

## Balance Sheet

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

As of: 03/31/2026

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
<b>ASSETS</b>		
<b>Cash</b>		
10500	CB Operating 0603	102,380.68
<b>RESERVE</b>		
10700	CB Reserve 0628	54,515.85
10902	CB CD Reserve 1065	54,479.60
10906	CDARS Reserve 5605	253,584.81
10907	CDARS Reserve 7084	55,000.00
<b>Total RESERVE</b>		<b>417,580.26</b>
11000	CB Contingency 0677	2,179.68
<b>Total Cash</b>		<b>522,140.62</b>
13000	Accounts Receivable	37,016.57
13150	Other Receivable	80,300.00
<b>OTHER CURRENT ASSETS</b>		
15300	Accrued Income-Reserve	4,729.25
15600	Prepaid Insurance	1,983.92
<b>Total OTHER CURRENT ASSETS</b>		<b>6,713.17</b>
<b>FIXED ASSETS</b>		
17200	Equipment	8,900.00
17900	Accumulated Depreciation	-3,708.33
<b>Total FIXED ASSETS</b>		<b>5,191.67</b>
<b>OTHER ASSETS</b>		
18243	Interfund Balance-Contingency	-1,739.50
18300	Interfund Balance-Operating	1,739.50
<b>Total OTHER ASSETS</b>		<b>0.00</b>
<b>TOTAL ASSETS</b>		<b>651,362.03</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
21000	Accounts Payable	18,476.30
<b>OTHER CURRENT LIABILITIES</b>		
22400	Contract Liabilities-Reserve	474,879.53
23200	Due to Reserve	3,907.00
23500	Income Tax Payable	3,204.00
24250	Prepaid Assessments	51,103.00
<b>Total OTHER CURRENT LIABILITIES</b>		<b>533,093.53</b>
<b>Total Liabilities</b>		<b>551,569.83</b>
<b>Capital</b>		
30625	Fund Balance-Contingency	30,288.79

## Balance Sheet

Account Number	Account Name	Balance
31200	Fund Balance-Operating	110,011.01
31300	Interfund Transfer-Operating	-3,907.00
	Calculated Retained Earnings	-36,600.60
	<b>Total Capital</b>	<b>99,792.20</b>
	TOTAL LIABILITIES & CAPITAL	<b>651,362.03</b>

# Statement of Revenues & Expenses - BUDGET VS ACTUAL - QUARTERLY

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

Period Range: Jan 2026 to Mar 2026

Comparison Period Range: Jan 2026 to Mar 2026

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Surf Pines Association

Level of Detail: Detail View

Account Number	Account Name	Period Actual	Period Budget	Period \$ Variance
<b>Income</b>				
40900	Assessment Income	75,400.00	59,340.00	16,060.00
42000	Development Fee	1,225.00	250.00	975.00
42100	Fines & Fees	701.63	250.00	451.63
43350	Gate Damage Reimbursements	0.00	3,000.00	-3,000.00
43725	Road Impact Fee	1,857.50	0.00	1,857.50
43900	Special Assessment	41,000.00	0.00	41,000.00
<b>Total Budgeted Operating Income</b>		<b>120,184.13</b>	<b>62,840.00</b>	<b>57,344.13</b>
<b>Expense</b>				
<b>COMMON AREA EXPENSES</b>				
51800	Common Area-Cameras	0.00	150.00	150.00
52700	Gate Repair & Maint	4,647.97	1,170.00	-3,477.97
52800	Gate-Subscription	966.00	650.00	-316.00
52900	Gate-Telephone	564.58	1,050.00	485.42
53900	Maintenance & Supplies	1,368.00	5,500.00	4,132.00
54150	Meeting House-Repairs & Maint	49.97	375.00	325.03
54700	Park-Repairs & Maint	472.38	501.00	28.62
54925	Pump Maintenance	2,707.90	500.00	-2,207.90
55300	Road Maintenance	2,848.72	750.00	-2,098.72
56800	Utilities-Electric	3,186.66	3,300.00	113.34
57500	Utilities-Water & Sewer	165.21	201.00	35.79
<b>50500</b>	<b>Total COMMON AREA EXPENSES</b>	<b>16,977.39</b>	<b>14,147.00</b>	<b>-2,830.39</b>
<b>HOUSE EXPENSES</b>				
64400	Repairs & Maint	431.01	375.00	-56.01
64500	Telephone/Internet/TV	1,164.87	1,125.00	-39.87
64600	Utilities-Electric	1,259.41	1,074.00	-185.41
64650	Utilities-Garbage	87.52	120.00	32.48
64750	Utilities-Water	183.29	300.00	116.71
<b>64000</b>	<b>Total HOUSE EXPENSES</b>	<b>3,126.10</b>	<b>2,994.00</b>	<b>-132.10</b>
<b>GENERAL ADMINISTRATIVE EXPENSES</b>				
72400	Admin Expense	6,700.00	10,497.00	3,797.00
72975	Auto Expenses	916.81	300.00	-616.81
73225	Bank Charges	302.24	0.00	-302.24
73525	Collection Expense	0.00	125.00	125.00
74335	Social Events	-1,428.00	875.00	2,303.00
75135	Legal Fees	10,951.00	3,750.00	-7,201.00
75435	Accounting-FSM	7,719.00	8,103.00	384.00
75835	Meetings & Events	159.90	0.00	-159.90

