

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2022

For the Month Ended: December 31, 2022

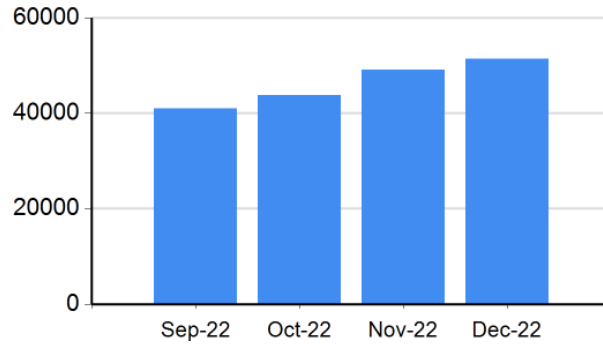
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	640,615.18	593,041.87	Increase in Cash	47,573.31
Reserve Cash	1,593,023.34	1,569,614.38	Increase in Cash	23,408.96
Average budgeted expenses / months	152,954.00			
Average # of months of available cash	4.19			

ASSESSMENT SUMMARY

Monthly Assessment Budget	151,101.00
Assessment Cash Received	149,725.44
<u>Total Assessments Receivable</u>	
current month due	17,233.29
31-60 days late	3,676.79
61-90 days late	0.00
over 90 days late	30,411.18
Total Assessments Due	51,321.26
Past Owners Assessments Rec.	76,861.78
Past % of Total	60%
Prepaid Assessments	87,896.92

Accounts Receivable Trending



OPERATING SUMMARY

Category	December Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$156,797.26	\$1,829,302.74	\$1,835,448.00	(\$6,145.26)
ADMINISTRATIVE	\$5,056.11	\$77,289.72	\$75,660.00	\$1,629.72
LOAN SERVICING	\$46,804.00	\$561,648.00	\$561,648.00	\$0.00
SALARY ADMINISTRATIVE	\$0.00	\$11,941.06	\$40,800.00	(\$28,858.94)
SALARY MAINTENANCE	\$4,797.63	\$108,338.51	\$82,800.00	\$25,538.51
SALARY PORTER	\$0.00	\$0.00	\$15,600.00	(\$15,600.00)
INSURANCE	\$18,654.04	\$226,467.28	\$227,472.00	(\$1,004.72)
TAXES	\$401.26	\$12,053.27	\$16,968.00	(\$4,914.73)
CONTRACTED SERVICES	\$9,698.52	\$142,742.90	\$122,652.00	\$20,090.90
MAINTENANCE	\$18,778.55	\$256,674.76	\$161,604.00	\$95,070.76
PROVISION FOR RESERVES	\$44,187.00	\$531,005.98	\$530,244.00	\$761.98
UTILITIES INCOME	(\$38,521.57)	(\$487,917.99)	\$0.00	(\$487,917.99)
UTILITY EXPENSE	\$39,165.35	\$488,917.12	\$0.00	\$488,917.12
Total EXPENSES	\$149,020.89	\$1,929,160.61	\$1,835,448.00	\$93,712.61
Net Surplus or (Deficit)	\$7,776.37	(\$99,857.87)		

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2022

For the Month Ended: December 31, 2022

RESERVE SUMMARY

Contribution to Reserves this month:	44,187.00	Reserve Disbursements this month:	41,140.05
Contribution to Reserves Year-to-Date:	530,244.00	Reserve Disbursements Year-to-Date:	290,905.17

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 12/31/2022

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Pacific Western xxxxxx4124	\$596,270.53	
11100	J Street Drain Project	\$35,435.27	
11500	CIT CR on deposit	\$2,307.15	
11700	Pacific Western Petty Cash xxxxx3424	\$6,602.23	
	Total CURRENT ASSETS	\$640,615.18	

CURRENT RESERVE ASSETS

10300	Cap Res - Pacific Western xxxxxx7978	\$937,278.31	IMMA
11600	JP Morgan/Edward Jones	\$655,745.03	
	Total CURRENT RESERVE ASSETS	\$1,593,023.34	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$128,183.04	
	Total ACCOUNTS RECEIVABLE	\$128,183.04	

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		\$7,501,093.56	
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 12/31/2022

Year End: December

LIABILITIES		
CURRENT LIABILITIES		
37000	Prepaid Assessments	\$87,896.92
	Total CURRENT LIABILITIES	\$87,896.92
ACCOUNTS PAYABLE		
10101	AP - Checks Not Released	\$27,300.44
	Total ACCOUNTS PAYABLE	\$27,300.44
LOANS		
31400	2nd LOC Mutual of Omaha	\$(6,390.85)
31500	Loan Pacific Premier Bank xxx4718	\$4,419,115.59
31900	LOC Mutual of Omaha	\$(23,745.16)
	Total LOANS	\$4,388,979.58
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	\$1,575,814.12
	Total LIABILITIES	\$6,115,371.28
EQUITY		
RETAINED SURPLUS/(DEFICIT)		
45100	Retained funds	\$1,485,580.15
	Current Year Surplus (Deficit)	\$(99,857.87)
	Total RETAINED SURPLUS/(DEFICIT)	\$1,385,722.28
	Total EQUITY	\$1,385,722.28
	Total Liabilities and Equity	\$7,501,093.56

