

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: January 31, 2023

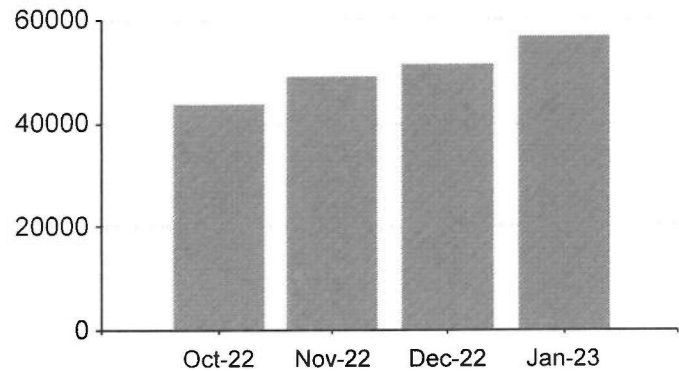
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	615,456.79	640,591.73	Decrease in Cash	25,134.94
Reserve Cash	1,578,020.63	1,593,023.34	Decrease in Cash	15,002.71
Average budgeted expenses / months	155,749.00			
Average # of months of available cash	3.95			

ASSESSMENT SUMMARY

Monthly Assessment Budget	153,882.00
Assessment Cash Received	150,964.26
<u>Total Assessments Receivable</u>	
current month due	19,640.68
31-60 days late	0.00
61-90 days late	4,898.50
over 90 days late	32,455.01
Total Assessments Due	56,994.19
Past Owners Assessments Rec.	76,466.78
Past % of Total	57%
Prepaid Assessments	61,960.90

Accounts Receivable Trending



OPERATING SUMMARY

Category	January Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$162,514.77	\$162,514.77	\$155,749.00	\$6,765.77
ADMINISTRATIVE	\$3,428.87	\$3,428.87	\$6,396.00	(\$2,967.13)
LOAN SERVICING	\$46,804.00	\$46,804.00	\$46,804.00	\$0.00
SALARY ADMINISTRATIVE	\$0.00	\$0.00	\$5,750.00	(\$5,750.00)
SALARY MAINTENANCE	\$16,616.71	\$16,616.71	\$7,300.00	\$9,316.71
INSURANCE	\$12,645.87	\$12,645.87	\$18,848.00	(\$6,202.13)
TAXES	\$1,996.08	\$1,996.08	\$1,417.00	\$579.08
CONTRACTED SERVICES	\$14,218.78	\$14,218.78	\$11,509.00	\$2,709.78
MAINTENANCE	\$5,974.70	\$5,974.70	\$11,684.00	(\$5,709.30)
PROVISION FOR RESERVES	\$46,041.00	\$46,041.00	\$46,041.00	\$0.00
UTILITIES INCOME	(\$38,333.05)	(\$38,333.05)	\$0.00	(\$38,333.05)
UTILITY EXPENSE	\$36,095.75	\$36,095.75	\$0.00	\$36,095.75
Total EXPENSES	\$145,488.71	\$145,488.71	\$155,749.00	(\$10,260.29)
Net Surplus or (Deficit)	\$17,026.06	\$17,026.06		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: January 31, 2023

Contribution to Reserves this month:	46,041.00	Reserve Disbursements this month:	49,957.47
Contribution to Reserves Year-to-Date:	46,041.00	Reserve Disbursements Year-to-Date:	49,957.47

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 01/31/2023

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Pacific Western xxxxxx4124	\$571,103.25
11100	J Street Drain Project	\$35,448.57
11500	CIT CR on deposit	\$2,307.74
11700	Pacific Western Petty Cash xxxxxx3424	\$6,597.23
	Total CURRENT ASSETS	\$615,456.79

CURRENT RESERVE ASSETS

10300	Cap Res - Pacific Western xxxxxx7978	\$917,156.18	IMMA
11600	JP Morgan/Edward Jones	\$660,864.45	
	Total CURRENT RESERVE ASSETS	\$1,578,020.63	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$133,460.97
	Total ACCOUNTS RECEIVABLE	\$133,460.97

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		\$7,466,210.39
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 01/31/2023

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$61,960.90
	Total CURRENT LIABILITIES	\$61,960.90

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$5,267.15
	Total ACCOUNTS PAYABLE	\$5,267.15

LOANS

31400	2nd LOC Mutual of Omaha	\$(6,390.85)
31500	Loan Pacific Premier Bank xxx4718	\$4,387,913.53
31900	LOC Mutual of Omaha	\$(23,745.16)
	Total LOANS	\$4,357,777.52

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	\$1,571,897.65
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	Total LIABILITIES	<u>\$6,032,283.44</u>
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EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,416,900.89
	Current Year Surplus (Deficit)	\$17,026.06
	Total RETAINED SURPLUS/(DEFICIT)	\$1,433,926.95

