Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2026

For the Month Ended: January 31, 2026

CASH SUMMARY

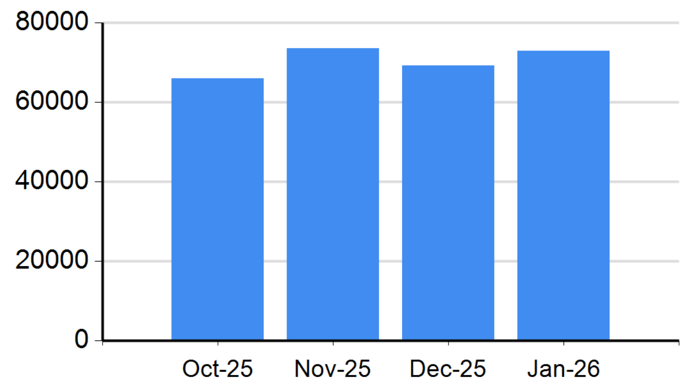
	This Month	Last Month	Change in Cash	
Operating Cash	277,787.03	300,170.14	Decrease in Cash	22,383.11
Reserve Cash	2,033,014.06	1,977,987.50	Increase in Cash	55,026.56

Average budgeted expenses / months	204,920.00
Average # of months of available cash	1.36

ASSESSMENT SUMMARY

Monthly Assessment Budget	198,687.00
Assessment Cash Received	198,607.00
Total Assessments Receivable	
current month due	16,412.10
31-60 days late	0.00
61-90 days late	5,852.23
over 90 days late	50,515.85
Total Assessments Due	72,780.18
Past Owners Assessments Rec.	41,820.93
Past % of Total	36%
Prepaid Assessments	100,867.00

Accounts Receivable Trending



OPERATING SUMMARY

Category	January Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	$219,000.34	$219,000.34	$204,920.00	$14,080.34
ADMINISTRATIVE	$6,442.58	$6,442.58	$8,164.00	($1,721.42)
LOAN SERVICING	$46,804.00	$46,804.00	$46,804.00	$0.00
SALARY ADMINISTRATIVE	$4,748.67	$4,748.67	$5,000.00	($251.33)
SALARY MAINTENANCE	$11,892.81	$11,892.81	$10,917.00	$975.81
INSURANCE	$30,244.21	$30,244.21	$32,942.00	($2,697.79)
TAXES	$2,106.66	$2,106.66	$4,000.00	($1,893.34)
CONTRACTED SERVICES	$61,105.25	$61,105.25	$18,416.00	$42,689.25
MAINTENANCE	$17,235.89	$17,235.89	$23,675.00	($6,439.11)
PROVISION FOR RESERVES	$55,002.00	$55,002.00	$55,002.00	$0.00
UTILITIES INCOME	($39,739.81)	($39,739.81)	$0.00	($39,739.81)
UTILITY EXPENSE	$41,842.78	$41,842.78	$0.00	$41,842.78
Total EXPENSES	$237,685.04	$237,685.04	$204,920.00	$32,765.04
Net Surplus or (Deficit)	($18,684.70)	($18,684.70)		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2026

For the Month Ended: January 31, 2026

Contribution to Reserves this month:	55,002.00	Reserve Disbursements this month:	9,950.00
Contribution to Reserves Year-to-Date:	55,002.00	Reserve Disbursements Year-to-Date:	9,950.00

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 01/31/2026 Year End: December

	ASSETS		
	CURRENT ASSETS		
10100	Checking - Sunwest xxxxx1130	$232,393.33	
11100	J Street Drain Project	$35,993.26	
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	$277,787.03	
	CURRENT RESERVE ASSETS		
10300	Savings - Sunwest xxxxx3850	$829,644.19	IMMA
11600	JP Morgan/Edward Jones	$1,203,369.87	
	Total CURRENT RESERVE ASSETS	$2,033,014.06	
	ACCOUNTS RECEIVABLE		
15500	Accounts Receivable	$114,601.12	
	Total ACCOUNTS RECEIVABLE	$114,601.12	
	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	**$7,564,674.21**	