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2022 Through 12/31/2022

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	54,208.00	48,303.89	0.00	(22,935.00)
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	169,238.61	0.00	48,303.89	(243,174.56)
40401	Spa equipment - replace	0.00	(585.50)	0.00	0.00	0.00	0.00	(585.50)
40506	Roof	0.00	0.00	0.00	14,230.00	7,115.00	0.00	(7,115.00)
40600	Exterior surfaces - repaint	0.00	0.00	0.00	729.00	0.00	0.00	(729.00)
40800	Contingency	0.00	0.00	0.00	2,423.53	0.00	0.00	(2,423.53)
40801	Other	0.00	0.00	0.00	20.81	0.00	0.00	(20.81)
41003	Carports (20 x \$700)	0.00	25,000.00	0.00	13,440.00	6,245.00	0.00	17,805.00
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	22,100.22	0.00	0.00	(34,700.22)
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	5,864.00	0.00	0.00	1,968.13
42103	Insurance claim	0.00	0.00	0.00	0.00	2,957.10	0.00	2,957.10
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 - Communa	44,187.00	1,340,597.98	530,244.00	0.00	761.98	0.00	1,871,603.96
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	530,244.00	304,265.17	65,382.97	48,303.89	1,575,814.12

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 12/31/2022

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	\$1,812,614.18	\$1,813,212.00	(\$597.82)	100
	Total ASSESSMENT INCOME	\$151,101.00	\$151,101.00	\$1,812,614.18	\$1,813,212.00	(\$597.82)	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$2,031.27	\$20.00	\$6,084.28	\$240.00	\$5,844.28	2,535
50500	Lien assessments	(\$40.00)	\$150.00	\$520.00	\$1,800.00	(\$1,280.00)	29
50600	Legal assessments	\$250.00	\$375.00	\$396.00	\$4,500.00	(\$4,104.00)	9
50700	Parking assessments	\$320.00	\$200.00	\$3,680.00	\$2,400.00	\$1,280.00	153
50800	Nsf check collection	\$1,320.00	\$500.00	\$3,881.16	\$6,000.00	(\$2,118.84)	65
51000	Resident Key/gate card income	\$35.00	\$200.00	\$4,286.00	\$2,400.00	\$1,886.00	179
	Total OTHER MEMBER INCOME	\$3,916.27	\$1,445.00	\$18,847.44	\$17,340.00	\$1,507.44	109
OTHER INCOME							
51200	Violation / Fine	\$100.00	\$83.00	\$4,815.00	\$996.00	\$3,819.00	483
51300	Interest income	\$529.99	\$25.00	(\$17,171.59)	\$300.00	(\$17,471.59)	-5,724
51500	Reimbursement income-bill backs	\$750.00	\$50.00	\$1,647.68	\$600.00	\$1,047.68	275
51700	Tax refund income	\$0.00	\$0.00	\$2,918.97	\$0.00	\$2,918.97	0
52700	Move In/Move Out Registration Fee	\$400.00	\$250.00	\$4,100.00	\$3,000.00	\$1,100.00	137
54200	Adjustment	\$0.00	\$0.00	\$1,531.06	\$0.00	\$1,531.06	0
	Total OTHER INCOME	\$1,779.99	\$408.00	(\$2,158.88)	\$4,896.00	(\$7,054.88)	-44
	Total INCOME	\$156,797.26	\$152,954.00	\$1,829,302.74	\$1,835,448.00	(\$6,145.26)	100
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$220.00	\$3,014.10	\$2,640.00	\$374.10	114
60101	Study reserve	\$0.00	\$125.00	\$1,798.50	\$1,500.00	\$298.50	120
60103	Payroll service	\$0.00	\$310.00	\$3,552.58	\$3,720.00	(\$167.42)	95
60105	Professional Services	\$0.00	\$0.00	\$46.00	\$0.00	\$46.00	0
60200	Bank/Other Fees	\$5.00	\$42.00	\$3,836.18	\$504.00	\$3,332.18	761
60205	Office Expense	\$74.29	\$800.00	\$5,175.77	\$9,600.00	(\$4,424.23)	54

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 12/31/2022

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60206	Office equipment (computers)	\$0.00	\$20.00	\$1,616.46	\$240.00	\$1,376.46	674
60207	1099 forms	\$0.00	\$0.00	\$11.76	\$0.00	\$11.76	0
60300	Legal expense, reimbursable	\$520.00	\$300.00	\$1,599.00	\$3,600.00	(\$2,001.00)	44
60303	Legal	\$84.00	\$1,000.00	\$11,905.78	\$12,000.00	(\$94.22)	99
60400	License,fees and permits	\$0.00	\$100.00	\$2,223.84	\$1,200.00	\$1,023.84	185
60510	Employee Extra (uniforms, etc.)	\$0.00	\$90.00	\$0.00	\$1,080.00	(\$1,080.00)	0
60513	Bonuses	\$0.00	\$110.00	\$0.00	\$1,320.00	(\$1,320.00)	0
60600	Management services	\$1,700.00	\$1,700.00	\$20,400.00	\$20,400.00	\$0.00	100
60601	Management services extras	\$0.00	\$20.00	\$0.00	\$240.00	(\$240.00)	0
60603	Board Management Expense	\$0.00	\$50.00	\$633.09	\$600.00	\$33.09	106
60800	Printing & postage	\$1,274.82	\$600.00	\$8,463.71	\$7,200.00	\$1,263.71	118
60900	Assessment refunds	\$0.00	\$12.00	\$633.44	\$144.00	\$489.44	440
61000	Non-sufficient fund checks	\$1,310.00	\$571.00	\$3,851.16	\$6,852.00	(\$3,000.84)	56
62000	Miscellaneous expense	\$88.00	\$200.00	\$8,528.35	\$2,400.00	\$6,128.35	355
63100	Wireless access point	\$0.00	\$35.00	\$0.00	\$420.00	(\$420.00)	0
	Total ADMINISTRATIVE	\$5,056.11	\$6,305.00	\$77,289.72	\$75,660.00	\$1,629.72	102
	LOAN SERVICING						
64001	Loan Servicing Principle	\$31,597.40	\$28,000.00	\$368,500.05	\$336,000.00	\$32,500.05	110
64002	Loan Servicing Interest	\$15,206.60	\$18,804.00	\$193,147.95	\$225,648.00	(\$32,500.05)	86
	Total LOAN SERVICING	\$46,804.00	\$46,804.00	\$561,648.00	\$561,648.00	\$0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$0.00	\$3,400.00	\$11,941.06	\$40,800.00	(\$28,858.94)	29
	Total SALARY ADMINISTRATIVE	\$0.00	\$3,400.00	\$11,941.06	\$40,800.00	(\$28,858.94)	29
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$2,027.43	\$4,200.00	\$54,297.80	\$50,400.00	\$3,897.80	108
60503	Clubhouse Salaries Gross	\$2,770.20	\$2,700.00	\$54,040.71	\$32,400.00	\$21,640.71	167
	Total SALARY MAINTENANCE	\$4,797.63	\$6,900.00	\$108,338.51	\$82,800.00	\$25,538.51	131
	SALARY PORTER						
60512	Porter Salaries Gross	\$0.00	\$1,300.00	\$0.00	\$15,600.00	(\$15,600.00)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 12/31/2022

