# Balance Sheet

**Properties:** Surf Pines Association - 1195 NW Wall St Ste A Bend, OR 97703
**As of:** 06/30/2026
**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 |
|---|---|---|
| | **ASSETS** | |
| | **Cash** | |
| 10500 | CB Operating 0603 | 73,574.22 |
| | **RESERVE** | |
| 10700 | CB Reserve 0628 | 84,535.73 |
| 10902 | CB CD Reserve 1065 | 54,989.00 |
| 10906 | CDARS Reserve 5605 | 253,584.81 |
| 10908 | CDARS Reserve 7029 | 55,907.40 |
| | **Total RESERVE** | **449,016.94** |
| 11000 | CB Contingency 0677 | 2,955.95 |
| | **Total Cash** | **525,547.11** |
| 13000 | Accounts Receivable | 38,775.94 |
| 13150 | Other Receivable | 77,710.00 |
| | **OTHER CURRENT ASSETS** | |
| 15300 | Accrued Income-Reserve | 6,495.98 |
| 15600 | Prepaid Insurance | 1,984.92 |
| | **Total OTHER CURRENT ASSETS** | **8,480.90** |
| | **FIXED ASSETS** | |
| 17200 | Equipment | 8,900.00 |
| 17900 | Accumulated Depreciation | -3,708.33 |
| | **Total FIXED ASSETS** | **5,191.67** |
| | TOTAL ASSETS | **655,705.62** |
| | | |
| | | |
| | **LIABILITIES & CAPITAL** | |
| | **Liabilities** | |
| 21000 | Accounts Payable | 25,013.09 |
| | **OTHER CURRENT LIABILITIES** | |
| 22400 | Contract Liabilities-Reserve | 424,273.08 |
| 24250 | Prepaid Assessments | 46,477.24 |
| | **Total OTHER CURRENT LIABILITIES** | **470,750.32** |
| | **Total Liabilities** | **495,763.41** |
| | **Capital** | |
| 30625 | Fund Balance-Contingency | 30,288.79 |
| 31200 | Fund Balance-Operating | 110,011.01 |
| 31300 | Interfund Transfer-Operating | -3,907.00 |
| 32000 | Interfund Transfer-Reserve | 3,907.00 |
| | Calculated Retained Earnings | 19,642.41 |
| | **Total Capital** | **159,942.21** |
| | TOTAL LIABILITIES & CAPITAL | **655,705.62** |

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

**Properties:** Surf Pines Association - 1195 NW Wall St Ste A Bend, OR 97703
**Period Range:** Apr 2026 to Jun 2026
**Comparison Period Range:** Apr 2026 to Jun 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 |
|---|---|---|---|---|
| | **Income** | | | |
| 40900 | Assessment Income | 40,310.00 | 59,340.00 | -19,030.00 |
| 42000 | Development Fee | 1,225.00 | 250.00 | 975.00 |
| 42100 | Fines & Fees | 1,151.68 | 250.00 | 901.68 |
| 43350 | Gate Damage Reimbursements | 3,750.00 | 3,000.00 | 750.00 |
| 43725 | Road Impact Fee | 1,220.50 | 0.00 | 1,220.50 |
| 43900 | Special Assessment | -137.50 | 0.00 | -137.50 |
| | **Total Budgeted Operating Income** | **47,519.68** | **62,840.00** | **-15,320.32** |
| | | | | |
| | **Expense** | | | |
| | **COMMON AREA EXPENSES** | | | |
| 51800 | Common Area-Cameras | 0.00 | 150.00 | 150.00 |
| 52700 | Gate Repair & Maint | 509.97 | 1,170.00 | 660.03 |
| 52800 | Gate-Subscription | 0.00 | 650.00 | 650.00 |
| 52900 | Gate-Telephone | 417.21 | 1,050.00 | 632.79 |
| 53900 | General Maint & Supplies | 2,523.61 | 5,502.00 | 2,978.39 |
| 54150 | Meeting House-Repairs & Maint | 0.00 | 375.00 | 375.00 |
| 54700 | Park-Repairs & Maint | 4,609.82 | 497.00 | -4,112.82 |
| 55300 | Road Maintenance | 3,100.26 | 750.00 | -2,350.26 |
| 56800 | Utilities-Electric | 2,785.22 | 3,300.00 | 514.78 |
| 57500 | Utilities-Water & Sewer | 165.21 | 201.00 | 35.79 |
| **50500** | **Total COMMON AREA EXPENSES** | **14,111.30** | **13,645.00** | **-466.30** |
| | **HOUSE EXPENSES** | | | |
| 64400 | Repairs & Maint | 976.07 | 375.00 | -601.07 |
| 64500 | Telephone/Internet/TV | 1,273.25 | 1,125.00 | -148.25 |
| 64600 | Utilities-Electric | 1,047.33 | 1,074.00 | 26.67 |
| 64650 | Utilities-Garbage | 175.04 | 240.00 | 64.96 |
| 64750 | Utilities-Water | 181.72 | 300.00 | 118.28 |
| **64000** | **Total HOUSE EXPENSES** | **3,653.41** | **3,114.00** | **-539.41** |
| | **GENERAL ADMINISTRATIVE EXPENSES** | | | |
| 72400 | Admin Expense | 12,363.07 | 10,497.00 | -1,866.07 |
| 72975 | Auto Expenses | 584.77 | 300.00 | -284.77 |
| 73225 | Bank Charges | 23.19 | 0.00 | -23.19 |
| 73525 | Collection Expense | 0.00 | 125.00 | 125.00 |
| 74335 | Social Events | 595.93 | 875.00 | 279.07 |
| 74935 | Insurance Expense | 299.00 | 0.00 | -299.00 |
| 75135 | Legal Fees | 27,428.00 | 3,750.00 | -23,678.00 |
| 75435 | Accounting-FSM | 7,719.00 | 8,103.00 | 384.00 |
| 76235 | Office Supplies | 0.00 | 150.00 | 150.00 |

