

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

Period 09/30/2025

Assets

Bank

10000	Operating - Chase	35,930.56
10001	Operating - First Citizens	32,327.48
10100	Prior Mgmt Cash	474.24

<u>Total Bank</u>		68,732.28
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Reserve

10006	Reserve MM - First Citizens	2.21
10011	Reserves - Chase	590,202.27
10015	Reserves CD - Chase	1,211,574.92

<u>Total Reserve</u>		1,801,779.40
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Accounts Receivable

12000	A/R Assessments	4,445.73
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<u>Total Accounts Receivable</u>		4,445.73
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Other Assets

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
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Prepaid

14010	Prepaid Insurance	135,941.74
14011	Prepaid Expenses	14,124.00

<u>Total Prepaid</u>		150,065.74
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<u>Total Assets</u>		<u>2,972,339.51</u>
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Liabilities & Equity

Liability

30000	Accounts Payable	59,812.57
30100	Prepaid Assessments	59,413.39
30150	Accrued Expenses	11,380.85
30154	Insurance Payable	8,765.51
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>		1,588,513.65
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Equity

30600	Operating Retained Earnings	174,317.30
	Net Income	(245,247.08)

<u>Total Equity</u>		(70,929.78)
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Reserve

30610	Reserves - Pooled	1,160,746.95
30615	Hurricane Funds	100,976.36
30620	Reserves - Interest	35,002.84

<u>Total Reserve</u>		1,296,726.15
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Special Assessment

30601	Special Assessment - Seawall	2,000,000.00
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Liabilities & Equity

Special Assessment

30602 Spent from Special Assessment Seawall (1,841,970.51)

Total Special Assessment 158,029.49

Total Liabilities & Equity 2,972,339.51

Errol by the Sea Condominium Association, Inc.

Budget Comparison Standard Code Category

Period 9/1/2025 To 9/30/2025 11:59:00 PM

		Current Month Operating				Year to Date Operating				
		Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income										
Assessment Revenue										
40000	Assessments	87,403.73	87,404.00	(0.27)	0.00%	786,633.57	786,636.00	(2.43)	0.00%	1,048,846.00
TOTAL Assessment Rever		87,403.73	87,404.00	(0.27)	0.00%	786,633.57	786,636.00	(2.43)	0.00%	1,048,846.00
Other Revenue										
40003	Late Fees	0.00	167.00	(167.00)	100.00%	700.00	1,503.00	(803.00)	53.43%	2,000.00
40006	Interest	3.55	1,833.00	(1,829.45)	99.81%	965.04	16,497.00	(15,531.96)	94.15%	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	250.00	137.00	113.00	-82.48%	330.00	1,233.00	(903.00)	73.24%	1,638.00
40009	Capital Contribution	2,097.69	1,250.00	847.69	-67.82%	5,663.76	11,250.00	(5,586.24)	49.66%	15,000.00
40012	Coin Laundry	0.00	58.00	(58.00)	100.00%	0.00	522.00	(522.00)	100.00%	700.00
40028	NSF Fee	0.00	0.00	0.00	0.00%	80.00	0.00	80.00	0.00%	0.00
40034	Other Income	125.00	1,083.00	(958.00)	88.46%	14,825.00	9,747.00	5,078.00	-52.10%	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	0.85	0.00	0.85	0.00%	8.93	0.00	8.93	0.00%	0.00
TOTAL Other Revenue		2,477.09	4,528.00	(2,050.91)	45.29%	25,205.05	40,752.00	(15,546.95)	38.15%	54,338.00
TOTAL Income		89,880.82	91,932.00	(2,051.18)	2.23%	811,838.62	827,388.00	(15,549.38)	1.88%	1,103,184.00
Expense										
Landscaping										
50501	Grounds Contract	3,840.00	3,840.00	0.00	0.00%	29,930.00	34,560.00	4,630.00	13.40%	46,080.00
50502	Lawn Supplies	0.00	592.00	592.00	100.00%	17,365.00	5,328.00	(12,037.00)	-225.92%	7,100.00
50505	Tree Trimming/Rem	0.00	500.00	500.00	100.00%	7,805.00	4,500.00	(3,305.00)	-73.44%	6,000.00
TOTAL Landscaping		3,840.00	4,932.00	1,092.00	22.14%	55,100.00	44,388.00	(10,712.00)	-24.13%	59,180.00
Management										
70000	Management Fees	3,250.00	3,518.00	268.00	7.62%	29,434.44	31,662.00	2,227.56	7.04%	42,211.00
70012	Postage	0.00	63.00	63.00	100.00%	135.54	567.00	431.46	76.10%	750.00
70013	Bank Fees	0.00	17.00	17.00	100.00%	96.75	153.00	56.25	36.76%	200.00
70015	Corporate Annual R	0.00	8.00	8.00	100.00%	0.00	72.00	72.00	100.00%	100.00
70017	Fees/Licenses/Pern	31.50	125.00	93.50	74.80%	5,529.75	1,125.00	(4,404.75)	-391.53%	1,500.00
70018	Accounting Services	0.00	208.00	208.00	100.00%	0.00	1,872.00	1,872.00	100.00%	2,500.00
70020	Legal Expense	0.00	208.00	208.00	100.00%	467.50	1,872.00	1,404.50	75.03%	2,500.00
70024	Insurance	19,623.25	28,667.00	9,043.75	31.55%	191,439.52	258,003.00	66,563.48	25.80%	344,000.00
70026	Copies/Printing/Sup	186.13	833.00	646.87	77.66%	3,471.58	7,497.00	4,025.42	53.69%	10,000.00
70027	Clubhouse & Office	0.00	167.00	167.00	100.00%	(43.16)	1,503.00	1,546.16	102.87%	2,000.00
70028	Computer Expense	240.00	208.00	(32.00)	-15.38%	3,979.01	1,872.00	(2,107.01)	-112.55%	2,500.00
70031	Payroll Taxes	522.91	417.00	(105.91)	-25.40%	5,222.07	3,753.00	(1,469.07)	-39.14%	5,000.00
70038	Onsite Maintenance	7,089.58	7,083.00	(6.58)	-0.09%	70,650.63	63,747.00	(6,903.63)	-10.83%	85,000.00
70045	Social Committee	0.00	167.00	167.00	100.00%	0.00	1,503.00	1,503.00	100.00%	2,000.00
70050	Misc. Expense	0.00	333.00	333.00	100.00%	601.25	2,997.00	2,395.75	79.94%	4,000.00
70064	Bad Debt	0.00	13.00	13.00	100.00%	(6,369.17)	117.00	6,486.17	5543.74%	150.00
TOTAL Management		30,943.37	42,035.00	11,091.63	26.39%	304,615.71	378,315.00	73,699.29	19.48%	504,411.00
Pool										

