

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2022

For the Month Ended: September 30, 2022

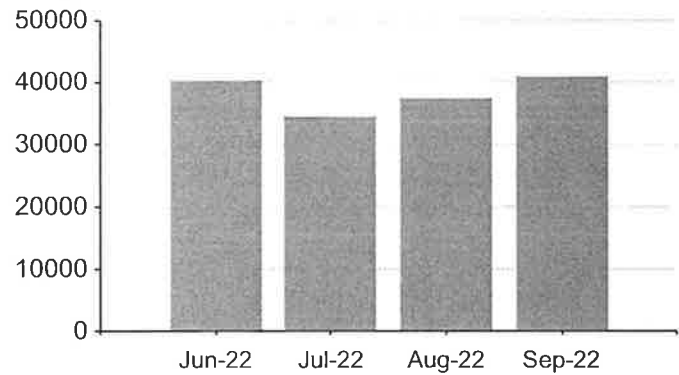
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	619,852.32	625,758.51	Decrease in Cash	5,906.19
Reserve Cash	1,558,979.34	1,539,606.51	Increase in Cash	19,372.83
Average budgeted expenses / months	152,954.00			
Average # of months of available cash	4.05			

ASSESSMENT SUMMARY

Monthly Assessment Budget	151,101.00
Assessment Cash Received	149,609.33
Total Assessments Receivable	
current month due	14,800.52
31-60 days late	4,036.95
61-90 days late	0.00
over 90 days late	22,072.04
Total Assessments Due	40,909.51
Past Owners Assessments Rec.	76,853.74
Past % of Total	65%
Prepaid Assessments	84,310.79

Accounts Receivable Trending



OPERATING SUMMARY

Category	September Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$154,758.50	\$1,365,928.76	\$1,376,586.00	(\$10,657.24)
ADMINISTRATIVE	\$3,974.12	\$60,442.88	\$56,745.00	\$3,697.88
LOAN SERVICING	\$46,804.00	\$421,236.00	\$421,236.00	\$0.00
SALARY ADMINISTRATIVE	\$0.00	\$11,941.06	\$30,600.00	(\$18,658.94)
SALARY MAINTENANCE	\$10,270.56	\$79,456.26	\$62,100.00	\$17,356.26
SALARY PORTER	\$0.00	\$0.00	\$11,700.00	(\$11,700.00)
INSURANCE	\$17,591.18	\$171,933.02	\$170,604.00	\$1,329.02
TAXES	\$865.46	\$9,732.92	\$12,726.00	(\$2,993.08)
CONTRACTED SERVICES	\$7,540.28	\$113,170.59	\$91,989.00	\$21,181.59
MAINTENANCE	\$28,006.53	\$192,770.07	\$121,203.00	\$71,567.07
PROVISION FOR RESERVES	\$44,520.42	\$398,444.98	\$397,683.00	\$761.98
UTILITIES INCOME	(\$40,885.53)	(\$366,277.99)	\$0.00	(\$366,277.99)
UTILITY EXPENSE	\$42,701.63	\$371,477.49	\$0.00	\$371,477.49
Total EXPENSES	\$161,388.65	\$1,464,327.28	\$1,376,586.00	\$87,741.28
Net Surplus or (Deficit)	(\$6,630.15)	(\$98,398.52)		

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2022

For the Month Ended: September 30, 2022

RESERVE SUMMARY

Contribution to Reserves this month:	44,187.00	Reserve Disbursements this month:	9,600.00
Contribution to Reserves Year-to-Date:	397,683.00	Reserve Disbursements Year-to-Date:	193,032.59

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 09/30/2022

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Pacific Western xxxxxx4124	\$575,513.07
11100	J Street Drain Project	\$35,416.60
11500	CIT CR on deposit	\$2,305.42
11700	Pacific Western Petty Cash xxxxx3424	\$6,617.23
	Total CURRENT ASSETS	\$619,852.32

CURRENT RESERVE ASSETS

10300	Cap Res - Pacific Western xxxxxx7978	\$898,945.04	IMMA
11600	JP Morgan/Edward Jones	\$660,034.30	
	Total CURRENT RESERVE ASSETS	\$1,558,979.34	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$117,763.25
	Total ACCOUNTS RECEIVABLE	\$117,763.25

PREPAID EXPENSES

25900	Prepaid insurance	\$0.00
	Total PREPAID EXPENSES	\$0.00

FIXED ASSETS

25000	Improvements	\$6,894,145.00
25100	Accumulated depreciation	\$(1,754,873.00)
	Total FIXED ASSETS	\$5,139,272.00

Total ASSETS		<u>\$7,435,866.91</u>
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 09/30/2022

Year End: December

LIABILITIES		
CURRENT LIABILITIES		
37000	Prepaid Assessments	\$84,310.79
	Total CURRENT LIABILITIES	\$84,310.79
ACCOUNTS PAYABLE		
10101	AP - Checks Not Released	\$1,846.09
	Total ACCOUNTS PAYABLE	\$1,846.09
LOANS		
31400	2nd LOC Mutual of Omaha	\$(6,390.85)
31500	Loan Pacific Premier Bank xxx4718	\$4,513,078.44
31900	LOC Mutual of Omaha	\$(23,745.16)
	Total LOANS	\$4,482,942.43
OTHER LIABILITIES		
31200	J Street drain project income	\$147,882.40
31201	J Street drain project expenses	\$(112,502.18)
	Total OTHER LIABILITIES	\$35,380.22
RESERVES		
	See Status of Reserves	\$1,538,168.60
	Total LIABILITIES	\$6,142,648.13
EQUITY		
RETAINED SURPLUS/(DEFICIT)		
45100	Retained funds	\$1,391,617.30
	Current Year Surplus (Deficit)	\$(98,398.52)
	Total RETAINED SURPLUS/(DEFICIT)	\$1,293,218.78
	Total EQUITY	\$1,293,218.78
	Total Liabilities and Equity	\$7,435,866.91