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

| Account Number | Account Name | Period Actual | Period Budget | Period $ Variance |
|---|---|---|---|---|
| | **PAYROLL EXPENSES** | | | |
| 76350 | Gross Wages-Property Maint | 11,657.20 | 14,010.00 | 2,352.80 |
| 76355 | Payroll Service Fee | 504.60 | 465.00 | -39.60 |
| 76360 | Payroll Tax Expense | 1,028.81 | 1,200.00 | 171.19 |
| 76365 | Worker's Comp Insurance | 272.47 | 325.00 | 52.53 |
| **76335** | **Total PAYROLL EXPENSES** | **13,463.08** | **16,000.00** | **2,536.92** |
| 76465 | Printing & Postage | 245.55 | 375.00 | 129.45 |
| 77165 | Taxes-Federal | -2,625.00 | 0.00 | 2,625.00 |
| 77365 | Taxes-State | -579.00 | 0.00 | 579.00 |
| 77880 | Community Mgmt Software | 320.00 | 1,250.00 | 930.00 |
| **72000** | **Total GENERAL ADMINISTRATIVE EXPENSES** | **59,837.59** | **41,425.00** | **-18,412.59** |
| | **Total Budgeted Operating Expense** | **77,602.30** | **58,184.00** | **-19,418.30** |
| | | | | |
| | Total Budgeted Operating Income | 47,519.68 | 62,840.00 | -15,320.32 |
| | Total Budgeted Operating Expense | 77,602.30 | 58,184.00 | -19,418.30 |
| | **NOI - Net Operating Income** | **-30,082.62** | **4,656.00** | **-34,738.62** |
| | | | | |
| | **Other Income** | | | |
| | **RESERVE INCOME** | | | |
| 80600 | Reserve Income | 32,500.00 | 16,250.00 | 16,250.00 |
| 80800 | Interest Income-Reserve | 3,536.65 | 4,251.00 | -714.35 |
| **80500** | **Total RESERVE INCOME** | **36,036.65** | **20,501.00** | **15,535.65** |
| | **CONTINGENCY FUND** | | | |
| 82550 | Contingency Funds | 2,500.00 | 2,500.00 | 0.00 |
| 82600 | Interest Income-Contingency | 15.77 | 177.00 | -161.23 |
| **82500** | **Total CONTINGENCY FUND** | **2,515.77** | **2,677.00** | **-161.23** |
| 89950 | End of Year Adjustment-Reserve | 50,606.45 | 0.00 | 50,606.45 |
| | **Total Budgeted Other Income** | **89,158.87** | **23,178.00** | **65,980.87** |
| | | | | |
| | **Other Expense** | | | |
| | **RESERVE EXPENSES** | | | |
| 92225 | Trailer | 2,833.24 | 0.00 | -2,833.24 |
| **90500** | **Total RESERVE EXPENSES** | **2,833.24** | **0.00** | **-2,833.24** |
| | **Total Budgeted Other Expense** | **2,833.24** | **0.00** | **-2,833.24** |
| | | | | |
| | **Net Other Income** | **86,325.63** | **23,178.00** | **63,147.63** |
| | | | | |
| | Total Budgeted Income | 136,678.55 | 86,018.00 | 50,660.55 |
| | Total Budgeted Expense | 80,435.54 | 58,184.00 | -22,251.54 |
| | | | | |
| | **Net Income** | **56,243.01** | **27,834.00** | **28,409.01** |