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	\$15,600.00	(\$15,600.00)	0
	INSURANCE						
70100	Fidelity bond	\$0.00	\$125.00	\$1,566.00	\$1,500.00	\$66.00	104
70300	Insurance master policy	\$5,948.57	\$6,000.00	\$67,024.13	\$72,000.00	(\$4,975.87)	93
70400	Worker's compensation	\$1,432.86	\$1,400.00	\$6,867.47	\$16,800.00	(\$9,932.53)	41
70500	Insurance-earthquake	\$11,272.61	\$10,833.00	\$138,966.40	\$129,996.00	\$8,970.40	107
70700	D & O/Cyber insurance	\$0.00	\$598.00	\$9,522.04	\$7,176.00	\$2,346.04	133
70800	Insurance, Umbrella	\$0.00	\$0.00	\$2,521.24	\$0.00	\$2,521.24	0
	Total INSURANCE	\$18,654.04	\$18,956.00	\$226,467.28	\$227,472.00	(\$1,004.72)	100
	TAXES						
75100	Payroll taxes	\$401.26	\$900.00	\$12,053.27	\$10,800.00	\$1,253.27	112
75400	State & federal taxes	\$0.00	\$514.00	\$0.00	\$6,168.00	(\$6,168.00)	0
	Total TAXES	\$401.26	\$1,414.00	\$12,053.27	\$16,968.00	(\$4,914.73)	71
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,800.00	\$20,015.00	\$21,600.00	(\$1,585.00)	93
80202	Elevator repairs	\$2,381.25	\$125.00	\$3,316.25	\$1,500.00	\$1,816.25	221
80301	Contracted gardening service	\$5,200.00	\$5,200.00	\$62,400.00	\$62,400.00	\$0.00	100
80302	Landscape - Irrigation	\$0.00	\$125.00	\$4,129.00	\$1,500.00	\$2,629.00	275
80303	Gardening extras/supplies	\$0.00	\$68.00	\$0.00	\$816.00	(\$816.00)	0
80304	Tree Trimming	\$0.00	\$500.00	\$27,895.00	\$6,000.00	\$21,895.00	465
80317	Landscape replacement	\$0.00	\$133.00	\$1,000.00	\$1,596.00	(\$596.00)	63
80500	Pest Control	\$0.00	\$40.00	\$300.00	\$480.00	(\$180.00)	63
80501	Contracted pest control servic	\$485.00	\$480.00	\$5,795.00	\$5,760.00	\$35.00	101
80503	Pest control extras/supplies	\$0.00	\$25.00	\$0.00	\$300.00	(\$300.00)	0
80505	Contracted termite control	\$0.00	\$300.00	\$195.00	\$3,600.00	(\$3,405.00)	5
80509	Contracted Termite Control Treatment	\$285.00	\$483.00	\$3,115.00	\$5,796.00	(\$2,681.00)	54
80601	Contracted pool & spa service	\$298.00	\$417.00	\$3,576.00	\$5,004.00	(\$1,428.00)	71
80602	Pool & spa repairs	\$0.00	\$45.00	\$2,110.90	\$540.00	\$1,570.90	391
80603	Pool & spa extras/supplies	\$608.51	\$167.00	\$7,883.48	\$2,004.00	\$5,879.48	393