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 01/31/2026 Year End: December

	LIABILITIES	
	CURRENT LIABILITIES	
37000	Prepaid Assessments	$100,867.00
	Total CURRENT LIABILITIES	$100,867.00
	ACCOUNTS PAYABLE	
10101	AP - Checks Not Released	$5,761.00
	Total ACCOUNTS PAYABLE	$5,761.00
	LOANS	
31500	Loan Pacific Premier Bank xxx4718	$3,103,280.34
	Total LOANS	$3,103,280.34
	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	$1,733,831.69
	Total LIABILITIES	**$4,979,120.26**
	EQUITY	
	RETAINED SURPLUS/(DEFICIT)	
45100	Retained funds	$2,604,238.65
	Current Year Surplus (Deficit)	($18,684.70)
	Total RETAINED SURPLUS/(DEFICIT)	$2,585,553.95
	Total EQUITY	**$2,585,553.95**
	Total Liabilities and Equity	**$7,564,674.21**

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2026 Through 01/31/2026

Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	Activity Debits	Activity Expenses	Adjustments Additions	Adjustments 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	(16,400.00)	0.00	0.00	0.00	0.00	(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	(65,178.60)	0.00	0.00	0.00	0.00	(65,178.60)
40303	Wrought iron	0.00	(31,835.00)	0.00	0.00	0.00	0.00	(31,835.00)
40306	Bridge	0.00	(83,418.04)	0.00	0.00	0.00	0.00	(83,418.04)
40323	Condo/Town Home Railings	0.00	(437,925.72)	0.00	0.00	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	(6,741.50)	0.00	0.00	0.00	0.00	(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 Bldgs	0.00	(93,372.31)	0.00	0.00	0.00	0.00	(93,372.31)
40700	Exterior surfaces - high fascia	0.00	(44,085.79)	0.00	0.00	0.00	0.00	(44,085.79)
40739	Paint exterior	0.00	(11,080.00)	0.00	0.00	0.00	0.00	(11,080.00)
40800	Contingency	0.00	2,719,244.71	0.00	0.00	0.00	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	(152,271.31)	0.00	0.00	0.00	0.00	(152,271.31)
41008	Bridge repair	0.00	(7,374.00)	0.00	0.00	0.00	0.00	(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	(1,390.00)	0.00	0.00	0.00	0.00	(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	(7,300.00)	0.00	0.00	0.00	0.00	(7,300.00)
41401	Water heaters -Replace	0.00	(61,475.02)	0.00	0.00	0.00	0.00	(61,475.02)

STATUS OF RESERVES

01/01/2026 Through 01/31/2026

Year End: December

41402	Water heater plumbing - replace	0.00	(25,087.12)	0.00	0.00	0.00	0.00	(25,087.12)
41601	Elevators - modernize	0.00	(24,543.55)	0.00	0.00	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	(46,271.87)	0.00	0.00	0.00	0.00	(46,271.87)
42003	Balcony Beams/Posts	0.00	(5,740.00)	0.00	0.00	0.00	0.00	(5,740.00)
42102	Fire Control Panels	0.00	(1,850.00)	0.00	0.00	0.00	0.00	(1,850.00)
42305	Structural Maintenance/Repair Units	0.00	(1,250.00)	0.00	0.00	0.00	0.00	(1,250.00)
42513	Main Electrical Junction Box	0.00	(115,554.00)	0.00	9,950.00	0.00	0.00	(125,504.00)
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	(69,495.71)	0.00	0.00	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	55,002.00	626,850.00	55,002.00	0.00	0.00	0.00	681,852.00
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44000	Sidewalks	0.00	(23,970.00)	0.00	0.00	0.00	0.00	(23,970.00)
	Total Reserves	**55,002.00**	**1,688,779.69**	**55,002.00**	**9,950.00**	**0.00**	**0.00**	**1,733,831.69**

