

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2026

For the Month Ended: March 31, 2026

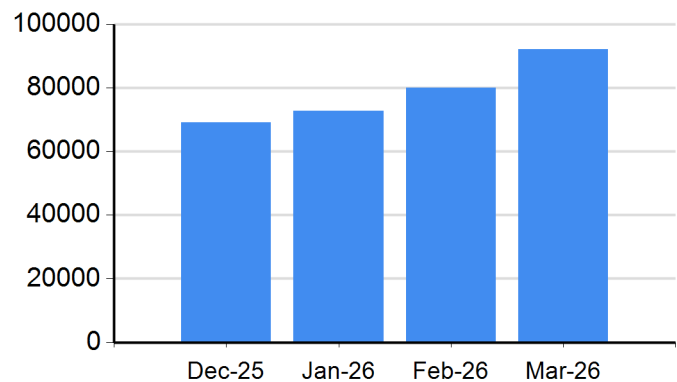
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	260,754.62	280,119.80	Decrease in Cash	19,365.18
Reserve Cash	2,033,636.20	2,013,293.88	Increase in Cash	20,342.32
Average budgeted expenses / months	204,920.00			
Average # of months of available cash	1.27			

ASSESSMENT SUMMARY

Monthly Assessment Budget	198,687.00
Assessment Cash Received	194,612.06
<u>Total Assessments Receivable</u>	
current month due	27,262.95
31-60 days late	12,755.70
61-90 days late	5,373.01
over 90 days late	46,576.39
Total Assessments Due	91,968.05
Past Owners Assessments Rec.	41,875.43
Past % of Total	31%
Prepaid Assessments	91,890.07

Accounts Receivable Trending



OPERATING SUMMARY

Category	March Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$213,559.70	\$635,514.64	\$614,760.00	\$20,754.64
ADMINISTRATIVE	\$6,964.11	\$26,848.36	\$24,492.00	\$2,356.36
LOAN SERVICING	\$46,804.00	\$140,412.00	\$140,412.00	\$0.00
SALARY ADMINISTRATIVE	\$4,475.43	\$13,785.83	\$15,000.00	(\$1,214.17)
SALARY MAINTENANCE	\$9,716.72	\$31,918.29	\$32,751.00	(\$832.71)
INSURANCE	\$29,141.21	\$76,366.41	\$98,826.00	(\$22,459.59)
TAXES	\$1,406.11	\$5,580.18	\$12,000.00	(\$6,419.82)
CONTRACTED SERVICES	\$37,164.71	\$116,216.07	\$55,248.00	\$60,968.07
MAINTENANCE	\$27,181.45	\$57,543.50	\$71,025.00	(\$13,481.50)
PROVISION FOR RESERVES	\$55,002.00	\$165,006.00	\$165,006.00	\$0.00
UTILITIES INCOME	(\$40,832.65)	(\$121,433.79)	\$0.00	(\$121,433.79)
UTILITY EXPENSE	\$41,811.93	\$124,533.28	\$0.00	\$124,533.28
Total EXPENSES	\$218,835.02	\$636,776.13	\$614,760.00	\$22,016.13
Net Surplus or (Deficit)	(\$5,275.32)	(\$1,261.49)		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2026

For the Month Ended: March 31, 2026

Contribution to Reserves this month:	55,002.00	Reserve Disbursements this month:	84,203.22
Contribution to Reserves Year-to-Date:	165,006.00	Reserve Disbursements Year-to-Date:	169,000.50

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 03/31/2026

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Sunwest xxxxx1130	\$209,861.48
11100	J Street Drain Project	\$36,024.72
11500	CIT CR on deposit	\$0.24
11708	Sunwest Petty Cash xxxxx4542	\$10,831.09
12000	Sunwest Debit Petty Cash xxxxx6871	\$4,037.09
	Total CURRENT ASSETS	\$260,754.62

CURRENT RESERVE ASSETS

10300	Savings - Sunwest xxxxx3850	\$821,925.05	IMMA
11600	JP Morgan/Edward Jones	\$1,211,711.15	
	Total CURRENT RESERVE ASSETS	\$2,033,636.20	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$127,525.83
	Total ACCOUNTS RECEIVABLE	\$127,525.83

