

# Surfside III Condominium Owners Association

## FINANCIAL OVERVIEW

**Fiscal Year End:** December 31, 2025

**For the Month Ended:** December 31, 2025

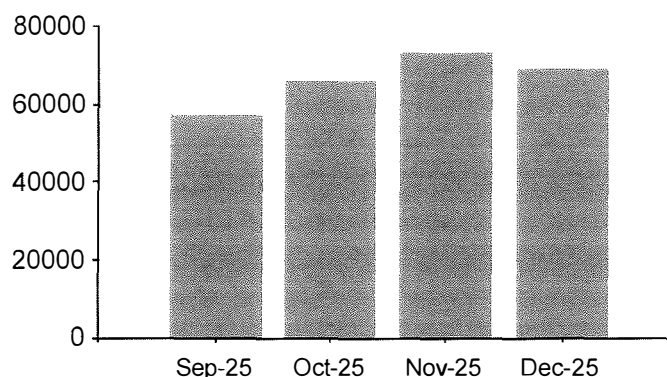
### CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	300,170.14	269,888.89	Increase in Cash	30,281.25
Reserve Cash	1,977,987.50	1,933,665.03	Increase in Cash	44,322.47
Average budgeted expenses / months	186,041.99			
Average # of months of available cash	1.61			

### ASSESSMENT SUMMARY

Monthly Assessment Budget	181,692.00
Assessment Cash Received	187,188.94
<u>Total Assessments Receivable</u>	
current month due	16,038.71
31-60 days late	6,189.50
61-90 days late	0.00
over 90 days late	46,940.78
Total Assessments Due	69,168.99
Past Owners Assessments Rec.	42,005.93
Past % of Total	38%
Prepaid Assessments	96,924.67

**Accounts Receivable Trending**



### OPERATING SUMMARY

Category	December Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$186,988.89	\$2,272,413.90	\$2,232,503.88	\$39,910.02
ADMINISTRATIVE	\$4,436.80	\$92,346.40	\$69,811.80	\$22,534.60
LOAN SERVICING	\$46,804.00	\$561,648.00	\$561,648.00	\$0.00
SALARY ADMINISTRATIVE	\$5,349.74	\$57,595.14	\$60,000.00	(\$2,404.86)
SALARY MAINTENANCE	\$12,000.95	\$137,393.49	\$131,000.04	\$6,393.45
INSURANCE	\$30,244.21	\$396,228.85	\$400,924.08	(\$4,695.23)
TAXES	\$5,368.41	\$45,016.32	\$39,000.00	\$6,016.32
CONTRACTED SERVICES	\$21,312.47	\$194,547.06	\$165,299.88	\$29,247.18
MAINTENANCE	\$6,433.15	\$175,993.62	\$180,820.08	(\$4,826.46)
PROVISION FOR RESERVES	\$52,000.00	\$622,689.83	\$624,000.00	(\$1,310.17)
UTILITIES INCOME	(\$40,873.73)	(\$491,588.46)	\$0.00	(\$491,588.46)
UTILITY EXPENSE	\$40,407.86	\$529,324.65	\$0.00	\$529,324.65
Total EXPENSES	\$183,483.86	\$2,321,194.91	\$2,232,503.88	\$88,691.03
Net Surplus or (Deficit)	\$3,505.03	(\$48,781.01)		

### RESERVE SUMMARY

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2025

**For the Month Ended:** December 31, 2025

Contribution to Reserves this month:	52,000.00	Reserve Disbursements this month:	(12,512.50)
Contribution to Reserves Year-to-Date:	624,000.00	Reserve Disbursements Year-to-Date:	494,220.94

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 12/31/2025

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Sunwest xxxxx1130	\$254,794.33
11100	J Street Drain Project	\$35,975.37
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	\$300,170.14

CURRENT RESERVE ASSETS

10300	Savings - Sunwest xxxxx3850	\$789,444.21	IMMA
11600	JP Morgan/Edward Jones	\$1,188,543.29	
	Total CURRENT RESERVE ASSETS	\$1,977,987.50	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$111,174.93
	Total ACCOUNTS RECEIVABLE	\$111,174.93

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	<u>\$7,528,604.57</u>
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Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 12/31/2025

Year End: December

<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
37000	Prepaid Assessments	\$96,924.67
	<b>Total CURRENT LIABILITIES</b>	<b>\$96,924.67</b>
<b>ACCOUNTS PAYABLE</b>		
10101	AP - Checks Not Released	\$1.00
	<b>Total ACCOUNTS PAYABLE</b>	<b>\$1.00</b>
<b>LOANS</b>		
31500	Loan Pacific Premier Bank xxx4718	\$3,139,230.73
	<b>Total LOANS</b>	<b>\$3,139,230.73</b>
<b>OTHER LIABILITIES</b>		
31200	J Street drain project income	\$147,882.40
31201	J Street drain project expenses	\$(112,502.18)
	<b>Total OTHER LIABILITIES</b>	<b>\$35,380.22</b>
<b>RESERVES</b>		
	See Status of Reserves	\$1,688,779.69
	<b>Total LIABILITIES</b>	<b>\$4,960,316.31</b>
<b>EQUITY</b>		
<b>RETAINED SURPLUS/(DEFICIT)</b>		
45100	Retained funds	\$2,617,069.27
	Current Year Surplus (Deficit)	\$(48,781.01)
	<b>Total RETAINED SURPLUS/(DEFICIT)</b>	<b>\$2,568,288.26</b>
	<b>Total EQUITY</b>	<b>\$2,568,288.26</b>
	<b>Total Liabilities and Equity</b>	<b>\$7,528,604.57</b>

Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2025 Through 12/31/2025

Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity -----		--- Adjustments ---		Ending Balance
				Deposits	Expenses	Additions	Deductions	
40100	Asphalt - parking areas - replace	0.00	12,085.00	0.00	0.00	0.00	0.00	12,085.00
40101	Asphalt - 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	29,920.00	0.00	(83,418.04)
40323	Condo/Town Home Railings	0.00	(386,628.42)	0.00	51,297.30	0.00	0.00	(437,925.72)
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	5,570.50	0.00	585.50	(6,741.50)
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	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/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	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)

Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2025 Through 12/31/2025

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	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 - Comm	52,000.00	2,153,016.65	624,000.00	0.00	0.00	2,150,166.65	626,850.00
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43900	Balcony/walkway ceiling reinforcement	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)
<b>Total Reserves:</b>		<b>52,000.00</b>	<b>1,571,876.82</b>	<b>624,000.00</b>	<b>521,253.94</b>	<b>2,799,666.52</b>	<b>2,785,509.71</b>	<b>1,688,779.69</b>

# OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 12/31/2025

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	\$182,363.90	\$181,692.00	\$2,189,518.57	\$2,180,304.00	\$9,214.57	100
	Total ASSESSMENT INCOME	\$182,363.90	\$181,692.00	\$2,189,518.57	\$2,180,304.00	\$9,214.57	100
	OTHER MEMBER INCOME						
50400	Late charge assessments	\$2,048.83	\$508.33	\$16,902.53	\$6,099.96	\$10,802.57	277
50500	Lien assessments	\$120.00	\$75.00	\$2,220.00	\$900.00	\$1,320.00	247
50600	Legal assessments	\$862.61	\$83.33	\$4,378.91	\$999.96	\$3,378.95	438
50700	Parking assessments	\$280.00	\$266.67	\$3,480.00	\$3,200.04	\$279.96	109
50800	Nsf check collection	\$744.52	\$333.33	\$9,002.16	\$3,999.96	\$5,002.20	225
51000	Resident Key/gate card income	\$99.00	\$250.00	\$1,929.00	\$3,000.00	(\$1,071.00)	64
	Total OTHER MEMBER INCOME	\$4,154.96	\$1,516.66	\$37,912.60	\$18,199.92	\$19,712.68	208
	OTHER INCOME						
51200	Violation / Fine	\$0.00	\$83.33	\$1,341.11	\$999.96	\$341.15	134
51300	Interest income	\$367.64	\$2,500.00	\$41,800.67	\$30,000.00	\$11,800.67	139
51500	Reimbursement income-bill backs	\$102.39	\$41.67	\$3,193.50	\$500.04	\$2,693.46	639
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	\$2,499.96	(\$1,199.96)	52
54200	Adjustment	\$0.00	\$0.00	(\$1,866.10)	\$0.00	(\$1,866.10)	0
	Total OTHER INCOME	\$470.03	\$2,833.33	\$44,982.73	\$33,999.96	\$10,982.77	132
	Total INCOME	\$186,988.89	\$186,041.99	\$2,272,413.90	\$2,232,503.88	\$39,910.02	102
	EXPENSES						
	ADMINISTRATIVE						
60100	Accounting & Audit Services	\$0.00	\$250.00	\$3,148.00	\$3,000.00	\$148.00	105
60101	Study reserve	\$0.00	\$125.00	\$875.00	\$1,500.00	(\$625.00)	58
60103	Payroll service	\$0.00	\$1,475.00	\$1,962.39	\$17,700.00	(\$15,737.61)	11
60105	Professional Services	\$0.00	\$8.33	\$0.00	\$99.96	(\$99.96)	0
60200	Bank/Other Fees	(\$2.00)	\$83.33	\$14,380.08	\$999.96	\$13,380.12	1,438
60205	Office Expense	\$0.00	\$583.33	\$7,517.76	\$6,999.96	\$517.80	107

# OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 12/31/2025

Year End: December

GL No	GL Description	.... Current Month Actual	.... Budget	.... Year To Date Actual	.... Budget	Variance	Percent of Budget
60206	Office equipment (computers)	\$0.00	\$75.00	\$0.00	\$900.00	(\$900.00)	0
60207	1099 forms	\$0.00	\$1.00	\$0.00	\$12.00	(\$12.00)	0
60300	Legal expense, reimbursable	\$862.61	\$208.33	\$6,478.91	\$2,499.96	\$3,978.95	259
60303	Legal	\$0.00	\$250.00	\$9,294.98	\$3,000.00	\$6,294.98	310
60400	License, fees and permits	\$0.00	\$41.67	\$908.20	\$500.04	\$408.16	182
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	\$500.04	(\$500.04)	0
60513	Bonuses	\$0.00	\$208.33	\$0.00	\$2,499.96	(\$2,499.96)	0
60600	Management services	\$1,700.00	\$1,700.00	\$20,400.00	\$20,400.00	\$0.00	100
60603	Board Management Expense	\$47.00	\$58.33	\$709.00	\$699.96	\$9.04	101
60800	Printing & postage	\$265.12	\$375.00	\$8,191.81	\$4,500.00	\$3,691.81	182
60900	Assessment refunds	\$0.00	\$166.67	\$1,944.10	\$2,000.04	(\$55.94)	97
61000	Non-sufficient fund checks	\$714.52	\$83.33	\$12,116.01	\$999.96	\$11,116.05	1,212
62000	Miscellaneous expense	\$0.00	\$83.33	\$1,956.08	\$999.96	\$956.12	196
62400	Election inspector	\$849.55	\$0.00	\$2,333.08	\$0.00	\$2,333.08	0
	Total ADMINISTRATIVE	\$4,436.80	\$5,817.65	\$92,346.40	\$69,811.80	\$22,534.60	132
	LOAN SERVICING						
64001	Loan Servicing Principle	\$35,205.61	\$28,000.00	\$416,358.22	\$336,000.00	\$80,358.22	124
64002	Loan Servicing Interest	\$11,598.39	\$18,804.00	\$145,289.78	\$225,648.00	(\$80,358.22)	64
	Total LOAN SERVICING	\$46,804.00	\$46,804.00	\$561,648.00	\$561,648.00	\$0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$5,349.74	\$5,000.00	\$57,595.14	\$60,000.00	(\$2,404.86)	96
	Total SALARY ADMINISTRATIVE	\$5,349.74	\$5,000.00	\$57,595.14	\$60,000.00	(\$2,404.86)	96
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$5,600.18	\$5,750.00	\$73,136.14	\$69,000.00	\$4,136.14	106
60503	Clubhouse Salaries Gross	\$6,400.77	\$5,166.67	\$64,257.35	\$62,000.04	\$2,257.31	104
	Total SALARY MAINTENANCE	\$12,000.95	\$10,916.67	\$137,393.49	\$131,000.04	\$6,393.45	105
	INSURANCE						
70100	Fidelity bond	\$0.00	\$141.67	\$1,738.00	\$1,700.04	\$37.96	102



# OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 12/31/2025

Year End: December

GL No	GL Description	.... Current Month Actual	.... Budget	.... Year To Date Actual	.... Budget	Variance	Percent of Budget
70300	Insurance master policy	\$14,774.99	\$13,333.33	\$167,346.13	\$159,999.96	\$7,346.17	105
70400	Worker's compensation	\$1,103.00	\$1,166.67	\$13,532.11	\$14,000.04	(\$467.93)	97
70500	Insurance-earthquake	\$14,366.22	\$17,643.67	\$202,737.61	\$211,724.04	(\$8,986.43)	96
70700	D & O/Cyber insurance	\$0.00	\$833.33	\$10,875.00	\$9,999.96	\$875.04	109
70800	Insurance, Umbrella	\$0.00	\$291.67	\$0.00	\$3,500.04	(\$3,500.04)	0
	Total INSURANCE	\$30,244.21	\$33,410.34	\$396,228.85	\$400,924.08	(\$4,695.23)	99
	TAXES						
75100	Payroll taxes	\$1,490.65	\$1,583.33	\$20,414.80	\$18,999.96	\$1,414.84	107
75400	State & federal taxes	\$3,877.76	\$1,666.67	\$24,601.52	\$20,000.04	\$4,601.48	123
	Total TAXES	\$5,368.41	\$3,250.00	\$45,016.32	\$39,000.00	\$6,016.32	115
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,666.67	\$23,276.75	\$20,000.04	\$3,276.71	116
80202	Elevator repairs	\$3,479.18	\$666.67	\$7,448.57	\$8,000.04	(\$551.47)	93
80301	Contracted gardening service	\$7,280.00	\$7,291.67	\$87,360.00	\$87,500.04	(\$140.04)	100
80302	Landscape - Irrigation	\$0.00	\$416.67	\$2,351.50	\$5,000.04	(\$2,648.54)	47
80303	Gardening extras/supplies	\$0.00	\$16.67	\$2,170.00	\$200.04	\$1,969.96	1,085
80304	Tree Trimming	\$8,105.00	\$833.33	\$37,450.00	\$9,999.96	\$27,450.04	375
80317	Landscape replacement	\$0.00	\$8.33	\$0.00	\$99.96	(\$99.96)	0
80500	Pest Control	\$0.00	\$50.00	\$3,565.00	\$600.00	\$2,965.00	594
80501	Contracted pest control servic	\$510.00	\$483.33	\$6,060.00	\$5,799.96	\$260.04	104
80503	Pest control extras/supplies	\$0.00	\$8.33	\$0.00	\$99.96	(\$99.96)	0
80505	Contracted termite control	\$0.00	\$8.33	\$3,075.00	\$99.96	\$2,975.04	3,076
80509	Contracted Termite Control Treatme	\$635.00	\$333.33	\$5,565.00	\$3,999.96	\$1,565.04	139
80601	Contracted pool & spa service	\$325.00	\$333.33	\$3,873.00	\$3,999.96	(\$126.96)	97
80602	Pool & spa repairs	\$0.00	\$166.67	\$547.09	\$2,000.04	(\$1,452.95)	27
80603	Pool & spa extras/supplies	\$696.29	\$583.33	\$9,666.15	\$6,999.96	\$2,666.19	138
80617	Landscape Supplies	\$0.00	\$8.33	\$0.00	\$99.96	(\$99.96)	0
80707	Alarm Monitoring	\$282.00	\$900.00	\$2,139.00	\$10,800.00	(\$8,661.00)	20
	Total CONTRACTED SERVICES	\$21,312.47	\$13,774.99	\$194,547.06	\$165,299.88	\$29,247.18	118

# OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 12/31/2025

Year End: December

GL No	GL Description	.... Current Month Actual	.... Budget	.... Year To Date Actual	.... Budget	Variance	Percent of Budget
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$0.00	\$666.67	\$7,325.00	\$8,000.04	(\$675.04)	92
86000	Gate Repairs	\$0.00	\$416.67	\$13,458.36	\$5,000.04	\$8,458.32	269
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	\$999.96	\$6,452.04	745
86200	Furnishings Communal	\$0.00	\$8.33	\$0.00	\$99.96	(\$99.96)	0
86300	Bldg Maint and Repairs	\$350.00	\$1,666.67	\$30,695.65	\$20,000.04	\$10,695.61	153
86302	Equipment maintenance	\$0.00	\$250.00	\$11,524.35	\$3,000.00	\$8,524.35	384
86303	Contingency repairs	\$0.00	\$4,166.67	\$0.00	\$50,000.04	(\$50,000.04)	0
86314	Clubhouse expense	\$0.00	\$471.67	\$1,334.88	\$5,660.04	(\$4,325.16)	24
86500	Lighting maintenance	\$555.00	\$166.67	\$3,945.60	\$2,000.04	\$1,945.56	197
86600	Resident Locks & keys	\$0.00	\$8.33	\$2,219.94	\$99.96	\$2,119.98	2,221
86700	Maintenance supplies	\$0.00	\$583.33	\$6,747.50	\$6,999.96	(\$252.46)	96
86800	Painting	\$0.00	\$8.33	\$5,250.00	\$99.96	\$5,150.04	5,252
87000	Plumbing	\$1,398.15	\$166.67	\$26,127.53	\$2,000.04	\$24,127.49	1,306
87100	Roof	\$2,830.00	\$83.33	\$19,810.00	\$999.96	\$18,810.04	1,981
87111	Structural Maintenance/Repair - Con	\$0.00	\$4,166.67	\$7,055.85	\$50,000.04	(\$42,944.19)	14
87300	Signs	\$0.00	\$16.67	\$2,203.60	\$200.04	\$2,003.56	1,102
87600	Landscape - Tree	\$1,300.00	\$8.33	\$5,820.00	\$99.96	\$5,720.04	5,822
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	\$20,000.04	(\$11,300.04)	43
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	\$360.00	(\$360.00)	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	\$5,199.96	\$400.04	108
	Total MAINTENANCE	\$6,433.15	\$15,068.34	\$175,993.62	\$180,820.08	(\$4,826.46)	97
	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 - Com	\$52,000.00	\$52,000.00	\$624,000.00	\$624,000.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$52,000.00	\$52,000.00	\$622,689.83	\$624,000.00	(\$1,310.17)	100

# OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2025 Through 12/31/2025

Year End: December

GL No	GL Description	.... Current Month Actual	.... Budget	.... Year To Date Actual	.... Budget	Variance	Percent of Budget
	UTILITIES INCOME						
50900	Utility reimbursement	(\$40,873.73)	\$0.00	(\$491,588.46)	\$0.00	(\$491,588.46)	0
	Total UTILITIES INCOME	(\$40,873.73)	\$0.00	(\$491,588.46)	\$0.00	(\$491,588.46)	0
	UTILITY EXPENSE						
65100	Utility-electric	\$4,294.33	\$0.00	\$39,317.95	\$0.00	\$39,317.95	0
65200	Utility gas	\$4,417.70	\$0.00	\$54,755.45	\$0.00	\$54,755.45	0
65300	Utility phone	\$1,068.79	\$0.00	\$15,982.44	\$0.00	\$15,982.44	0
65400	Utility trash	\$5,517.62	\$0.00	\$67,910.22	\$0.00	\$67,910.22	0
65500	Utility water & sewer	\$24,948.17	\$0.00	\$349,429.01	\$0.00	\$349,429.01	0
81001	Contracted internet	\$161.25	\$0.00	\$1,929.58	\$0.00	\$1,929.58	0
	Total UTILITY EXPENSE	\$40,407.86	\$0.00	\$529,324.65	\$0.00	\$529,324.65	0
	Total Expenses Before Reserves	\$131,483.86	\$134,041.99	\$1,698,505.08	\$1,608,503.88	\$90,001.20	106
	Total EXPENSES	<b>\$183,483.86</b>	<b>\$186,041.99</b>	<b>\$2,321,194.91</b>	<b>\$2,232,503.88</b>	<b>\$88,691.03</b>	<b>104</b>
	Net Surplus or (Deficit)	<b>\$3,505.03</b>	<b>\$0.00</b>	<b>(\$48,781.01)</b>	<b>\$0.00</b>	<b>(\$48,781.01)</b>	

# OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2025 Through 12/31/2025

Year End: December

	.... Current Month Actual	.... Budget	.... Year To Date Actual	.... Budget	Variance	Percent of Budget
INCOME						
ASSESSMENT INCOME	\$182,363.90	\$181,692.00	\$2,189,518.57	\$2,180,304.00	\$9,214.57	100
OTHER MEMBER INCOME	\$4,154.96	\$1,516.66	\$37,912.60	\$18,199.92	\$19,712.68	208
OTHER INCOME	\$470.03	\$2,833.33	\$44,982.73	\$33,999.96	\$10,982.77	132
Total INCOME	<b>\$186,988.89</b>	<b>\$186,041.99</b>	<b>\$2,272,413.90</b>	<b>\$2,232,503.88</b>	<b>\$39,910.02</b>	<b>102</b>
EXPENSES						
ADMINISTRATIVE	\$4,436.80	\$5,817.65	\$92,346.40	\$69,811.80	\$22,534.60	132
LOAN SERVICING	\$46,804.00	\$46,804.00	\$561,648.00	\$561,648.00	\$0.00	100
SALARY ADMINISTRATIVE	\$5,349.74	\$5,000.00	\$57,595.14	\$60,000.00	(\$2,404.86)	96
SALARY MAINTENANCE	\$12,000.95	\$10,916.67	\$137,393.49	\$131,000.04	\$6,393.45	105
INSURANCE	\$30,244.21	\$33,410.34	\$396,228.85	\$400,924.08	(\$4,695.23)	99
TAXES	\$5,368.41	\$3,250.00	\$45,016.32	\$39,000.00	\$6,016.32	115
CONTRACTED SERVICES	\$21,312.47	\$13,774.99	\$194,547.06	\$165,299.88	\$29,247.18	118
MAINTENANCE	\$6,433.15	\$15,068.34	\$175,993.62	\$180,820.08	(\$4,826.46)	97
PROVISION FOR RESERVES	\$52,000.00	\$52,000.00	\$622,689.83	\$624,000.00	(\$1,310.17)	100
UTILITIES INCOME	(\$40,873.73)	\$0.00	(\$491,588.46)	\$0.00	(\$491,588.46)	0
UTILITY EXPENSE	\$40,407.86	\$0.00	\$529,324.65	\$0.00	\$529,324.65	0
Total EXPENSES	<b>\$183,483.86</b>	<b>\$186,041.99</b>	<b>\$2,321,194.91</b>	<b>\$2,232,503.88</b>	<b>\$88,691.03</b>	<b>104</b>
Net Surplus or (Deficit)	<b>\$3,505.03</b>	<b>\$0.00</b>	<b>(\$48,781.01)</b>	<b>\$0.00</b>	<b>(\$48,781.01)</b>	

