	1,933.55	583.33	6,634.67	5,833.30	801.37	114
86800	Painting	0.00	8.33	5,250.00	83.30	5,166.70	6,303
87000	Plumbing	1,165.99	166.67	22,544.15	1,666.70	20,877.45	1,353
87100	Roof	0.00	83.33	16,980.00	833.30	16,146.70	2,038
87111	Structural Maintenance/Repair - Communal	0.00	4,166.67	7,055.85	41,666.70	(34,610.85)	17
87300	Signs	0.00	16.67	2,203.60	166.70	2,036.90	1,322
87600	Landscape - Tree	0.00	8.33	3,400.00	83.30	3,316.70	4,082
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	16,666.70	(7,966.70)	52
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	300.00	(300.00)	0
88800	Termite Control Treatment	670.00	0.00	4,495.00	0.00	4,495.00	0
89300	Gutters	0.00	433.33	5,600.00	4,333.30	1,266.70	129
	Total MAINTENANCE	8,434.71	15,068.34	155,124.52	150,683.40	4,441.12	103
	PROVISION FOR RESERVES						
10000	Bldg Env paid from CR	0.00	0.00	(1,310.17)	0.00	(1,310.17)	0

98800	Structure Maintenance/Repair - Communal	52,000.00	52,000.00	520,000.00	520,000.00	0.00	100
	Total PROVISION FOR RESERVES	52,000.00	52,000.00	518,689.83	520,000.00	(1,310.17)	100
	UTILITIES INCOME						
50900	Utility reimbursement	(43,077.91)	0.00	(408,461.77)	0.00	(408,461.77)	0
	Total UTILITIES INCOME	(43,077.91)	0.00	(408,461.77)	0.00	(408,461.77)	0
	UTILITY EXPENSE						
65100	Utility-electric	2,868.58	0.00	31,165.12	0.00	31,165.12	0
65200	Utility gas	3,553.97	0.00	46,546.07	0.00	46,546.07	0
65300	Utility phone	2,197.54	0.00	14,132.25	0.00	14,132.25	0
65400	Utility trash	5,493.16	0.00	56,608.58	0.00	56,608.58	0
65500	Utility water & sewer	28,271.49	0.00	298,520.55	0.00	298,520.55	0
81001	Contracted internet	161.25	0.00	1,607.08	0.00	1,607.08	0
	Total UTILITY EXPENSE	42,545.99	0.00	448,579.65	0.00	448,579.65	0
	Total Expenses Before Reserves	132,552.53	134,041.99	1,373,547.18	1,340,419.90	33,127.28	102
	Total EXPENSES	**184,552.53**	**186,041.99**	**1,892,237.01**	**1,860,419.90**	**31,817.11**	**102**
	Net Surplus or (Deficit)	**5,843.29**	**0.00**	**10,738.37**	**0.00**	**10,738.37**	

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 10/31/2025

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	1,822,773.77	2,180,304.00	(357,530.23)	84
	Total ASSESSMENT INCOME	1,822,773.77	2,180,304.00	(357,530.23)	84
	OTHER MEMBER INCOME				
50400	Late charge assessments	14,935.50	6,099.96	8,835.54	245
50500	Lien assessments	2,020.00	900.00	1,120.00	224
50600	Legal assessments	3,516.30	999.96	2,516.34	352
50700	Parking assessments	2,920.00	3,200.04	(280.04)	91
50800	Nsf check collection	8,257.64	3,999.96	4,257.68	206
51000	Resident Key/gate card income	1,870.00	3,000.00	(1,130.00)	62
	Total OTHER MEMBER INCOME	33,519.44	18,199.92	15,319.52	184
	OTHER INCOME				
51200	Violation / Fine	1,341.11	999.96	341.15	134
51300	Interest income	41,028.35	30,000.00	11,028.35	137
51500	Reimbursement income-bill backs	3,091.11	500.04	2,591.07	618
51501	Reimbursement other	(786.45)	0.00	(786.45)	0
52700	Move In/Move Out Registration Fee	1,300.00	2,499.96	(1,199.96)	52
54200	Adjustment	708.04	0.00	708.04	0
	Total OTHER INCOME	46,682.16	33,999.96	12,682.20	137
	Total INCOME	**1,902,975.37**	**2,232,503.88**	**(329,528.51)**	**85**
	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	12,274.75	999.96	11,274.79	1,228
60205	Office Expense	7,517.76	6,999.96	517.80	107
60206	Office equipment (computers)	0.00	900.00	(900.00)	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 10/31/2025