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2026 Through 01/31/2026

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	198,816.16	198,687.00	198,816.16	198,687.00	129.16	100
	Total ASSESSMENT INCOME	198,816.16	198,687.00	198,816.16	198,687.00	129.16	100
	OTHER MEMBER INCOME						
50400	Late charge assessments	193.49	833.00	193.49	833.00	(639.51)	23
50500	Lien assessments	0.00	250.00	0.00	250.00	(250.00)	0
50600	Legal assessments	331.86	250.00	331.86	250.00	81.86	133
50700	Parking assessments	240.00	83.00	240.00	83.00	157.00	289
50800	Nsf check collection	3,770.88	1,000.00	3,770.88	1,000.00	2,770.88	377
51000	Resident Key/gate card income	385.00	167.00	385.00	167.00	218.00	231
	Total OTHER MEMBER INCOME	4,921.23	2,583.00	4,921.23	2,583.00	2,338.23	191
	OTHER INCOME						
51200	Violation / Fine	0.00	42.00	0.00	42.00	(42.00)	0
51300	Interest income	15,262.95	3,500.00	15,262.95	3,500.00	11,762.95	436
51500	Reimbursement income-bill backs	0.00	25.00	0.00	25.00	(25.00)	0
52700	Move In/Move Out Registration Fee	0.00	83.00	0.00	83.00	(83.00)	0
	Total OTHER INCOME	15,262.95	3,650.00	15,262.95	3,650.00	11,612.95	418
	Total INCOME	**219,000.34**	**204,920.00**	**219,000.34**	**204,920.00**	**14,080.34**	**107**
	EXPENSES						
	ADMINISTRATIVE						
60100	Accounting & Audit Services	0.00	208.00	0.00	208.00	(208.00)	0
60101	Study reserve	0.00	58.00	0.00	58.00	(58.00)	0
60103	Payroll service	0.00	1,475.00	0.00	1,475.00	(1,475.00)	0
60105	Professional Services	0.00	8.00	0.00	8.00	(8.00)	0
60200	Bank/Other Fees	35.00	250.00	35.00	250.00	(215.00)	14
60205	Office Expense	203.14	417.00	203.14	417.00	(213.86)	49

60206	Office equipment (computers)	0.00	75.00	0.00	75.00	(75.00)	0
60207	1099 forms	0.00	1.00	0.00	1.00	(1.00)	0
60300	Legal expense, reimbursable	451.86	583.00	451.86	583.00	(131.14)	78
60303	Legal	0.00	833.00	0.00	833.00	(833.00)	0
60400	License,fees and permits	1,800.00	42.00	1,800.00	42.00	1,758.00	4,286
60510	Employee Extra (uniforms, etc.)	0.00	42.00	0.00	42.00	(42.00)	0
60513	Bonuses	0.00	13.00	0.00	13.00	(13.00)	0
60600	Management services	1,750.00	1,750.00	1,750.00	1,750.00	0.00	100
60603	Board Management Expense	165.00	58.00	165.00	58.00	107.00	284
60800	Printing & postage	380.62	375.00	380.62	375.00	5.62	101
60900	Assessment refunds	75.00	167.00	75.00	167.00	(92.00)	45
61000	Non-sufficient fund checks	1,581.96	1,000.00	1,581.96	1,000.00	581.96	158
62000	Miscellaneous expense	0.00	809.00	0.00	809.00	(809.00)	0
	Total ADMINISTRATIVE	6,442.58	8,164.00	6,442.58	8,164.00	(1,721.42)	79
	LOAN SERVICING						
64001	Loan Servicing Principle	35,455.95	28,000.00	35,455.95	28,000.00	7,455.95	127
64002	Loan Servicing Interest	11,348.05	18,804.00	11,348.05	18,804.00	(7,455.95)	60
	Total LOAN SERVICING	46,804.00	46,804.00	46,804.00	46,804.00	0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	4,748.67	5,000.00	4,748.67	5,000.00	(251.33)	95
	Total SALARY ADMINISTRATIVE	4,748.67	5,000.00	4,748.67	5,000.00	(251.33)	95
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	4,831.27	5,750.00	4,831.27	5,750.00	(918.73)	84
60503	Clubhouse Salaries Gross	7,061.54	5,167.00	7,061.54	5,167.00	1,894.54	137
	Total SALARY MAINTENANCE	11,892.81	10,917.00	11,892.81	10,917.00	975.81	109
	INSURANCE						
70100	Fidelity bond	0.00	150.00	0.00	150.00	(150.00)	0
70300	Insurance master policy	14,774.99	15,000.00	14,774.99	15,000.00	(225.01)	98
70400	Worker's compensation	1,103.00	1,667.00	1,103.00	1,667.00	(564.00)	66

