

Surfside III Condominium Owners' Association, Inc

APPROVED OPERATING BUDGET

Budget Period: 01/01/2023 - 12/31/2023

Printed 9.10.2022

Account Name	GL Number	Current Monthly Budget	Accepted Monthly Budget	Accepted Annual Budget
INCOME				
INCOME - ASSESSMENT INCOME				
Regular assessments	50100	151,101.00	153,882.00	1,846,584.00
TOTAL INCOME - ASSESSMENT INCOME		151,101.00	153,882.00	1,846,584.00
INCOME - OTHER MEMBER INCOME				
Late charge assessments	50400	20.00	83.00	996.00
Lien assessments	50500	150.00	75.00	900.00
Legal assessments	50600	375.00	42.00	504.00
Parking assessments	50700	200.00	267.00	3,204.00
Nsf check collection	50800	500.00	333.00	3,996.00
Resident Key/gate card income	51000	200.00	417.00	5,004.00
TOTAL INCOME - OTHER MEMBER INCOME		1,445.00	1,217.00	14,604.00
INCOME - OTHER INCOME				
Violation/Fine	51200	83.00	167.00	2,004.00
Interest income	51300	25.00	25.00	300.00
Reimbursement income	51500	50.00	83.00	996.00
Move In/Move out Registration Fee	52700	250.00	375.00	4,500.00
TOTAL INCOME - OTHER INCOME		408.00	650.00	7,800.00
TOTAL INCOME		152,954.00	155,749.00	1,868,988.00
EXPENSES				
EXPENSES - ADMINISTRATIVE				
Accounting & Audit Services	60100	220.00	250.00	3,000.00
Study reserve	60101	125.00	158.00	1,896.00
Payroll service	60103	310.00	333.00	3,996.00
Professional Services	60105		4.00	48.00
Bank/Other Fees	60200	42.00	125.00	1,500.00
Office Expense	60205	800.00	750.00	9,000.00
Office equipment (computers)	60206	20.00	75.00	900.00
1099 forms	60207		1.00	12.00
Legal expense, reimbursable	60300	300.00	125.00	1,500.00
Legal	60303	1,000.00	1,416.00	16,992.00
License, fees and permits	60400	100.00	100.00	1,200.00
Employee Extra (uniforms, etc.)	60510	90.00	66.00	792.00
Bonuses	60513	110.00	166.00	1,992.00
Management services	60600	1,700.00	1,700.00	20,400.00
Management services extras	60601	20.00	8.00	96.00
Board Management Expense	60603	50.00	83.00	996.00

Printing & postage	60800	600.00	600.00	7,200.00
Assessment refunds	60900	12.00	8.00	96.00
Non-sufficient fund checks	61000	571.00	334.00	4,008.00
Miscellaneous expense	62000	200.00	69.00	828.00
Wireless access point	63100	35.00	25.00	300.00
TOTAL EXPENSES - ADMINISTRATIVE EXPENSES - LOAN SERVICING		6,305.00	6,396.00	76,752.00
Loan Servicing Principle	64001	28,000.00	28,000.00	336,000.00
Loan Servicing Interest	64002	18,804.00	18,804.00	225,648.00
TOTAL EXPENSES - LOAN SERVICING EXPENSES - SALARY ADMINISTRATIVE		46,804.00	46,804.00	561,648.00
Office Salaries Gross	60502	3,400.00	5,750.00	69,000.00
TOTAL EXPENSES - SALARY ADMINISTRATIVE EXPENSES - SALARY PAINTING		3,400.00	5,750.00	69,000.00
Paint Maintenance Salary Gross	60509	0.00	0.00	0.00
TOTAL EXPENSES - SALARY PAINTING EXPENSES - SALARY MAINTENANCE		0.00	0.00	0.00
Maintenance Salaries Gross	60501	4,200.00	4,550.00	54,600.00
Clubhouse Salaries Gross	60503	2,700.00	2,750.00	33,000.00
TOTAL EXPENSES - SALARY MAINTENANCE EXPENSES - SALARY PORTER		6,900.00	7,300.00	87,600.00
Porter Salaries Gross	60512	1,300.00	0.00	0.00
TOTAL EXPENSES - SALARY PORTER EXPENSES - INSURANCE		1,300.00	0.00	0.00
Fidelity bond	70100	125.00	125.00	1,500.00
Insurance master policy	70300	6,000.00	6,000.00	72,000.00
Worker's compensation	70400	1,400.00	667.00	8,000.00
Insurance-earthquake	70500	10,833.00	11,250.00	135,000.00
D & O/Cyber insurance	70700	598.00	598.00	7,176.00
Insurance, Umbrella	70800	0.00	208.00	2,500.00
TOTAL EXPENSES - INSURANCE EXPENSES - TAXES		18,956.00	18,848.00	226,176.00
Payroll taxes	75100	900.00	1,167.00	14,004.00
State & federal taxes	75400	514.00	250.00	3,000.00
TOTAL EXPENSES - TAXES EXPENSES - CONTRACTED SERVICES		1,414.00	1,417.00	17,004.00
Contracted elevator service	80201	1,800.00	2,170.00	26,040.00
Elevator repairs	80202	125.00	42.00	504.00
Contracted gardening service	80301	5,200.00	5,200.00	62,400.00
Landscape- Irrigation	80302	125.00	208.00	2,496.00
Gardening extras/supplies	80303	68.00	8.00	96.00
Tree Trimming	80304	500.00	2,083.00	24,996.00
Landscape replacement	80317	133.00	8.00	96.00
Pest Control	80500	40.00	50.00	600.00
Contracted pest control service	80501	480.00	333.00	3,996.00
Pest control extras/supplies	80503	25.00	8.00	96.00
Contracted termite control	80505	300.00	8.00	96.00

