Ocean Club South
Profit & Loss Budget vs. Actual
September 2025

Accrual Basis

	Sep 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Monthly Maintenance Fee	23,120.00	23,107.41	12.59
Rental Unit C105	0.00	666.67	-666.67
Total Income	23,120.00	23,774.08	-654.08
Gross Profit	23,120.00	23,774.08	-654.08
Expense			
Association Website Hosting	0.00	13.67	-13.67
Hurricane Milton Expenses	0.00	0.00	0.00
Supplies	0.00	100.00	-100.00
Management fee	833.33	833.34	-0.01
Fire Certification	0.00	100.00	-100.00
License/Permits	0.00	41.66	-41.66
Bank Service Charges	0.00	0.00	0.00
Insurance			
Prop,Umbrella,BM & Eqip. Ins.	0.00	0.00	0.00
Insurance - Other	7,023.53	5,495.84	1,527.69
Total Insurance	7,023.53	5,495.84	1,527.69
Maintenance/Repairs			
Security	0.00	0.00	0.00
Building	0.00	167.55	-167.55
Parking lot Attendant	512.00	54.16	457.84
Janitorial / Weekly Maint	1,100.00	1,191.66	-91.66
Common Area	546.70	250.00	296.70
Grounds (Lights)	0.00	8.34	-8.34
Irrigation System	0.00	83.34	-83.34
Lawn Mowing/Landscaping	960.00	1,060.00	-100.00
Plumbing	0.00	83.34	-83.34
Pool Maintenance	700.00	700.00	0.00
Pool Repair	0.00	41.66	-41.66
Total Maintenance/Repairs	3,818.70	3,640.05	178.65
C-105 Repairs	0.00	41.66	-41.66
On-Site Manager	2,469.93	2,916.66	-446.73
Office/Admin Expense	0.00	125.00	-125.00
Postage and Delivery	0.00	41.66	-41.66
Accounting	0.00	175.00	-175.00
Legal Fees	0.00	25.00	-25.00
Pest Control	56.58	75.00	-18.42
Termite Bond	0.00	92.50	-92.50
Telephone	0.00	0.00	0.00

Ocean Club South
Profit & Loss Budget vs. Actual
Accrual Basis — **September 2025**

	Sep 25	Budget	$ Over Budget
Utilities			
Internet/Telephone	0.00	162.50	-162.50
Common Area Water	1,667.08	1,433.34	233.74
Gas	0.00	66.66	-66.66
Electric	468.44	410.00	58.44
C-105 Utilities	198.70	165.00	33.70
Water/Sewer	536.21	350.00	186.21
Trash	0.00	1,010.00	-1,010.00
Cable	3,509.49	3,308.34	201.15
Total Utilities	6,379.92	6,905.84	-525.92
Reserve Funding Allocation	3,063.32	3,137.50	-74.18
Total Expense	23,645.31	23,760.38	-115.07
Net Ordinary Income	-525.31	13.70	-539.01
Other Income/Expense			
Other Income			
Hurricane Ian Loss Assessment	0.00	0.00	0.00
Hurricane Nichole Loss Assessme	0.00	0.00	0.00
Hurricane Irma Loss Assessment	0.00	0.00	0.00
Additional Items Assessment	0.00	0.00	0.00
STATE OF FL HURRICANE GRANT	0.00	0.00	0.00
Insurance Claim	0.00	0.00	0.00
Special Assessment	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Other Expense			
Hurricane Ian Expenses	0.00	0.00	0.00
Hurricane Nichole	0.00	0.00	0.00
Additional Items	0.00	0.00	0.00
Special Assessment Repairs 2022	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	**-525.31**	**13.70**	**-539.01**