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity -----		--- Adjustments ---		Ending Balance
				Deposits	Expenses	Additions	Deductions	
40100	Asphalt - parking areas - replace	0.00	12,085.00	0.00	0.00	0.00	0.00	12,085.00
40103	Concrete - replace	0.00	(2,500.00)	0.00	0.00	0.00	0.00	(2,500.00)
40104	Concrete deck/walk - repair(B)	0.00	(6,500.00)	0.00	0.00	0.00	0.00	(6,500.00)
40200	Asphalt - seal and repair	0.00	(59,057.04)	0.00	0.00	0.00	0.00	(59,057.04)
40203	Resurface common walkway 1 bldg	0.00	25,000.00	0.00	0.00	0.00	0.00	25,000.00
40303	Wrought iron	0.00	(17,030.89)	0.00	39,273.00	48,303.89	0.00	(8,000.00)
40306	Bridge	0.00	3,551.84	0.00	0.00	0.00	0.00	3,551.84
40323	Railings	0.00	(25,632.06)	0.00	115,492.00	0.00	48,303.89	(189,427.95)
40401	Spa equipment - replace	0.00	(585.50)	0.00	0.00	0.00	0.00	(585.50)
40600	Exterior surfaces - repaint	0.00	0.00	0.00	729.00	0.00	0.00	(729.00)
41003	Carports (20 x \$700)	0.00	25,000.00	0.00	0.00	0.00	0.00	25,000.00
41300	Campus lighting - replace	0.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00
41309	Basketball court - resurface	0.00	(3,650.00)	0.00	0.00	0.00	0.00	(3,650.00)
41401	Water heaters - replace(A)	0.00	(12,600.00)	0.00	15,527.59	0.00	0.00	(28,127.59)
41800	Entry gates - replace	0.00	(1,340.25)	0.00	0.00	0.00	0.00	(1,340.25)
41803	Intercom - replace	0.00	0.00	0.00	4,826.00	0.00	0.00	(4,826.00)
42003	Balcony Flooring Replace (5 x \$3000)	0.00	7,832.13	0.00	0.00	0.00	0.00	7,832.13
42513	Electrical Panel Replacement	0.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00
43007	Trash enclosures - replace	0.00	(7,500.00)	0.00	0.00	0.00	0.00	(7,500.00)
43400	Plumbing main - replace/repair	0.00	38,085.00	0.00	8,200.00	0.00	0.00	29,885.00
43800	Structural Maintenance/Repair - Comm	44,187.00	1,340,597.98	397,683.00	0.00	761.98	0.00	1,739,042.96
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44000	Sidewalks	0.00	(3,000.00)	0.00	8,985.00	0.00	0.00	(11,985.00)
Total Reserves:		44,187.00	1,332,756.21	397,683.00	193,032.59	49,065.87	48,303.89	1,538,168.60

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	.... Current Month Actual	.... Budget	.... Year To Date Actual	.... Budget	Variance	Percent of Budget
INCOME							
ASSESSMENT INCOME							
50100	Regular assessments	\$151,101.00	\$151,101.00	\$1,359,311.18	\$1,359,909.00	(\$597.82)	100
	Total ASSESSMENT INCOME	\$151,101.00	\$151,101.00	\$1,359,311.18	\$1,359,909.00	(\$597.82)	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$161.97	\$20.00	\$1,574.65	\$180.00	\$1,394.65	875
50500	Lien assessments	\$40.00	\$150.00	\$440.00	\$1,350.00	(\$910.00)	33
50600	Legal assessments	\$0.00	\$375.00	\$110.00	\$3,375.00	(\$3,265.00)	3
50700	Parking assessments	\$400.00	\$200.00	\$2,720.00	\$1,800.00	\$920.00	151
50800	Nsf check collection	(\$20.00)	\$500.00	\$1,941.16	\$4,500.00	(\$2,558.84)	43
51000	Resident Key/gate card income	\$531.00	\$200.00	\$3,996.00	\$1,800.00	\$2,196.00	222
	Total OTHER MEMBER INCOME	\$1,112.97	\$1,445.00	\$10,781.81	\$13,005.00	(\$2,223.19)	83
OTHER INCOME							
51200	Violation / Fine	\$1,900.00	\$83.00	\$4,465.00	\$747.00	\$3,718.00	598
51300	Interest income	\$344.53	\$25.00	(\$14,097.03)	\$225.00	(\$14,322.03)	-6,265
51500	Reimbursement income-bill backs	\$0.00	\$50.00	\$770.18	\$450.00	\$320.18	171
51700	Tax refund income	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	0
52700	Move In/Move Out Registration Fee	\$300.00	\$250.00	\$3,300.00	\$2,250.00	\$1,050.00	147
54200	Adjustment	\$0.00	\$0.00	\$897.62	\$0.00	\$897.62	0
	Total OTHER INCOME	\$2,544.53	\$408.00	(\$4,164.23)	\$3,672.00	(\$7,836.23)	-113
	Total INCOME	\$154,758.50	\$152,954.00	\$1,365,928.76	\$1,376,586.00	(\$10,657.24)	99
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$220.00	\$1,764.10	\$1,980.00	(\$215.90)	89
60101	Study reserve	\$0.00	\$125.00	\$1,798.50	\$1,125.00	\$673.50	160
60103	Payroll service	\$176.00	\$310.00	\$2,790.28	\$2,790.00	\$0.28	100
60105	Professional Services	\$0.00	\$0.00	\$46.00	\$0.00	\$46.00	0
60200	Bank/Other Fees	\$80.59	\$42.00	\$3,766.45	\$378.00	\$3,388.45	996
60205	Office Expense	\$94.70	\$800.00	\$5,147.59	\$7,200.00	(\$2,052.41)	71