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>\$7,561,188.65</u>
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 03/31/2026

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$91,890.07
	Total CURRENT LIABILITIES	\$91,890.07

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$46,107.82
	Total ACCOUNTS PAYABLE	\$46,107.82

LOANS

31500	Loan First Citizen Bank xxx4718	\$3,033,566.20
	Total LOANS	\$3,033,566.20

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	\$1,684,785.19
	Total LIABILITIES	\$4,891,729.51

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$2,670,720.63
	Current Year Surplus (Deficit)	(\$1,261.49)
	Total RETAINED SURPLUS/(DEFICIT)	\$2,669,459.14
	Total EQUITY	\$2,669,459.14

	Total Liabilities and Equity	\$7,561,188.65
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2026 Through 03/31/2026

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	(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)
40302	Townhouse fences - replace	0.00	0.00	0.00	1,520.00	0.00	0.00	(1,520.00)
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	74,617.66	0.00	0.00	(158,035.70)
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	1,632.00	0.00	0.00	(95,004.31)
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
40904	Bathrooms - remodel	0.00	0.00	0.00	10,851.38	0.00	0.00	(10,851.38)
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	4,332.34	0.00	0.00	(6,581.25)
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)

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2026 Through 03/31/2026

Year End: December

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)
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	10,110.00	0.00	0.00	(56,381.87)
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	45,770.00	1,110.00	0.00	(160,214.00)
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	165,006.00	13,400.00	0.00	0.00	778,456.00
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)
44204	Irrigation controllers - replace	0.00	0.00	0.00	7,877.12	0.00	0.00	(7,877.12)
Total Reserves		55,002.00	1,688,779.69	165,006.00	170,110.50	1,110.00	1,110.00	1,684,785.19

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2026 Through 03/31/2026

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	198,823.99	198,687.00	596,830.11	596,061.00	769.11	100
	Total ASSESSMENT INCOME	198,823.99	198,687.00	596,830.11	596,061.00	769.11	100
OTHER MEMBER INCOME							
50400	Late charge assessments	1,996.77	833.00	3,621.76	2,499.00	1,122.76	145
50500	Lien assessments	160.00	250.00	700.00	750.00	(50.00)	93
50600	Legal assessments	965.60	250.00	1,297.46	750.00	547.46	173
50700	Parking assessments	280.00	83.00	800.00	249.00	551.00	321
50800	Nsf check collection	809.99	1,000.00	4,580.87	3,000.00	1,580.87	153
51000	Resident Key/gate card income	0.00	167.00	539.00	501.00	38.00	108
	Total OTHER MEMBER INCOME	4,212.36	2,583.00	11,539.09	7,749.00	3,790.09	149
OTHER INCOME							
51200	Violation / Fine	50.00	42.00	50.00	126.00	(76.00)	40
51300	Interest income	8,663.35	3,500.00	24,517.67	10,500.00	14,017.67	234
51500	Reimbursement income-bill backs	1,710.00	25.00	1,835.00	75.00	1,760.00	2,447
52700	Move In/Move Out Registration Fee	100.00	83.00	100.00	249.00	(149.00)	40
54200	Adjustment	0.00	0.00	642.77	0.00	642.77	0
	Total OTHER INCOME	10,523.35	3,650.00	27,145.44	10,950.00	16,195.44	248
	Total INCOME	213,559.70	204,920.00	635,514.64	614,760.00	20,754.64	103
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	0.00	208.00	0.00	624.00	(624.00)	0
60101	Study reserve	0.00	58.00	0.00	174.00	(174.00)	0
60103	Payroll service	0.00	1,475.00	1,267.05	4,425.00	(3,157.95)	29
60105	Professional Services	0.00	8.00	0.00	24.00	(24.00)	0
60200	Bank/Other Fees	110.00	250.00	1,615.58	750.00	865.58	215

