

Errol by the Sea Condominium Association, Inc.
GL Balance Sheet Classified Standard with Code

Period 10/31/2025

Assets		
<u>Bank</u>		
10000	Operating - Chase	63,910.04
10001	Operating - First Citizens	36,519.68
10100	Prior Mgmt Cash	474.24
	<u>Total Bank</u>	100,903.96
<u>Reserve</u>		
10006	Reserve MM - First Citizens	2.21
10011	Reserves - Chase	507,741.74
10015	Reserves CD - Chase	1,211,574.92
	<u>Total Reserve</u>	1,719,318.87
<u>Accounts Receivable</u>		
12000	A/R Assessments	6,711.90
	<u>Total Accounts Receivable</u>	6,711.90
<u>Other Assets</u>		
15001	Building - Office	40,444.55
15002	Furniture & Fixtures	47,418.15
15050	Accumulated Depreciation	(86,396.79)
16400	Due to Special Assessment from Reserves	27,421.18
16500	Due to Reserves from Operating	4,219.27
16600	Due from Special Assessment to Ope	914,210.00
	<u>Total Other Assets</u>	947,316.36
<u>Prepaid</u>		
14010	Prepaid Insurance	116,318.49
14011	Prepaid Expenses	9,239.81
	<u>Total Prepaid</u>	125,558.30
	<i>Total Assets</i>	2,899,809.39
 Liabilities & Equity		
<u>Liability</u>		
30000	Accounts Payable	63,970.61
30100	Prepaid Assessments	53,390.04
30150	Accrued Expenses	11,901.20
30160	Due to Reserves from Operating	4,219.27
30165	Due from Special Assessment to Operating	914,210.00
30175	Due to Special Assessment from Reserves	27,421.18
30199	Owner Refunds FKA Misc	948.48
30250	FL State Seawall Grant	502,342.40
	<u>Total Liability</u>	1,578,403.18
<u>Equity</u>		
30600	Operating Retained Earnings	174,317.30
	Net Income	(325,206.20)
	<u>Total Equity</u>	(150,888.90)
<u>Reserve</u>		
30610	Reserves - Pooled	1,178,278.95
30615	Hurricane Funds	100,976.36
30620	Reserves - Interest	35,010.31
	<u>Total Reserve</u>	1,314,265.62
<u>Special Assessment</u>		
30601	Special Assessment - Seawall	2,000,000.00
30602	Spent from Special Assessment Seawall	(1,841,970.51)

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Liabilities & Equity

Special Assessment

Total Special Assessment

158,029.49

Total Liabilities & Equity

2,899,809.39

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Budget Comparison Standard Code Category