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60206	Office equipment (computers)	\$371.23	\$20.00	\$1,616.46	\$180.00	\$1,436.46	898
60207	1099 forms	\$0.00	\$0.00	\$11.76	\$0.00	\$11.76	0
60300	Legal expense, reimbursable	\$85.00	\$300.00	\$635.00	\$2,700.00	(\$2,065.00)	24
60303	Legal	\$112.00	\$1,000.00	\$10,509.78	\$9,000.00	\$1,509.78	117
60400	License,fees and permits	\$0.00	\$100.00	\$581.85	\$900.00	(\$318.15)	65
60510	Employee Extra (uniforms, etc.)	\$0.00	\$90.00	\$0.00	\$810.00	(\$810.00)	0
60513	Bonuses	\$0.00	\$110.00	\$0.00	\$990.00	(\$990.00)	0
60600	Management services	\$1,700.00	\$1,700.00	\$15,300.00	\$15,300.00	\$0.00	100
60601	Management services extras	\$0.00	\$20.00	\$0.00	\$180.00	(\$180.00)	0
60603	Board Management Expense	\$0.00	\$50.00	\$633.09	\$450.00	\$183.09	141
60800	Printing & postage	\$1,354.60	\$600.00	\$5,470.51	\$5,400.00	\$70.51	101
60900	Assessment refunds	\$0.00	\$12.00	\$0.00	\$108.00	(\$108.00)	0
61000	Non-sufficient fund checks	\$0.00	\$571.00	\$1,931.16	\$5,139.00	(\$3,207.84)	38
62000	Miscellaneous expense	\$0.00	\$200.00	\$8,440.35	\$1,800.00	\$6,640.35	469
63100	Wireless access point	\$0.00	\$35.00	\$0.00	\$315.00	(\$315.00)	0
	Total ADMINISTRATIVE	\$3,974.12	\$6,305.00	\$60,442.88	\$56,745.00	\$3,697.88	107
	LOAN SERVICING						
64001	Loan Servicing Principle	\$30,761.72	\$28,000.00	\$274,537.20	\$252,000.00	\$22,537.20	109
64002	Loan Servicing Interest	\$16,042.28	\$18,804.00	\$146,698.80	\$169,236.00	(\$22,537.20)	87
	Total LOAN SERVICING	\$46,804.00	\$46,804.00	\$421,236.00	\$421,236.00	\$0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$0.00	\$3,400.00	\$11,941.06	\$30,600.00	(\$18,658.94)	39
	Total SALARY ADMINISTRATIVE	\$0.00	\$3,400.00	\$11,941.06	\$30,600.00	(\$18,658.94)	39
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$4,300.91	\$4,200.00	\$41,001.23	\$37,800.00	\$3,201.23	108
60503	Clubhouse Salaries Gross	\$5,969.65	\$2,700.00	\$38,455.03	\$24,300.00	\$14,155.03	158
	Total SALARY MAINTENANCE	\$10,270.56	\$6,900.00	\$79,456.26	\$62,100.00	\$17,356.26	128
	SALARY PORTER						
60512	Porter Salaries Gross	\$0.00	\$1,300.00	\$0.00	\$11,700.00	(\$11,700.00)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total SALARY PORTER	\$0.00	\$1,300.00	\$0.00	\$11,700.00	(\$11,700.00)	0
	INSURANCE						
70100	Fidelity bond	\$0.00	\$125.00	\$1,566.00	\$1,125.00	\$441.00	139
70300	Insurance master policy	\$5,948.57	\$6,000.00	\$49,178.42	\$54,000.00	(\$4,821.58)	91
70400	Worker's compensation	\$370.00	\$1,400.00	\$3,996.75	\$12,600.00	(\$8,603.25)	32
70500	Insurance-earthquake	\$11,272.61	\$10,833.00	\$105,148.57	\$97,497.00	\$7,651.57	108
70700	D & O/Cyber insurance	\$0.00	\$598.00	\$9,522.04	\$5,382.00	\$4,140.04	177
70800	Insurance, Umbrella	\$0.00	\$0.00	\$2,521.24	\$0.00	\$2,521.24	0
	Total INSURANCE	\$17,591.18	\$18,956.00	\$171,933.02	\$170,604.00	\$1,329.02	101
	TAXES						
75100	Payroll taxes	\$865.46	\$900.00	\$9,732.92	\$8,100.00	\$1,632.92	120
75400	State & federal taxes	\$0.00	\$514.00	\$0.00	\$4,626.00	(\$4,626.00)	0
	Total TAXES	\$865.46	\$1,414.00	\$9,732.92	\$12,726.00	(\$2,993.08)	76
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,800.00	\$15,011.27	\$16,200.00	(\$1,188.73)	93
80202	Elevator repairs	\$0.00	\$125.00	\$935.00	\$1,125.00	(\$190.00)	83
80301	Contracted gardening service	\$5,200.00	\$5,200.00	\$46,800.00	\$46,800.00	\$0.00	100
80302	Landscape - Irrigation	\$0.00	\$125.00	\$3,509.00	\$1,125.00	\$2,384.00	312
80303	Gardening extras/supplies	\$0.00	\$68.00	\$0.00	\$612.00	(\$612.00)	0
80304	Tree Trimming	\$0.00	\$500.00	\$27,895.00	\$4,500.00	\$23,395.00	620
80317	Landscape replacement	\$0.00	\$133.00	\$0.00	\$1,197.00	(\$1,197.00)	0
80500	Pest Control	\$0.00	\$40.00	\$300.00	\$360.00	(\$60.00)	83
80501	Contracted pest control servic	\$485.00	\$480.00	\$4,340.00	\$4,320.00	\$20.00	100
80503	Pest control extras/supplies	\$0.00	\$25.00	\$0.00	\$225.00	(\$225.00)	0
80505	Contracted termite control	\$130.00	\$300.00	\$195.00	\$2,700.00	(\$2,505.00)	7
80509	Contracted Termite Control Treatme	\$500.00	\$483.00	\$2,830.00	\$4,347.00	(\$1,517.00)	65
80601	Contracted pool & spa service	\$298.00	\$417.00	\$2,682.00	\$3,753.00	(\$1,071.00)	71
80602	Pool & spa repairs	\$0.00	\$45.00	\$2,110.90	\$405.00	\$1,705.90	521
80603	Pool & spa extras/supplies	\$645.28	\$167.00	\$5,990.91	\$1,503.00	\$4,487.91	399