	Total EQUITY	<u>\$1,433,926.95</u>
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	Total Liabilities and Equity	<u>\$7,466,210.39</u>
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2023 Through 01/31/2023

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	(22,935.00)	0.00	0.00	0.00	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	(243,174.56)	0.00	41,624.00	0.00	0.00	(284,798.56)
40401	Spa equipment - replace	0.00	(585.50)	0.00	0.00	0.00	0.00	(585.50)
40506	Roof	0.00	(7,115.00)	0.00	0.00	0.00	0.00	(7,115.00)
40600	Exterior surfaces - repaint	0.00	(729.00)	0.00	0.00	0.00	0.00	(729.00)
40800	Contingency	0.00	(2,423.53)	0.00	0.00	0.00	0.00	(2,423.53)
40801	Other	0.00	(20.81)	0.00	0.00	0.00	0.00	(20.81)
41003	Carports (20 x \$700)	0.00	17,805.00	0.00	0.00	0.00	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	(34,700.22)	0.00	0.00	0.00	0.00	(34,700.22)
41402	Water heater plumbing - replace	0.00	0.00	0.00	8,333.47	0.00	0.00	(8,333.47)
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	(4,826.00)	0.00	0.00	0.00	0.00	(4,826.00)
42003	Balcony Flooring Replace (5 x \$3000)	0.00	1,968.13	0.00	0.00	0.00	0.00	1,968.13
42103	Insurance claim	0.00	2,957.10	0.00	0.00	0.00	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	29,885.00	0.00	0.00	0.00	0.00	29,885.00
43800	Structural Maintenance/Repair - Comm	46,041.00	1,871,603.96	46,041.00	0.00	0.00	0.00	1,917,644.96
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44000	Sidewalks	0.00	(11,985.00)	0.00	0.00	0.00	0.00	(11,985.00)
Total Reserves:		46,041.00	1,575,814.12	46,041.00	49,957.47	0.00	0.00	1,571,897.65

OPERATING STATEMENT
 Surfside III Condominium Owners Association
 01/01/2023 Through 01/31/2023
 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	\$153,882.00	\$153,882.00	\$153,882.00	\$153,882.00	\$0.00	100
	Total ASSESSMENT INCOME	\$153,882.00	\$153,882.00	\$153,882.00	\$153,882.00	\$0.00	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$1,488.74	\$83.00	\$1,488.74	\$83.00	\$1,405.74	1,794
50500	Lien assessments	\$40.00	\$75.00	\$40.00	\$75.00	(\$35.00)	53
50600	Legal assessments	\$0.00	\$42.00	\$0.00	\$42.00	(\$42.00)	0
50700	Parking assessments	\$241.00	\$267.00	\$241.00	\$267.00	(\$26.00)	90
50800	Nsf check collection	\$0.00	\$333.00	\$0.00	\$333.00	(\$333.00)	0
51000	Resident Key/gate card income	\$252.00	\$417.00	\$252.00	\$417.00	(\$165.00)	60
	Total OTHER MEMBER INCOME	\$2,021.74	\$1,217.00	\$2,021.74	\$1,217.00	\$804.74	166
OTHER INCOME							
51200	Violation / Fine	\$0.00	\$167.00	\$0.00	\$167.00	(\$167.00)	0
51300	Interest income	\$5,820.28	\$25.00	\$5,820.28	\$25.00	\$5,795.28	23,281
51500	Reimbursement income-bill backs	\$340.00	\$83.00	\$340.00	\$83.00	\$257.00	410
52700	Move In/Move Out Registration Fee	\$300.00	\$375.00	\$300.00	\$375.00	(\$75.00)	80
54200	Adjustment	\$150.75	\$0.00	\$150.75	\$0.00	\$150.75	0
	Total OTHER INCOME	\$6,611.03	\$650.00	\$6,611.03	\$650.00	\$5,961.03	1,017
	Total INCOME	\$162,514.77	\$155,749.00	\$162,514.77	\$155,749.00	\$6,765.77	104
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$250.00	\$0.00	\$250.00	(\$250.00)	0
60101	Study reserve	\$0.00	\$158.00	\$0.00	\$158.00	(\$158.00)	0
60103	Payroll service	\$662.00	\$333.00	\$662.00	\$333.00	\$329.00	199
60105	Professional Services	\$0.00	\$4.00	\$0.00	\$4.00	(\$4.00)	0
60200	Bank/Other Fees	\$101.15	\$125.00	\$101.15	\$125.00	(\$23.85)	81
60205	Office Expense	\$63.07	\$750.00	\$63.07	\$750.00	(\$686.93)	8
60206	Office equipment (computers)	\$0.00	\$75.00	\$0.00	\$75.00	(\$75.00)	0