Period 10/1/2025 To 10/31/2025 11:59:00 PM

		Current Month Operating				Year to Date Operating				
		Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income										
<u>Assessment Revenue</u>										
40000	Assessments	87,403.73	87,404.00	(0.27)	0.00%	874,037.30	874,040.00	(2.70)	0.00%	1,048,846.00
TOTAL Assessment Rever		87,403.73	87,404.00	(0.27)	0.00%	874,037.30	874,040.00	(2.70)	0.00%	1,048,846.00
<u>Other Revenue</u>										
40003	Late Fees	175.00	167.00	8.00	-4.79%	875.00	1,670.00	(795.00)	47.60%	2,000.00
40006	Interest	37.94	1,833.00	(1,795.06)	97.93%	1,002.98	18,330.00	(17,327.02)	94.53%	22,000.00
40007	Legal Fees	0.00	0.00	0.00	0.00%	2,507.32	0.00	2,507.32	0.00%	0.00
40008	Collection Costs	70.00	137.00	(67.00)	48.91%	400.00	1,370.00	(970.00)	70.80%	1,638.00
40009	Capital Contribution	0.00	1,250.00	(1,250.00)	100.00%	5,663.76	12,500.00	(6,836.24)	54.69%	15,000.00
40012	Coin Laundry	260.00	58.00	202.00	-348.28%	260.00	580.00	(320.00)	55.17%	700.00
40028	NSF Fee	(25.00)	0.00	(25.00)	0.00%	55.00	0.00	55.00	0.00%	0.00
40034	Other Income	0.00	1,083.00	(1,083.00)	100.00%	14,825.00	10,830.00	3,995.00	-36.89%	13,000.00
40036	Keys	0.00	0.00	0.00	0.00%	125.00	0.00	125.00	0.00%	0.00
40050	Operating Interest	1.25	0.00	1.25	0.00%	10.18	0.00	10.18	0.00%	0.00
TOTAL Other Revenue		519.19	4,528.00	(4,008.81)	88.53%	25,724.24	45,280.00	(19,555.76)	43.19%	54,338.00
TOTAL Income		87,922.92	91,932.00	(4,009.08)	4.36%	899,761.54	919,320.00	(19,558.46)	2.13%	1,103,184.00
Expense										
<u>Landscaping</u>										
50501	Grounds Contract	3,840.00	3,840.00	0.00	0.00%	33,770.00	38,400.00	4,630.00	12.06%	46,080.00
50502	Lawn Supplies	2,145.00	592.00	(1,553.00)	-262.33%	19,510.00	5,920.00	(13,590.00)	-229.56%	7,100.00
50505	Tree Trimming/Rem	0.00	500.00	500.00	100.00%	7,805.00	5,000.00	(2,805.00)	-56.10%	6,000.00
TOTAL Landscaping		5,985.00	4,932.00	(1,053.00)	-21.35%	61,085.00	49,320.00	(11,765.00)	-23.85%	59,180.00
<u>Management</u>										
70000	Management Fees	3,475.00	3,518.00	43.00	1.22%	32,909.44	35,180.00	2,270.56	6.45%	42,211.00
70012	Postage	17.42	63.00	45.58	72.35%	152.96	630.00	477.04	75.72%	750.00
70013	Bank Fees	0.00	17.00	17.00	100.00%	96.75	170.00	73.25	43.09%	200.00
70015	Corporate Annual R	0.00	8.00	8.00	100.00%	0.00	80.00	80.00	100.00%	100.00
70017	Fees/Licenses/Perm	514.25	125.00	(389.25)	-311.40%	6,044.00	1,250.00	(4,794.00)	-383.52%	1,500.00
70018	Accounting Services	0.00	208.00	208.00	100.00%	0.00	2,080.00	2,080.00	100.00%	2,500.00
70020	Legal Expense	2,043.28	208.00	(1,835.28)	-882.35%	2,510.78	2,080.00	(430.78)	-20.71%	2,500.00
70024	Insurance	26,555.70	28,667.00	2,111.30	7.36%	217,995.22	286,670.00	68,674.78	23.96%	344,000.00
70026	Copies/Printing/Sup	155.24	833.00	677.76	81.36%	3,626.82	8,330.00	4,703.18	56.46%	10,000.00
70027	Clubhouse & Office	0.00	167.00	167.00	100.00%	(43.16)	1,670.00	1,713.16	102.58%	2,000.00
70028	Computer Expense	332.48	208.00	(124.48)	-59.85%	4,311.49	2,080.00	(2,231.49)	-107.28%	2,500.00
70031	Payroll Taxes	518.24	417.00	(101.24)	-24.28%	5,740.31	4,170.00	(1,570.31)	-37.66%	5,000.00
70038	Onsite Maintenance	7,060.85	7,083.00	22.15	0.31%	77,654.19	70,830.00	(6,824.19)	-9.63%	85,000.00
70045	Social Committee	2,985.77	167.00	(2,818.77)	-1687.89%	2,985.77	1,670.00	(1,315.77)	-78.79%	2,000.00
70050	Misc. Expense	0.00	333.00	333.00	100.00%	601.25	3,330.00	2,728.75	81.94%	4,000.00
70064	Bad Debt	0.00	13.00	13.00	100.00%	(6,369.17)	130.00	6,499.17	4999.36%	150.00
TOTAL Management		43,658.23	42,035.00	(1,623.23)	-3.86%	348,216.65	420,350.00	72,133.35	17.16%	504,411.00
<u>Pool</u>										