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2026 Through 03/31/2026

Year End: December

60205	Office Expense	0.00	417.00	272.68	1,251.00	(978.32)	22
60206	Office equipment (computers)	0.00	75.00	0.00	225.00	(225.00)	0
60207	1099 forms	0.00	1.00	0.00	3.00	(3.00)	0
60300	Legal expense, reimbursable	1,533.90	583.00	2,525.76	1,749.00	776.76	144
60303	Legal	402.00	833.00	2,367.50	2,499.00	(131.50)	95
60400	License,fees and permits	0.00	42.00	6,525.00	126.00	6,399.00	5,179
60510	Employee Extra (uniforms, etc.)	0.00	42.00	0.00	126.00	(126.00)	0
60513	Bonuses	0.00	13.00	0.00	39.00	(39.00)	0
60600	Management services	1,750.00	1,750.00	5,250.00	5,250.00	0.00	100
60603	Board Management Expense	47.00	58.00	259.00	174.00	85.00	149
60800	Printing & postage	327.30	375.00	1,064.92	1,125.00	(60.08)	95
60900	Assessment refunds	0.00	167.00	75.00	501.00	(426.00)	15
61000	Non-sufficient fund checks	2,793.91	1,000.00	5,625.87	3,000.00	2,625.87	188
62000	Miscellaneous expense	0.00	809.00	0.00	2,427.00	(2,427.00)	0
	Total ADMINISTRATIVE	6,964.11	8,164.00	26,848.36	24,492.00	2,356.36	110
	LOAN SERVICING						
64001	Loan Servicing Principle	34,857.07	28,000.00	105,170.09	84,000.00	21,170.09	125
64002	Loan Servicing Interest	11,946.93	18,804.00	35,241.91	56,412.00	(21,170.09)	62
	Total LOAN SERVICING	46,804.00	46,804.00	140,412.00	140,412.00	0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	4,475.43	5,000.00	13,785.83	15,000.00	(1,214.17)	92
	Total SALARY ADMINISTRATIVE	4,475.43	5,000.00	13,785.83	15,000.00	(1,214.17)	92
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	4,972.23	5,750.00	15,550.88	17,250.00	(1,699.12)	90
60503	Clubhouse Salaries Gross	4,744.49	5,167.00	16,367.41	15,501.00	866.41	106
	Total SALARY MAINTENANCE	9,716.72	10,917.00	31,918.29	32,751.00	(832.71)	97
	INSURANCE						
70100	Fidelity bond	0.00	150.00	0.00	450.00	(450.00)	0
70300	Insurance master policy	14,774.99	15,000.00	44,324.97	45,000.00	(675.03)	98

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2026 Through 03/31/2026

Year End: December

70400	Worker's compensation	0.00	1,667.00	3,309.00	5,001.00	(1,692.00)	66
70500	Insurance-earthquake	14,366.22	15,000.00	28,732.44	45,000.00	(16,267.56)	64
70700	D & O/Cyber insurance	0.00	833.00	0.00	2,499.00	(2,499.00)	0
70800	Insurance, Umbrella	0.00	292.00	0.00	876.00	(876.00)	0
	Total INSURANCE	29,141.21	32,942.00	76,366.41	98,826.00	(22,459.59)	77
	TAXES						
75100	Payroll taxes	1,406.11	1,667.00	5,580.18	5,001.00	579.18	112
75400	State & federal taxes	0.00	2,333.00	0.00	6,999.00	(6,999.00)	0
	Total TAXES	1,406.11	4,000.00	5,580.18	12,000.00	(6,419.82)	47
	CONTRACTED SERVICES						
80201	Contracted elevator service	0.00	1,833.00	6,168.36	5,499.00	669.36	112
80202	Elevator repairs	27,062.64	3,917.00	55,532.32	11,751.00	43,781.32	473
80301	Contracted gardening service	7,280.00	7,292.00	21,840.00	21,876.00	(36.00)	100
80302	Landscape - Irrigation	0.00	333.00	4,250.00	999.00	3,251.00	425
80303	Gardening extras/supplies	0.00	42.00	0.00	126.00	(126.00)	0
80304	Tree Trimming	0.00	1,750.00	21,041.13	5,250.00	15,791.13	401
80317	Landscape replacement	0.00	8.00	0.00	24.00	(24.00)	0
80500	Pest Control	0.00	50.00	0.00	150.00	(150.00)	0
80501	Contracted pest control servic	510.00	500.00	1,530.00	1,500.00	30.00	102
80503	Pest control extras/supplies	0.00	8.00	0.00	24.00	(24.00)	0
80505	Contracted termite control	65.00	8.00	65.00	24.00	41.00	271
80509	Contracted Termite Control Treatment	975.00	667.00	2,420.00	2,001.00	419.00	121
80601	Contracted pool & spa service	325.00	333.00	975.00	999.00	(24.00)	98
80602	Pool & spa repairs	0.00	167.00	0.00	501.00	(501.00)	0
80603	Pool & spa extras/supplies	665.07	583.00	2,112.26	1,749.00	363.26	121
80617	Landscape Supplies	0.00	25.00	0.00	75.00	(75.00)	0
80707	Alarm Monitoring	282.00	900.00	282.00	2,700.00	(2,418.00)	10
	Total CONTRACTED SERVICES	37,164.71	18,416.00	116,216.07	55,248.00	60,968.07	210