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2025 Through 12/31/2025

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	181821	182897	184381	182364	2189519	2180304	100
	Total-ASSESSMENT INCOME	183269	181868	181847	181416	182236	181911	183521	181990	181821	182897	184381	182364	2189519	2180304	100
OTHER MEMBER INCOME																
50400	Late charge assessments	2535	1130	1562	1412	1618	1641	1387	1109	1477	1063	(82)	2049	16903	6100	277
50500	Lien assessments	40	360	380	40	1120	0	0	40	40	0	80	120	2220	900	247
50600	Legal assessments	406	540	0	1111	0	374	0	365	155	566	0	863	4379	1000	438
50700	Parking assessments	280	320	320	360	280	280	240	240	280	320	280	280	3480	3200	109
50800	Nsf check collection	1471	2351	720	0	0	1474	830	0	660	750	0	745	9002	4000	225
51000	Resident Key/gate card income	210	80	75	244	270	150	0	325	0	516	(40)	99	1929	3000	64
	Total-OTHER MEMBER INCON	4942	4782	3057	3167	3288	3919	2457	2079	2612	3215	238	4155	37913	18200	208
OTHER INCOME																
51200	Violation / Fine	200	0	274	150	200	0	0	50	0	467	0	0	1341	1000	134
51300	Interest income	(281)	380	11170	438	410	419	24808	397	2888	399	405	368	41801	30000	139
51500	Reimbursement income-bill ba	271	(697)	199	0	0	0	0	0	0	3318	0	102	3194	500	639
51501	Reimbursement other	0	0	0	0	0	0	0	(786)	0	0	0	0	(786)	0	0
52700	Move In/Move Out Registratio	100	0	0	200	100	100	100	300	300	100	0	0	1300	2500	52
54200	Adjustment	0	0	708	0	0	0	0	0	0	0	(2574)	0	(1866)	0	0
	Total-OTHER INCOME	290	(317)	12351	788	710	519	24908	(40)	3188	4284	(2169)	470	44983	34000	132
Total INCOME		188502	186332	197255	185370	186234	186349	210886	184029	187621	190396	182450	186989	2272414	2232504	102
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	1348	0	0	0	0	1800	0	0	0	0	3148	3000	105
60101	Study reserve	0	0	0	0	0	875	0	0	0	0	0	0	875	1500	58
60103	Payroll service	720	0	0	0	0	0	0	1242	0	0	0	0	1962	17700	11
60105	Professional Services	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0
60200	Bank/Other Fees	1612	1194	1368	1276	1479	1435	1550	765	2122	680	901	(2)	14380	1000	1438
60205	Office Expense	2387	296	540	55	2353	470	377	90	746	203	0	0	7518	7000	107
60206	Office equipment (computers)	0	0	0	0	0	0	0	0	0	0	0	0	0	900	0
60207	1099 forms	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2025 Through 12/31/2025