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 12/31/2022

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	\$300.00	(\$300.00)	0
80707	Alarm Monitoring	\$440.76	\$280.00	\$1,012.27	\$3,360.00	(\$2,347.73)	30
81002	Contracted software	\$0.00	\$8.00	\$0.00	\$96.00	(\$96.00)	0
	Total CONTRACTED SERVICES	\$9,698.52	\$10,221.00	\$142,742.90	\$122,652.00	\$20,090.90	116
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$0.00	\$250.00	\$11,246.62	\$3,000.00	\$8,246.62	375
86000	Gate Repairs	\$525.00	\$300.00	\$12,726.62	\$3,600.00	\$9,126.62	354
86101	Fire Alarm	\$385.50	\$300.00	\$2,842.50	\$3,600.00	(\$757.50)	79
86200	Furnishings Communal	\$0.00	\$75.00	\$0.00	\$900.00	(\$900.00)	0
86300	Bldg Maint and Repairs	\$10,028.48	\$800.00	\$41,425.06	\$9,600.00	\$31,825.06	432
86302	Equipment maintenance	\$0.00	\$200.00	\$2,506.78	\$2,400.00	\$106.78	104
86303	Contingency repairs	\$0.00	\$3,525.00	\$0.00	\$42,300.00	(\$42,300.00)	0
86304	Clubhouse cleaning	\$755.00	\$0.00	\$6,007.40	\$0.00	\$6,007.40	0
86305	Bldg #3 Asbestos abatement	\$0.00	\$0.00	\$66,214.00	\$0.00	\$66,214.00	0
86306	Bldg #3 design consultant	\$884.14	\$0.00	\$66,010.43	\$0.00	\$66,010.43	0
86307	Bldf #3 Structural repairs	\$0.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00	0
86314	Clubhouse expense	\$0.00	\$400.00	\$0.00	\$4,800.00	(\$4,800.00)	0
86500	Lighting maintenance	\$0.00	\$250.00	\$1,971.99	\$3,000.00	(\$1,028.01)	66
86600	Resident Locks & keys	\$0.00	\$25.00	\$3,390.73	\$300.00	\$3,090.73	1,130
86700	Maintenance supplies	\$357.64	\$400.00	\$8,352.38	\$4,800.00	\$3,552.38	174
86800	Painting	\$0.00	\$167.00	\$0.00	\$2,004.00	(\$2,004.00)	0
87000	Plumbing	\$3,096.37	\$1,476.00	\$10,454.06	\$17,712.00	(\$7,257.94)	59
87100	Roof	\$0.00	\$450.00	\$875.00	\$5,400.00	(\$4,525.00)	16
87111	Structural Maintenance/Repair - Commu	\$2,596.42	\$3,525.00	\$5,262.91	\$42,300.00	(\$37,037.09)	12
87300	Signs	\$0.00	\$83.00	\$53.28	\$996.00	(\$942.72)	5
87600	Landscape - Tree	\$0.00	\$83.00	\$0.00	\$996.00	(\$996.00)	0
88301	Sewer Line Cleanouts	\$0.00	\$700.00	\$185.00	\$8,400.00	(\$8,215.00)	2
88701	Landscaping- Maintenance	\$0.00	\$83.00	\$0.00	\$996.00	(\$996.00)	0
89300	Gutters	\$150.00	\$375.00	\$5,150.00	\$4,500.00	\$650.00	114
	Total MAINTENANCE	\$18,778.55	\$13,467.00	\$256,674.76	\$161,604.00	\$95,070.76	159

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 12/31/2022

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	\$0.00	\$0.00	\$761.98	\$0.00	\$761.98	0
98800	Structure Maintenance/Repair - Commun	\$44,187.00	\$44,187.00	\$530,244.00	\$530,244.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$44,187.00	\$44,187.00	\$531,005.98	\$530,244.00	\$761.98	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$38,521.57)	\$0.00	(\$487,917.99)	\$0.00	(\$487,917.99)	0
	Total UTILITIES INCOME	(\$38,521.57)	\$0.00	(\$487,917.99)	\$0.00	(\$487,917.99)	0
	UTILITY EXPENSE						
65100	Utility-electric	\$3,021.94	\$0.00	\$37,036.09	\$0.00	\$37,036.09	0
65200	Utility gas	\$4,292.16	\$0.00	\$57,989.90	\$0.00	\$57,989.90	0
65300	Utility phone	\$1,097.64	\$0.00	\$11,957.46	\$0.00	\$11,957.46	0
65400	Utility trash	\$5,935.22	\$0.00	\$68,081.93	\$0.00	\$68,081.93	0
65500	Utility water & sewer	\$24,673.45	\$0.00	\$312,142.44	\$0.00	\$312,142.44	0
81001	Contracted internet	\$144.94	\$0.00	\$1,709.30	\$0.00	\$1,709.30	0
	Total UTILITY EXPENSE	\$39,165.35	\$0.00	\$488,917.12	\$0.00	\$488,917.12	0
	Total Expenses Before Reserves	\$104,833.89	\$108,767.00	\$1,398,154.63	\$1,305,204.00	\$92,950.63	107
	Total EXPENSES	\$149,020.89	\$152,954.00	\$1,929,160.61	\$1,835,448.00	\$93,712.61	105
	Net Surplus or (Deficit)	\$7,776.37	\$0.00	(\$99,857.87)	\$0.00	(\$99,857.87)	

OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2022 Through 12/31/2022

Year End: December

	.... Current Month ....		.... Year To Date			Percent of
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Budget</u>
INCOME						
ASSESSMENT INCOME	\$151,101.00	\$151,101.00	\$1,812,614.18	\$1,813,212.00	(\$597.82)	100
OTHER MEMBER INCOME	\$3,916.27	\$1,445.00	\$18,847.44	\$17,340.00	\$1,507.44	109
OTHER INCOME	\$1,779.99	\$408.00	(\$2,158.88)	\$4,896.00	(\$7,054.88)	-44
Total INCOME	\$156,797.26	\$152,954.00	\$1,829,302.74	\$1,835,448.00	(\$6,145.26)	100
EXPENSES						
ADMINISTRATIVE	\$5,056.11	\$6,305.00	\$77,289.72	\$75,660.00	\$1,629.72	102
LOAN SERVICING	\$46,804.00	\$46,804.00	\$561,648.00	\$561,648.00	\$0.00	100
SALARY ADMINISTRATIVE	\$0.00	\$3,400.00	\$11,941.06	\$40,800.00	(\$28,858.94)	29
SALARY MAINTENANCE	\$4,797.63	\$6,900.00	\$108,338.51	\$82,800.00	\$25,538.51	131
SALARY PORTER	\$0.00	\$1,300.00	\$0.00	\$15,600.00	(\$15,600.00)	0
INSURANCE	\$18,654.04	\$18,956.00	\$226,467.28	\$227,472.00	(\$1,004.72)	100
TAXES	\$401.26	\$1,414.00	\$12,053.27	\$16,968.00	(\$4,914.73)	71
CONTRACTED SERVICES	\$9,698.52	\$10,221.00	\$142,742.90	\$122,652.00	\$20,090.90	116
MAINTENANCE	\$18,778.55	\$13,467.00	\$256,674.76	\$161,604.00	\$95,070.76	159
PROVISION FOR RESERVES	\$44,187.00	\$44,187.00	\$531,005.98	\$530,244.00	\$761.98	100
UTILITIES INCOME	(\$38,521.57)	\$0.00	(\$487,917.99)	\$0.00	(\$487,917.99)	0
UTILITY EXPENSE	\$39,165.35	\$0.00	\$488,917.12	\$0.00	\$488,917.12	0
Total EXPENSES	\$149,020.89	\$152,954.00	\$1,929,160.61	\$1,835,448.00	\$93,712.61	105
Net Surplus or (Deficit)	\$7,776.37	\$0.00	(\$99,857.87)	\$0.00	(\$99,857.87)	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 12/31/2022