Year End: December

60207	1099 forms	0.00	12.00	(12.00)	0
60300	Legal expense, reimbursable	5,536.30	2,499.96	3,036.34	221
60303	Legal	5,889.50	3,000.00	2,889.50	196
60400	License,fees and permits	908.20	500.04	408.16	182
60506	Part Time Employee	131.00	0.00	131.00	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	17,000.00	20,400.00	(3,400.00)	83
60603	Board Management Expense	555.00	699.96	(144.96)	79
60800	Printing & postage	5,940.12	4,500.00	1,440.12	132
60900	Assessment refunds	1,944.10	2,000.04	(55.94)	97
61000	Non-sufficient fund checks	7,407.34	999.96	6,407.38	741
62000	Miscellaneous expense	1,956.08	999.96	956.12	196
62400	Election inspector	1,483.53	0.00	1,483.53	0
	Total ADMINISTRATIVE	74,529.07	69,811.80	4,717.27	107
	LOAN SERVICING				
64001	Loan Servicing Principle	345,947.00	336,000.00	9,947.00	103
64002	Loan Servicing Interest	122,093.00	225,648.00	(103,555.00)	54
	Total LOAN SERVICING	468,040.00	561,648.00	(93,608.00)	83
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	45,234.10	60,000.00	(14,765.90)	75
	Total SALARY ADMINISTRATIVE	45,234.10	60,000.00	(14,765.90)	75
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	58,641.05	69,000.00	(10,358.95)	85
60503	Clubhouse Salaries Gross	52,039.78	62,000.04	(9,960.26)	84
	Total SALARY MAINTENANCE	110,680.83	131,000.04	(20,319.21)	84
	INSURANCE				
70100	Fidelity bond	1,738.00	1,700.04	37.96	102
70300	Insurance master policy	137,796.15	159,999.96	(22,203.81)	86
70400	Worker's compensation	12,429.11	14,000.04	(1,570.93)	89
70500	Insurance-earthquake	125,001.07	211,724.04	(86,722.97)	59

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
	Total INSURANCE	287,839.33	400,924.08	(113,084.75)	72
	TAXES				
75100	Payroll taxes	13,002.99	18,999.96	(5,996.97)	68
75400	State & federal taxes	20,477.00	20,000.04	476.96	102
	Total TAXES	33,479.99	39,000.00	(5,520.01)	86
	CONTRACTED SERVICES				
80201	Contracted elevator service	23,276.75	20,000.04	3,276.71	116
80202	Elevator repairs	3,969.39	8,000.04	(4,030.65)	50
80301	Contracted gardening service	72,800.00	87,500.04	(14,700.04)	83
80302	Landscape - Irrigation	2,351.50	5,000.04	(2,648.54)	47
80303	Gardening extras/supplies	2,170.00	200.04	1,969.96	1,085
80304	Tree Trimming	23,495.00	9,999.96	13,495.04	235
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	5,040.00	5,799.96	(759.96)	87
80503	Pest control extras/supplies	0.00	99.96	(99.96)	0
80505	Contracted termite control	3,075.00	99.96	2,975.04	3,076
80509	Contracted Termite Control Treatment	4,930.00	3,999.96	930.04	123
80601	Contracted pool & spa service	3,223.00	3,999.96	(776.96)	81
80602	Pool & spa repairs	547.09	2,000.04	(1,452.95)	27
80603	Pool & spa extras/supplies	8,201.72	6,999.96	1,201.76	117
80617	Landscape Supplies	0.00	99.96	(99.96)	0
80707	Alarm Monitoring	1,857.00	10,800.00	(8,943.00)	17
	Total CONTRACTED SERVICES	158,501.45	165,299.88	(6,798.43)	96
	MAINTENANCE				
63000	Unit Maintenance/Repair	7,325.00	8,000.04	(675.04)	92
86000	Gate Repairs	13,133.36	5,000.04	8,133.32	263
86100	Fire equipment	1,400.00	0.00	1,400.00	0
86101	Fire Alarm	7,452.00	999.96	6,452.04	745
86200	Furnishings Communal	0.00	99.96	(99.96)	0

86300	Bldg Maint and Repairs	22,822.75	20,000.04	2,822.71	114
86302	Equipment maintenance	10,385.50	3,000.00	7,385.50	346
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	3,180.60	2,000.04	1,180.56	159
86600	Resident Locks & keys	398.80	99.96	298.84	399
86700	Maintenance supplies	6,634.67	6,999.96	(365.29)	95
86800	Painting	5,250.00	99.96	5,150.04	5,252
87000	Plumbing	22,544.15	2,000.04	20,544.11	1,127
87100	Roof	16,980.00	999.96	15,980.04	1,698
87111	Structural Maintenance/Repair - Communal	7,055.85	50,000.04	(42,944.19)	14
87300	Signs	2,203.60	200.04	2,003.56	1,102
87600	Landscape - Tree	3,400.00	99.96	3,300.04	3,401
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	4,495.00	0.00	4,495.00	0
89300	Gutters	5,600.00	5,199.96	400.04	108
	Total MAINTENANCE	155,124.52	180,820.08	(25,695.56)	86
	PROVISION FOR RESERVES				
10000	Bldg Env paid from CR	(1,310.17)	0.00	(1,310.17)	0
98800	Structure Maintenance/Repair - Communal	520,000.00	624,000.00	(104,000.00)	83
	Total PROVISION FOR RESERVES	518,689.83	624,000.00	(105,310.17)	83
	UTILITIES INCOME				
50900	Utility reimbursement	(408,461.77)	0.00	(408,461.77)	0
	Total UTILITIES INCOME	(408,461.77)	0.00	(408,461.77)	0
	UTILITY EXPENSE				
65100	Utility-electric	31,165.12	0.00	31,165.12	0
65200	Utility gas	46,546.07	0.00	46,546.07	0
65300	Utility phone	14,132.25	0.00	14,132.25	0
65400	Utility trash	56,608.58	0.00	56,608.58	0

65500	Utility water & sewer	298,520.55	0.00	298,520.55	0
81001	Contracted internet	1,607.08	0.00	1,607.08	0
	Total UTILITY EXPENSE	448,579.65	0.00	448,579.65	0
	Total Expenses Before Reserves	1,373,547.18	1,608,503.88	(234,956.71)	85
	Total EXPENSES	**1,892,237.01**	**2,232,503.88**	**(340,266.88)**	**85**