**Statement of Revenues & Expenses - BUDGET VS ACTUAL - QUARTERLY**

Account Number	Account Name	Period Actual	Period Budget	Period \$ Variance
76235	Office Supplies	0.00	150.00	150.00
<b>PAYROLL EXPENSES</b>				
76350	Gross Wages-Property Maint	11,425.60	14,010.00	2,584.40
76355	Payroll Service Fee	619.60	465.00	-154.60
76360	Payroll Tax Expense	1,050.98	1,200.00	149.02
76365	Worker's Comp Insurance	272.48	0.00	-272.48
<b>76335</b>	<b>Total PAYROLL EXPENSES</b>	<b>13,368.66</b>	<b>15,675.00</b>	<b>2,306.34</b>
76465	Printing & Postage	254.62	375.00	120.38
77065	Tax Prep & Review	3,935.00	0.00	-3,935.00
77165	Taxes-Federal	2,879.70	0.00	-2,879.70
77365	Taxes-State	300.00	0.00	-300.00
77880	Website Expense	1,117.51	1,250.00	132.49
<b>72000</b>	<b>Total GENERAL ADMINISTRATIVE EXPENSES</b>	<b>47,176.44</b>	<b>41,100.00</b>	<b>-6,076.44</b>
<b>Total Budgeted Operating Expense</b>		<b>67,279.93</b>	<b>58,241.00</b>	<b>-9,038.93</b>
Total Budgeted Operating Income		120,184.13	62,840.00	57,344.13
Total Budgeted Operating Expense		67,279.93	58,241.00	-9,038.93
<b>NOI - Net Operating Income</b>		<b>52,904.20</b>	<b>4,599.00</b>	<b>48,305.20</b>
<b>Other Income</b>				
<b>RESERVE INCOME</b>				
80600	Reserve Income	0.00	16,250.00	-16,250.00
80800	Interest Income-Reserve	4,026.85	4,251.00	-224.15
<b>80500</b>	<b>Total RESERVE INCOME</b>	<b>4,026.85</b>	<b>20,501.00</b>	<b>-16,474.15</b>
<b>CONTINGENCY FUND</b>				
82550	Contingency Funds	2,500.00	2,500.00	0.00
82600	Interest Income-Contingency	12.69	175.00	-162.31
82700	Contingency Fund Expenses	-2,359.00	0.00	-2,359.00
<b>82500</b>	<b>Total CONTINGENCY FUND</b>	<b>153.69</b>	<b>2,675.00</b>	<b>-2,521.31</b>
<b>Total Budgeted Other Income</b>		<b>4,180.54</b>	<b>23,176.00</b>	<b>-18,995.46</b>
<b>Net Other Income</b>		<b>4,180.54</b>	<b>23,176.00</b>	<b>-18,995.46</b>
Total Budgeted Income		124,364.67	86,016.00	38,348.67
Total Budgeted Expense		67,279.93	58,241.00	-9,038.93
<b>Net Income</b>		<b>57,084.74</b>	<b>27,775.00</b>	<b>29,309.74</b>