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	551	210	80	863	6479	2500	259
60303	Legal	590	163	0	0	0	0	130	1790	750	2468	3405	0	9295	3000	310
60400	License,fees and permits	0	0	0	0	0	0	673	0	235	0	0	0	908	500	182
60506	Part Time Employee	0	0	0	0	0	0	0	0	0	131	0	0	131	0	0
60510	Employee Extra (uniforms, etc	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0
60513	Bonuses	0	0	0	0	0	0	0	0	0	0	0	0	0	2500	0
60600	Management services	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	20400	20400	100
60603	Board Management Expense	165	0	0	0	340	0	0	0	50	0	107	47	709	700	101
60800	Printing & postage	1321	324	831	297	292	309	1546	326	283	412	1987	265	8192	4500	182
60900	Assessment refunds	391	160	(300)	0	0	0	1693	0	0	0	0	0	1944	2000	97
61000	Non-sufficient fund checks	740	3043	735	2244	0	1829	845	600	630	0	735	715	12116	1000	1212
62000	Miscellaneous expense	0	11400	5656	(5656)	0	1712	(11156)	0	0	0	0	0	1956	1000	196
62400	Election inspector	0	0	0	0	0	0	0	0	1484	0	0	850	2333	0	0
	Total-ADMINISTRATIVE	10071	19180	13272	53	7285	8703	(2276)	8352	8550	5804	8915	4437	92346	69812	132
	LOAN SERVICING															
64001	Loan Servicing Principle	33978	34098	35436	34344	34863	34588	35100	34834	33500	35206	35206	35206	416358	336000	124
64002	Loan Servicing Interest	12826	12706	11368	12460	11941	12216	11704	11970	13304	11598	11598	11598	145290	225648	64
	Total-LOAN SERVICING	46804	46804	46804	46804	46804	46804	46804	46804	46804	46804	46804	46804	561648	561648	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	6413	4451	3839	4172	4622	4303	5337	6943	2770	4678	4717	5350	57595	60000	96
	Total-SALARY ADMINISTRATI	6413	4451	3839	4172	4622	4303	5337	6943	2770	4678	4717	5350	57595	60000	96
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	8956	4903	5107	4727	4737	6039	6351	8282	8139	4994	5300	5600	73136	69000	106
60503	Clubhouse Salaries Gross	6373	4267	4287	4505	4450	5713	6742	8358	5129	4160	3872	6401	64257	62000	104
	Total-SALARY MAINTENANCE	15330	9170	9393	9233	9187	11753	13093	16640	13268	9154	9172	12001	137393	131000	105
	INSURANCE															
70100	Fidelity bond	0	0	1738	0	0	0	0	0	0	0	0	0	1738	1700	102
70300	Insurance master policy	13356	13356	13356	13350	13350	13356	13350	14775	14775	14775	14775	14775	167346	160000	105
70400	Worker's compensation	1202	1202	1202	2404	0	1202	0	(113)	3183	2148	0	1103	13532	14000	97
70500	Insurance-earthquake	16335	30707	16335	16335	16335	16335	32892	0	14366	14366	14366	14366	202738	211724	96

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2025 Through 12/31/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
70700	D & O/Cyber insurance	0	0	0	0	0	0	10875	0	0	0	0	0	10875	10000	109
70800	Insurance, Umbrella	0	0	0	0	0	0	0	0	0	0	0	0	0	3500	0
	Total-INSURANCE	30892	45264	32630	32088	29684	30892	57117	14662	32324	31289	29141	30244	396229	400924	99
	TAXES															
75100	Payroll taxes	2994	1360	1298	1245	1191	1252	3230	1137	2847	1187	1183	1491	20415	19000	107
75400	State & federal taxes	0	0	0	11700	0	3014	3437	0	2573	0	0	3878	24602	20000	123
	Total-TAXES	2994	1360	1298	12945	1191	4266	6667	1137	5419	1187	1183	5368	45016	39000	115
	CONTRACTED SERVICES															
80201	Contracted elevator service	5819	0	0	5819	0	0	5819	0	0	5819	0	0	23277	20000	116
80202	Elevator repairs	0	0	0	0	0	0	0	0	0	3969	0	3479	7449	8000	93
80301	Contracted gardening service	7280	7280	7280	7280	7280	7280	7280	7280	7280	7280	7280	7280	87360	87500	100
80302	Landscape - Irrigation	0	350	0	0	875	30	0	167	0	930	0	0	2352	5000	47
80303	Gardening extras/supplies	0	0	0	0	410	0	0	0	1760	0	0	0	2170	200	1085
80304	Tree Trimming	0	6175	0	0	120	3250	0	1850	500	11600	5850	8105	37450	10000	375
80317	Landscape replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0
80500	Pest Control	0	0	0	0	65	750	2750	0	0	0	0	0	3565	600	594
80501	Contracted pest control servic	500	500	500	500	500	500	510	510	510	510	510	510	6060	5800	104
80503	Pest control extras/supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0
80505	Contracted termite control	0	910	0	65	0	0	650	0	1450	0	0	0	3075	100	3076
80509	Contracted Termite Control Tr	0	1640	0	0	2070	535	65	0	620	0	0	635	5565	4000	139
80601	Contracted pool & spa service	298	325	325	325	325	325	325	325	325	325	325	325	3873	4000	97
80602	Pool & spa repairs	0	0	422	0	0	125	0	0	0	0	0	0	547	2000	27
80603	Pool & spa extras/supplies	594	625	596	619	754	670	1179	764	878	1523	768	696	9666	7000	138
80617	Landscape Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0
80707	Alarm Monitoring	0	337	282	0	0	282	449	0	282	225	0	282	2139	10800	20
	Total-CONTRACTED SERVICE	14491	18143	9405	14609	12399	13747	19027	10896	13605	32181	14733	21312	194547	165300	118
	MAINTENANCE															
63000	Unit Maintenance/Repair	0	0	1500	4180	1000	0	0	0	350	295	0	0	7325	8000	92
86000	Gate Repairs	550	0	2543	876	0	0	4806	0	3351	1008	325	0	13458	5000	269
86100	Fire equipment	0	0	0	0	0	0	0	0	1400	0	0	0	1400	0	0
86101	Fire Alarm	1800	0	0	1884	0	0	1884	0	0	1884	0	0	7452	1000	745

