Ocean Club South
Profit & Loss Budget vs. Actual
Accrual Basis
October 2025

	Oct 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	20.00	13.67	6.33
Hurricane Milton Expenses	318.00	0.00	318.00
Supplies	14.80	100.00	-85.20
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	5,683.17	5,495.84	187.33
Total Insurance	5,683.17	5,495.84	187.33
Maintenance/Repairs			
Security	0.00	0.00	0.00
Building	0.00	167.55	-167.55
Parking lot Attendant	0.00	54.16	-54.16
Janitorial / Weekly Maint	1,100.00	1,191.66	-91.66
Common Area	63.86	250.00	-186.14
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	790.53	700.00	90.53
Pool Repair	0.00	41.66	-41.66
Total Maintenance/Repairs	2,914.39	3,640.05	-725.66
C-105 Repairs	0.00	41.66	-41.66
On-Site Manager	2,469.93	2,916.66	-446.73
Office/Admin Expense	143.81	125.00	18.81
Postage and Delivery	37.34	41.66	-4.32
Accounting	0.00	175.00	-175.00
Legal Fees	0.00	25.00	-25.00
Pest Control	127.58	75.00	52.58
Termite Bond	0.00	92.50	-92.50
Telephone	0.00	0.00	0.00

Accrual Basis

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

	Oct 25	Budget	$ Over Budget
Utilities			
Internet/Telephone	0.00	162.50	-162.50
Common Area Water	1,920.13	1,433.34	486.79
Gas	55.18	66.66	-11.48
Electric	400.55	410.00	-9.45
C-105 Utilities	168.43	165.00	3.43
Water/Sewer	343.61	350.00	-6.39
Trash	929.08	1,010.00	-80.92
Cable	3,427.59	3,308.34	119.25
Total Utilities	7,244.57	6,905.84	338.73
Reserve Funding Allocation	3,063.32	3,137.50	-74.18
Total Expense	22,870.24	23,760.38	-890.14
Net Ordinary Income	249.76	13.70	236.06
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	**249.76**	**13.70**	**236.06**