OPERATING STATEMENT
 Surfside III Condominium Owners Association
 01/01/2023 Through 01/31/2023
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60207	1099 forms	\$0.00	\$1.00	\$0.00	\$1.00	(\$1.00)	0
60300	Legal expense, reimbursable	\$480.00	\$125.00	\$480.00	\$125.00	\$355.00	384
60303	Legal	\$0.00	\$1,416.00	\$0.00	\$1,416.00	(\$1,416.00)	0
60400	License, fees and permits	\$0.00	\$100.00	\$0.00	\$100.00	(\$100.00)	0
60510	Employee Extra (uniforms, etc.)	\$0.00	\$66.00	\$0.00	\$66.00	(\$66.00)	0
60513	Bonuses	\$0.00	\$166.00	\$0.00	\$166.00	(\$166.00)	0
60600	Management services	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$0.00	100
60601	Management services extras	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
60603	Board Management Expense	\$0.00	\$83.00	\$0.00	\$83.00	(\$83.00)	0
60800	Printing & postage	\$272.95	\$600.00	\$272.95	\$600.00	(\$327.05)	45
60900	Assessment refunds	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
61000	Non-sufficient fund checks	\$0.00	\$334.00	\$0.00	\$334.00	(\$334.00)	0
62000	Miscellaneous expense	\$149.70	\$69.00	\$149.70	\$69.00	\$80.70	217
63100	Wireless access point	\$0.00	\$25.00	\$0.00	\$25.00	(\$25.00)	0
	Total ADMINISTRATIVE	\$3,428.87	\$6,396.00	\$3,428.87	\$6,396.00	(\$2,967.13)	54
	LOAN SERVICING						
64001	Loan Servicing Principle	\$31,202.06	\$28,000.00	\$31,202.06	\$28,000.00	\$3,202.06	111
64002	Loan Servicing Interest	\$15,601.94	\$18,804.00	\$15,601.94	\$18,804.00	(\$3,202.06)	83
	Total LOAN SERVICING	\$46,804.00	\$46,804.00	\$46,804.00	\$46,804.00	\$0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$0.00	\$5,750.00	\$0.00	\$5,750.00	(\$5,750.00)	0
	Total SALARY ADMINISTRATIVE	\$0.00	\$5,750.00	\$0.00	\$5,750.00	(\$5,750.00)	0
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$7,245.33	\$4,550.00	\$7,245.33	\$4,550.00	\$2,695.33	159
60503	Clubhouse Salaries Gross	\$9,371.38	\$2,750.00	\$9,371.38	\$2,750.00	\$6,621.38	341
	Total SALARY MAINTENANCE	\$16,616.71	\$7,300.00	\$16,616.71	\$7,300.00	\$9,316.71	228
	INSURANCE						
70100	Fidelity bond	\$0.00	\$125.00	\$0.00	\$125.00	(\$125.00)	0
70300	Insurance master policy	\$0.00	\$6,000.00	\$0.00	\$6,000.00	(\$6,000.00)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2023 Through 01/31/2023

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
70400	Worker's compensation	\$1,373.26	\$667.00	\$1,373.26	\$667.00	\$706.26	206
70500	Insurance-earthquake	\$11,272.61	\$11,250.00	\$11,272.61	\$11,250.00	\$22.61	100
70700	D & O/Cyber insurance	\$0.00	\$598.00	\$0.00	\$598.00	(\$598.00)	0
70800	Insurance, Umbrella	\$0.00	\$208.00	\$0.00	\$208.00	(\$208.00)	0
	Total INSURANCE	\$12,645.87	\$18,848.00	\$12,645.87	\$18,848.00	(\$6,202.13)	67
	TAXES						
75100	Payroll taxes	\$1,996.08	\$1,167.00	\$1,996.08	\$1,167.00	\$829.08	171
75400	State & federal taxes	\$0.00	\$250.00	\$0.00	\$250.00	(\$250.00)	0
	Total TAXES	\$1,996.08	\$1,417.00	\$1,996.08	\$1,417.00	\$579.08	141
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$5,178.84	\$2,170.00	\$5,178.84	\$2,170.00	\$3,008.84	239
80202	Elevator repairs	\$2,381.25	\$42.00	\$2,381.25	\$42.00	\$2,339.25	5,670
80301	Contracted gardening service	\$5,200.00	\$5,200.00	\$5,200.00	\$5,200.00	\$0.00	100
80302	Landscape - Irrigation	\$0.00	\$208.00	\$0.00	\$208.00	(\$208.00)	0
80303	Gardening extras/supplies	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
80304	Tree Trimming	\$0.00	\$2,083.00	\$0.00	\$2,083.00	(\$2,083.00)	0
80317	Landscape replacement	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
80500	Pest Control	\$0.00	\$50.00	\$0.00	\$50.00	(\$50.00)	0
80501	Contracted pest control servic	\$485.00	\$333.00	\$485.00	\$333.00	\$152.00	146
80503	Pest control extras/supplies	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
80505	Contracted termite control	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
80509	Contracted Termite Control Treatme	\$0.00	\$333.00	\$0.00	\$333.00	(\$333.00)	0
80601	Contracted pool & spa service	\$298.00	\$333.00	\$298.00	\$333.00	(\$35.00)	89
80602	Pool & spa repairs	\$95.00	\$167.00	\$95.00	\$167.00	(\$72.00)	57
80603	Pool & spa extras/supplies	\$580.69	\$417.00	\$580.69	\$417.00	\$163.69	139
80617	Landscape Supplies	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
80707	Alarm Monitoring	\$0.00	\$125.00	\$0.00	\$125.00	(\$125.00)	0
81002	Contracted software	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
	Total CONTRACTED SERVICES	\$14,218.78	\$11,509.00	\$14,218.78	\$11,509.00	\$2,709.78	124