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
80617	Landscape Supplies	\$0.00	\$25.00	\$0.00	\$225.00	(\$225.00)	0
80707	Alarm Monitoring	\$282.00	\$280.00	\$571.51	\$2,520.00	(\$1,948.49)	23
81002	Contracted software	\$0.00	\$8.00	\$0.00	\$72.00	(\$72.00)	0
	Total CONTRACTED SERVICES	\$7,540.28	\$10,221.00	\$113,170.59	\$91,989.00	\$21,181.59	123
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$865.88	\$250.00	\$11,246.62	\$2,250.00	\$8,996.62	500
86000	Gate Repairs	\$0.00	\$300.00	\$8,503.62	\$2,700.00	\$5,803.62	315
86101	Fire Alarm	\$385.50	\$300.00	\$2,457.00	\$2,700.00	(\$243.00)	91
86200	Furnishings Communal	\$0.00	\$75.00	\$0.00	\$675.00	(\$675.00)	0
86300	Bldg Maint and Repairs	\$0.00	\$800.00	\$30,886.58	\$7,200.00	\$23,686.58	429
86302	Equipment maintenance	\$0.00	\$200.00	\$1,586.19	\$1,800.00	(\$213.81)	88
86303	Contingency repairs	\$0.00	\$3,525.00	\$0.00	\$31,725.00	(\$31,725.00)	0
86304	Clubhouse cleaning	\$0.00	\$0.00	\$3,932.40	\$0.00	\$3,932.40	0
86305	Bldg #3 Asbestos abatement	\$9,979.00	\$0.00	\$66,214.00	\$0.00	\$66,214.00	0
86306	Bldg #3 design consultant	\$0.00	\$0.00	\$32,149.29	\$0.00	\$32,149.29	0
86307	Bldf #3 Structural repairs	\$12,000.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00	0
86314	Clubhouse expense	\$0.00	\$400.00	\$0.00	\$3,600.00	(\$3,600.00)	0
86500	Lighting maintenance	\$0.00	\$250.00	\$1,244.99	\$2,250.00	(\$1,005.01)	55
86600	Resident Locks & keys	\$0.00	\$25.00	\$2,517.94	\$225.00	\$2,292.94	1,119
86700	Maintenance supplies	\$526.15	\$400.00	\$5,179.94	\$3,600.00	\$1,579.94	144
86800	Painting	\$0.00	\$167.00	\$0.00	\$1,503.00	(\$1,503.00)	0
87000	Plumbing	\$4,250.00	\$1,476.00	\$6,266.10	\$13,284.00	(\$7,017.90)	47
87100	Roof	\$0.00	\$450.00	\$875.00	\$4,050.00	(\$3,175.00)	22
87111	Structural Maintenance/Repair - Con	\$0.00	\$3,525.00	\$2,472.12	\$31,725.00	(\$29,252.88)	8
87300	Signs	\$0.00	\$83.00	\$53.28	\$747.00	(\$693.72)	7
87600	Landscape - Tree	\$0.00	\$83.00	\$0.00	\$747.00	(\$747.00)	0
88301	Sewer Line Cleanouts	\$0.00	\$700.00	\$185.00	\$6,300.00	(\$6,115.00)	3
88701	Landscaping- Maintenance	\$0.00	\$83.00	\$0.00	\$747.00	(\$747.00)	0
89300	Gutters	\$0.00	\$375.00	\$5,000.00	\$3,375.00	\$1,625.00	148
	Total MAINTENANCE	\$28,006.53	\$13,467.00	\$192,770.07	\$121,203.00	\$71,567.07	159

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	PROVISION FOR RESERVES						
98200	Interest	\$333.42	\$0.00	\$761.98	\$0.00	\$761.98	0
98800	Structure Maintenance/Repair - Com	\$44,187.00	\$44,187.00	\$397,683.00	\$397,683.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$44,520.42	\$44,187.00	\$398,444.98	\$397,683.00	\$761.98	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$40,885.53)	\$0.00	(\$366,277.99)	\$0.00	(\$366,277.99)	0
	Total UTILITIES INCOME	(\$40,885.53)	\$0.00	(\$366,277.99)	\$0.00	(\$366,277.99)	0
	UTILITY EXPENSE						
65100	Utility-electric	\$3,578.33	\$0.00	\$28,862.21	\$0.00	\$28,862.21	0
65200	Utility gas	\$4,870.48	\$0.00	\$45,048.47	\$0.00	\$45,048.47	0
65300	Utility phone	\$980.57	\$0.00	\$8,871.29	\$0.00	\$8,871.29	0
65400	Utility trash	\$5,557.65	\$0.00	\$50,409.03	\$0.00	\$50,409.03	0
65500	Utility water & sewer	\$27,569.66	\$0.00	\$237,012.01	\$0.00	\$237,012.01	0
81001	Contracted internet	\$144.94	\$0.00	\$1,274.48	\$0.00	\$1,274.48	0
	Total UTILITY EXPENSE	\$42,701.63	\$0.00	\$371,477.49	\$0.00	\$371,477.49	0
	Total Expenses Before Reserves	\$116,868.23	\$108,767.00	\$1,065,882.30	\$978,903.00	\$86,979.30	109
	Total EXPENSES	\$161,388.65	\$152,954.00	\$1,464,327.28	\$1,376,586.00	\$87,741.28	106
	Net Surplus or (Deficit)	(\$6,630.15)	\$0.00	(\$98,398.52)	\$0.00	(\$98,398.52)	

OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2022 Through 09/30/2022

Year End: December

	.... Current Month .....	.... Year To Date			Percent of	
	Actual	Budget	Actual	Budget	Variance	Budget
INCOME						
ASSESSMENT INCOME	\$151,101.00	\$151,101.00	\$1,359,311.18	\$1,359,909.00	(\$597.82)	100
OTHER MEMBER INCOME	\$1,112.97	\$1,445.00	\$10,781.81	\$13,005.00	(\$2,223.19)	83
OTHER INCOME	\$2,544.53	\$408.00	(\$4,164.23)	\$3,672.00	(\$7,836.23)	-113
Total INCOME	\$154,758.50	\$152,954.00	\$1,365,928.76	\$1,376,586.00	(\$10,657.24)	99
EXPENSES						
ADMINISTRATIVE	\$3,974.12	\$6,305.00	\$60,442.88	\$56,745.00	\$3,697.88	107
LOAN SERVICING	\$46,804.00	\$46,804.00	\$421,236.00	\$421,236.00	\$0.00	100
SALARY ADMINISTRATIVE	\$0.00	\$3,400.00	\$11,941.06	\$30,600.00	(\$18,658.94)	39
SALARY MAINTENANCE	\$10,270.56	\$6,900.00	\$79,456.26	\$62,100.00	\$17,356.26	128
SALARY PORTER	\$0.00	\$1,300.00	\$0.00	\$11,700.00	(\$11,700.00)	0
INSURANCE	\$17,591.18	\$18,956.00	\$171,933.02	\$170,604.00	\$1,329.02	101
TAXES	\$865.46	\$1,414.00	\$9,732.92	\$12,726.00	(\$2,993.08)	76
CONTRACTED SERVICES	\$7,540.28	\$10,221.00	\$113,170.59	\$91,989.00	\$21,181.59	123
MAINTENANCE	\$28,006.53	\$13,467.00	\$192,770.07	\$121,203.00	\$71,567.07	159
PROVISION FOR RESERVES	\$44,520.42	\$44,187.00	\$398,444.98	\$397,683.00	\$761.98	100
UTILITIES INCOME	(\$40,885.53)	\$0.00	(\$366,277.99)	\$0.00	(\$366,277.99)	0
UTILITY EXPENSE	\$42,701.63	\$0.00	\$371,477.49	\$0.00	\$371,477.49	0
Total EXPENSES	\$161,388.65	\$152,954.00	\$1,464,327.28	\$1,376,586.00	\$87,741.28	106
Net Surplus or (Deficit)	(\$6,630.15)	\$0.00	(\$98,398.52)	\$0.00	(\$98,398.52)	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
INCOME																
ASSESSMENT INCOME																
50100	Regular assessments	151101	151101	151101	150503	151101	151101	151101	151101	151101				1359311	1359909	100
	Total-ASSESSMENT INCOME	151101	151101	151101	150503	151101	151101	151101	151101	151101				1359311	1359909	100
OTHER MEMBER INCOME																
50400	Late charge assessments	218	200	152	164	198	145	180	156	162				1575	180	875
50500	Lien assessments	120	120	80	0	0	40	40	0	40				440	1350	33
50600	Legal assessments	0	0	0	0	90	0	20	0	0				110	3375	3
50700	Parking assessments	280	280	280	360	320	400	0	400	400				2720	1800	151
50800	Nsf check collection	0	0	0	633	693	635	0	0	(20)				1941	4500	43
51000	Resident Key/gate card income	130	155	65	165	265	530	1690	465	531				3996	1800	222
	Total-OTHER MEMBER INCOM	748	755	577	1322	1566	1750	1930	1021	1113				10782	13005	83
OTHER INCOME																
51200	Violation / Fine	150	0	615	0	100	800	0	900	1900				4465	747	598
51300	Interest income	103	(4022)	(4595)	31	(4992)	(2966)	194	1805	345				(14097)	225	-6265
51500	Reimbursement income-bill ba	0	0	0	0	0	270	420	80	0				770	450	171
51700	Tax refund income	0	0	0	0	0	0	0	500	0				500	0	0
52700	Move In/Move Out Registratio	0	500	200	0	800	1100	100	300	300				3300	2250	147
54200	Adjustment	1220	1278	0	(622)	(978)	0	0	0	0				898	0	0
	Total-OTHER INCOME	1473	(2244)	(3780)	(591)	(5070)	(796)	714	3585	2545				(4164)	3672	(113)
Total INCOME		153322	149612	147898	151234	147597	152054	153745	155708	154759				1365929	1376586	99
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	0	0	466	0	1298	0	0				1764	1980	89
60101	Study reserve	0	0	0	0	900	899	0	0	0				1799	1125	160
60103	Payroll service	495	288	288	181	407	378	301	277	176				2790	2790	100
60105	Professional Services	0	0	0	0	0	0	46	0	0				46	0	0
60200	Bank/Other Fees	35	180	0	3288	66	20	5	92	81				3766	378	996
60205	Office Expense	528	948	384	172	1697	639	137	548	95				5148	7200	71
60206	Office equipment (computers)	0	0	0	0	0	1245	0	0	371				1616	180	898
60207	1099 forms	12	0	0	0	0	0	0	0	0				12	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60300	Legal expense, reimbursable	120	120	80	0	90	100	40	0	85				635	2700	24
60303	Legal	2764	2712	0	4166	364	84	308	0	112				10510	9000	117
60400	License,fees and permits	0	0	0	0	0	0	582	0	0				582	900	65
60510	Employee Extra (uniforms, etc.)	0	0	0	0	0	0	0	0	0				0	810	0
60513	Bonuses	0	0	0	0	0	0	0	0	0				0	990	0
60600	Management services	1700	1700	1700	1700	1700	1700	1700	1700	1700				15300	15300	100
60601	Management services extras	0	0	0	0	0	0	0	0	0				0	180	0
60603	Board Management Expense	1393	0	40	(1120)	320	0	0	0	0				633	450	141
60800	Printing & postage	447	251	1409	275	306	326	793	309	1355				5471	5400	101
60900	Assessment refunds	0	0	0	0	0	0	0	0	0				0	108	0
61000	Non-sufficient fund checks	0	0	0	623	683	625	0	0	0				1931	5139	38
62000	Miscellaneous expense	95	0	0	0	0	0	0	8345	0				8440	1800	469
63100	Wireless access point	0	0	0	0	0	0	0	0	0				0	315	0
	Total-ADMINISTRATIVE	7589	6199	3901	9284	6999	6016	5210	11271	3974				60443	56745	107
	LOAN SERVICING															
64001	Loan Servicing Principle	28811	30003	31724	30221	30859	30436	31068	30653	30762				274537	252000	109
64002	Loan Servicing Interest	17993	16801	15080	16583	15945	16368	15736	16151	16042				146699	169236	87
	Total-LOAN SERVICING	46804	46804	46804	46804	46804	46804	46804	46804	46804				421236	421236	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	2750	2840	2661	2395	720	112	20	443	0				11941	30600	39
	Total-SALARY ADMINISTRATIVE	2750	2840	2661	2395	720	112	20	443	0				11941	30600	39
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	3997	4987	4215	4229	3993	7165	4003	4111	4301				41001	37800	108
60503	Clubhouse Salaries Gross	2203	2513	2338	2370	4940	6543	6328	5251	5970				38455	24300	158
	Total-SALARY MAINTENANCE	6199	7500	6553	6598	8933	13708	10331	9362	10271				79456	62100	128
	SALARY PORTER															
60512	Porter Salaries Gross	0	0	0	0	0	0	0	0	0				0	11700	0
	Total-SALARY PORTER	0	0	0	0	0	0	0	0	0				0	11700	0
	INSURANCE															
70100	Fidelity bond	0	0	0	0	1566	0	0	0	0				1566	1125	139