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2025 Through 12/31/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
86200	Furnishings Communal	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0
86300	Bldg Maint and Repairs	424	3708	750	9055	2150	755	1430	0	4552	0	7523	350	30696	20000	153
86302	Equipment maintenance	2005	1757	1216	960	725	291	1635	1041	756	0	1139	0	11524	3000	384
86303	Contingency repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	50000	0
86314	Clubhouse expense	0	0	225	0	0	0	925	185	0	0	0	0	1335	5660	24
86500	Lighting maintenance	0	1037	0	455	0	210	0	0	0	1479	210	555	3946	2000	197
86600	Resident Locks & keys	0	191	0	0	0	208	0	0	0	0	1821	0	2220	100	2221
86700	Maintenance supplies	420	1427	1200	143	121	(1166)	2239	263	53	1934	113	0	6748	7000	96
86800	Painting	0	0	0	0	0	0	5250	0	0	0	0	0	5250	100	5252
87000	Plumbing	1997	2034	3196	2511	2643	2550	892	4017	1539	1166	2185	1398	26128	2000	1306
87100	Roof	0	300	0	3860	6160	4430	0	0	2230	0	0	2830	19810	1000	1981
87111	Structural Maintenance/Repair	2256	0	0	0	0	0	1600	0	3200	0	0	0	7056	50000	14
87300	Signs	0	0	0	0	2170	34	0	0	0	0	0	0	2204	200	1102
87600	Landscape - Tree	0	0	0	1125	0	0	0	0	2275	0	1120	1300	5820	100	5822
88101	Sidewalks	0	3000	0	0	0	0	0	0	0	0	0	0	3000	0	0
88301	Sewer Line Cleanouts	1500	0	0	4800	2400	0	0	0	0	0	0	0	8700	20000	43
88307	Landscape Maintenance	573	0	0	0	0	682	573	0	0	0	0	0	1828	0	0
88701	Landscaping- Maintenance	0	0	0	0	0	573	(573)	0	0	0	0	0	0	360	0
88800	Termite Control Treatment	0	325	0	1335	1595	440	0	130	0	670	0	0	4495	0	0
89300	Gutters	0	150	450	0	5000	0	0	0	0	0	0	0	5600	5200	108
	Total-MAINTENANCE	11525	13929	11079	31185	23964	9007	20660	5636	19706	8435	14436	6433	175994	180820	97
	PROVISION FOR RESERVES															
10000	Bldg Env paid from CR	(710)	0	0	0	0	0	0	0	(600)	0	0	0	(1310)	0	0
98800	Structure Maintenance/Repair	52000	52000	52000	52000	52000	52000	52000	52000	52000	52000	52000	52000	624000	624000	100
	Total-PROVISION FOR RESERV	51290	52000	52000	52000	52000	52000	52000	52000	51400	52000	52000	52000	622690	624000	100
	UTILITIES INCOME															
50900	Utility reimbursement	(38623)	(41237)	(41236)	(40277)	(37583)	(41149)	(41407)	(41854)	(42020)	(43078)	(42253)	(40874)	(491588)	0	0
	Total-UTILITIES INCOME	(38623)	(41237)	(41236)	(40277)	(37583)	(41149)	(41407)	(41854)	(42020)	(43078)	(42253)	(40874)	(491588)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	3418	3254	3584	2391	2914	3018	3001	3179	3537	2869	3859	4294	39318	0	0
65200	Utility gas	4818	5365	5335	5538	5363	4406	4051	4115	4002	3554	3792	4418	54755	0	0



Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2025 Through 12/31/2025

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
65300	Utility phone	2137	1317	1323	1325	1322	1323	1318	1349	521	2198	781	1069	15982	0	0
65400	Utility trash	5512	5803	5416	5701	5868	5821	5540	5879	5574	5493	5784	5518	67910	0	0
65500	Utility water & sewer	17083	16328	24143	76563	25755	26654	27898	27480	28345	28271	25960	24948	349429	0	0
81001	Contracted internet	161	161	161	161	161	161	156	161	161	161	161	161	1930	0	0
	Total-UTILITY EXPENSE	33129	32228	39962	91679	41384	41383	41964	42164	42140	42546	40337	40408	529325	0	0
	Total-Expenses Before Reserves	133025	149292	126446	202491	138937	129709	166986	111380	142567	139001	127186	131484	1698505	1608504	106
	Total EXPENSES	184315	201292	178446	254491	190937	181709	218986	163380	193967	191001	179186	183484	2321195	2232504	104
	Net Surplus or (Deficit)	4187	(14960)	18809	(69121)	(4703)	4640	(8100)	20650	(6346)	(605)	3264	3505	(48781)	0	

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2025 Through 12/31/2025

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	\$2,189,518.57	\$2,180,304.00	\$9,214.57	100
	Total ASSESSMENT INCOME	\$2,189,518.57	\$2,180,304.00	\$9,214.57	100
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$16,902.53	\$6,099.96	\$10,802.57	277
50500	Lien assessments	\$2,220.00	\$900.00	\$1,320.00	247
50600	Legal assessments	\$4,378.91	\$999.96	\$3,378.95	438
50700	Parking assessments	\$3,480.00	\$3,200.04	\$279.96	109
50800	Nsf check collection	\$9,002.16	\$3,999.96	\$5,002.20	225
51000	Resident Key/gate card income	\$1,929.00	\$3,000.00	(\$1,071.00)	64
	Total OTHER MEMBER INCOME	\$37,912.60	\$18,199.92	\$19,712.68	208
	OTHER INCOME				
51200	Violation / Fine	\$1,341.11	\$999.96	\$341.15	134
51300	Interest income	\$41,800.67	\$30,000.00	\$11,800.67	139
51500	Reimbursement income-bill backs	\$3,193.50	\$500.04	\$2,693.46	639
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	\$44,982.73	\$33,999.96	\$10,982.77	132
	Total INCOME	<b>\$2,272,413.90</b>	<b>\$2,232,503.88</b>	<b>\$39,910.02</b>	<b>102</b>
	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	\$14,380.08	\$999.96	\$13,380.12	1,438
60205	Office Expense	\$7,517.76	\$6,999.96	\$517.80	107
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 12/31/2025