70500	Insurance-earthquake	14,366.22	15,000.00	14,366.22	15,000.00	(633.78)	96
70700	D & O/Cyber insurance	0.00	833.00	0.00	833.00	(833.00)	0
70800	Insurance, Umbrella	0.00	292.00	0.00	292.00	(292.00)	0
	Total INSURANCE	30,244.21	32,942.00	30,244.21	32,942.00	(2,697.79)	92
	TAXES						
75100	Payroll taxes	2,106.66	1,667.00	2,106.66	1,667.00	439.66	126
75400	State & federal taxes	0.00	2,333.00	0.00	2,333.00	(2,333.00)	0
	Total TAXES	2,106.66	4,000.00	2,106.66	4,000.00	(1,893.34)	53
	CONTRACTED SERVICES						
80201	Contracted elevator service	6,168.36	1,833.00	6,168.36	1,833.00	4,335.36	337
80202	Elevator repairs	26,016.65	3,917.00	26,016.65	3,917.00	22,099.65	664
80301	Contracted gardening service	7,280.00	7,292.00	7,280.00	7,292.00	(12.00)	100
80302	Landscape - Irrigation	130.00	333.00	130.00	333.00	(203.00)	39
80303	Gardening extras/supplies	0.00	42.00	0.00	42.00	(42.00)	0
80304	Tree Trimming	18,560.00	1,750.00	18,560.00	1,750.00	16,810.00	1,061
80317	Landscape replacement	0.00	8.00	0.00	8.00	(8.00)	0
80500	Pest Control	0.00	50.00	0.00	50.00	(50.00)	0
80501	Contracted pest control servic	510.00	500.00	510.00	500.00	10.00	102
80503	Pest control extras/supplies	0.00	8.00	0.00	8.00	(8.00)	0
80505	Contracted termite control	0.00	8.00	0.00	8.00	(8.00)	0
80509	Contracted Termite Control Treatment	1,445.00	667.00	1,445.00	667.00	778.00	217
80601	Contracted pool & spa service	325.00	333.00	325.00	333.00	(8.00)	98
80602	Pool & spa repairs	0.00	167.00	0.00	167.00	(167.00)	0
80603	Pool & spa extras/supplies	670.24	583.00	670.24	583.00	87.24	115
80617	Landscape Supplies	0.00	25.00	0.00	25.00	(25.00)	0
80707	Alarm Monitoring	0.00	900.00	0.00	900.00	(900.00)	0
	Total CONTRACTED SERVICES	61,105.25	18,416.00	61,105.25	18,416.00	42,689.25	332
	MAINTENANCE						
63000	Unit Maintenance/Repair	0.00	667.00	0.00	667.00	(667.00)	0