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
70300	Insurance master policy	5861	5278	5278	5278	5272	5298	5278	5685	5949				49178	54000	91
70400	Worker's compensation	0	383	783	583	583	583	0	714	370				3997	12600	32
70500	Insurance-earthquake	10699	10699	10669	10699	10699	29137	0	11273	11273				105149	97497	108
70700	D & O/Cyber insurance	0	0	0	0	5141	0	0	4381	0				9522	5382	177
70800	Insurance, Umbrella	0	0	0	0	2258	0	0	263	0				2521	0	0
	Total-INSURANCE	16560	16360	16730	16560	25519	35018	5278	22316	17591				171933	170604	101
	TAXES															
75100	Payroll taxes	1301	1370	972	860	1140	1443	969	812	865				9733	8100	120
75400	State & federal taxes	0	0	0	0	0	0	0	0	0				0	4626	0
	Total-TAXES	1301	1370	972	860	1140	1443	969	812	865				9733	12726	76
	CONTRACTED SERVICES															
80201	Contracted elevator service	5004	0	0	5004	0	0	5004	0	0				15011	16200	93
80202	Elevator repairs	0	0	0	0	0	0	0	935	0				935	1125	83
80301	Contracted gardening service	5200	5200	5200	5200	5200	5200	5200	5200	5200				46800	46800	100
80302	Landscape - Irrigation	0	1300	24	480	0	1325	0	380	0				3509	1125	312
80303	Gardening extras/supplies	0	0	0	0	0	0	0	0	0				0	612	0
80304	Tree Trimming	0	3522	12360	9343	1480	950	0	240	0				27895	4500	620
80317	Landscape replacement	0	0	0	0	0	0	0	0	0				0	1197	0
80500	Pest Control	0	0	0	0	0	0	300	0	0				300	360	83
80501	Contracted pest control servic	480	480	480	480	480	485	485	485	485				4340	4320	100
80503	Pest control extras/supplies	0	0	0	0	0	0	0	0	0				0	225	0
80505	Contracted termite control	0	0	0	0	0	0	0	65	130				195	2700	7
80509	Contracted Termite Control Tr	0	0	325	0	285	1110	385	225	500				2830	4347	65
80601	Contracted pool & spa service	298	298	298	298	298	298	298	298	298				2682	3753	71
80602	Pool & spa repairs	301	304	400	435	0	145	210	316	0				2111	405	521
80603	Pool & spa extras/supplies	535	708	754	625	563	645	885	631	645				5991	1503	399
80617	Landscape Supplies	0	0	0	0	0	0	0	0	0				0	225	0
80707	Alarm Monitoring	0	0	0	0	0	0	282	8	282				572	2520	23
81002	Contracted software	0	0	0	0	0	0	0	0	0				0	72	0
	Total-CONTRACTED SERVICE:	11817	11812	19841	21865	8306	10158	13048	8783	7540				113171	91989	123
	MAINTENANCE															

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
63000	Unit Maintenance/Repair	416	0	1230	0	255	8480	0	0	866				11247	2250	500
86000	Gate Repairs	0	0	554	0	500	1021	150	6279	0				8504	2700	315
86101	Fire Alarm	386	0	386	0	0	386	0	915	386				2457	2700	91
86200	Furnishings Communal	0	0	0	0	0	0	0	0	0				0	675	0
86300	Bldg Maint and Repairs	13925	0	6810	1616	581	2016	0	5940	0				30887	7200	429
86302	Equipment maintenance	0	292	395	0	900	0	0	0	0				1586	1800	88
86303	Contingency repairs	0	0	0	0	0	0	0	0	0				0	31725	0
86304	Clubhouse cleaning	0	0	0	0	0	0	3000	932	0				3932	0	0
86305	Bldg #3 Asbestos abatement	0	0	0	56235	0	0	0	0	9979				66214	0	0
86306	Bldg #3 design consultant	0	0	0	0	16369	0	0	15780	0				32149	0	0
86307	Bldf #3 Structural repairs	0	0	0	0	0	0	0	0	12000				12000	0	0
86314	Clubhouse expense	560	375	280	0	1035	565	(2815)	0	0				0	3600	0
86500	Lighting maintenance	181	0	0	0	0	828	0	236	0				1245	2250	55
86600	Resident Locks & keys	1076	0	0	495	927	20	0	0	0				2518	225	1119
86700	Maintenance supplies	0	27	71	377	2061	1247	518	353	526				5180	3600	144
86800	Painting	0	0	0	0	0	0	0	0	0				0	1503	0
87000	Plumbing	128	0	0	0	1310	0	0	579	4250				6266	13284	47
87100	Roof	0	0	0	0	0	0	0	875	0				875	4050	22
87111	Structural Maintenance/Repair	82	0	89	0	116	170	0	2015	0				2472	31725	8
87300	Signs	0	0	0	53	0	0	0	0	0				53	747	7
87600	Landscape - Tree	0	0	0	0	0	0	0	0	0				0	747	0
88301	Sewer Line Cleanouts	0	0	0	0	0	0	0	185	0				185	6300	3
88701	Landscaping- Maintenance	0	0	0	0	0	0	0	0	0				0	747	0
89300	Gutters	0	0	5000	0	0	0	0	0	0				5000	3375	148
	Total-MAINTENANCE	16753	694	14814	58776	24054	14733	853	34088	28007				192770	121203	159
	PROVISION FOR RESERVES															
98200	Interest	97	0	58	29	32	42	0	170	333				762	0	0
98800	Structure Maintenance/Repair	44187	44187	44187	44187	44187	44187	44187	44187	44187				397683	397683	100
	Total-PROVISION FOR RESERV	44284	44187	44245	44216	44219	44229	44187	44357	44520				398445	397683	100
	UTILITIES INCOME															
50900	Utility reimbursement	(39530)	(40696)	(38125)	(41445)	(39958)	(42880)	(41374)	(41386)	(40886)				(366278)	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 09/30/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
	Total-UTILITIES INCOME	(39530)	(40696)	(38125)	(41445)	(39958)	(42880)	(41374)	(41386)	(40886)				(366278)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	3053	2569	2774	2295	5044	2757	3234	3557	3578				28862	0	0
65200	Utility gas	4726	5627	5880	5151	4492	4774	4985	4543	4870				45048	0	0
65300	Utility phone	1339	880	886	905	911	925	932	1113	981				8871	0	0
65400	Utility trash	5610	5539	5523	5526	5609	5898	5511	5636	5558				50409	0	0
65500	Utility water & sewer	26255	23387	26260	25974	28803	26673	26295	25794	27570				237012	0	0
81001	Contracted internet	130	130	145	145	145	145	145	145	145				1274	0	0
	Total-UTILITY EXPENSE	41113	38131	41468	39996	45004	41173	41102	40788	42702				371477	0	0
	Total-Expenses Before Reserves	111355	91015	115620	161694	127521	126286	82242	133282	116868				1065882	978903	109
	Total EXPENSES	155640	135202	159865	205910	171740	170515	126429	177639	161389				1464327	1376586	106
	Net Surplus or (Deficit)	(2318)	14410	(11967)	(54675)	(24143)	(18461)	27316	(21931)	(6630)				(98399)	0	