# Statement of Revenues & Expenses - BUDGET VS. ACTUAL - YTD

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

As of: Mar 2026

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Surf Pines Association

Level of Detail: Detail View

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>					
40900	Assessment Income	194,400.00	178,020.00	16,380.00	237,360.00
42000	Development Fee	2,450.00	750.00	1,700.00	1,000.00
42100	Fines & Fees	2,358.72	750.00	1,608.72	1,000.00
43350	Gate Damage Reimbursements	12,300.00	9,000.00	3,300.00	12,000.00
43725	Road Impact Fee	5,764.50	2,000.00	3,764.50	2,000.00
43900	Special Assessment	41,000.00	0.00	41,000.00	0.00
<b>Total Operating Income</b>		<b>258,273.22</b>	<b>190,520.00</b>	<b>67,753.22</b>	<b>253,360.00</b>
<b>Expense</b>					
<b>50500 COMMON AREA EXPENSES</b>					
51800	Common Area-Cameras	0.00	450.00	450.00	600.00
52700	Gate Repair & Maint	13,503.85	3,510.00	-9,993.85	4,680.00
52800	Gate-Subscription	2,235.00	1,950.00	-285.00	2,600.00
52900	Gate-Telephone	1,797.55	3,150.00	1,352.45	4,200.00
53900	Maintenance & Supplies	20,219.55	16,498.00	-3,721.55	22,000.00
54150	Meeting House-Repairs & Maint	388.89	1,125.00	736.11	1,500.00
54700	Park-Repairs & Maint	1,539.68	1,503.00	-36.68	2,000.00
54925	Pump Maintenance	2,707.90	500.00	-2,207.90	500.00
55300	Road Maintenance	4,738.04	2,250.00	-2,488.04	3,000.00
56800	Utilities-Electric	8,486.56	9,900.00	1,413.44	13,200.00
57500	Utilities-Water & Sewer	498.63	603.00	104.37	804.00
<b>Total COMMON AREA EXPENSES</b>		<b>56,115.65</b>	<b>41,439.00</b>	<b>-14,676.65</b>	<b>55,084.00</b>
<b>64000 HOUSE EXPENSES</b>					
64400	Repairs & Maint	1,562.37	1,125.00	-437.37	1,500.00
64500	Telephone/Internet/TV	2,891.84	3,375.00	483.16	4,500.00
64600	Utilities-Electric	3,317.61	3,222.00	-95.61	4,296.00
64650	Utilities-Garbage	405.89	480.00	74.11	720.00
64750	Utilities-Water	619.67	900.00	280.33	1,200.00
<b>Total HOUSE EXPENSES</b>		<b>8,797.38</b>	<b>9,102.00</b>	<b>304.62</b>	<b>12,216.00</b>
<b>72000 GENERAL ADMINISTRATIVE EXPENSES</b>					
72400	Admin Expense	24,258.00	30,827.00	6,569.00	41,324.00
72975	Auto Expenses	3,130.68	900.00	-2,230.68	1,200.00
73225	Bank Charges	467.64	0.00	-467.64	0.00
73525	Collection Expense	175.00	375.00	200.00	500.00
74335	Social Events	1,051.10	2,625.00	1,573.90	3,500.00
74935	Insurance Expense	9,087.00	9,481.00	394.00	9,481.00
75135	Legal Fees	18,969.00	11,250.00	-7,719.00	15,000.00