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	151101	151101	151101	1812614	1813212	100
	Total-ASSESSMENT INCOME	151101	151101	151101	150503	151101	151101	151101	151101	151101	151101	151101	151101	1812614	1813212	100
OTHER MEMBER INCOME																
50400	Late charge assessments	218	200	152	164	198	145	180	156	162	185	2294	2031	6084	240	2535
50500	Lien assessments	120	120	80	0	0	40	40	0	40	40	80	(40)	520	1800	29
50600	Legal assessments	0	0	0	0	90	0	20	0	0	0	36	250	396	4500	9
50700	Parking assessments	280	280	280	360	320	400	0	400	400	320	320	320	3680	2400	153
50800	Nsf check collection	0	0	0	633	693	635	0	0	(20)	0	620	1320	3881	6000	65
51000	Resident Key/gate card income	130	155	65	165	265	530	1690	465	531	182	73	35	4286	2400	179
	Total-OTHER MEMBER INCOM	748	755	577	1322	1566	1750	1930	1021	1113	727	3423	3916	18847	17340	109
OTHER INCOME																
51200	Violation / Fine	150	0	615	0	100	800	0	900	1900	50	200	100	4815	996	483
51300	Interest income	103	(4022)	(4595)	31	(4992)	(2966)	194	1805	(5538)	(435)	2712	530	(17172)	300	-5724
51500	Reimbursement income-bill backs	0	0	0	0	0	270	420	80	0	0	128	750	1648	600	275
51700	Tax refund income	0	0	0	0	0	0	0	500	0	2419	0	0	2919	0	0
52700	Move In/Move Out Registration F	0	500	200	0	800	1100	100	300	300	400	0	400	4100	3000	137
54200	Adjustment	1220	1278	0	(622)	(978)	0	0	0	0	1245	(611)	0	1531	0	0
	Total-OTHER INCOME	1473	(2244)	(3780)	(591)	(5070)	(796)	714	3585	(3338)	3679	2429	1780	(2159)	4896	(44)
Total	INCOME	153322	149612	147898	151234	147597	152054	153745	155708	148876	155507	156952	156797	1829303	1835448	100
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	0	0	466	0	1298	0	0	1250	0	0	3014	2640	114
60101	Study reserve	0	0	0	0	900	899	0	0	0	0	0	0	1799	1500	120
60103	Payroll service	495	288	288	181	407	378	301	277	176	191	571	0	3553	3720	95
60105	Professional Services	0	0	0	0	0	0	46	0	0	0	0	0	46	0	0
60200	Bank/Other Fees	35	180	0	3288	66	20	5	92	75	5	65	5	3836	504	761
60205	Office Expense	528	948	384	172	1697	639	137	526	75	41	(46)	74	5176	9600	54
60206	Office equipment (computers)	0	0	0	0	0	1245	0	0	371	0	0	0	1616	240	674
60207	1099 forms	12	0	0	0	0	0	0	0	0	0	0	0	12	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 12/31/2022

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	328	116	520	1599	3600	44
60303	Legal	2764	2712	0	4166	364	84	308	0	112	84	1228	84	11906	12000	99
60400	License,fees and permits	0	0	0	0	0	0	582	0	0	1642	0	0	2224	1200	185
60510	Employee Extra (uniforms, etc.)	0	0	0	0	0	0	0	0	0	0	0	0	0	1080	0
60513	Bonuses	0	0	0	0	0	0	0	0	0	0	0	0	0	1320	0
60600	Management services	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	20400	20400	100
60601	Management services extras	0	0	0	0	0	0	0	0	0	0	0	0	0	240	0
60603	Board Management Expense	1393	0	40	(1120)	320	0	0	0	0	0	0	0	633	600	106
60800	Printing & postage	447	251	1409	275	306	326	793	309	1355	593	1126	1275	8464	7200	118
60900	Assessment refunds	0	0	0	0	0	0	0	0	0	0	633	0	633	144	440
61000	Non-sufficient fund checks	0	0	0	623	683	625	0	0	0	0	610	1310	3851	6852	56
62000	Miscellaneous expense	95	0	0	0	0	0	0	8345	0	0	0	88	8528	2400	355
63100	Wireless access point	0	0	0	0	0	0	0	0	0	0	0	0	0	420	0
	Total-ADMINISTRATIVE	7589	6199	3901	9284	6999	6016	5210	11249	3949	5834	6004	5056	77290	75660	102
	LOAN SERVICING															
64001	Loan Servicing Principle	28811	30003	31724	30221	30859	30436	31068	30653	30762	31384	30981	31597	368500	336000	110
64002	Loan Servicing Interest	17993	16801	15080	16583	15945	16368	15736	16151	16042	15420	15823	15207	193148	225648	86
	Total-LOAN SERVICING	46804	46804	46804	46804	46804	46804	46804	46804	46804	46804	46804	46804	561648	561648	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	2750	2840	2661	2395	720	112	20	443	0	0	0	0	11941	40800	29
	Total-SALARY ADMINISTRATIVE	2750	2840	2661	2395	720	112	20	443	0	0	0	0	11941	40800	29
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	3997	4987	4215	4229	3993	7165	4003	4111	4301	3948	7321	2027	54298	50400	108
60503	Clubhouse Salaries Gross	2203	2513	2338	2370	4940	6543	6328	5251	5970	5211	7604	2770	54041	32400	167
	Total-SALARY MAINTENANCE	6199	7500	6553	6598	8933	13708	10331	9362	10271	9160	14925	4798	108339	82800	131
	SALARY PORTER															
60512	Porter Salaries Gross	0	0	0	0	0	0	0	0	0	0	0	0	0	15600	0
	Total-SALARY PORTER	0	0	0	0	0	0	0	0	0	0	0	0	0	15600	0
	INSURANCE															
70100	Fidelity bond	0	0	0	0	1566	0	0	0	0	0	0	0	1566	1500	104