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2026 Through 03/31/2026

Year End: December

MAINTENANCE

63000	Unit Maintenance/Repair	0.00	667.00	750.00	2,001.00	(1,251.00)	37
86000	Gate Repairs	0.00	750.00	6,280.00	2,250.00	4,030.00	279
86101	Fire Alarm	0.00	167.00	1,884.00	501.00	1,383.00	376
86200	Furnishings Communal	0.00	8.00	0.00	24.00	(24.00)	0
86300	Bldg Maint and Repairs	175.00	2,000.00	485.00	6,000.00	(5,515.00)	8
86302	Equipment maintenance	0.00	417.00	311.23	1,251.00	(939.77)	25
86303	Contingency repairs	6,071.46	4,167.00	9,112.06	12,501.00	(3,388.94)	73
86314	Clubhouse expense	0.00	250.00	753.95	750.00	3.95	101
86500	Lighting maintenance	545.00	250.00	545.00	750.00	(205.00)	73
86600	Resident Locks & keys	2,464.64	208.00	2,464.64	624.00	1,840.64	395
86700	Maintenance supplies	987.66	583.00	5,190.15	1,749.00	3,441.15	297
86800	Painting	0.00	167.00	0.00	501.00	(501.00)	0
87000	Plumbing	6,112.69	2,500.00	12,460.47	7,500.00	4,960.47	166
87100	Roof	0.00	1,667.00	2,930.00	5,001.00	(2,071.00)	59
87111	Structural Maintenance/Repair - Communal	0.00	4,167.00	0.00	12,501.00	(12,501.00)	0
87300	Signs	0.00	83.00	0.00	249.00	(249.00)	0
87600	Landscape - Tree	0.00	83.00	0.00	249.00	(249.00)	0
88101	Sidewalks	0.00	1,250.00	3,487.00	3,750.00	(263.00)	93
88301	Sewer Line Cleanouts	0.00	3,750.00	0.00	11,250.00	(11,250.00)	0
88701	Landscaping- Maintenance	4,600.00	83.00	4,600.00	249.00	4,351.00	1,847
88800	Termite Control Treatment	0.00	0.00	65.00	0.00	65.00	0
89300	Gutters	6,225.00	458.00	6,225.00	1,374.00	4,851.00	453
	Total MAINTENANCE	27,181.45	23,675.00	57,543.50	71,025.00	(13,481.50)	81
	PROVISION FOR RESERVES						
98800	Structure Maintenance/Repair - Communal	55,002.00	55,002.00	165,006.00	165,006.00	0.00	100
	Total PROVISION FOR RESERVES	55,002.00	55,002.00	165,006.00	165,006.00	0.00	100

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2026 Through 03/31/2026

Year End: December

UTILITIES INCOME							
50900	Utility reimbursement	(40,832.65)	0.00	(121,433.79)	0.00	(121,433.79)	0
	Total UTILITIES INCOME	(40,832.65)	0.00	(121,433.79)	0.00	(121,433.79)	0
UTILITY EXPENSE							
65100	Utility-electric	3,307.32	0.00	11,093.14	0.00	11,093.14	0
65200	Utility gas	4,833.31	0.00	15,667.59	0.00	15,667.59	0
65300	Utility phone	1,341.90	0.00	4,866.87	0.00	4,866.87	0
65400	Utility trash	5,543.75	0.00	16,863.74	0.00	16,863.74	0
65500	Utility water & sewer	26,618.96	0.00	75,552.75	0.00	75,552.75	0
81001	Contracted internet	166.69	0.00	489.19	0.00	489.19	0
	Total UTILITY EXPENSE	41,811.93	0.00	124,533.28	0.00	124,533.28	0
	Total Expenses Before Reserves	163,833.02	149,918.00	471,770.13	449,754.00	22,016.13	105
	Total EXPENSES	218,835.02	204,920.00	636,776.13	614,760.00	22,016.13	104
	Net Surplus or (Deficit)	(5,275.32)	0.00	(1,261.49)	0.00	(1,261.49)	

