

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: November 30, 2025

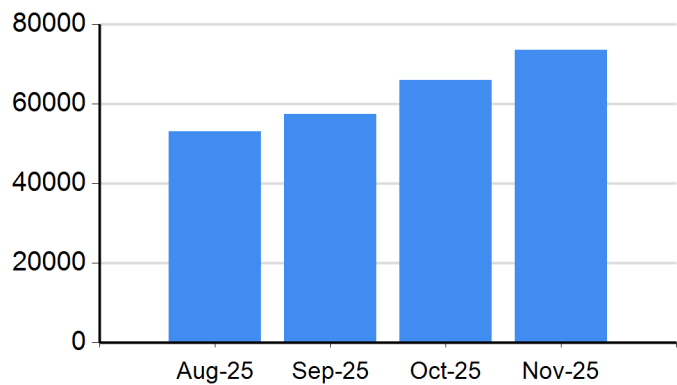
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	278,185.61	284,032.31	Decrease in Cash	5,846.70
Reserve Cash	1,933,665.03	1,898,693.14	Increase in Cash	34,971.89
Average budgeted expenses / months	186,041.99			
Average # of months of available cash	1.50			

ASSESSMENT SUMMARY

Monthly Assessment Budget	181,692.00
Assessment Cash Received	178,212.79
<u>Total Assessments Receivable</u>	
current month due	19,947.91
31-60 days late	8,698.52
61-90 days late	4,252.57
over 90 days late	40,523.41
Total Assessments Due	73,422.41
Past Owners Assessments Rec.	42,012.65
Past % of Total	36%
Prepaid Assessments	85,633.16

Accounts Receivable Trending



OPERATING SUMMARY

Category	November Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$182,449.64	\$2,085,425.01	\$2,046,461.89	\$38,963.12
ADMINISTRATIVE	\$8,124.85	\$87,119.06	\$63,994.15	\$23,124.91
LOAN SERVICING	\$46,804.00	\$514,844.00	\$514,844.00	\$0.00
SALARY ADMINISTRATIVE	\$4,716.66	\$49,950.76	\$55,000.00	(\$5,049.24)
SALARY MAINTENANCE	\$9,046.09	\$121,012.89	\$120,083.37	\$929.52
INSURANCE	\$29,141.21	\$365,984.64	\$367,513.74	(\$1,529.10)
TAXES	\$1,182.74	\$39,082.71	\$35,750.00	\$3,332.71
CONTRACTED SERVICES	\$14,733.14	\$173,234.59	\$151,524.89	\$21,709.70
MAINTENANCE	\$14,435.95	\$169,560.47	\$165,751.74	\$3,808.73
PROVISION FOR RESERVES	\$52,000.00	\$570,689.83	\$572,000.00	(\$1,310.17)
UTILITIES INCOME	(\$42,252.96)	(\$450,714.73)	\$0.00	(\$450,714.73)
UTILITY EXPENSE	\$40,070.45	\$488,650.10	\$0.00	\$488,650.10
Total EXPENSES	\$178,002.13	\$2,129,414.33	\$2,046,461.89	\$82,952.44
Net Surplus or (Deficit)	\$4,447.51	(\$43,989.32)		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2025

For the Month Ended: November 30, 2025

Contribution to Reserves this month:	52,000.00	Reserve Disbursements this month:	19,366.00
Contribution to Reserves Year-to-Date:	572,000.00	Reserve Disbursements Year-to-Date:	506,733.44

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 11/30/2025

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Sunwest xxxxx1130	\$232,824.97
11100	J Street Drain Project	\$35,960.20
11500	CIT CR on deposit	\$0.24
11708	Sunwest Petty Cash xxxxx4542	\$6,737.17
12000	Sunwest Debit Petty Cash xxxxx6871	\$2,663.03
	Total CURRENT ASSETS	\$278,185.61

CURRENT RESERVE ASSETS

10300	Savings - Sunwest xxxxx3850	\$745,121.74	IMMA
11600	JP Morgan/Edward Jones	\$1,188,543.29	
	Total CURRENT RESERVE ASSETS	\$1,933,665.03	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$107,931.25
	Total ACCOUNTS RECEIVABLE	\$107,931.25

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	\$7,459,053.89
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 11/30/2025

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$85,633.16
	Total CURRENT LIABILITIES	\$85,633.16

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$1,462.64
	Total ACCOUNTS PAYABLE	\$1,462.64

LOANS

31500	Loan Pacific Premier Bank xxx4718	\$3,174,436.34
	Total LOANS	\$3,174,436.34

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	\$1,624,267.19
	Total LIABILITIES	\$4,921,179.55