86000	Gate Repairs	6,280.00	750.00	6,280.00	750.00	5,530.00	837
86101	Fire Alarm	1,884.00	167.00	1,884.00	167.00	1,717.00	1,128
86200	Furnishings Communal	0.00	8.00	0.00	8.00	(8.00)	0
86300	Bldg Maint and Repairs	310.00	2,000.00	310.00	2,000.00	(1,690.00)	16
86302	Equipment maintenance	311.23	417.00	311.23	417.00	(105.77)	75
86303	Contingency repairs	3,040.60	4,167.00	3,040.60	4,167.00	(1,126.40)	73
86314	Clubhouse expense	753.95	250.00	753.95	250.00	503.95	302
86500	Lighting maintenance	0.00	250.00	0.00	250.00	(250.00)	0
86600	Resident Locks & keys	0.00	208.00	0.00	208.00	(208.00)	0
86700	Maintenance supplies	332.62	583.00	332.62	583.00	(250.38)	57
86800	Painting	0.00	167.00	0.00	167.00	(167.00)	0
87000	Plumbing	1,393.49	2,500.00	1,393.49	2,500.00	(1,106.51)	56
87100	Roof	2,930.00	1,667.00	2,930.00	1,667.00	1,263.00	176
87111	Structural Maintenance/Repair - Communal	0.00	4,167.00	0.00	4,167.00	(4,167.00)	0
87300	Signs	0.00	83.00	0.00	83.00	(83.00)	0
87600	Landscape - Tree	0.00	83.00	0.00	83.00	(83.00)	0
88101	Sidewalks	0.00	1,250.00	0.00	1,250.00	(1,250.00)	0
88301	Sewer Line Cleanouts	0.00	3,750.00	0.00	3,750.00	(3,750.00)	0
88701	Landscaping- Maintenance	0.00	83.00	0.00	83.00	(83.00)	0
89300	Gutters	0.00	458.00	0.00	458.00	(458.00)	0
	Total MAINTENANCE	17,235.89	23,675.00	17,235.89	23,675.00	(6,439.11)	73
	PROVISION FOR RESERVES						
98800	Structure Maintenance/Repair - Communal	55,002.00	55,002.00	55,002.00	55,002.00	0.00	100
	Total PROVISION FOR RESERVES	55,002.00	55,002.00	55,002.00	55,002.00	0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(39,739.81)	0.00	(39,739.81)	0.00	(39,739.81)	0
	Total UTILITIES INCOME	(39,739.81)	0.00	(39,739.81)	0.00	(39,739.81)	0

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2026 Through 01/31/2026

Year End: December

	UTILITY EXPENSE						
65100	Utility-electric	3,829.22	0.00	3,829.22	0.00	3,829.22	0
65200	Utility gas	5,220.14	0.00	5,220.14	0.00	5,220.14	0
65300	Utility phone	2,176.43	0.00	2,176.43	0.00	2,176.43	0
65400	Utility trash	5,561.54	0.00	5,561.54	0.00	5,561.54	0
65500	Utility water & sewer	24,894.20	0.00	24,894.20	0.00	24,894.20	0
81001	Contracted internet	161.25	0.00	161.25	0.00	161.25	0
	Total UTILITY EXPENSE	41,842.78	0.00	41,842.78	0.00	41,842.78	0
	Total Expenses Before Reserves	182,683.04	149,918.00	182,683.04	149,918.00	32,765.04	122
	Total EXPENSES	**237,685.04**	**204,920.00**	**237,685.04**	**204,920.00**	**32,765.04**	**116**
	Net Surplus or (Deficit)	**(18,684.70)**	**0.00**	**(18,684.70)**	**0.00**	**(18,684.70)**	

