Balance Sheet

Properties: Surf Pines Association - 1195 NW Wall St Ste A Bend, OR 97703
As of: 12/31/2024
Accounting Basis: Accrual
GL Account Map: Surf Pines Association
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
10500	PPB Operating 0603	20,874.26
	RESERVE	
10700	PPB Reserve 0628	43,367.43
10902	PPB CD Reserve 1065	51,907.62
10904	CDARS Reserve 1255	243,280.36
10905	CDARS Reserve 7281	106,829.57
	Total RESERVE	**445,384.98**
11000	PPB Contingency 0677	29,920.08
	Total Cash	**496,179.32**
13000	Accounts Receivable	11,505.10
13150	Other Receivable	71,050.00
	OTHER CURRENT ASSETS	
15300	Accrued Income-Reserve	1,854.27
15600	Prepaid Insurance	1,944.08
	Total OTHER CURRENT ASSETS	**3,798.35**
	FIXED ASSETS	
17200	Equipment	8,900.00
17700	Road Signs	388.22
17900	Accumulated Depreciation	-1,928.33
	Total FIXED ASSETS	**7,359.89**
	OTHER ASSETS	
18300	Interfund Balance-Operating	15,156.54
18350	Interfund Balance-Reserve	-15,156.54
	Total OTHER ASSETS	**0.00**
	TOTAL ASSETS	**589,892.66**
	LIABILITIES & CAPITAL	
	Liabilities	
21000	Accounts Payable	3,759.50
	OTHER CURRENT LIABILITIES	
22400	Contract Liabilities-Reserve	471,735.41
23500	Income Tax Payable	2,649.00
24250	Prepaid Assessments	19,433.72
	Total OTHER CURRENT LIABILITIES	**493,818.13**
	Total Liabilities	**497,577.63**
	Capital	
30625	Fund Balance-Contingency	25,573.73

Balance Sheet

Account Number	Account Name	Balance
31200	Fund Balance-Operating	111,449.72
31900	Fund Balance-Reserve	9,215.02
	Calculated Retained Earnings	-53,923.44
	Total Capital	**92,315.03**
	TOTAL LIABILITIES & CAPITAL	**589,892.66**

PROFIT & LOSS BUDGET VS. ACTUAL - YTD

Properties: Surf Pines Association - 1195 NW Wall St Ste A Bend, OR 97703

As of: Dec 2024

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Surf Pines Association

Level of Detail: Detail View

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
	Income			
40900	Assessment Income	90,608.10	185,113.00	-94,504.90
42000	Development Fee	0.00	1,000.00	-1,000.00
42100	Fines & Fees	958.34	1,000.00	-41.66
42900	Interest Income-Operating	0.00	250.00	-250.00
43725	Road Impact Fee	2,160.00	2,000.00	160.00
	Total Operating Income	**93,726.44**	**189,363.00**	**-95,636.56**
	Expense			
50500	**COMMON AREA EXPENSES**			
51800	Common Area-Cameras	10,290.00	0.00	-10,290.00
52700	Gate Repair & Maint	-2,049.00	2,000.00	4,049.00
52800	Gate-Subscription	1,272.00	2,600.00	1,328.00
52900	Gate-Telephone	1,082.64	2,400.00	1,317.36
53900	Maintenance & Supplies	7,709.46	9,000.00	1,290.54
54150	Meeting House-Repairs & Maint	129.00	500.00	371.00
54700	Park-Repairs & Maint	780.00	2,000.00	1,220.00
54925	Pump Maintenance	0.00	500.00	500.00
55300	Road Maintenance	0.00	2,000.00	2,000.00
55310	Road Signs	117.83	500.00	382.17
56600	Tree Maintenance	0.00	2,000.00	2,000.00
56800	Utilities-Electric	3,711.05	8,000.00	4,288.95
57500	Utilities-Water & Sewer	467.40	700.00	232.60
	Total COMMON AREA EXPENSES	**23,510.38**	**32,200.00**	**8,689.62**
64000	**HOUSE EXPENSES**			
64400	Repairs & Maint	0.00	1,500.00	1,500.00
64500	Telephone/Internet/TV	1,855.02	4,000.00	2,144.98
64600	Utilities-Electric	1,333.63	4,000.00	2,666.37
64650	Utilities-Garbage	332.24	720.00	387.76
64750	Utilities-Water	515.20	1,200.00	684.80
	Total HOUSE EXPENSES	**4,036.09**	**11,420.00**	**7,383.91**
72000	**GENERAL ADMINISTRATIVE EXPENSES**			
72400	Admin Expense	11,820.00	30,000.00	18,180.00
72975	Auto Expenses	710.93	2,450.00	1,739.07
73525	Collection Expense	0.00	500.00	500.00
73725	Contingency	0.00	693.00	693.00
74935	Insurance Expense	1,420.00	8,050.00	6,630.00
75135	Legal Fees	9,524.50	5,000.00	-4,524.50
75235	License & Fees	155.80	50.00	-105.80