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 12/31/2022

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	5949	5949	5949	67024	72000	93
70400	Worker's compensation	0	383	783	583	583	583	0	714	370	719	719	1433	6867	16800	41
70500	Insurance-earthquake	10699	10699	10669	10699	10699	29137	0	11273	11273	11273	11273	11273	138966	129996	107
70700	D & O/Cyber insurance	0	0	0	0	5141	0	0	4381	0	0	0	0	9522	7176	133
70800	Insurance, Umbrella	0	0	0	0	2258	0	0	263	0	0	0	0	2521	0	0
	Total-INSURANCE	16560	16360	16730	16560	25519	35018	5278	22316	17591	17940	17940	18654	226467	227472	100
	TAXES															
75100	Payroll taxes	1301	1370	972	860	1140	1443	969	812	865	733	1186	401	12053	10800	112
75400	State & federal taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	6168	0
	Total-TAXES	1301	1370	972	860	1140	1443	969	812	865	733	1186	401	12053	16968	71
	CONTRACTED SERVICES															
80201	Contracted elevator service	5004	0	0	5004	0	0	5004	0	0	5004	0	0	20015	21600	93
80202	Elevator repairs	0	0	0	0	0	0	0	935	0	0	0	2381	3316	1500	221
80301	Contracted gardening service	5200	5200	5200	5200	5200	5200	5200	5200	5200	5200	5200	5200	62400	62400	100
80302	Landscape - Irrigation	0	1300	24	480	0	1325	0	380	0	620	0	0	4129	1500	275
80303	Gardening extras/supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	816	0
80304	Tree Trimming	0	3522	12360	9343	1480	950	0	240	0	0	0	0	27895	6000	465
80317	Landscape replacement	0	0	0	0	0	0	0	0	0	1000	0	0	1000	1596	63
80500	Pest Control	0	0	0	0	0	0	300	0	0	0	0	0	300	480	63
80501	Contracted pest control servic	480	480	480	480	480	485	485	485	485	485	485	485	5795	5760	101
80503	Pest control extras/supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
80505	Contracted termite control	0	0	0	0	0	0	0	65	130	0	0	0	195	3600	5
80509	Contracted Termite Control Treatm	0	0	325	0	285	1110	385	225	500	0	0	285	3115	5796	54
80601	Contracted pool & spa service	298	298	298	298	298	298	298	298	298	298	298	298	3576	5004	71
80602	Pool & spa repairs	301	304	400	435	0	145	210	316	0	0	0	0	2111	540	391
80603	Pool & spa extras/supplies	535	708	754	625	563	645	885	631	645	675	609	609	7883	2004	393
80617	Landscape Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
80707	Alarm Monitoring	0	0	0	0	0	0	282	8	282	0	0	441	1012	3360	30
81002	Contracted software	0	0	0	0	0	0	0	0	0	0	0	0	0	96	0
	Total-CONTRACTED SERVICES	11817	11812	19841	21865	8306	10158	13048	8783	7540	13281	6592	9699	142743	122652	116
	MAINTENANCE															

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 12/31/2022

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	0	0	0	11247	3000	375
86000	Gate Repairs	0	0	554	0	500	1021	150	6279	0	2698	1000	525	12727	3600	354
86101	Fire Alarm	386	0	386	0	0	386	0	915	386	0	0	386	2843	3600	79
86200	Furnishings Communal	0	0	0	0	0	0	0	0	0	0	0	0	0	900	0
86300	Bldg Maint and Repairs	13925	0	6810	1616	581	2016	0	5940	0	235	275	10028	41425	9600	432
86302	Equipment maintenance	0	292	395	0	900	0	0	0	0	609	311	0	2507	2400	104
86303	Contingency repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	42300	0
86304	Clubhouse cleaning	0	0	0	0	0	0	3000	932	0	940	380	755	6007	0	0
86305	Bldg #3 Asbestos abatement	0	0	0	56235	0	0	0	0	9979	0	0	0	66214	0	0
86306	Bldg #3 design consultant	0	0	0	0	16369	0	0	15780	0	25555	7422	884	66010	0	0
86307	Bldf #3 Structural repairs	0	0	0	0	0	0	0	0	12000	0	0	0	12000	0	0
86314	Clubhouse expense	560	375	280	0	1035	565	(2815)	0	0	0	0	0	0	4800	0
86500	Lighting maintenance	181	0	0	0	0	828	0	236	0	492	235	0	1972	3000	66
86600	Resident Locks & keys	1076	0	0	495	927	20	0	0	0	705	168	0	3391	300	1130
86700	Maintenance supplies	0	27	71	377	2061	1247	518	353	526	372	2443	358	8352	4800	174
86800	Painting	0	0	0	0	0	0	0	0	0	0	0	0	0	2004	0
87000	Plumbing	128	0	0	0	1310	0	0	579	4250	456	636	3096	10454	17712	59
87100	Roof	0	0	0	0	0	0	0	875	0	0	0	0	875	5400	16
87111	Structural Maintenance/Repair - C	82	0	89	0	116	170	0	2015	0	123	71	2596	5263	42300	12
87300	Signs	0	0	0	53	0	0	0	0	0	0	0	0	53	996	5
87600	Landscape - Tree	0	0	0	0	0	0	0	0	0	0	0	0	0	996	0
88301	Sewer Line Cleanouts	0	0	0	0	0	0	0	185	0	0	0	0	185	8400	2
88701	Landscaping- Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	996	0
89300	Gutters	0	0	5000	0	0	0	0	0	0	0	0	150	5150	4500	114
	Total-MAINTENANCE	16753	694	14814	58776	24054	14733	853	34088	28007	32185	12941	18779	256675	161604	159
	PROVISION FOR RESERVES															
98200	Interest	97	0	58	29	32	42	0	170	333	0	0	0	762	0	0
98800	Structure Maintenance/Repair - Co	44187	44187	44187	44187	44187	44187	44187	44187	44187	44187	44187	44187	530244	530244	100
	Total-PROVISION FOR RESERV	44284	44187	44245	44216	44219	44229	44187	44357	44520	44187	44187	44187	531006	530244	100
	UTILITIES INCOME															
50900	Utility reimbursement	(39530)	(40696)	(38125)	(41445)	(39958)	(42880)	(41374)	(41386)	(40886)	(43045)	(40074)	(38522)	(487918)	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2022 Through 12/31/2022