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2023 Through 01/31/2023

Year End: December

GL No	GL Description	.... Current Month Actual	.... Budget	.... Year To Date Actual	.... Budget	Variance	Percent of Budget
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$729.50	\$833.00	\$729.50	\$833.00	(\$103.50)	88
86000	Gate Repairs	\$450.00	\$300.00	\$450.00	\$300.00	\$150.00	150
86101	Fire Alarm	\$0.00	\$167.00	\$0.00	\$167.00	(\$167.00)	0
86200	Furnishings Communal	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
86300	Bldg Maint and Repairs	\$215.00	\$1,667.00	\$215.00	\$1,667.00	(\$1,452.00)	13
86302	Equipment maintenance	\$0.00	\$167.00	\$0.00	\$167.00	(\$167.00)	0
86303	Contingency repairs	\$3,052.86	\$3,181.00	\$3,052.86	\$3,181.00	(\$128.14)	96
86314	Clubhouse expense	\$0.00	\$417.00	\$0.00	\$417.00	(\$417.00)	0
86500	Lighting maintenance	\$127.91	\$166.00	\$127.91	\$166.00	(\$38.09)	77
86600	Resident Locks & keys	\$205.57	\$208.00	\$205.57	\$208.00	(\$2.43)	99
86700	Maintenance supplies	\$630.56	\$500.00	\$630.56	\$500.00	\$130.56	126
86800	Painting	\$0.00	\$42.00	\$0.00	\$42.00	(\$42.00)	0
87000	Plumbing	\$257.73	\$250.00	\$257.73	\$250.00	\$7.73	103
87100	Roof	\$0.00	\$42.00	\$0.00	\$42.00	(\$42.00)	0
87111	Structural Maintenance/Repair - Con	(\$24.43)	\$3,181.00	(\$24.43)	\$3,181.00	(\$3,205.43)	-1
87300	Signs	\$0.00	\$17.00	\$0.00	\$17.00	(\$17.00)	0
87600	Landscape - Tree	\$0.00	\$8.00	\$0.00	\$8.00	(\$8.00)	0
88301	Sewer Line Cleanouts	\$0.00	\$83.00	\$0.00	\$83.00	(\$83.00)	0
88701	Landscaping- Maintenance	\$0.00	\$30.00	\$0.00	\$30.00	(\$30.00)	0
89300	Gutters	\$330.00	\$417.00	\$330.00	\$417.00	(\$87.00)	79
	Total MAINTENANCE	\$5,974.70	\$11,684.00	\$5,974.70	\$11,684.00	(\$5,709.30)	51
	PROVISION FOR RESERVES						
98800	Structure Maintenance/Repair - Com	\$46,041.00	\$46,041.00	\$46,041.00	\$46,041.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$46,041.00	\$46,041.00	\$46,041.00	\$46,041.00	\$0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$38,333.05)	\$0.00	(\$38,333.05)	\$0.00	(\$38,333.05)	0
	Total UTILITIES INCOME	(\$38,333.05)	\$0.00	(\$38,333.05)	\$0.00	(\$38,333.05)	0
	UTILITY EXPENSE						

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2023 Through 01/31/2023

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
65100	Utility-electric	\$742.21	\$0.00	\$742.21	\$0.00	\$742.21	0
65200	Utility gas	\$5,440.25	\$0.00	\$5,440.25	\$0.00	\$5,440.25	0
65300	Utility phone	\$1,117.29	\$0.00	\$1,117.29	\$0.00	\$1,117.29	0
65400	Utility trash	\$5,792.36	\$0.00	\$5,792.36	\$0.00	\$5,792.36	0
65500	Utility water & sewer	\$22,858.70	\$0.00	\$22,858.70	\$0.00	\$22,858.70	0
81001	Contracted internet	\$144.94	\$0.00	\$144.94	\$0.00	\$144.94	0
	Total UTILITY EXPENSE	\$36,095.75	\$0.00	\$36,095.75	\$0.00	\$36,095.75	0
	Total Expenses Before Reserves	\$99,447.71	\$109,708.00	\$99,447.71	\$109,708.00	(\$10,260.29)	91
	Total EXPENSES	\$145,488.71	\$155,749.00	\$145,488.71	\$155,749.00	(\$10,260.29)	93
	Net Surplus or (Deficit)	\$17,026.06	\$0.00	\$17,026.06	\$0.00	\$17,026.06	

OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2023 Through 01/31/2023

Year End: December

	.... Current Month .....	.... Budget .....	.... Year To Date .....	.... Budget	Variance	Percent of Budget
	Actual	Budget	Actual	Budget		
INCOME						
ASSESSMENT INCOME	\$153,882.00	\$153,882.00	\$153,882.00	\$153,882.00	\$0.00	100
OTHER MEMBER INCOME	\$2,021.74	\$1,217.00	\$2,021.74	\$1,217.00	\$804.74	166
OTHER INCOME	\$6,611.03	\$650.00	\$6,611.03	\$650.00	\$5,961.03	1,017
Total INCOME	\$162,514.77	\$155,749.00	\$162,514.77	\$155,749.00	\$6,765.77	104
EXPENSES						
ADMINISTRATIVE	\$3,428.87	\$6,396.00	\$3,428.87	\$6,396.00	(\$2,967.13)	54
LOAN SERVICING	\$46,804.00	\$46,804.00	\$46,804.00	\$46,804.00	\$0.00	100
SALARY ADMINISTRATIVE	\$0.00	\$5,750.00	\$0.00	\$5,750.00	(\$5,750.00)	0
SALARY MAINTENANCE	\$16,616.71	\$7,300.00	\$16,616.71	\$7,300.00	\$9,316.71	228
INSURANCE	\$12,645.87	\$18,848.00	\$12,645.87	\$18,848.00	(\$6,202.13)	67
TAXES	\$1,996.08	\$1,417.00	\$1,996.08	\$1,417.00	\$579.08	141
CONTRACTED SERVICES	\$14,218.78	\$11,509.00	\$14,218.78	\$11,509.00	\$2,709.78	124
MAINTENANCE	\$5,974.70	\$11,684.00	\$5,974.70	\$11,684.00	(\$5,709.30)	51
PROVISION FOR RESERVES	\$46,041.00	\$46,041.00	\$46,041.00	\$46,041.00	\$0.00	100
UTILITIES INCOME	(\$38,333.05)	\$0.00	(\$38,333.05)	\$0.00	(\$38,333.05)	0
UTILITY EXPENSE	\$36,095.75	\$0.00	\$36,095.75	\$0.00	\$36,095.75	0
Total EXPENSES	\$145,488.71	\$155,749.00	\$145,488.71	\$155,749.00	(\$10,260.29)	93
Net Surplus or (Deficit)	\$17,026.06	\$0.00	\$17,026.06	\$0.00	\$17,026.06	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2023 Through 01/31/2023

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	153882												153882	153882	100
	Total-ASSESSMENT INCOME	153882												153882	153882	100
OTHER MEMBER INCOME																
50400	Late charge assessments	1489												1489	83	1794
50500	Lien assessments	40												40	75	53
50600	Legal assessments	0												0	42	0
50700	Parking assessments	241												241	267	90
50800	Nsf check collection	0												0	333	0
51000	Resident Key/gate card income	252												252	417	60
	Total-OTHER MEMBER INCOM	2022												2022	1217	166
OTHER INCOME																
51200	Violation / Fine	0												0	167	0
51300	Interest income	5820												5820	25	23281
51500	Reimbursement income-bill ba	340												340	83	410
52700	Move In/Move Out Registratio	300												300	375	80
54200	Adjustment	151												151	0	0
	Total-OTHER INCOME	6611												6611	650	1017
	Total INCOME	162515												162515	155749	104
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0												0	250	0
60101	Study reserve	0												0	158	0
60103	Payroll service	662												662	333	199
60105	Professional Services	0												0	4	0
60200	Bank/Other Fees	101												101	125	81
60205	Office Expense	63												63	750	8
60206	Office equipment (computers)	0												0	75	0
60207	1099 forms	0												0	1	0
60300	Legal expense, reimbursable	480												480	125	384

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2023 Through 01/31/2023

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60303	Legal	0												0	1416	0
60400	License,fees and permits	0												0	100	0
60510	Employee Extra (uniforms, etc	0												0	66	0
60513	Bonuses	0												0	166	0
60600	Management services	1700												1700	1700	100
60601	Management services extras	0												0	8	0
60603	Board Management Expense	0												0	83	0
60800	Printing & postage	273												273	600	45
60900	Assessment refunds	0												0	8	0
61000	Non-sufficient fund checks	0												0	334	0
62000	Miscellaneous expense	150												150	69	217
63100	Wireless access point	0												0	25	0
	Total-ADMINISTRATIVE	3429												3429	6396	54
	LOAN SERVICING															
64001	Loan Servicing Principle	31202												31202	28000	111
64002	Loan Servicing Interest	15602												15602	18804	83
	Total-LOAN SERVICING	46804												46804	46804	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	0												0	5750	0
	Total-SALARY ADMINISTRAT	0												0	5750	0
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	7245												7245	4550	159
60503	Clubhouse Salaries Gross	9371												9371	2750	341
	Total-SALARY MAINTENANCI	16617												16617	7300	228
	INSURANCE															
70100	Fidelity bond	0												0	125	0
70300	Insurance master policy	0												0	6000	0
70400	Worker's compensation	1373												1373	667	206
70500	Insurance-earthquake	11273												11273	11250	100
70700	D & O/Cyber insurance	0												0	598	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2023 Through 01/31/2023