Errol by the Sea Condominium Association, Inc.

Budget Comparison Standard Code Category

Period 9/1/2025 To 9/30/2025 11:59:00 PM

		Current Month Operating				Year to Date Operating				Annual
		Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
60000	Pool Contract	682.98	583.00	(99.98)	-17.15%	5,169.22	5,247.00	77.78	1.48%	7,000.00
60007	Pool Furniture	0.00	167.00	167.00	100.00%	5,263.38	1,503.00	(3,760.38)	-250.19%	2,000.00
60010	Pool Heating	172.65	833.00	660.35	79.27%	16,069.51	7,497.00	(8,572.51)	-114.35%	10,000.00
60015	Access Control/Mor	0.00	167.00	167.00	100.00%	639.00	1,503.00	864.00	57.49%	2,000.00
TOTAL Pool		855.63	1,750.00	894.37	51.11%	27,141.11	15,750.00	(11,391.11)	-72.32%	21,000.00
Repairs and Maintenance										
50000	Building Maintenanc	32,731.79	8,333.00	(24,398.79)	-292.80%	299,978.38	74,997.00	(224,981.38)	-299.99%	100,000.00
50001	Building Equipment/	1,247.40	1,250.00	2.60	0.21%	38,641.56	11,250.00	(27,391.56)	-243.48%	15,000.00
50042	Pest Control	481.39	125.00	(356.39)	-285.11%	5,499.02	1,125.00	(4,374.02)	-388.80%	1,500.00
50044	Drywall Repairs	0.00	417.00	417.00	100.00%	0.00	3,753.00	3,753.00	100.00%	5,000.00
50069	Elevator Contract	0.00	833.00	833.00	100.00%	38,065.00	7,497.00	(30,568.00)	-407.74%	10,000.00
50070	Gates	0.00	417.00	417.00	100.00%	4,861.25	3,753.00	(1,108.25)	-29.53%	5,000.00
TOTAL Repairs and Mainte		34,460.58	11,375.00	(23,085.58)	-202.95%	387,045.21	102,375.00	(284,670.21)	-278.07%	136,500.00
Reserve										
80000	Reserves-Pooled	17,532.00	17,532.00	0.00	0.00%	157,788.00	157,788.00	0.00	0.00%	210,383.00
TOTAL Reserve		17,532.00	17,532.00	0.00	0.00%	157,788.00	157,788.00	0.00	0.00%	210,383.00
Utility										
50080	Electric	953.30	3,750.00	2,796.70	74.58%	15,283.60	33,750.00	18,466.40	54.72%	45,000.00
50081	Water	3,376.28	1,000.00	(2,376.28)	-237.63%	26,361.90	9,000.00	(17,361.90)	-192.91%	12,000.00
50082	Telephone/Internet	413.11	542.00	128.89	23.78%	3,572.34	4,878.00	1,305.66	26.77%	6,500.00
50083	Cable	7,902.18	7,768.00	(134.18)	-1.73%	71,467.86	69,912.00	(1,555.86)	-2.23%	93,210.00
50085	Trash Removal	1,080.55	1,250.00	169.45	13.56%	8,709.97	11,250.00	2,540.03	22.58%	15,000.00
TOTAL Utility		13,725.42	14,310.00	584.58	4.09%	125,395.67	128,790.00	3,394.33	2.64%	171,710.00
TOTAL Expense		101,357.00	91,934.00	(9,423.00)	-10.25%	1,057,085.70	827,406.00	(229,679.70)	-27.76%	1,103,184.00
Excess Revenue / Expense		(11,476.18)	(2.00)	(11,474.18)	0.00%	(245,247.08)	(18.00)	(245,229.08)	0.00%	0.00