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

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

**As of:** Jun 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 |
|---|---|---|---|---|---|
| | **Income** | | | | |
| 40900 | Assessment Income | 234,710.00 | 237,360.00 | -2,650.00 | 237,360.00 |
| 42000 | Development Fee | 3,675.00 | 1,000.00 | 2,675.00 | 1,000.00 |
| 42100 | Fines & Fees | 3,510.40 | 1,000.00 | 2,510.40 | 1,000.00 |
| 43350 | Gate Damage Reimbursements | 16,050.00 | 12,000.00 | 4,050.00 | 12,000.00 |
| 43725 | Road Impact Fee | 6,985.00 | 2,000.00 | 4,985.00 | 2,000.00 |
| 43900 | Special Assessment | 40,862.50 | 0.00 | 40,862.50 | 0.00 |
| | **Total Operating Income** | **305,792.90** | **253,360.00** | **52,432.90** | **253,360.00** |
| | | | | | |
| | **Expense** | | | | |
| **50500** | **COMMON AREA EXPENSES** | | | | |
| 51800 | Common Area-Cameras | 0.00 | 600.00 | 600.00 | 600.00 |
| 52700 | Gate Repair & Maint | 14,013.82 | 4,680.00 | -9,333.82 | 4,680.00 |
| 52800 | Gate-Subscription | 2,235.00 | 2,600.00 | 365.00 | 2,600.00 |
| 52900 | Gate-Telephone | 2,214.76 | 4,200.00 | 1,985.24 | 4,200.00 |
| 53900 | General Maint & Supplies | 22,743.16 | 22,000.00 | -743.16 | 22,000.00 |
| 54150 | Meeting House-Repairs & Maint | 388.89 | 1,500.00 | 1,111.11 | 1,500.00 |
| 54700 | Park-Repairs & Maint | 6,149.50 | 2,000.00 | -4,149.50 | 2,000.00 |
| 54925 | Pump Maintenance | 2,707.90 | 500.00 | -2,207.90 | 500.00 |
| 55300 | Road Maintenance | 7,838.30 | 3,000.00 | -4,838.30 | 3,000.00 |
| 56800 | Utilities-Electric | 11,271.78 | 13,200.00 | 1,928.22 | 13,200.00 |
| 57500 | Utilities-Water & Sewer | 663.84 | 804.00 | 140.16 | 804.00 |
| | **Total COMMON AREA EXPENSES** | **70,226.95** | **55,084.00** | **-15,142.95** | **55,084.00** |
| **64000** | **HOUSE EXPENSES** | | | | |
| 64400 | Repairs & Maint | 2,538.44 | 1,500.00 | -1,038.44 | 1,500.00 |
| 64500 | Telephone/Internet/TV | 4,165.09 | 4,500.00 | 334.91 | 4,500.00 |
| 64600 | Utilities-Electric | 4,364.94 | 4,296.00 | -68.94 | 4,296.00 |
| 64650 | Utilities-Garbage | 580.93 | 720.00 | 139.07 | 720.00 |
| 64750 | Utilities-Water | 801.39 | 1,200.00 | 398.61 | 1,200.00 |
| | **Total HOUSE EXPENSES** | **12,450.79** | **12,216.00** | **-234.79** | **12,216.00** |
| **72000** | **GENERAL ADMINISTRATIVE EXPENSES** | | | | |
| 72400 | Admin Expense | 36,621.07 | 41,324.00 | 4,702.93 | 41,324.00 |
| 72975 | Auto Expenses | 3,715.45 | 1,200.00 | -2,515.45 | 1,200.00 |
| 73225 | Bank Charges | 490.83 | 0.00 | -490.83 | 0.00 |
| 73525 | Collection Expense | 175.00 | 500.00 | 325.00 | 500.00 |
| 74335 | Social Events | 1,647.03 | 3,500.00 | 1,852.97 | 3,500.00 |
| 74935 | Insurance Expense | 9,386.00 | 9,481.00 | 95.00 | 9,481.00 |
| 75135 | Legal Fees | 46,397.00 | 15,000.00 | -31,397.00 | 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 | 30,876.00 | 31,900.00 | 1,024.00 | 31,900.00 |
| 75835 | Meetings & Events | 2,381.41 | 3,370.00 | 988.59 | 3,370.00 |
| 76235 | Office Supplies | 213.13 | 600.00 | 386.87 | 600.00 |
| **76335** | **PAYROLL EXPENSES** | | | | |
| 76350 | Gross Wages-Property Maint | 47,951.76 | 56,040.00 | 8,088.24 | 56,040.00 |