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
70800	Insurance, Umbrella	0												0	208	0
	Total-INSURANCE	12646												12646	18848	67
	TAXES															
75100	Payroll taxes	1996												1996	1167	171
75400	State & federal taxes	0												0	250	0
	Total-TAXES	1996												1996	1417	141
	CONTRACTED SERVICES															
80201	Contracted elevator service	5179												5179	2170	239
80202	Elevator repairs	2381												2381	42	5670
80301	Contracted gardening service	5200												5200	5200	100
80302	Landscape - Irrigation	0												0	208	0
80303	Gardening extras/supplies	0												0	8	0
80304	Tree Trimming	0												0	2083	0
80317	Landscape replacement	0												0	8	0
80500	Pest Control	0												0	50	0
80501	Contracted pest control servic	485												485	333	146
80503	Pest control extras/supplies	0												0	8	0
80505	Contracted termite control	0												0	8	0
80509	Contracted Termite Control Tr	0												0	333	0
80601	Contracted pool & spa service	298												298	333	89
80602	Pool & spa repairs	95												95	167	57
80603	Pool & spa extras/supplies	581												581	417	139
80617	Landscape Supplies	0												0	8	0
80707	Alarm Monitoring	0												0	125	0
81002	Contracted software	0												0	8	0
	Total-CONTRACTED SERVICE	14219												14219	11509	124
	MAINTENANCE															
63000	Unit Maintenance/Repair	730												730	833	88
86000	Gate Repairs	450												450	300	150
86101	Fire Alarm	0												0	167	0
86200	Furnishings Communal	0												0	8	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2023 Through 01/31/2023

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
86300	Bldg Maint and Repairs	215												215	1667	13
86302	Equipment maintenance	0												0	167	0
86303	Contingency repairs	3053												3053	3181	96
86314	Clubhouse expense	0												0	417	0
86500	Lighting maintenance	128												128	166	77
86600	Resident Locks & keys	206												206	208	99
86700	Maintenance supplies	631												631	500	126
86800	Painting	0												0	42	0
87000	Plumbing	258												258	250	103
87100	Roof	0												0	42	0
87111	Structural Maintenance/Repair	(24)												(24)	3181	-1
87300	Signs	0												0	17	0
87600	Landscape - Tree	0												0	8	0
88301	Sewer Line Cleanouts	0												0	83	0
88701	Landscaping- Maintenance	0												0	30	0
89300	Gutters	330												330	417	79
	Total-MAINTENANCE	5975												5975	11684	51
	PROVISION FOR RESERVES															
98800	Structure Maintenance/Repair	46041												46041	46041	100
	Total-PROVISION FOR RESER'	46041												46041	46041	100
	UTILITIES INCOME															
50900	Utility reimbursement	(38333)												(38333)	0	0
	Total-UTILITIES INCOME	(38333)												(38333)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	742												742	0	0
65200	Utility gas	5440												5440	0	0
65300	Utility phone	1117												1117	0	0
65400	Utility trash	5792												5792	0	0
65500	Utility water & sewer	22859												22859	0	0
81001	Contracted internet	145												145	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2023 Through 01/31/2023

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-UTILITY EXPENSE	36096												36096	0	0
	Total-Expenses Before Reserves	99448												99448	109708	91
	Total EXPENSES	145489												145489	155749	93
	Net Surplus or (Deficit)	17026												17026	0	