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2026 Through 01/31/2026

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	198,816.16	2,384,244.00	(2,185,427.84)	8
	Total ASSESSMENT INCOME	198,816.16	2,384,244.00	(2,185,427.84)	8
	OTHER MEMBER INCOME				
50400	Late charge assessments	193.49	9,996.00	(9,802.51)	2
50500	Lien assessments	0.00	3,000.00	(3,000.00)	0
50600	Legal assessments	331.86	3,000.00	(2,668.14)	11
50700	Parking assessments	240.00	996.00	(756.00)	24
50800	Nsf check collection	3,770.88	12,000.00	(8,229.12)	31
51000	Resident Key/gate card income	385.00	2,004.00	(1,619.00)	19
	Total OTHER MEMBER INCOME	4,921.23	30,996.00	(26,074.77)	16
	OTHER INCOME				
51200	Violation / Fine	0.00	504.00	(504.00)	0
51300	Interest income	15,262.95	42,000.00	(26,737.05)	36
51500	Reimbursement income-bill backs	0.00	300.00	(300.00)	0
52700	Move In/Move Out Registration Fee	0.00	996.00	(996.00)	0
	Total OTHER INCOME	15,262.95	43,800.00	(28,537.05)	35
	Total INCOME	**219,000.34**	**2,459,040.00**	**(2,240,039.66)**	**9**
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	0.00	2,496.00	(2,496.00)	0
60101	Study reserve	0.00	696.00	(696.00)	0
60103	Payroll service	0.00	17,700.00	(17,700.00)	0
60105	Professional Services	0.00	96.00	(96.00)	0
60200	Bank/Other Fees	35.00	3,000.00	(2,965.00)	1
60205	Office Expense	203.14	5,004.00	(4,800.86)	4
60206	Office equipment (computers)	0.00	900.00	(900.00)	0
60207	1099 forms	0.00	12.00	(12.00)	0
60300	Legal expense, reimbursable	451.86	6,996.00	(6,544.14)	6

60303	Legal	0.00	9,996.00	(9,996.00)	0
60400	License,fees and permits	1,800.00	504.00	1,296.00	357
60510	Employee Extra (uniforms, etc.)	0.00	504.00	(504.00)	0
60513	Bonuses	0.00	156.00	(156.00)	0
60600	Management services	1,750.00	21,000.00	(19,250.00)	8
60603	Board Management Expense	165.00	696.00	(531.00)	24
60800	Printing & postage	380.62	4,500.00	(4,119.38)	8
60900	Assessment refunds	75.00	2,004.00	(1,929.00)	4
61000	Non-sufficient fund checks	1,581.96	12,000.00	(10,418.04)	13
62000	Miscellaneous expense	0.00	9,708.00	(9,708.00)	0
	Total ADMINISTRATIVE	6,442.58	97,968.00	(91,525.42)	7
	LOAN SERVICING				
64001	Loan Servicing Principle	35,455.95	336,000.00	(300,544.05)	11
64002	Loan Servicing Interest	11,348.05	225,648.00	(214,299.95)	5
	Total LOAN SERVICING	46,804.00	561,648.00	(514,844.00)	8
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	4,748.67	60,000.00	(55,251.33)	8
	Total SALARY ADMINISTRATIVE	4,748.67	60,000.00	(55,251.33)	8
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	4,831.27	69,000.00	(64,168.73)	7
60503	Clubhouse Salaries Gross	7,061.54	62,004.00	(54,942.46)	11
	Total SALARY MAINTENANCE	11,892.81	131,004.00	(119,111.19)	9
	INSURANCE				
70100	Fidelity bond	0.00	1,800.00	(1,800.00)	0
70300	Insurance master policy	14,774.99	180,000.00	(165,225.01)	8
70400	Worker's compensation	1,103.00	20,004.00	(18,901.00)	6
70500	Insurance-earthquake	14,366.22	180,000.00	(165,633.78)	8
70700	D & O/Cyber insurance	0.00	9,996.00	(9,996.00)	0
70800	Insurance, Umbrella	0.00	3,504.00	(3,504.00)	0
	Total INSURANCE	30,244.21	395,304.00	(365,059.79)	8