**Statement of Revenues & Expenses - BUDGET VS. ACTUAL - YTD**

Account Number	Account Name	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
75235	License & Fees	274.00	210.00	-64.00	210.00
75435	Accounting-FSM	23,157.00	23,797.00	640.00	31,900.00
75835	Meetings & Events	2,381.41	3,370.00	988.59	3,370.00
76235	Office Supplies	213.13	450.00	236.87	600.00
<b>76335</b>	<b>PAYROLL EXPENSES</b>				
76350	Gross Wages-Property Maint	36,294.56	42,030.00	5,735.44	56,040.00
76355	Payroll Service Fee	1,567.45	1,395.00	-172.45	1,860.00
76360	Payroll Tax Expense	3,115.56	3,600.00	484.44	4,800.00
76365	Worker's Comp Insurance	904.61	650.00	-254.61	975.00
	<b>Total PAYROLL EXPENSES</b>	<b>41,882.18</b>	<b>47,675.00</b>	<b>5,792.82</b>	<b>63,675.00</b>
76465	Printing & Postage	2,336.05	1,125.00	-1,211.05	1,500.00
77065	Tax Prep & Review	3,983.00	4,000.00	17.00	4,000.00
77165	Taxes-Federal	2,879.70	2,250.00	-629.70	2,250.00
77265	Taxes-Property	1,995.60	2,000.00	4.40	2,000.00
77365	Taxes-State	1,225.00	550.00	-675.00	550.00
77880	Website Expense	6,169.67	3,750.00	-2,419.67	5,000.00
	<b>Total GENERAL ADMINISTRATIVE EXPENSES</b>	<b>143,635.16</b>	<b>144,635.00</b>	<b>999.84</b>	<b>186,060.00</b>
79998	Vendor 1099 Adj-Exempt	2,427.50	0.00	-2,427.50	0.00
79999	Vendor 1099 Adj-NonExempt	-2,427.50	0.00	2,427.50	0.00
	<b>Total Operating Expense</b>	<b>208,548.19</b>	<b>195,176.00</b>	<b>-13,372.19</b>	<b>253,360.00</b>
	Total Operating Income	258,273.22	190,520.00	67,753.22	253,360.00
	Total Operating Expense	208,548.19	195,176.00	-13,372.19	253,360.00
	<b>NOI - Net Operating Income</b>	<b>49,725.03</b>	<b>-4,656.00</b>	<b>54,381.03</b>	<b>0.00</b>
	<b>Other Income</b>				
<b>80500</b>	<b>RESERVE INCOME</b>				
80600	Reserve Income	32,500.00	48,750.00	-16,250.00	65,000.00
80800	Interest Income-Reserve	12,510.98	12,749.00	-238.02	17,000.00
	<b>Total RESERVE INCOME</b>	<b>45,010.98</b>	<b>61,499.00</b>	<b>-16,488.02</b>	<b>82,000.00</b>
<b>82500</b>	<b>CONTINGENCY FUND</b>				
82550	Contingency Funds	7,500.00	7,500.00	0.00	10,000.00
82600	Interest Income-Contingency	341.39	523.00	-181.61	700.00
82700	Contingency Fund Expenses	-37,690.00	0.00	-37,690.00	0.00
	<b>Total CONTINGENCY FUND</b>	<b>-29,848.61</b>	<b>8,023.00</b>	<b>-37,871.61</b>	<b>10,700.00</b>
	<b>Total Other Income</b>	<b>15,162.37</b>	<b>69,522.00</b>	<b>-54,359.63</b>	<b>92,700.00</b>
	<b>Other Expense</b>				
<b>90500</b>	<b>RESERVE EXPENSES</b>				
90700	Asphalt	101,488.00	80,000.00	-21,488.00	80,000.00
93200	Meeting House-Flooring	0.00	6,505.00	6,505.00	6,505.00
	<b>Total RESERVE EXPENSES</b>	<b>101,488.00</b>	<b>86,505.00</b>	<b>-14,983.00</b>	<b>86,505.00</b>
	<b>Total Other Expense</b>	<b>101,488.00</b>	<b>86,505.00</b>	<b>-14,983.00</b>	<b>86,505.00</b>

**Statement of Revenues & Expenses - BUDGET VS. ACTUAL - YTD**

<b>Account Number</b>	<b>Account Name</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD \$ Var.</b>	<b>Annual Budget</b>
	<b>Net Other Income</b>	<b>-86,325.63</b>	<b>-16,983.00</b>	<b>-69,342.63</b>	<b>6,195.00</b>
	Total Income	273,435.59	260,042.00	13,393.59	346,060.00
	Total Expense	310,036.19	281,681.00	-28,355.19	339,865.00
	<b>Net Income</b>	<b>-36,600.60</b>	<b>-21,639.00</b>	<b>-14,961.60</b>	<b>6,195.00</b>