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$2,581,863.66
	Current Year Surplus (Deficit)	(\$43,989.32)
	Total RETAINED SURPLUS/(DEFICIT)	\$2,537,874.34
	Total EQUITY	\$2,537,874.34

	Total Liabilities and Equity	\$7,459,053.89
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2025 Through 11/30/2025

Year End: December

GL No	GL Description	Monthly	Beginning	----- Activity -----		--- Adjustments ---		Ending
		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	43,147.30	0.00	0.00	(429,775.72)
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)

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2025 Through 11/30/2025

Year End: December

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	572,000.00	0.00	0.00	2,150,166.65	574,850.00
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	572,000.00	507,533.44	2,773,433.52	2,773,433.52	1,624,267.19

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2025 Through 11/30/2025

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	INCOME						
	ASSESSMENT INCOME						
50100	Regular assessments	184,380.90	181,692.00	2,007,154.67	1,998,612.00	8,542.67	100
	Total ASSESSMENT INCOME	184,380.90	181,692.00	2,007,154.67	1,998,612.00	8,542.67	100
	OTHER MEMBER INCOME						
50400	Late charge assessments	(81.80)	508.33	14,853.70	5,591.63	9,262.07	266
50500	Lien assessments	80.00	75.00	2,100.00	825.00	1,275.00	255
50600	Legal assessments	0.00	83.33	3,516.30	916.63	2,599.67	384
50700	Parking assessments	280.00	266.67	3,200.00	2,933.37	266.63	109
50800	Nsf check collection	0.00	333.33	8,257.64	3,666.63	4,591.01	225
51000	Resident Key/gate card income	(40.00)	250.00	1,830.00	2,750.00	(920.00)	67
	Total OTHER MEMBER INCOME	238.20	1,516.66	33,757.64	16,683.26	17,074.38	202
	OTHER INCOME						
51200	Violation / Fine	0.00	83.33	1,341.11	916.63	424.48	146
51300	Interest income	404.68	2,500.00	41,433.03	27,500.00	13,933.03	151
51500	Reimbursement income-bill backs	0.00	41.67	3,091.11	458.37	2,632.74	674
51501	Reimbursement other	0.00	0.00	(786.45)	0.00	(786.45)	0
52700	Move In/Move Out Registration Fee	0.00	208.33	1,300.00	2,291.63	(991.63)	57
54200	Adjustment	(2,574.14)	0.00	(1,866.10)	0.00	(1,866.10)	0
	Total OTHER INCOME	(2,169.46)	2,833.33	44,512.70	31,166.63	13,346.07	143
	Total INCOME	182,449.64	186,041.99	2,085,425.01	2,046,461.89	38,963.12	102
	EXPENSES						
	ADMINISTRATIVE						
60100	Accounting & Audit Services	0.00	250.00	3,148.00	2,750.00	398.00	114
60101	Study reserve	0.00	125.00	875.00	1,375.00	(500.00)	64
60103	Payroll service	0.00	1,475.00	1,962.39	16,225.00	(14,262.61)	12
60105	Professional Services	0.00	8.33	0.00	91.63	(91.63)	0

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2025 Through 11/30/2025

Year End: December

60200	Bank/Other Fees	110.50	83.33	13,591.54	916.63	12,674.91	1,483
60205	Office Expense	0.00	583.33	7,517.76	6,416.63	1,101.13	117
60206	Office equipment (computers)	0.00	75.00	0.00	825.00	(825.00)	0
60207	1099 forms	0.00	1.00	0.00	11.00	(11.00)	0
60300	Legal expense, reimbursable	80.00	208.33	5,616.30	2,291.63	3,324.67	245
60303	Legal	3,405.48	250.00	9,294.98	2,750.00	6,544.98	338
60400	License,fees and permits	0.00	41.67	908.20	458.37	449.83	198
60506	Part Time Employee	0.00	0.00	131.00	0.00	131.00	0
60510	Employee Extra (uniforms, etc.)	0.00	41.67	0.00	458.37	(458.37)	0
60513	Bonuses	0.00	208.33	0.00	2,291.63	(2,291.63)	0
60600	Management services	1,700.00	1,700.00	18,700.00	18,700.00	0.00	100
60603	Board Management Expense	107.00	58.33	662.00	641.63	20.37	103
60800	Printing & postage	1,986.57	375.00	7,926.69	4,125.00	3,801.69	192
60900	Assessment refunds	0.00	166.67	1,944.10	1,833.37	110.73	106
61000	Non-sufficient fund checks	735.30	83.33	11,401.49	916.63	10,484.86	1,244
62000	Miscellaneous expense	0.00	83.33	1,956.08	916.63	1,039.45	213
62400	Election inspector	0.00	0.00	1,483.53	0.00	1,483.53	0
	Total ADMINISTRATIVE	8,124.85	5,817.65	87,119.06	63,994.15	23,124.91	136
	LOAN SERVICING						
64001	Loan Servicing Principle	35,205.61	28,000.00	381,152.61	308,000.00	73,152.61	124
64002	Loan Servicing Interest	11,598.39	18,804.00	133,691.39	206,844.00	(73,152.61)	65
	Total LOAN SERVICING	46,804.00	46,804.00	514,844.00	514,844.00	0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	4,716.66	5,000.00	49,950.76	55,000.00	(5,049.24)	91
	Total SALARY ADMINISTRATIVE	4,716.66	5,000.00	49,950.76	55,000.00	(5,049.24)	91
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	5,173.79	5,750.00	65,100.81	63,250.00	1,850.81	103
60503	Clubhouse Salaries Gross	3,872.30	5,166.67	55,912.08	56,833.37	(921.29)	98
	Total SALARY MAINTENANCE	9,046.09	10,916.67	121,012.89	120,083.37	929.52	101