Year End: December

<b>GL No</b>	<b>GL Description</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>Variance</b>	<b>% of Budget</b>
60300	Legal expense, reimbursable	\$6,478.91	\$2,499.96	\$3,978.95	259
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	\$20,400.00	\$20,400.00	\$0.00	100
60603	Board Management Expense	\$709.00	\$699.96	\$9.04	101
60800	Printing & postage	\$8,191.81	\$4,500.00	\$3,691.81	182
60900	Assessment refunds	\$1,944.10	\$2,000.04	(\$55.94)	97
61000	Non-sufficient fund checks	\$12,116.01	\$999.96	\$11,116.05	1,212
62000	Miscellaneous expense	\$1,956.08	\$999.96	\$956.12	196
62400	Election inspector	\$2,333.08	\$0.00	\$2,333.08	0
	Total ADMINISTRATIVE	\$92,346.40	\$69,811.80	\$22,534.60	132
	LOAN SERVICING				
64001	Loan Servicing Principle	\$416,358.22	\$336,000.00	\$80,358.22	124
64002	Loan Servicing Interest	\$145,289.78	\$225,648.00	(\$80,358.22)	64
	Total LOAN SERVICING	\$561,648.00	\$561,648.00	\$0.00	100
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	\$57,595.14	\$60,000.00	(\$2,404.86)	96
	Total SALARY ADMINISTRATIVE	\$57,595.14	\$60,000.00	(\$2,404.86)	96
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	\$73,136.14	\$69,000.00	\$4,136.14	106
60503	Clubhouse Salaries Gross	\$64,257.35	\$62,000.04	\$2,257.31	104
	Total SALARY MAINTENANCE	\$137,393.49	\$131,000.04	\$6,393.45	105
	INSURANCE				
70100	Fidelity bond	\$1,738.00	\$1,700.04	\$37.96	102
70300	Insurance master policy	\$167,346.13	\$159,999.96	\$7,346.17	105
70400	Worker's compensation	\$13,532.11	\$14,000.04	(\$467.93)	97
70500	Insurance-earthquake	\$202,737.61	\$211,724.04	(\$8,986.43)	96

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2025 Through 12/31/2025

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
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	\$396,228.85	\$400,924.08	(\$4,695.23)	99
	TAXES				
75100	Payroll taxes	\$20,414.80	\$18,999.96	\$1,414.84	107
75400	State & federal taxes	\$24,601.52	\$20,000.04	\$4,601.48	123
	Total TAXES	\$45,016.32	\$39,000.00	\$6,016.32	115
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$23,276.75	\$20,000.04	\$3,276.71	116
80202	Elevator repairs	\$7,448.57	\$8,000.04	(\$551.47)	93
80301	Contracted gardening service	\$87,360.00	\$87,500.04	(\$140.04)	100
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	\$37,450.00	\$9,999.96	\$27,450.04	375
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 servie	\$6,060.00	\$5,799.96	\$260.04	104
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	\$5,565.00	\$3,999.96	\$1,565.04	139
80601	Contracted pool & spa service	\$3,873.00	\$3,999.96	(\$126.96)	97
80602	Pool & spa repairs	\$547.09	\$2,000.04	(\$1,452.95)	27
80603	Pool & spa extras/supplies	\$9,666.15	\$6,999.96	\$2,666.19	138
80617	Landscape Supplies	\$0.00	\$99.96	(\$99.96)	0
80707	Alarm Monitoring	\$2,139.00	\$10,800.00	(\$8,661.00)	20
	Total CONTRACTED SERVICES	\$194,547.06	\$165,299.88	\$29,247.18	118
	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

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2025 Through 12/31/2025

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
86200	Furnishings Communal	\$0.00	\$99.96	(\$99.96)	0
86300	Bldg Maint and Repairs	\$30,695.65	\$20,000.04	\$10,695.61	153
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	\$3,945.60	\$2,000.04	\$1,945.56	197
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	\$26,127.53	\$2,000.04	\$24,127.49	1,306
87100	Roof	\$19,810.00	\$999.96	\$18,810.04	1,981
87111	Structural Maintenance/Repair - Comm	\$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	\$5,820.00	\$99.96	\$5,720.04	5,822
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	\$175,993.62	\$180,820.08	(\$4,826.46)	97
	PROVISION FOR RESERVES				
10000	Bldg Env paid from CR	(\$1,310.17)	\$0.00	(\$1,310.17)	0
98800	Structure Maintenance/Repair - Comm	\$624,000.00	\$624,000.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$622,689.83	\$624,000.00	(\$1,310.17)	100
	UTILITIES INCOME				
50900	Utility reimbursement	(\$491,588.46)	\$0.00	(\$491,588.46)	0
	Total UTILITIES INCOME	(\$491,588.46)	\$0.00	(\$491,588.46)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$39,317.95	\$0.00	\$39,317.95	0
65200	Utility gas	\$54,755.45	\$0.00	\$54,755.45	0

Surfside III Condominium Owners Association  
**YTD ACTUAL vs. ANNUAL BUDGET**  
 01/01/2025 Through 12/31/2025  
 Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
65300	Utility phone	\$15,982.44	\$0.00	\$15,982.44	0
65400	Utility trash	\$67,910.22	\$0.00	\$67,910.22	0
65500	Utility water & sewer	\$349,429.01	\$0.00	\$349,429.01	0
81001	Contracted internet	\$1,929.58	\$0.00	\$1,929.58	0
	Total UTILITY EXPENSE	\$529,324.65	\$0.00	\$529,324.65	0
	Total Expenses Before Reserves	\$1,698,505.08	\$1,608,503.88	\$90,001.20	106
	Total EXPENSES	<b>\$2,321,194.91</b>	<b>\$2,232,503.88</b>	<b>\$88,691.03</b>	<b>105</b>