

Balance Sheet

Properties: Oceanside North Association - 3211 NE 8 Street Pompano Beach, FL 33062

As of: 05/31/2026

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
1010	Operating Cash	190,271.40
1020	Cash - Reserves	5,134.10
1037	Cash - Reserves	232,130.43
1049	Certificate of Deposit	242,492.00
1050	Cash - Savings	95,083.72
Total Cash		765,111.65
1410	Accounts Receivable	1,960.00
1610	Prepaid Insurance	77,275.74
1850	Utility Deposit	55.00
TOTAL ASSETS		844,402.39
LIABILITIES & CAPITAL		
Liabilities		
2010	Accounts Payable	2,721.77
2015	Deferred Income	47,031.16
2020	Accrued Expenses	5,616.63
2050	Prepaid Owner Assmts.	11,367.85
Total Liabilities		66,737.41
Capital		
3001	Reserve - Def. Maintenance	324,213.03
3002	Reserve - Interest	15,673.50
3043	Reserves - SIRS Components	138,090.00
3045	Reserves Interest - SIRS	1,780.00
3801	Retained Earnings	122,598.33
Calculated Retained Earnings		46,153.22
Calculated Prior Years Retained Earnings		129,156.90
Total Capital		777,664.98
TOTAL LIABILITIES & CAPITAL		844,402.39

Annual Budget - Comparative

Properties: Oceanside North Association - 3211 NE 8 Street Pompano Beach, FL 33062

As of: May 2026

Additional Account Types: None

Accounting Basis: Accrual

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
Maintenance Fees	4010	35,011.17	35,011.17	0.00	175,108.84	175,055.85	52.99	420,134.00
Reserve Income	4030	12,020.00	12,020.00	0.00	60,100.00	60,100.00	0.00	144,240.00
Late Fees	4130	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Misc. Income	4202	0.00	0.00	0.00	910.00	0.00	910.00	0.00
Laundry Income	4230	0.00	208.33	-208.33	3,018.26	1,041.65	1,976.61	2,500.00
Interest Income	4290	46.16	0.00	46.16	225.13	0.00	225.13	0.00
Total Operating Income		47,077.33	47,239.50	-162.17	239,462.23	236,197.50	3,264.73	566,874.00
Expense								
Legal Expenses	5015	0.00	416.67	416.67	580.00	2,083.35	1,503.35	5,000.00
Filing Fees & Permits	5050	595.35	49.58	-545.77	1,250.15	247.90	-1,002.25	595.00
Office Supplies / Postage	5060	228.83	283.33	54.50	1,448.04	1,416.65	-31.39	3,400.00
Bank Charges	5090	0.00	0.00	0.00	24.00	0.00	-24.00	0.00
Screening Expense	5100	0.00	33.33	33.33	0.00	166.65	166.65	400.00
Electric	6005	945.22	1,058.33	113.11	5,350.17	5,291.65	-58.52	12,700.00
Trash Removal	6015	1,276.88	666.67	-610.21	3,830.64	3,333.35	-497.29	8,000.00
Water & Sewer	6020	2,605.03	3,750.00	1,144.97	18,580.79	18,750.00	169.21	45,000.00
Gas	6025	547.91	666.67	118.76	3,642.89	3,333.35	-309.54	8,000.00
Telephone	6035	0.00	124.08	124.08	0.00	620.40	620.40	1,489.00
Management Fees	7030	1,312.50	1,312.50	0.00	6,562.50	6,562.50	0.00	15,750.00
Accounting Fees	7040	233.33	208.33	-25.00	1,166.65	1,041.65	-125.00	2,500.00
Pest Control	7086	1,391.00	333.33	-1,057.67	1,391.00	1,666.65	275.65	4,000.00
Elevator Maintenance	7110	3,973.83	1,283.33	-2,690.50	-652.60	6,416.65	7,069.25	15,400.00
Insurance Expense	7210	10,302.52	13,166.67	2,864.15	45,359.35	65,833.35	20,474.00	158,000.00
Repair & Maintenance	8062	0.00	3,916.67	3,916.67	2,024.52	19,583.35	17,558.83	47,000.00
Lawn Maintenance	8075	500.00	500.00	0.00	2,920.00	2,500.00	-420.00	6,000.00
Pool Maintenance	8090	340.00	375.00	35.00	2,769.90	1,875.00	-894.90	4,500.00
Tree Trimming	8100	0.00	316.67	316.67	0.00	1,583.35	1,583.35	3,800.00
Electrical Repair & Maintenance	8220	0.00	375.00	375.00	0.00	1,875.00	1,875.00	4,500.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Plumbing Repair & Maintenance	8230	225.00	416.67	191.67	1,419.00	2,083.35	664.35	5,000.00
Fire Protection Equipment	8240	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
Roof Expenses	8275	0.00	208.33	208.33	0.00	1,041.65	1,041.65	2,500.00
Pool Repairs	8360	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
Supplies	8380	226.23	583.33	357.10	1,975.85	2,916.65	940.80	7,000.00
Fire Alarm / Equipment	8390	2,221.77	666.67	-1,555.10	3,027.31	3,333.35	306.04	8,000.00
Maintenance Payroll	9050	3,200.00	3,600.00	400.00	17,000.00	18,000.00	1,000.00	43,200.00
Payroll Taxes & Employee benefits	9051	244.80	291.67	46.87	1,333.40	1,458.35	124.95	3,500.00
Payroll Processing Fees	9052	37.09	50.00	12.91	185.45	250.00	64.55	600.00
Reserves - Unallocated	9500	0.00	0.00	0.00	72,120.00	72,120.00	0.00	144,240.00
Total Operating Expense		30,407.29	35,219.50	4,812.21	193,309.01	248,217.50	54,908.49	566,874.00
Total Operating Income		47,077.33	47,239.50	-162.17	239,462.23	236,197.50	3,264.73	566,874.00
Total Operating Expense		30,407.29	35,219.50	4,812.21	193,309.01	248,217.50	54,908.49	566,874.00
NOI - Net Operating Income		16,670.04	12,020.00	4,650.04	46,153.22	-12,020.00	58,173.22	0.00
Total Income		47,077.33	47,239.50	-162.17	239,462.23	236,197.50	3,264.73	566,874.00
Total Expense		30,407.29	35,219.50	4,812.21	193,309.01	248,217.50	54,908.49	566,874.00
Net Income		16,670.04	12,020.00	4,650.04	46,153.22	-12,020.00	58,173.22	0.00