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2026 Through 01/31/2026

Year End: December

	TAXES				
75100	Payroll taxes	2,106.66	20,004.00	(17,897.34)	11
75400	State & federal taxes	0.00	27,996.00	(27,996.00)	0
	Total TAXES	2,106.66	48,000.00	(45,893.34)	4
	CONTRACTED SERVICES				
80201	Contracted elevator service	6,168.36	21,996.00	(15,827.64)	28
80202	Elevator repairs	26,016.65	47,004.00	(20,987.35)	55
80301	Contracted gardening service	7,280.00	87,504.00	(80,224.00)	8
80302	Landscape - Irrigation	130.00	3,996.00	(3,866.00)	3
80303	Gardening extras/supplies	0.00	504.00	(504.00)	0
80304	Tree Trimming	18,560.00	21,000.00	(2,440.00)	88
80317	Landscape replacement	0.00	96.00	(96.00)	0
80500	Pest Control	0.00	600.00	(600.00)	0
80501	Contracted pest control servic	510.00	6,000.00	(5,490.00)	9
80503	Pest control extras/supplies	0.00	96.00	(96.00)	0
80505	Contracted termite control	0.00	96.00	(96.00)	0
80509	Contracted Termite Control Treatment	1,445.00	8,004.00	(6,559.00)	18
80601	Contracted pool & spa service	325.00	3,996.00	(3,671.00)	8
80602	Pool & spa repairs	0.00	2,004.00	(2,004.00)	0
80603	Pool & spa extras/supplies	670.24	6,996.00	(6,325.76)	10
80617	Landscape Supplies	0.00	300.00	(300.00)	0
80707	Alarm Monitoring	0.00	10,800.00	(10,800.00)	0
	Total CONTRACTED SERVICES	61,105.25	220,992.00	(159,886.75)	28
	MAINTENANCE				
63000	Unit Maintenance/Repair	0.00	8,004.00	(8,004.00)	0
86000	Gate Repairs	6,280.00	9,000.00	(2,720.00)	70
86101	Fire Alarm	1,884.00	2,004.00	(120.00)	94
86200	Furnishings Communal	0.00	96.00	(96.00)	0
86300	Bldg Maint and Repairs	310.00	24,000.00	(23,690.00)	1
86302	Equipment maintenance	311.23	5,004.00	(4,692.77)	6
86303	Contingency repairs	3,040.60	50,004.00	(46,963.40)	6
86314	Clubhouse expense	753.95	3,000.00	(2,246.05)	25

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2026 Through 01/31/2026

Year End: December

86500	Lighting maintenance	0.00	3,000.00	(3,000.00)	0
86600	Resident Locks & keys	0.00	2,496.00	(2,496.00)	0
86700	Maintenance supplies	332.62	6,996.00	(6,663.38)	5
86800	Painting	0.00	2,004.00	(2,004.00)	0
87000	Plumbing	1,393.49	30,000.00	(28,606.51)	5
87100	Roof	2,930.00	20,004.00	(17,074.00)	15
87111	Structural Maintenance/Repair - Communal	0.00	50,004.00	(50,004.00)	0
87300	Signs	0.00	996.00	(996.00)	0
87600	Landscape - Tree	0.00	996.00	(996.00)	0
88101	Sidewalks	0.00	15,000.00	(15,000.00)	0
88301	Sewer Line Cleanouts	0.00	45,000.00	(45,000.00)	0
88701	Landscaping- Maintenance	0.00	996.00	(996.00)	0
89300	Gutters	0.00	5,496.00	(5,496.00)	0
	Total MAINTENANCE	17,235.89	284,100.00	(266,864.11)	6
	PROVISION FOR RESERVES				
98800	Structure Maintenance/Repair - Communal	55,002.00	660,024.00	(605,022.00)	8
	Total PROVISION FOR RESERVES	55,002.00	660,024.00	(605,022.00)	8
	UTILITIES INCOME				
50900	Utility reimbursement	(39,739.81)	0.00	(39,739.81)	0
	Total UTILITIES INCOME	(39,739.81)	0.00	(39,739.81)	0
	UTILITY EXPENSE				
65100	Utility-electric	3,829.22	0.00	3,829.22	0
65200	Utility gas	5,220.14	0.00	5,220.14	0
65300	Utility phone	2,176.43	0.00	2,176.43	0
65400	Utility trash	5,561.54	0.00	5,561.54	0
65500	Utility water & sewer	24,894.20	0.00	24,894.20	0
81001	Contracted internet	161.25	0.00	161.25	0
	Total UTILITY EXPENSE	41,842.78	0.00	41,842.78	0
	Total Expenses Before Reserves	182,683.04	1,799,016.00	(1,616,332.96)	10
	Total EXPENSES	**237,685.04**	**2,459,040.00**	**(2,221,354.96)**	**10**