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>YTD Act</u>	<u>YTD Bud</u>	<u>YTD%</u>
	Total-UTILITIES INCOME	(39530)	(40696)	(38125)	(41445)	(39958)	(42880)	(41374)	(41386)	(40886)	(43045)	(40074)	(38522)	(487918)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	3053	2569	2774	2295	5044	2757	3234	3557	3578	2587	2565	3022	37036	0	0
65200	Utility gas	4726	5627	5880	5151	4492	4774	4985	4543	4870	4822	3827	4292	57990	0	0
65300	Utility phone	1339	880	886	905	911	925	932	1113	981	968	1021	1098	11957	0	0
65400	Utility trash	5610	5539	5523	5526	5609	5898	5511	5636	5558	5816	5921	5935	68082	0	0
65500	Utility water & sewer	26255	23387	26260	25974	28803	26673	26295	25794	27570	25665	24792	24673	312142	0	0
81001	Contracted internet	130	130	145	145	145	145	145	145	145	145	145	145	1709	0	0
	Total-UTILITY EXPENSE	41113	38131	41468	39996	45004	41173	41102	40788	42702	40004	38271	39165	488917	0	0
	Total-Expenses Before Reserves	111355	91015	115620	161694	127521	126286	82242	133260	116843	122896	104589	104834	1398155	1305204	107
Total	EXPENSES	155640	135202	159865	205910	171740	170515	126429	177616	161364	167083	148776	149021	1929161	1835448	105
	Net Surplus or (Deficit)	(2318)	14410	(11967)	(54675)	(24143)	(18461)	27316	(21909)	(12488)	(11577)	8176	7776	(99858)	0	

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2022 Through 12/31/2022

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	\$1,812,614.18	\$1,813,212.00	(\$597.82)	100
	Total ASSESSMENT INCOME	\$1,812,614.18	\$1,813,212.00	(\$597.82)	100
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$6,084.28	\$240.00	\$5,844.28	2,535
50500	Lien assessments	\$520.00	\$1,800.00	(\$1,280.00)	29
50600	Legal assessments	\$396.00	\$4,500.00	(\$4,104.00)	9
50700	Parking assessments	\$3,680.00	\$2,400.00	\$1,280.00	153
50800	Nsf check collection	\$3,881.16	\$6,000.00	(\$2,118.84)	65
51000	Resident Key/gate card income	\$4,286.00	\$2,400.00	\$1,886.00	179
	Total OTHER MEMBER INCOME	\$18,847.44	\$17,340.00	\$1,507.44	109
	OTHER INCOME				
51200	Violation / Fine	\$4,815.00	\$996.00	\$3,819.00	483
51300	Interest income	(\$17,171.59)	\$300.00	(\$17,471.59)	-5,724
51500	Reimbursement income-bill backs	\$1,647.68	\$600.00	\$1,047.68	275
51700	Tax refund income	\$2,918.97	\$0.00	\$2,918.97	0
52700	Move In/Move Out Registration Fee	\$4,100.00	\$3,000.00	\$1,100.00	137
54200	Adjustment	\$1,531.06	\$0.00	\$1,531.06	0
	Total OTHER INCOME	(\$2,158.88)	\$4,896.00	(\$7,054.88)	-44
	Total INCOME	\$1,829,302.74	\$1,835,448.00	(\$6,145.26)	100
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	\$3,014.10	\$2,640.00	\$374.10	114
60101	Study reserve	\$1,798.50	\$1,500.00	\$298.50	120
60103	Payroll service	\$3,552.58	\$3,720.00	(\$167.42)	95
60105	Professional Services	\$46.00	\$0.00	\$46.00	0
60200	Bank/Other Fees	\$3,836.18	\$504.00	\$3,332.18	761
60205	Office Expense	\$5,175.77	\$9,600.00	(\$4,424.23)	54
60206	Office equipment (computers)	\$1,616.46	\$240.00	\$1,376.46	674
60207	1099 forms	\$11.76	\$0.00	\$11.76	0