| 76355 | Payroll Service Fee | 2,072.05 | 1,860.00 | -212.05 | 1,860.00 |
| 76360 | Payroll Tax Expense | 4,144.37 | 4,800.00 | 655.63 | 4,800.00 |
| 76365 | Worker's Comp Insurance | 1,177.08 | 975.00 | -202.08 | 975.00 |
| | **Total PAYROLL EXPENSES** | **55,345.26** | **63,675.00** | **8,329.74** | **63,675.00** |
| 76465 | Printing & Postage | 2,581.60 | 1,500.00 | -1,081.60 | 1,500.00 |
| 77065 | Tax Prep & Review | 3,983.00 | 4,000.00 | 17.00 | 4,000.00 |
| 77165 | Taxes-Federal | 254.70 | 2,250.00 | 1,995.30 | 2,250.00 |
| 77265 | Taxes-Property | 1,995.60 | 2,000.00 | 4.40 | 2,000.00 |
| 77365 | Taxes-State | 646.00 | 550.00 | -96.00 | 550.00 |
| 77880 | Community Mgmt Software | 6,489.67 | 5,000.00 | -1,489.67 | 5,000.00 |
| | **Total GENERAL ADMINISTRATIVE EXPENSES** | **203,472.75** | **186,060.00** | **-17,412.75** | **186,060.00** |
| 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 |
| | **Total Operating Expense** | **286,150.49** | **253,360.00** | **-32,790.49** | **253,360.00** |
| | | | | | |
| | Total Operating Income | 305,792.90 | 253,360.00 | 52,432.90 | 253,360.00 |
| | Total Operating Expense | 286,150.49 | 253,360.00 | -32,790.49 | 253,360.00 |
| | **NOI - Net Operating Income** | **19,642.41** | **0.00** | **19,642.41** | **0.00** |
| | | | | | |
| | **Other Income** | | | | |
| **80500** | **RESERVE INCOME** | | | | |
| 80600 | Reserve Income | 65,000.00 | 65,000.00 | 0.00 | 65,000.00 |
| 80800 | Interest Income-Reserve | 16,047.63 | 17,000.00 | -952.37 | 17,000.00 |
| | **Total RESERVE INCOME** | **81,047.63** | **82,000.00** | **-952.37** | **82,000.00** |
| **82500** | **CONTINGENCY FUND** | | | | |
| 82550 | Contingency Funds | 10,000.00 | 10,000.00 | 0.00 | 10,000.00 |
| 82600 | Interest Income-Contingency | 357.16 | 700.00 | -342.84 | 700.00 |
| 82700 | Contingency Fund Expenses | -37,690.00 | 0.00 | -37,690.00 | 0.00 |
| | **Total CONTINGENCY FUND** | **-27,332.84** | **10,700.00** | **-38,032.84** | **10,700.00** |
| 89950 | End of Year Adjustment-Reserve | 50,606.45 | 0.00 | 50,606.45 | 0.00 |
| | **Total Other Income** | **104,321.24** | **92,700.00** | **11,621.24** | **92,700.00** |
| | | | | | |
| | **Other Expense** | | | | |
| **90500** | **RESERVE EXPENSES** | | | | |
| 90700 | Asphalt | 101,488.00 | 80,000.00 | -21,488.00 | 80,000.00 |
| 92225 | Trailer | 2,833.24 | 0.00 | -2,833.24 | 0.00 |
| 93200 | Meeting House-Flooring | 0.00 | 6,505.00 | 6,505.00 | 6,505.00 |
| | **Total RESERVE EXPENSES** | **104,321.24** | **86,505.00** | **-17,816.24** | **86,505.00** |

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

| Account Number | Account Name | YTD Actual | YTD Budget | YTD $ Var. | Annual Budget |
|---|---|---|---|---|---|
| | **Total Other Expense** | **104,321.24** | **86,505.00** | **-17,816.24** | **86,505.00** |
| | | | | | |
| | **Net Other Income** | **0.00** | **6,195.00** | **-6,195.00** | **6,195.00** |
| | | | | | |
| | Total Income | 410,114.14 | 346,060.00 | 64,054.14 | 346,060.00 |
| | Total Expense | 390,471.73 | 339,865.00 | -50,606.73 | 339,865.00 |
| | | | | | |
| | **Net Income** | **19,642.41** | **6,195.00** | **13,447.41** | **6,195.00** |
| | | | | | |