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2023 Through 01/31/2023
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	\$153,882.00	\$1,846,584.00	(\$1,692,702.00)	8
	Total ASSESSMENT INCOME	\$153,882.00	\$1,846,584.00	(\$1,692,702.00)	8
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$1,488.74	\$996.00	\$492.74	149
50500	Lien assessments	\$40.00	\$900.00	(\$860.00)	4
50600	Legal assessments	\$0.00	\$504.00	(\$504.00)	0
50700	Parking assessments	\$241.00	\$3,204.00	(\$2,963.00)	8
50800	Nsf check collection	\$0.00	\$3,996.00	(\$3,996.00)	0
51000	Resident Key/gate card income	\$252.00	\$5,004.00	(\$4,752.00)	5
	Total OTHER MEMBER INCOME	\$2,021.74	\$14,604.00	(\$12,582.26)	14
	OTHER INCOME				
51200	Violation / Fine	\$0.00	\$2,004.00	(\$2,004.00)	0
51300	Interest income	\$5,820.28	\$300.00	\$5,520.28	1,940
51500	Reimbursement income-bill backs	\$340.00	\$996.00	(\$656.00)	34
52700	Move In/Move Out Registration Fee	\$300.00	\$4,500.00	(\$4,200.00)	7
54200	Adjustment	\$150.75	\$0.00	\$150.75	0
	Total OTHER INCOME	\$6,611.03	\$7,800.00	(\$1,188.97)	85
	Total INCOME	\$162,514.77	\$1,868,988.00	(\$1,706,473.23)	9
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	\$0.00	\$3,000.00	(\$3,000.00)	0
60101	Study reserve	\$0.00	\$1,896.00	(\$1,896.00)	0
60103	Payroll service	\$662.00	\$3,996.00	(\$3,334.00)	17
60105	Professional Services	\$0.00	\$48.00	(\$48.00)	0
60200	Bank/Other Fees	\$101.15	\$1,500.00	(\$1,398.85)	7
60205	Office Expense	\$63.07	\$9,000.00	(\$8,936.93)	1
60206	Office equipment (computers)	\$0.00	\$900.00	(\$900.00)	0
60207	1099 forms	\$0.00	\$12.00	(\$12.00)	0
60300	Legal expense, reimbursable	\$480.00	\$1,500.00	(\$1,020.00)	32

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2023 Through 01/31/2023
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>
60303	Legal	\$0.00	\$16,992.00	(\$16,992.00)	0
60400	License,fees and permits	\$0.00	\$1,200.00	(\$1,200.00)	0
60510	Employee Extra (uniforms, etc.)	\$0.00	\$792.00	(\$792.00)	0
60513	Bonuses	\$0.00	\$1,992.00	(\$1,992.00)	0
60600	Management services	\$1,700.00	\$20,400.00	(\$18,700.00)	8
60601	Management services extras	\$0.00	\$96.00	(\$96.00)	0
60603	Board Management Expense	\$0.00	\$996.00	(\$996.00)	0
60800	Printing & postage	\$272.95	\$7,200.00	(\$6,927.05)	4
60900	Assessment refunds	\$0.00	\$96.00	(\$96.00)	0
61000	Non-sufficient fund checks	\$0.00	\$4,008.00	(\$4,008.00)	0
62000	Miscellaneous expense	\$149.70	\$828.00	(\$678.30)	18
63100	Wireless access point	\$0.00	\$300.00	(\$300.00)	0
	Total ADMINISTRATIVE	\$3,428.87	\$76,752.00	(\$73,323.13)	4
	LOAN SERVICING				
64001	Loan Servicing Principle	\$31,202.06	\$336,000.00	(\$304,797.94)	9
64002	Loan Servicing Interest	\$15,601.94	\$225,648.00	(\$210,046.06)	7
	Total LOAN SERVICING	\$46,804.00	\$561,648.00	(\$514,844.00)	8
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	\$0.00	\$69,000.00	(\$69,000.00)	0
	Total SALARY ADMINISTRATIVE	\$0.00	\$69,000.00	(\$69,000.00)	0
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	\$7,245.33	\$54,600.00	(\$47,354.67)	13
60503	Clubhouse Salaries Gross	\$9,371.38	\$33,000.00	(\$23,628.62)	28
	Total SALARY MAINTENANCE	\$16,616.71	\$87,600.00	(\$70,983.29)	19
	INSURANCE				
70100	Fidelity bond	\$0.00	\$1,500.00	(\$1,500.00)	0
70300	Insurance master policy	\$0.00	\$72,000.00	(\$72,000.00)	0
70400	Worker's compensation	\$1,373.26	\$8,004.00	(\$6,630.74)	17
70500	Insurance-earthquake	\$11,272.61	\$135,000.00	(\$123,727.39)	8
70700	D & O/Cyber insurance	\$0.00	\$7,176.00	(\$7,176.00)	0