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2022 Through 09/30/2022
Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	\$1,359,311.18	\$1,813,212.00	(\$453,900.82)	75
	Total ASSESSMENT INCOME	\$1,359,311.18	\$1,813,212.00	(\$453,900.82)	75
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$1,574.65	\$240.00	\$1,334.65	656
50500	Lien assessments	\$440.00	\$1,800.00	(\$1,360.00)	24
50600	Legal assessments	\$110.00	\$4,500.00	(\$4,390.00)	2
50700	Parking assessments	\$2,720.00	\$2,400.00	\$320.00	113
50800	Nsf check collection	\$1,941.16	\$6,000.00	(\$4,058.84)	32
51000	Resident Key/gate card income	\$3,996.00	\$2,400.00	\$1,596.00	167
	Total OTHER MEMBER INCOME	\$10,781.81	\$17,340.00	(\$6,558.19)	62
	OTHER INCOME				
51200	Violation / Fine	\$4,465.00	\$996.00	\$3,469.00	448
51300	Interest income	(\$14,097.03)	\$300.00	(\$14,397.03)	-4,699
51500	Reimbursement income-bill backs	\$770.18	\$600.00	\$170.18	128
51700	Tax refund income	\$500.00	\$0.00	\$500.00	0
52700	Move In/Move Out Registration Fee	\$3,300.00	\$3,000.00	\$300.00	110
54200	Adjustment	\$897.62	\$0.00	\$897.62	0
	Total OTHER INCOME	(\$4,164.23)	\$4,896.00	(\$9,060.23)	-85
	Total INCOME	\$1,365,928.76	\$1,835,448.00	(\$469,519.24)	74
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	\$1,764.10	\$2,640.00	(\$875.90)	67
60101	Study reserve	\$1,798.50	\$1,500.00	\$298.50	120
60103	Payroll service	\$2,790.28	\$3,720.00	(\$929.72)	75
60105	Professional Services	\$46.00	\$0.00	\$46.00	0
60200	Bank/Other Fees	\$3,766.45	\$504.00	\$3,262.45	747
60205	Office Expense	\$5,147.59	\$9,600.00	(\$4,452.41)	54
60206	Office equipment (computers)	\$1,616.46	\$240.00	\$1,376.46	674
60207	1099 forms	\$11.76	\$0.00	\$11.76	0

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
 01/01/2022 Through 09/30/2022
 Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
60300	Legal expense, reimbursable	\$635.00	\$3,600.00	(\$2,965.00)	18
60303	Legal	\$10,509.78	\$12,000.00	(\$1,490.22)	88
60400	License, fees and permits	\$581.85	\$1,200.00	(\$618.15)	48
60510	Employee Extra (uniforms, etc.)	\$0.00	\$1,080.00	(\$1,080.00)	0
60513	Bonuses	\$0.00	\$1,320.00	(\$1,320.00)	0
60600	Management services	\$15,300.00	\$20,400.00	(\$5,100.00)	75
60601	Management services extras	\$0.00	\$240.00	(\$240.00)	0
60603	Board Management Expense	\$633.09	\$600.00	\$33.09	106
60800	Printing & postage	\$5,470.51	\$7,200.00	(\$1,729.49)	76
60900	Assessment refunds	\$0.00	\$144.00	(\$144.00)	0
61000	Non-sufficient fund checks	\$1,931.16	\$6,852.00	(\$4,920.84)	28
62000	Miscellaneous expense	\$8,440.35	\$2,400.00	\$6,040.35	352
63100	Wireless access point	\$0.00	\$420.00	(\$420.00)	0
	Total ADMINISTRATIVE	\$60,442.88	\$75,660.00	(\$15,217.12)	80
	LOAN SERVICING				
64001	Loan Servicing Principle	\$274,537.20	\$336,000.00	(\$61,462.80)	82
64002	Loan Servicing Interest	\$146,698.80	\$225,648.00	(\$78,949.20)	65
	Total LOAN SERVICING	\$421,236.00	\$561,648.00	(\$140,412.00)	75
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	\$11,941.06	\$40,800.00	(\$28,858.94)	29
	Total SALARY ADMINISTRATIVE	\$11,941.06	\$40,800.00	(\$28,858.94)	29
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	\$41,001.23	\$50,400.00	(\$9,398.77)	81
60503	Clubhouse Salaries Gross	\$38,455.03	\$32,400.00	\$6,055.03	119
	Total SALARY MAINTENANCE	\$79,456.26	\$82,800.00	(\$3,343.74)	96
	SALARY PORTER				
60512	Porter Salaries Gross	\$0.00	\$15,600.00	(\$15,600.00)	0
	Total SALARY PORTER	\$0.00	\$15,600.00	(\$15,600.00)	0
	INSURANCE				