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		Current Month Operating				Year to Date Operating				
		Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
60000	Pool Contract	463.92	583.00	119.08	20.43%	5,633.14	5,830.00	196.86	3.38%	7,000.00
60007	Pool Furniture	0.00	167.00	167.00	100.00%	5,263.38	1,670.00	(3,593.38)	-215.17%	2,000.00
60010	Pool Heating	163.39	833.00	669.61	80.39%	16,232.90	8,330.00	(7,902.90)	-94.87%	10,000.00
60015	Access Control/Mor	0.00	167.00	167.00	100.00%	639.00	1,670.00	1,031.00	61.74%	2,000.00
TOTAL Pool		627.31	1,750.00	1,122.69	64.15%	27,768.42	17,500.00	(10,268.42)	-58.68%	21,000.00
Repairs and Maintenance										
50000	Building Maintenanc	84,292.25	8,333.00	(75,959.25)	-911.55%	384,270.63	83,330.00	(300,940.63)	-361.14%	100,000.00
50001	Building Equipment/	1,910.02	1,250.00	(660.02)	-52.80%	40,551.58	12,500.00	(28,051.58)	-224.41%	15,000.00
50042	Pest Control	668.41	125.00	(543.41)	-434.73%	6,167.43	1,250.00	(4,917.43)	-393.39%	1,500.00
50044	Drywall Repairs	0.00	417.00	417.00	100.00%	0.00	4,170.00	4,170.00	100.00%	5,000.00
50069	Elevator Contract	486.00	833.00	347.00	41.66%	38,551.00	8,330.00	(30,221.00)	-362.80%	10,000.00
50070	Gates	750.00	417.00	(333.00)	-79.86%	5,611.25	4,170.00	(1,441.25)	-34.56%	5,000.00
TOTAL Repairs and Mainte		88,106.68	11,375.00	(76,731.68)	-674.56%	475,151.89	113,750.00	(361,401.89)	-317.72%	136,500.00
Reserve										
80000	Reserves-Pooled	17,532.00	17,532.00	0.00	0.00%	175,320.00	175,320.00	0.00	0.00%	210,383.00
TOTAL Reserve		17,532.00	17,532.00	0.00	0.00%	175,320.00	175,320.00	0.00	0.00%	210,383.00
Utility										
50080	Electric	961.87	3,750.00	2,788.13	74.35%	16,245.47	37,500.00	21,254.53	56.68%	45,000.00
50081	Water	2,448.14	1,000.00	(1,448.14)	-144.81%	28,810.04	10,000.00	(18,810.04)	-188.10%	12,000.00
50082	Telephone/Internet	493.74	542.00	48.26	8.90%	4,066.08	5,420.00	1,353.92	24.98%	6,500.00
50083	Cable	7,902.18	7,768.00	(134.18)	-1.73%	79,370.04	77,680.00	(1,690.04)	-2.18%	93,210.00
50085	Trash Removal	224.18	1,250.00	1,025.82	82.07%	8,934.15	12,500.00	3,565.85	28.53%	15,000.00
TOTAL Utility		12,030.11	14,310.00	2,279.89	15.93%	137,425.78	143,100.00	5,674.22	3.97%	171,710.00
TOTAL Expense		167,939.33	91,934.00	(76,005.33)	-82.67%	1,224,967.74	919,340.00	(305,627.74)	-33.24%	1,103,184.00
Excess Revenue / Expense		(80,016.41)	(2.00)	(80,014.41)	0.00%	(325,206.20)	(20.00)	(325,186.20)	0.00%	0.00