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

01/01/2026 Through 03/31/2026

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	596,830.11	2,384,244.00	(1,787,413.89)	25
	Total ASSESSMENT INCOME	596,830.11	2,384,244.00	(1,787,413.89)	25
	OTHER MEMBER INCOME				
50400	Late charge assessments	3,621.76	9,996.00	(6,374.24)	36
50500	Lien assessments	700.00	3,000.00	(2,300.00)	23
50600	Legal assessments	1,297.46	3,000.00	(1,702.54)	43
50700	Parking assessments	800.00	996.00	(196.00)	80
50800	Nsf check collection	4,580.87	12,000.00	(7,419.13)	38
51000	Resident Key/gate card income	539.00	2,004.00	(1,465.00)	27
	Total OTHER MEMBER INCOME	11,539.09	30,996.00	(19,456.91)	37
	OTHER INCOME				
51200	Violation / Fine	50.00	504.00	(454.00)	10
51300	Interest income	24,517.67	42,000.00	(17,482.33)	58
51500	Reimbursement income-bill backs	1,835.00	300.00	1,535.00	612
52700	Move In/Move Out Registration Fee	100.00	996.00	(896.00)	10
54200	Adjustment	642.77	0.00	642.77	0
	Total OTHER INCOME	27,145.44	43,800.00	(16,654.56)	62
	Total INCOME	635,514.64	2,459,040.00	(1,823,525.36)	26
	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	1,267.05	17,700.00	(16,432.95)	7
60105	Professional Services	0.00	96.00	(96.00)	0
60200	Bank/Other Fees	1,615.58	3,000.00	(1,384.42)	54
60205	Office Expense	272.68	5,004.00	(4,731.32)	5
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

01/01/2026 Through 03/31/2026

Year End: December

60300	Legal expense, reimbursable	2,525.76	6,996.00	(4,470.24)	36
60303	Legal	2,367.50	9,996.00	(7,628.50)	24
60400	License,fees and permits	6,525.00	504.00	6,021.00	1,295
60510	Employee Extra (uniforms, etc.)	0.00	504.00	(504.00)	0
60513	Bonuses	0.00	156.00	(156.00)	0
60600	Management services	5,250.00	21,000.00	(15,750.00)	25
60603	Board Management Expense	259.00	696.00	(437.00)	37
60800	Printing & postage	1,064.92	4,500.00	(3,435.08)	24
60900	Assessment refunds	75.00	2,004.00	(1,929.00)	4
61000	Non-sufficient fund checks	5,625.87	12,000.00	(6,374.13)	47
62000	Miscellaneous expense	0.00	9,708.00	(9,708.00)	0
	Total ADMINISTRATIVE	26,848.36	97,968.00	(71,119.64)	27
	LOAN SERVICING				
64001	Loan Servicing Principle	105,170.09	336,000.00	(230,829.91)	31
64002	Loan Servicing Interest	35,241.91	225,648.00	(190,406.09)	16
	Total LOAN SERVICING	140,412.00	561,648.00	(421,236.00)	25
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	13,785.83	60,000.00	(46,214.17)	23
	Total SALARY ADMINISTRATIVE	13,785.83	60,000.00	(46,214.17)	23
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	15,550.88	69,000.00	(53,449.12)	23
60503	Clubhouse Salaries Gross	16,367.41	62,004.00	(45,636.59)	26
	Total SALARY MAINTENANCE	31,918.29	131,004.00	(99,085.71)	24
	INSURANCE				
70100	Fidelity bond	0.00	1,800.00	(1,800.00)	0
70300	Insurance master policy	44,324.97	180,000.00	(135,675.03)	25
70400	Worker's compensation	3,309.00	20,004.00	(16,695.00)	17
70500	Insurance-earthquake	28,732.44	180,000.00	(151,267.56)	16
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	76,366.41	395,304.00	(318,937.59)	19