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 Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
70100	Fidelity bond	\$1,566.00	\$1,500.00	\$66.00	104
70300	Insurance master policy	\$49,178.42	\$72,000.00	(\$22,821.58)	68
70400	Worker's compensation	\$3,996.75	\$16,800.00	(\$12,803.25)	24
70500	Insurance-earthquake	\$105,148.57	\$129,996.00	(\$24,847.43)	81
70700	D & O/Cyber insurance	\$9,522.04	\$7,176.00	\$2,346.04	133
70800	Insurance, Umbrella	\$2,521.24	\$0.00	\$2,521.24	0
	Total INSURANCE	\$171,933.02	\$227,472.00	(\$55,538.98)	76
	TAXES				
75100	Payroll taxes	\$9,732.92	\$10,800.00	(\$1,067.08)	90
75400	State & federal taxes	\$0.00	\$6,168.00	(\$6,168.00)	0
	Total TAXES	\$9,732.92	\$16,968.00	(\$7,235.08)	57
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$15,011.27	\$21,600.00	(\$6,588.73)	69
80202	Elevator repairs	\$935.00	\$1,500.00	(\$565.00)	62
80301	Contracted gardening service	\$46,800.00	\$62,400.00	(\$15,600.00)	75
80302	Landscape - Irrigation	\$3,509.00	\$1,500.00	\$2,009.00	234
80303	Gardening extras/supplies	\$0.00	\$816.00	(\$816.00)	0
80304	Tree Trimming	\$27,895.00	\$6,000.00	\$21,895.00	465
80317	Landscape replacement	\$0.00	\$1,596.00	(\$1,596.00)	0
80500	Pest Control	\$300.00	\$480.00	(\$180.00)	63
80501	Contracted pest control servic	\$4,340.00	\$5,760.00	(\$1,420.00)	75
80503	Pest control extras/supplies	\$0.00	\$300.00	(\$300.00)	0
80505	Contracted termite control	\$195.00	\$3,600.00	(\$3,405.00)	5
80509	Contracted Termite Control Treatment	\$2,830.00	\$5,796.00	(\$2,966.00)	49
80601	Contracted pool & spa service	\$2,682.00	\$5,004.00	(\$2,322.00)	54
80602	Pool & spa repairs	\$2,110.90	\$540.00	\$1,570.90	391
80603	Pool & spa extras/supplies	\$5,990.91	\$2,004.00	\$3,986.91	299
80617	Landscape Supplies	\$0.00	\$300.00	(\$300.00)	0
80707	Alarm Monitoring	\$571.51	\$3,360.00	(\$2,788.49)	17
81002	Contracted software	\$0.00	\$96.00	(\$96.00)	0
	Total CONTRACTED SERVICES	\$113,170.59	\$122,652.00	(\$9,481.41)	92

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 Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	MAINTENANCE				
63000	Unit Maintenance/Repair	\$11,246.62	\$3,000.00	\$8,246.62	375
86000	Gate Repairs	\$8,503.62	\$3,600.00	\$4,903.62	236
86101	Fire Alarm	\$2,457.00	\$3,600.00	(\$1,143.00)	68
86200	Furnishings Communal	\$0.00	\$900.00	(\$900.00)	0
86300	Bldg Maint and Repairs	\$30,886.58	\$9,600.00	\$21,286.58	322
86302	Equipment maintenance	\$1,586.19	\$2,400.00	(\$813.81)	66
86303	Contingency repairs	\$0.00	\$42,300.00	(\$42,300.00)	0
86304	Clubhouse cleaning	\$3,932.40	\$0.00	\$3,932.40	0
86305	Bldg #3 Asbestos abatement	\$66,214.00	\$0.00	\$66,214.00	0
86306	Bldg #3 design consultant	\$32,149.29	\$0.00	\$32,149.29	0
86307	Bldf #3 Structural repairs	\$12,000.00	\$0.00	\$12,000.00	0
86314	Clubhouse expense	\$0.00	\$4,800.00	(\$4,800.00)	0
86500	Lighting maintenance	\$1,244.99	\$3,000.00	(\$1,755.01)	41
86600	Resident Locks & keys	\$2,517.94	\$300.00	\$2,217.94	839
86700	Maintenance supplies	\$5,179.94	\$4,800.00	\$379.94	108
86800	Painting	\$0.00	\$2,004.00	(\$2,004.00)	0
87000	Plumbing	\$6,266.10	\$17,712.00	(\$11,445.90)	35
87100	Roof	\$875.00	\$5,400.00	(\$4,525.00)	16
87111	Structural Maintenance/Repair - Comm	\$2,472.12	\$42,300.00	(\$39,827.88)	6
87300	Signs	\$53.28	\$996.00	(\$942.72)	5
87600	Landscape - Tree	\$0.00	\$996.00	(\$996.00)	0
88301	Sewer Line Cleanouts	\$185.00	\$8,400.00	(\$8,215.00)	2
88701	Landscaping- Maintenance	\$0.00	\$996.00	(\$996.00)	0
89300	Gutters	\$5,000.00	\$4,500.00	\$500.00	111
	Total MAINTENANCE	\$192,770.07	\$161,604.00	\$31,166.07	119
	PROVISION FOR RESERVES				
98200	Interest	\$761.98	\$0.00	\$761.98	0
98800	Structure Maintenance/Repair - Commu	\$397,683.00	\$530,244.00	(\$132,561.00)	75
	Total PROVISION FOR RESERVES	\$398,444.98	\$530,244.00	(\$131,799.02)	75
	UTILITIES INCOME				

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50900	Utility reimbursement	(\$366,277.99)	\$0.00	(\$366,277.99)	0
	Total UTILITIES INCOME	(\$366,277.99)	\$0.00	(\$366,277.99)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$28,862.21	\$0.00	\$28,862.21	0
65200	Utility gas	\$45,048.47	\$0.00	\$45,048.47	0
65300	Utility phone	\$8,871.29	\$0.00	\$8,871.29	0
65400	Utility trash	\$50,409.03	\$0.00	\$50,409.03	0
65500	Utility water & sewer	\$237,012.01	\$0.00	\$237,012.01	0
81001	Contracted internet	\$1,274.48	\$0.00	\$1,274.48	0
	Total UTILITY EXPENSE	\$371,477.49	\$0.00	\$371,477.49	0
	Total Expenses Before Reserves	\$1,065,882.30	\$1,305,204.00	(\$239,321.70)	82
	Total EXPENSES	\$1,464,327.28	\$1,835,448.00	(\$371,120.72)	81