Contracted Termite Control Treatment	80509	483.00	333.00	3,996.00
Contracted pool & spa service	80601	417.00	333.00	3,996.00
Pool & spa repairs	80602	45.00	167.00	2,004.00
Pool & spa extras/supplies	80603	167.00	417.00	5,004.00
Landscape supplies	80617	25.00	8.00	96.00
Alarm Monitoring	80707	280.00	125.00	1,500.00
Contracted software	81002	8.00	8.00	96.00
TOTAL EXPENSES - CONTRACTED SERVICES		10,221.00	11,509.00	138,108.00
EXPENSES - MAINTENANCE				
Unit Maintenance/Repair	63000	250.00	833.00	9,996.00
Gate Repairs	86000	300.00	300.00	3,600.00
Fire Alarm	86101	300.00	167.00	2,004.00
Furnishings Communal	86200	75.00	8.00	96.00
Bldg Maint and Repairs	86300	800.00	1,667.00	20,004.00
Equipment maintenance	86302	200.00	167.00	2,004.00
Maintenance Contingency	86303	3,525.00	3,181.00	38,172.00
Clubhouse Expense	86314	400.00	417.00	5,004.00
Lighting maintenance	86500	250.00	166.00	1,992.00
Resident Locks & keys	86600	25.00	208.00	2,496.00
Maintenance supplies	86700	400.00	500.00	6,000.00
Painting	86800	167.00	42.00	504.00
Plumbing	87000	1,476.00	250.00	3,000.00
Roof	87100	450.00	42.00	504.00
Structural Maintenance/Repair-Communal	87111	3,525.00	3,181.00	38,172.00
Signs	87300	83.00	17.00	204.00
Landscape - Tree	87600	83.00	8.00	96.00
Sewer Line Cleanouts	88301	700.00	83.00	996.00
Landscaping - Maintenance	88701	83.00	30.00	360.00
Gutters	89300	375.00	417.00	5,004.00
TOTAL EXPENSES -MAINTENANCE		13,467.00	11,684.00	140,208.00
TOTAL EXPENSES BEFORE RESERVES		108,767.00	109,708.00	1,316,496.00
EXPENSES- PROVISION FOR RESERVES				
Structure Maintenance/Repair - Communal	98800	44,187.00	46,041.00	552,492.00
TOTAL EXPENSES - PROVISION FOR RESERVES		44,187.00	46,041.00	552,492.00
EXPENSES - UTILITY EXPENSE				
Utility - electric	65100			
Utility - gas	65200			
Utility phone	65300			
Utility trash	65400			
Utility water & sewer	65500			
Contracted internet	81001			
TOTAL EXPENSES - UTILITY EXPENSE				
TOTAL EXPENSES		152,954.00	155,749.00	1,868,988.00
BUDGET SURPLUS / (DEFICIT)		0.00		0.00