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2025 Through 11/30/2025

Year End: December

INSURANCE						
70100	Fidelity bond	0.00	141.67	1,738.00	1,558.37	112
70300	Insurance master policy	14,774.99	13,333.33	152,571.14	146,666.63	104
70400	Worker's compensation	0.00	1,166.67	12,429.11	12,833.37	97
70500	Insurance-earthquake	14,366.22	17,643.67	188,371.39	194,080.37	97
70700	D & O/Cyber insurance	0.00	833.33	10,875.00	9,166.63	119
70800	Insurance, Umbrella	0.00	291.67	0.00	3,208.37	0
	Total INSURANCE	29,141.21	33,410.34	365,984.64	367,513.74	100
TAXES						
75100	Payroll taxes	1,182.74	1,583.33	18,358.95	17,416.63	105
75400	State & federal taxes	0.00	1,666.67	20,723.76	18,333.37	113
	Total TAXES	1,182.74	3,250.00	39,082.71	35,750.00	109
CONTRACTED SERVICES						
80201	Contracted elevator service	0.00	1,666.67	23,276.75	18,333.37	127
80202	Elevator repairs	0.00	666.67	3,969.39	7,333.37	54
80301	Contracted gardening service	7,280.00	7,291.67	80,080.00	80,208.37	100
80302	Landscape - Irrigation	0.00	416.67	2,351.50	4,583.37	51
80303	Gardening extras/supplies	0.00	16.67	2,170.00	183.37	1,183
80304	Tree Trimming	5,850.00	833.33	29,345.00	9,166.63	320
80317	Landscape replacement	0.00	8.33	0.00	91.63	0
80500	Pest Control	0.00	50.00	3,565.00	550.00	648
80501	Contracted pest control servic	510.00	483.33	5,550.00	5,316.63	104
80503	Pest control extras/supplies	0.00	8.33	0.00	91.63	0
80505	Contracted termite control	0.00	8.33	3,075.00	91.63	3,356
80509	Contracted Termite Control Treatment	0.00	333.33	4,930.00	3,666.63	134
80601	Contracted pool & spa service	325.00	333.33	3,548.00	3,666.63	97
80602	Pool & spa repairs	0.00	166.67	547.09	1,833.37	30
80603	Pool & spa extras/supplies	768.14	583.33	8,969.86	6,416.63	140
80617	Landscape Supplies	0.00	8.33	0.00	91.63	0
80707	Alarm Monitoring	0.00	900.00	1,857.00	9,900.00	19

