

Balance Sheet

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

As of: 03/31/2025

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	51,988.21
RESERVE		
10700	PPB Reserve 0628	28,410.03
10902	PPB CD Reserve 1065	51,907.62
10904	CDARS Reserve 1255	243,280.36
10905	CDARS Reserve 7281	106,829.57
Total RESERVE		430,427.58
11000	PPB Contingency 0677	30,102.85
Total Cash		512,518.64
13000	Accounts Receivable	23,525.00
13150	Other Receivable	71,050.00
OTHER CURRENT ASSETS		
15300	Accrued Income-Reserve	5,841.62
15600	Prepaid Insurance	1,944.08
Total OTHER CURRENT ASSETS		7,785.70
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	-21,443.50
18350	Interfund Balance-Reserve	21,443.50
Total OTHER ASSETS		0.00
TOTAL ASSETS		622,239.23
LIABILITIES & CAPITAL		
Liabilities		
21000	Accounts Payable	4,478.53
OTHER CURRENT LIABILITIES		
22400	Contract Liabilities-Reserve	471,735.41
23500	Income Tax Payable	2,649.00
24250	Prepaid Assessments	28,116.53
Total OTHER CURRENT LIABILITIES		502,500.94
Total Liabilities		506,979.47
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	-30,978.71
	Total Capital	115,259.76
	TOTAL LIABILITIES & CAPITAL	622,239.23

PROFIT & LOSS BUDGET VS. ACTUAL - YTD

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

As of: Mar 2025

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	138,403.10	185,113.00	-46,709.90
42000	Development Fee	0.00	1,000.00	-1,000.00
42100	Fines & Fees	2,224.49	1,000.00	1,224.49
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		142,787.59	189,363.00	-46,575.41
Expense				
50500	COMMON AREA EXPENSES			
51800	Common Area-Cameras	10,626.54	0.00	-10,626.54
52700	Gate Repair & Maint	-374.80	2,000.00	2,374.80
52800	Gate-Subscription	1,272.00	2,600.00	1,328.00
52900	Gate-Telephone	1,623.36	2,400.00	776.64
53900	Maintenance & Supplies	11,418.74	9,000.00	-2,418.74
54150	Meeting House-Repairs & Maint	426.26	500.00	73.74
54700	Park-Repairs & Maint	1,180.00	2,000.00	820.00
54925	Pump Maintenance	1,500.00	500.00	-1,000.00
55300	Road Maintenance	174.50	2,000.00	1,825.50
55310	Road Signs	720.16	500.00	-220.16
56600	Tree Maintenance	0.00	2,000.00	2,000.00
56800	Utilities-Electric	7,965.01	8,000.00	34.99
57500	Utilities-Water & Sewer	626.25	700.00	73.75
Total COMMON AREA EXPENSES		37,158.02	32,200.00	-4,958.02
64000	HOUSE EXPENSES			
64400	Repairs & Maint	0.00	1,500.00	1,500.00
64500	Telephone/Internet/TV	2,912.46	4,000.00	1,087.54
64600	Utilities-Electric	2,611.90	4,000.00	1,388.10
64650	Utilities-Garbage	507.94	720.00	212.06
64750	Utilities-Water	696.72	1,200.00	503.28
Total HOUSE EXPENSES		6,729.02	11,420.00	4,690.98
72000	GENERAL ADMINISTRATIVE EXPENSES			
72400	Admin Expense	22,280.00	30,000.00	7,720.00
72975	Auto Expenses	979.82	2,450.00	1,470.18
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	2,372.50	5,000.00	2,627.50
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	22,542.00	31,000.00	8,458.00
75835	Meetings & Events	3,207.72	3,500.00	292.28
76235	Office Supplies	609.90	600.00	-9.90
76335	PAYROLL EXPENSES			
76350	Gross Wages-Property Maint	38,850.90	43,500.00	4,649.10
76355	Payroll Service Fee	1,550.70	1,800.00	249.30
76360	Payroll Tax Expense	3,353.50	4,200.00	846.50
76365	Worker's Comp Insurance	700.52	450.00	-250.52
	Total PAYROLL EXPENSES	44,455.62	49,950.00	5,494.38
76465	Printing & Postage	474.93	1,500.00	1,025.07
76665	Reserve Study Fee	0.00	850.00	850.00
77065	Tax Prep & Review	4,015.00	3,500.00	-515.00
77165	Taxes-Federal	2,144.00	1,500.00	-644.00
77265	Taxes-Property	1,934.36	2,100.00	165.64
77365	Taxes-State	529.00	500.00	-29.00
77880	Website Expense	4,050.00	4,000.00	-50.00
	Total GENERAL ADMINISTRATIVE EXPENSES	111,170.65	145,743.00	34,572.35
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	155,057.69	189,363.00	34,305.31
	Total Operating Income	142,787.59	189,363.00	-46,575.41
	Total Operating Expense	155,057.69	189,363.00	34,305.31
	NOI - Net Operating Income	-12,270.10	0.00	-12,270.10
	Other Income			
80500	RESERVE INCOME			
80600	Reserve Income	71,340.00	95,120.00	-23,780.00
80800	Interest Income-Reserve	14,821.10	14,000.00	821.10
	Total RESERVE INCOME	86,161.10	109,120.00	-22,958.90
82500	CONTINGENCY FUND			
82550	Contingency Funds	3,967.00	3,967.00	0.00
82600	Interest Income-Contingency	562.12	250.00	312.12
	Total CONTINGENCY FUND	4,529.12	4,217.00	312.12
	Total Other Income	90,690.22	113,337.00	-22,646.78
	Other Expense			
90500	RESERVE EXPENSES			
90700	Asphalt	92,383.29	53,150.00	-39,233.29
94895	Security House	1,414.88	4,500.00	3,085.12
95100	Sewer/Water System	15,600.66	0.00	-15,600.66
	Total RESERVE EXPENSES	109,398.83	57,650.00	-51,748.83
	Total Other Expense	109,398.83	57,650.00	-51,748.83

PROFIT & LOSS BUDGET VS. ACTUAL - YTD

Account Number	Account Name	YTD Actual	Annual Budget	YTD \$ Var.
	Net Other Income	-18,708.61	55,687.00	-74,395.61
	Total Income	233,477.81	302,700.00	-69,222.19
	Total Expense	264,456.52	247,013.00	-17,443.52
	Net Income	-30,978.71	55,687.00	-86,665.71

Accounts Payable Report

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

As of: 03/31/2025

Payees: All

Balance: Exclude 0.00

Payee Name	0-30	31-60	61-90	91+	Amount Payable
Surf Pines Association - 1195 NW Wall St Ste A Bend, OR 97703					
City of Warrenton	114.97	0.00	0.00	0.00	114.97
Fieldstone Management LLC	129.61	0.00	0.00	0.00	129.61
Hauer's Ent Lawn Care & Equipment	788.25	0.00	0.00	0.00	788.25
Holgate, Laura	3,270.00	0.00	0.00	0.00	3,270.00
Recology Western Oregon	175.70	0.00	0.00	0.00	175.70
	4,478.53	0.00	0.00	0.00	4,478.53
Total	4,478.53	0.00	0.00	0.00	4,478.53