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

01/01/2026 Through 03/31/2026

Year End: December

TAXES					
75100	Payroll taxes	5,580.18	20,004.00	(14,423.82)	28
75400	State & federal taxes	0.00	27,996.00	(27,996.00)	0
	Total TAXES	5,580.18	48,000.00	(42,419.82)	12
CONTRACTED SERVICES					
80201	Contracted elevator service	6,168.36	21,996.00	(15,827.64)	28
80202	Elevator repairs	55,532.32	47,004.00	8,528.32	118
80301	Contracted gardening service	21,840.00	87,504.00	(65,664.00)	25
80302	Landscape - Irrigation	4,250.00	3,996.00	254.00	106
80303	Gardening extras/supplies	0.00	504.00	(504.00)	0
80304	Tree Trimming	21,041.13	21,000.00	41.13	100
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	1,530.00	6,000.00	(4,470.00)	26
80503	Pest control extras/supplies	0.00	96.00	(96.00)	0
80505	Contracted termite control	65.00	96.00	(31.00)	68
80509	Contracted Termite Control Treatment	2,420.00	8,004.00	(5,584.00)	30
80601	Contracted pool & spa service	975.00	3,996.00	(3,021.00)	24
80602	Pool & spa repairs	0.00	2,004.00	(2,004.00)	0
80603	Pool & spa extras/supplies	2,112.26	6,996.00	(4,883.74)	30
80617	Landscape Supplies	0.00	300.00	(300.00)	0
80707	Alarm Monitoring	282.00	10,800.00	(10,518.00)	3
	Total CONTRACTED SERVICES	116,216.07	220,992.00	(104,775.93)	53
MAINTENANCE					
63000	Unit Maintenance/Repair	750.00	8,004.00	(7,254.00)	9
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	485.00	24,000.00	(23,515.00)	2
86302	Equipment maintenance	311.23	5,004.00	(4,692.77)	6
86303	Contingency repairs	9,112.06	50,004.00	(40,891.94)	18
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 03/31/2026

Year End: December

86500	Lighting maintenance	545.00	3,000.00	(2,455.00)	18
86600	Resident Locks & keys	2,464.64	2,496.00	(31.36)	99
86700	Maintenance supplies	5,190.15	6,996.00	(1,805.85)	74
86800	Painting	0.00	2,004.00	(2,004.00)	0
87000	Plumbing	12,460.47	30,000.00	(17,539.53)	42
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	3,487.00	15,000.00	(11,513.00)	23
88301	Sewer Line Cleanouts	0.00	45,000.00	(45,000.00)	0
88701	Landscaping- Maintenance	4,600.00	996.00	3,604.00	462
88800	Termite Control Treatment	65.00	0.00	65.00	0
89300	Gutters	6,225.00	5,496.00	729.00	113
	Total MAINTENANCE	57,543.50	284,100.00	(226,556.50)	20
	PROVISION FOR RESERVES				
98800	Structure Maintenance/Repair - Communal	165,006.00	660,024.00	(495,018.00)	25
	Total PROVISION FOR RESERVES	165,006.00	660,024.00	(495,018.00)	25
	UTILITIES INCOME				
50900	Utility reimbursement	(121,433.79)	0.00	(121,433.79)	0
	Total UTILITIES INCOME	(121,433.79)	0.00	(121,433.79)	0
	UTILITY EXPENSE				
65100	Utility-electric	11,093.14	0.00	11,093.14	0
65200	Utility gas	15,667.59	0.00	15,667.59	0
65300	Utility phone	4,866.87	0.00	4,866.87	0
65400	Utility trash	16,863.74	0.00	16,863.74	0
65500	Utility water & sewer	75,552.75	0.00	75,552.75	0
81001	Contracted internet	489.19	0.00	489.19	0
	Total UTILITY EXPENSE	124,533.28	0.00	124,533.28	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2026 Through 03/31/2026

Year End: December

Total Expenses Before Reserves	471,770.13	1,799,016.00	(1,327,245.87)	26
Total EXPENSES	636,776.13	2,459,040.00	(1,822,263.87)	26