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2025 Through 11/30/2025

		Year End: December					
Total CONTRACTED SERVICES		14,733.14	13,774.99	173,234.59	151,524.89	21,709.70	114
MAINTENANCE							
63000	Unit Maintenance/Repair	0.00	666.67	7,325.00	7,333.37	(8.37)	100
86000	Gate Repairs	325.00	416.67	13,458.36	4,583.37	8,874.99	294
86100	Fire equipment	0.00	0.00	1,400.00	0.00	1,400.00	0
86101	Fire Alarm	0.00	83.33	7,452.00	916.63	6,535.37	813
86200	Furnishings Communal	0.00	8.33	0.00	91.63	(91.63)	0
86300	Bldg Maint and Repairs	7,522.90	1,666.67	30,345.65	18,333.37	12,012.28	166
86302	Equipment maintenance	1,138.85	250.00	11,524.35	2,750.00	8,774.35	419
86303	Contingency repairs	0.00	4,166.67	0.00	45,833.37	(45,833.37)	0
86314	Clubhouse expense	0.00	471.67	1,334.88	5,188.37	(3,853.49)	26
86500	Lighting maintenance	210.00	166.67	3,390.60	1,833.37	1,557.23	185
86600	Resident Locks & keys	1,821.14	8.33	2,219.94	91.63	2,128.31	2,423
86700	Maintenance supplies	112.83	583.33	6,747.50	6,416.63	330.87	105
86800	Painting	0.00	8.33	5,250.00	91.63	5,158.37	5,730
87000	Plumbing	2,185.23	166.67	24,729.38	1,833.37	22,896.01	1,349
87100	Roof	0.00	83.33	16,980.00	916.63	16,063.37	1,852
87111	Structural Maintenance/Repair - Communal	0.00	4,166.67	7,055.85	45,833.37	(38,777.52)	15
87300	Signs	0.00	16.67	2,203.60	183.37	2,020.23	1,202
87600	Landscape - Tree	1,120.00	8.33	4,520.00	91.63	4,428.37	4,933
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	18,333.37	(9,633.37)	47
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	330.00	(330.00)	0
88800	Termite Control Treatment	0.00	0.00	4,495.00	0.00	4,495.00	0
89300	Gutters	0.00	433.33	5,600.00	4,766.63	833.37	117
Total MAINTENANCE		14,435.95	15,068.34	169,560.47	165,751.74	3,808.73	102
PROVISION FOR RESERVES							
10000	Bldg Env paid from CR	0.00	0.00	(1,310.17)	0.00	(1,310.17)	0

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2025 Through 11/30/2025

		Year End: December						
98800	Structure Maintenance/Repair - Communal	52,000.00	52,000.00	572,000.00	572,000.00	0.00	100	
	Total PROVISION FOR RESERVES	52,000.00	52,000.00	570,689.83	572,000.00	(1,310.17)	100	
UTILITIES INCOME								
50900	Utility reimbursement	(42,252.96)	0.00	(450,714.73)	0.00	(450,714.73)	0	
	Total UTILITIES INCOME	(42,252.96)	0.00	(450,714.73)	0.00	(450,714.73)	0	
UTILITY EXPENSE								
65100	Utility-electric	3,858.50	0.00	35,023.62	0.00	35,023.62	0	
65200	Utility gas	3,791.68	0.00	50,337.75	0.00	50,337.75	0	
65300	Utility phone	514.71	0.00	14,646.96	0.00	14,646.96	0	
65400	Utility trash	5,784.02	0.00	62,392.60	0.00	62,392.60	0	
65500	Utility water & sewer	25,960.29	0.00	324,480.84	0.00	324,480.84	0	
81001	Contracted internet	161.25	0.00	1,768.33	0.00	1,768.33	0	
	Total UTILITY EXPENSE	40,070.45	0.00	488,650.10	0.00	488,650.10	0	
	Total Expenses Before Reserves	126,002.13	134,041.99	1,558,724.50	1,474,461.89	84,262.61	106	
	Total EXPENSES	178,002.13	186,041.99	2,129,414.33	2,046,461.89	82,952.44	104	
	Net Surplus or (Deficit)	4,447.51	0.00	(43,989.32)	0.00	(43,989.32)		

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

01/01/2025 Through 11/30/2025

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	2,007,154.67	2,180,304.00	(173,149.33)	92
	Total ASSESSMENT INCOME	2,007,154.67	2,180,304.00	(173,149.33)	92
	OTHER MEMBER INCOME				
50400	Late charge assessments	14,853.70	6,099.96	8,753.74	244
50500	Lien assessments	2,100.00	900.00	1,200.00	233
50600	Legal assessments	3,516.30	999.96	2,516.34	352
50700	Parking assessments	3,200.00	3,200.04	(0.04)	100
50800	Nsf check collection	8,257.64	3,999.96	4,257.68	206
51000	Resident Key/gate card income	1,830.00	3,000.00	(1,170.00)	61
	Total OTHER MEMBER INCOME	33,757.64	18,199.92	15,557.72	185
	OTHER INCOME				
51200	Violation / Fine	1,341.11	999.96	341.15	134
51300	Interest income	41,433.03	30,000.00	11,433.03	138
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	(1,866.10)	0.00	(1,866.10)	0
	Total OTHER INCOME	44,512.70	33,999.96	10,512.74	131
	Total INCOME	2,085,425.01	2,232,503.88	(147,078.87)	93
	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	13,591.54	999.96	12,591.58	1,359
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 11/30/2025