PROFIT & LOSS BUDGET VS. ACTUAL - YTD

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
75435	Accounting-FSM	14,823.00	31,000.00	16,177.00
75835	Meetings & Events	1,253.19	3,500.00	2,246.81
76235	Office Supplies	364.65	600.00	235.35
76335	**PAYROLL EXPENSES**			
76350	Gross Wages-Property Maint	25,958.50	43,500.00	17,541.50
76355	Payroll Service Fee	896.10	1,800.00	903.90
76360	Payroll Tax Expense	2,176.15	4,200.00	2,023.85
76365	Worker's Comp Insurance	427.27	450.00	22.73
	Total PAYROLL EXPENSES	**29,458.02**	**49,950.00**	**20,491.98**
76465	Printing & Postage	227.39	1,500.00	1,272.61
76665	Reserve Study Fee	0.00	850.00	850.00
77065	Tax Prep & Review	0.00	3,500.00	3,500.00
77165	Taxes-Federal	0.00	1,500.00	1,500.00
77265	Taxes-Property	1,934.36	2,100.00	165.64
77365	Taxes-State	0.00	500.00	500.00
77880	Website Expense	3,890.20	4,000.00	109.80
	Total GENERAL ADMINISTRATIVE EXPENSES	**75,582.04**	**145,743.00**	**70,160.96**
79998	Vendor 1099 Adj-Exempt	19,806.51	0.00	-19,806.51
79999	Vendor 1099 Adj-NonExempt	-19,806.51	0.00	19,806.51
	Total Operating Expense	**103,128.51**	**189,363.00**	**86,234.49**
	Total Operating Income	93,726.44	189,363.00	-95,636.56
	Total Operating Expense	103,128.51	189,363.00	86,234.49
	NOI - Net Operating Income	**-9,402.07**	**0.00**	**-9,402.07**
	Other Income			
80500	**RESERVE INCOME**			
80600	Reserve Income	47,560.00	95,120.00	-47,560.00
80800	Interest Income-Reserve	10,634.61	14,000.00	-3,365.39
	Total RESERVE INCOME	**58,194.61**	**109,120.00**	**-50,925.39**
82500	**CONTINGENCY FUND**			
82550	Contingency Funds	3,967.00	3,967.00	0.00
82600	Interest Income-Contingency	379.35	250.00	129.35
	Total CONTINGENCY FUND	**4,346.35**	**4,217.00**	**129.35**
	Total Other Income	**62,540.96**	**113,337.00**	**-50,796.04**
	Other Expense			
90500	**RESERVE EXPENSES**			
90700	Asphalt	91,095.79	53,150.00	-37,945.79
94895	Security House	1,414.88	4,500.00	3,085.12
95100	Sewer/Water System	14,551.66	0.00	-14,551.66
	Total RESERVE EXPENSES	**107,062.33**	**57,650.00**	**-49,412.33**
	Total Other Expense	**107,062.33**	**57,650.00**	**-49,412.33**

PROFIT & LOSS BUDGET VS. ACTUAL - YTD

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
	Net Other Income	**-44,521.37**	**55,687.00**	**-100,208.37**
	Total Income	156,267.40	302,700.00	-146,432.60
	Total Expense	210,190.84	247,013.00	36,822.16
	Net Income	**-53,923.44**	**55,687.00**	**-109,610.44**