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2023 Through 01/31/2023
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>
70800	Insurance, Umbrella	\$0.00	\$2,496.00	(\$2,496.00)	0
	Total INSURANCE	\$12,645.87	\$226,176.00	(\$213,530.13)	6
	TAXES				
75100	Payroll taxes	\$1,996.08	\$14,004.00	(\$12,007.92)	14
75400	State & federal taxes	\$0.00	\$3,000.00	(\$3,000.00)	0
	Total TAXES	\$1,996.08	\$17,004.00	(\$15,007.92)	12
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$5,178.84	\$26,040.00	(\$20,861.16)	20
80202	Elevator repairs	\$2,381.25	\$504.00	\$1,877.25	472
80301	Contracted gardening service	\$5,200.00	\$62,400.00	(\$57,200.00)	8
80302	Landscape - Irrigation	\$0.00	\$2,496.00	(\$2,496.00)	0
80303	Gardening extras/supplies	\$0.00	\$96.00	(\$96.00)	0
80304	Tree Trimming	\$0.00	\$24,996.00	(\$24,996.00)	0
80317	Landscape replacement	\$0.00	\$96.00	(\$96.00)	0
80500	Pest Control	\$0.00	\$600.00	(\$600.00)	0
80501	Contracted pest control servic	\$485.00	\$3,996.00	(\$3,511.00)	12
80503	Pest control extras/supplies	\$0.00	\$96.00	(\$96.00)	0
80505	Contracted termite control	\$0.00	\$96.00	(\$96.00)	0
80509	Contracted Termite Control Treatment	\$0.00	\$3,996.00	(\$3,996.00)	0
80601	Contracted pool & spa service	\$298.00	\$3,996.00	(\$3,698.00)	7
80602	Pool & spa repairs	\$95.00	\$2,004.00	(\$1,909.00)	5
80603	Pool & spa extras/supplies	\$580.69	\$5,004.00	(\$4,423.31)	12
80617	Landscape Supplies	\$0.00	\$96.00	(\$96.00)	0
80707	Alarm Monitoring	\$0.00	\$1,500.00	(\$1,500.00)	0
81002	Contracted software	\$0.00	\$96.00	(\$96.00)	0
	Total CONTRACTED SERVICES	\$14,218.78	\$138,108.00	(\$123,889.22)	10
	MAINTENANCE				
63000	Unit Maintenance/Repair	\$729.50	\$9,996.00	(\$9,266.50)	7
86000	Gate Repairs	\$450.00	\$3,600.00	(\$3,150.00)	13
86101	Fire Alarm	\$0.00	\$2,004.00	(\$2,004.00)	0
86200	Furnishings Communal	\$0.00	\$96.00	(\$96.00)	0

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2023 Through 01/31/2023
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>
86300	Bldg Maint and Repairs	\$215.00	\$20,004.00	(\$19,789.00)	1
86302	Equipment maintenance	\$0.00	\$2,004.00	(\$2,004.00)	0
86303	Contingency repairs	\$3,052.86	\$38,172.00	(\$35,119.14)	8
86314	Clubhouse expense	\$0.00	\$5,004.00	(\$5,004.00)	0
86500	Lighting maintenance	\$127.91	\$1,992.00	(\$1,864.09)	6
86600	Resident Locks & keys	\$205.57	\$2,496.00	(\$2,290.43)	8
86700	Maintenance supplies	\$630.56	\$6,000.00	(\$5,369.44)	11
86800	Painting	\$0.00	\$504.00	(\$504.00)	0
87000	Plumbing	\$257.73	\$3,000.00	(\$2,742.27)	9
87100	Roof	\$0.00	\$504.00	(\$504.00)	0
87111	Structural Maintenance/Repair - Comm	(\$24.43)	\$38,172.00	(\$38,196.43)	0
87300	Signs	\$0.00	\$204.00	(\$204.00)	0
87600	Landscape - Tree	\$0.00	\$96.00	(\$96.00)	0
88301	Sewer Line Cleanouts	\$0.00	\$996.00	(\$996.00)	0
88701	Landscaping- Maintenance	\$0.00	\$360.00	(\$360.00)	0
89300	Gutters	\$330.00	\$5,004.00	(\$4,674.00)	7
	Total MAINTENANCE	\$5,974.70	\$140,208.00	(\$134,233.30)	4
	PROVISION FOR RESERVES				
98800	Structure Maintenance/Repair - Comm	\$46,041.00	\$552,492.00	(\$506,451.00)	8
	Total PROVISION FOR RESERVES	\$46,041.00	\$552,492.00	(\$506,451.00)	8
	UTILITIES INCOME				
50900	Utility reimbursement	(\$38,333.05)	\$0.00	(\$38,333.05)	0
	Total UTILITIES INCOME	(\$38,333.05)	\$0.00	(\$38,333.05)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$742.21	\$0.00	\$742.21	0
65200	Utility gas	\$5,440.25	\$0.00	\$5,440.25	0
65300	Utility phone	\$1,117.29	\$0.00	\$1,117.29	0
65400	Utility trash	\$5,792.36	\$0.00	\$5,792.36	0
65500	Utility water & sewer	\$22,858.70	\$0.00	\$22,858.70	0
81001	Contracted internet	\$144.94	\$0.00	\$144.94	0

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
 01/01/2023 Through 01/31/2023
 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>
Total	UTILITY EXPENSE	\$36,095.75	\$0.00	\$36,095.75	0
Total	Expenses Before Reserves	\$99,447.71	\$1,316,496.00	(\$1,217,048.29)	8
Total	EXPENSES	\$145,488.71	\$1,868,988.00	(\$1,723,499.29)	8