Year End: December

60207	1099 forms	0.00	12.00	(12.00)	0
60300	Legal expense, reimbursable	5,616.30	2,499.96	3,116.34	225
60303	Legal	9,294.98	3,000.00	6,294.98	310
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	18,700.00	20,400.00	(1,700.00)	92
60603	Board Management Expense	662.00	699.96	(37.96)	95
60800	Printing & postage	7,926.69	4,500.00	3,426.69	176
60900	Assessment refunds	1,944.10	2,000.04	(55.94)	97
61000	Non-sufficient fund checks	11,401.49	999.96	10,401.53	1,140
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	87,119.06	69,811.80	17,307.26	125
	LOAN SERVICING				
64001	Loan Servicing Principle	381,152.61	336,000.00	45,152.61	113
64002	Loan Servicing Interest	133,691.39	225,648.00	(91,956.61)	59
	Total LOAN SERVICING	514,844.00	561,648.00	(46,804.00)	92
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	49,950.76	60,000.00	(10,049.24)	83
	Total SALARY ADMINISTRATIVE	49,950.76	60,000.00	(10,049.24)	83
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	65,100.81	69,000.00	(3,899.19)	94
60503	Clubhouse Salaries Gross	55,912.08	62,000.04	(6,087.96)	90
	Total SALARY MAINTENANCE	121,012.89	131,000.04	(9,987.15)	92
	INSURANCE				
70100	Fidelity bond	1,738.00	1,700.04	37.96	102
70300	Insurance master policy	152,571.14	159,999.96	(7,428.82)	95
70400	Worker's compensation	12,429.11	14,000.04	(1,570.93)	89
70500	Insurance-earthquake	188,371.39	211,724.04	(23,352.65)	89

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2025 Through 11/30/2025

Year End: December

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	365,984.64	400,924.08	(34,939.44)	91
	TAXES				
75100	Payroll taxes	18,358.95	18,999.96	(641.01)	97
75400	State & federal taxes	20,723.76	20,000.04	723.72	104
	Total TAXES	39,082.71	39,000.00	82.71	100
	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	80,080.00	87,500.04	(7,420.04)	92
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	29,345.00	9,999.96	19,345.04	293
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	5,550.00	5,799.96	(249.96)	96
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	3,548.00	3,999.96	(451.96)	89
80602	Pool & spa repairs	547.09	2,000.04	(1,452.95)	27
80603	Pool & spa extras/supplies	8,969.86	6,999.96	1,969.90	128
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	173,234.59	165,299.88	7,934.71	105
	MAINTENANCE				
63000	Unit Maintenance/Repair	7,325.00	8,000.04	(675.04)	92
86000	Gate Repairs	13,458.36	5,000.04	8,458.32	269
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

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2025 Through 11/30/2025

Year End: December

86300	Bldg Maint and Repairs	30,345.65	20,000.04	10,345.61	152
86302	Equipment maintenance	11,524.35	3,000.00	8,524.35	384
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	3,390.60	2,000.04	1,390.56	170
86600	Resident Locks & keys	2,219.94	99.96	2,119.98	2,221
86700	Maintenance supplies	6,747.50	6,999.96	(252.46)	96
86800	Painting	5,250.00	99.96	5,150.04	5,252
87000	Plumbing	24,729.38	2,000.04	22,729.34	1,236
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	4,520.00	99.96	4,420.04	4,522
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	169,560.47	180,820.08	(11,259.61)	94
	PROVISION FOR RESERVES				
10000	Bldg Env paid from CR	(1,310.17)	0.00	(1,310.17)	0
98800	Structure Maintenance/Repair - Communal	572,000.00	624,000.00	(52,000.00)	92
	Total PROVISION FOR RESERVES	570,689.83	624,000.00	(53,310.17)	91
	UTILITIES INCOME				
50900	Utility reimbursement	(450,714.73)	0.00	(450,714.73)	0
	Total UTILITIES INCOME	(450,714.73)	0.00	(450,714.73)	0
	UTILITY EXPENSE				
65100	Utility-electric	35,023.62	0.00	35,023.62	0
65200	Utility gas	50,337.75	0.00	50,337.75	0
65300	Utility phone	14,646.96	0.00	14,646.96	0
65400	Utility trash	62,392.60	0.00	62,392.60	0

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2025 Through 11/30/2025

Year End: December

65500	Utility water & sewer	324,480.84	0.00	324,480.84	0
81001	Contracted internet	1,768.33	0.00	1,768.33	0
	Total UTILITY EXPENSE	488,650.10	0.00	488,650.10	0
	Total Expenses Before Reserves	1,558,724.50	1,608,503.88	(49,779.39)	97
	Total EXPENSES	2,129,414.33	2,232,503.88	(103,089.56)	95