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60300	Legal expense, reimbursable	\$1,599.00	\$3,600.00	(\$2,001.00)	44
60303	Legal	\$11,905.78	\$12,000.00	(\$94.22)	99
60400	License,fees and permits	\$2,223.84	\$1,200.00	\$1,023.84	185
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	\$20,400.00	\$20,400.00	\$0.00	100
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	\$8,463.71	\$7,200.00	\$1,263.71	118
60900	Assessment refunds	\$633.44	\$144.00	\$489.44	440
61000	Non-sufficient fund checks	\$3,851.16	\$6,852.00	(\$3,000.84)	56
62000	Miscellaneous expense	\$8,528.35	\$2,400.00	\$6,128.35	355
63100	Wireless access point	\$0.00	\$420.00	(\$420.00)	0
	Total ADMINISTRATIVE	\$77,289.72	\$75,660.00	\$1,629.72	102
	LOAN SERVICING				
64001	Loan Servicing Principle	\$368,500.05	\$336,000.00	\$32,500.05	110
64002	Loan Servicing Interest	\$193,147.95	\$225,648.00	(\$32,500.05)	86
	Total LOAN SERVICING	\$561,648.00	\$561,648.00	\$0.00	100
	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	\$54,297.80	\$50,400.00	\$3,897.80	108
60503	Clubhouse Salaries Gross	\$54,040.71	\$32,400.00	\$21,640.71	167
	Total SALARY MAINTENANCE	\$108,338.51	\$82,800.00	\$25,538.51	131
	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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70100	Fidelity bond	\$1,566.00	\$1,500.00	\$66.00	104
70300	Insurance master policy	\$67,024.13	\$72,000.00	(\$4,975.87)	93
70400	Worker's compensation	\$6,867.47	\$16,800.00	(\$9,932.53)	41
70500	Insurance-earthquake	\$138,966.40	\$129,996.00	\$8,970.40	107
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	\$226,467.28	\$227,472.00	(\$1,004.72)	100
	TAXES				
75100	Payroll taxes	\$12,053.27	\$10,800.00	\$1,253.27	112
75400	State & federal taxes	\$0.00	\$6,168.00	(\$6,168.00)	0
	Total TAXES	\$12,053.27	\$16,968.00	(\$4,914.73)	71
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$20,015.00	\$21,600.00	(\$1,585.00)	93
80202	Elevator repairs	\$3,316.25	\$1,500.00	\$1,816.25	221
80301	Contracted gardening service	\$62,400.00	\$62,400.00	\$0.00	100
80302	Landscape - Irrigation	\$4,129.00	\$1,500.00	\$2,629.00	275
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	\$1,000.00	\$1,596.00	(\$596.00)	63
80500	Pest Control	\$300.00	\$480.00	(\$180.00)	63
80501	Contracted pest control servic	\$5,795.00	\$5,760.00	\$35.00	101
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	\$3,115.00	\$5,796.00	(\$2,681.00)	54
80601	Contracted pool & spa service	\$3,576.00	\$5,004.00	(\$1,428.00)	71
80602	Pool & spa repairs	\$2,110.90	\$540.00	\$1,570.90	391
80603	Pool & spa extras/supplies	\$7,883.48	\$2,004.00	\$5,879.48	393
80617	Landscape Supplies	\$0.00	\$300.00	(\$300.00)	0
80707	Alarm Monitoring	\$1,012.27	\$3,360.00	(\$2,347.73)	30
81002	Contracted software	\$0.00	\$96.00	(\$96.00)	0
	Total CONTRACTED SERVICES	\$142,742.90	\$122,652.00	\$20,090.90	116

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	MAINTENANCE				
63000	Unit Maintenance/Repair	\$11,246.62	\$3,000.00	\$8,246.62	375
86000	Gate Repairs	\$12,726.62	\$3,600.00	\$9,126.62	354
86101	Fire Alarm	\$2,842.50	\$3,600.00	(\$757.50)	79
86200	Furnishings Communal	\$0.00	\$900.00	(\$900.00)	0
86300	Bldg Maint and Repairs	\$41,425.06	\$9,600.00	\$31,825.06	432
86302	Equipment maintenance	\$2,506.78	\$2,400.00	\$106.78	104
86303	Contingency repairs	\$0.00	\$42,300.00	(\$42,300.00)	0
86304	Clubhouse cleaning	\$6,007.40	\$0.00	\$6,007.40	0
86305	Bldg #3 Asbestos abatement	\$66,214.00	\$0.00	\$66,214.00	0
86306	Bldg #3 design consultant	\$66,010.43	\$0.00	\$66,010.43	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	\$1,971.99	\$3,000.00	(\$1,028.01)	66
86600	Resident Locks & keys	\$3,390.73	\$300.00	\$3,090.73	1,130
86700	Maintenance supplies	\$8,352.38	\$4,800.00	\$3,552.38	174
86800	Painting	\$0.00	\$2,004.00	(\$2,004.00)	0
87000	Plumbing	\$10,454.06	\$17,712.00	(\$7,257.94)	59
87100	Roof	\$875.00	\$5,400.00	(\$4,525.00)	16
87111	Structural Maintenance/Repair - Communal	\$5,262.91	\$42,300.00	(\$37,037.09)	12
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	\$5,150.00	\$4,500.00	\$650.00	114
	Total MAINTENANCE	\$256,674.76	\$161,604.00	\$95,070.76	159
	PROVISION FOR RESERVES				
98200	Interest	\$761.98	\$0.00	\$761.98	0
98800	Structure Maintenance/Repair - Communal	\$530,244.00	\$530,244.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$531,005.98	\$530,244.00	\$761.98	100
	UTILITIES INCOME				

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50900	Utility reimbursement	(\$487,917.99)	\$0.00	(\$487,917.99)	0
	Total UTILITIES INCOME	(\$487,917.99)	\$0.00	(\$487,917.99)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$37,036.09	\$0.00	\$37,036.09	0
65200	Utility gas	\$57,989.90	\$0.00	\$57,989.90	0
65300	Utility phone	\$11,957.46	\$0.00	\$11,957.46	0
65400	Utility trash	\$68,081.93	\$0.00	\$68,081.93	0
65500	Utility water & sewer	\$312,142.44	\$0.00	\$312,142.44	0
81001	Contracted internet	\$1,709.30	\$0.00	\$1,709.30	0
	Total UTILITY EXPENSE	\$488,917.12	\$0.00	\$488,917.12	0
	Total Expenses Before Reserves	\$1,398,154.63	\$1,305,204.00	\$92,950.63	107
	Total EXPENSES	\$1,929,160.61	\$1,835,448.00	\$93,712.61	106