

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: March 31, 2023

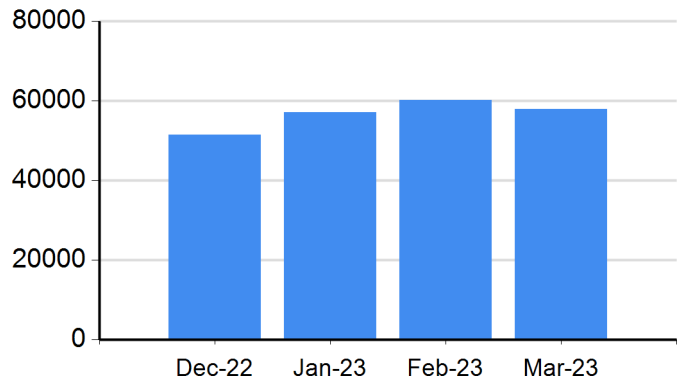
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	665,799.44	596,058.13	Increase in Cash	69,741.31
Reserve Cash	1,658,803.74	1,616,748.50	Increase in Cash	42,055.24
Average budgeted expenses / months	155,749.00			
Average # of months of available cash	4.27			

ASSESSMENT SUMMARY

Monthly Assessment Budget	153,882.00
Assessment Cash Received	155,732.99
<u>Total Assessments Receivable</u>	
current month due	14,907.86
31-60 days late	4,856.19
61-90 days late	4,910.39
over 90 days late	33,202.12
Total Assessments Due	57,876.56
Past Owners Assessments Rec.	76,361.78
Past % of Total	57%
Prepaid Assessments	93,261.76

Accounts Receivable Trending



OPERATING SUMMARY

Category	March Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$158,511.13	\$479,550.43	\$467,247.00	\$12,303.43
ADMINISTRATIVE	\$2,894.10	\$11,561.10	\$19,188.00	(\$7,626.90)
LOAN SERVICING	\$46,804.00	\$140,412.10	\$140,412.00	\$0.10
SALARY ADMINISTRATIVE	\$3,878.13	\$5,903.63	\$17,250.00	(\$11,346.37)
SALARY MAINTENANCE	\$7,803.43	\$37,114.27	\$21,900.00	\$15,214.27
INSURANCE	\$11,272.61	\$59,725.30	\$56,544.00	\$3,181.30
TAXES	\$1,336.54	\$5,248.84	\$4,251.00	\$997.84
CONTRACTED SERVICES	(\$869.94)	\$23,073.58	\$34,527.00	(\$11,453.42)
MAINTENANCE	\$1,466.25	\$14,100.21	\$35,052.00	(\$20,951.79)
PROVISION FOR RESERVES	\$46,041.00	\$138,123.00	\$138,123.00	\$0.00
UTILITIES INCOME	(\$42,455.05)	(\$119,234.65)	\$0.00	(\$119,234.65)
UTILITY EXPENSE	\$40,826.30	\$118,997.95	\$0.00	\$118,997.95
Total EXPENSES	\$118,997.37	\$435,025.33	\$467,247.00	(\$32,221.67)
Net Surplus or (Deficit)	\$39,513.76	\$44,525.10		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: March 31, 2023

Contribution to Reserves this month:	46,041.00	Reserve Disbursements this month:	0.00
Contribution to Reserves Year-to-Date:	138,123.00	Reserve Disbursements Year-to-Date:	64,038.16

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 03/31/2023

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Pacific Western xxxxxx4124	\$621,426.62
11100	J Street Drain Project	\$35,476.73
11500	CIT CR on deposit	\$2,308.86
11700	Pacific Western Petty Cash xxxxx3424	\$6,587.23
	Total CURRENT ASSETS	\$665,799.44

CURRENT RESERVE ASSETS

10300	Cap Res - Pacific Western xxxxxx7978	\$996,520.59	IMMA
11600	JP Morgan/Edward Jones	\$662,283.15	
	Total CURRENT RESERVE ASSETS	\$1,658,803.74	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$134,238.34
	Total ACCOUNTS RECEIVABLE	\$134,238.34

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>\$7,598,113.52</u>
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 03/31/2023

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$93,261.76
	Total CURRENT LIABILITIES	\$93,261.76

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$368.97
	Total ACCOUNTS PAYABLE	\$368.97

LOANS

31400	2nd LOC Mutual of Omaha	(\$6,390.85)
31500	Loan Pacific Premier Bank xxx4718	\$4,323,690.02
31900	LOC Mutual of Omaha	(\$23,745.16)
	Total LOANS	\$4,293,554.01

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	\$1,649,898.96
	Total LIABILITIES	\$6,072,463.92

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,481,124.50
	Current Year Surplus (Deficit)	\$44,525.10
	Total RETAINED SURPLUS/(DEFICIT)	\$1,525,649.60
	Total EQUITY	\$1,525,649.60

	Total Liabilities and Equity	\$7,598,113.52
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Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

01/01/2023 Through 03/31/2023

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	461,646.00	1,846,584.00	(1,384,938.00)	25
	Total ASSESSMENT INCOME	461,646.00	1,846,584.00	(1,384,938.00)	25
	OTHER MEMBER INCOME				
50400	Late charge assessments	4,284.01	996.00	3,288.01	430
50500	Lien assessments	160.00	900.00	(740.00)	18
50600	Legal assessments	515.00	504.00	11.00	102
50700	Parking assessments	1,083.02	3,204.00	(2,120.98)	34
50800	Nsf check collection	1,313.48	3,996.00	(2,682.52)	33
51000	Resident Key/gate card income	647.00	5,004.00	(4,357.00)	13
	Total OTHER MEMBER INCOME	8,002.51	14,604.00	(6,601.49)	55
	OTHER INCOME				
51200	Violation / Fine	89.00	2,004.00	(1,915.00)	4
51300	Interest income	8,692.17	300.00	8,392.17	2,897
51500	Reimbursement income-bill backs	170.00	996.00	(826.00)	17
52700	Move In/Move Out Registration Fee	800.00	4,500.00	(3,700.00)	18
54200	Adjustment	150.75	0.00	150.75	0
	Total OTHER INCOME	9,901.92	7,800.00	2,101.92	127
	Total INCOME	479,550.43	1,868,988.00	(1,389,437.57)	26
	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	1,020.40	3,996.00	(2,975.60)	26
60105	Professional Services	92.00	48.00	44.00	192
60200	Bank/Other Fees	406.09	1,500.00	(1,093.91)	27
60205	Office Expense	978.01	9,000.00	(8,021.99)	11
60206	Office equipment (computers)	0.00	900.00	(900.00)	0
60207	1099 forms	0.00	12.00	(12.00)	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2023 Through 03/31/2023

Year End: December

60300	Legal expense, reimbursable	1,282.00	1,500.00	(218.00)	85
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	5,100.00	20,400.00	(15,300.00)	25
60601	Management services extras	0.00	96.00	(96.00)	0
60603	Board Management Expense	50.00	996.00	(946.00)	5
60800	Printing & postage	838.05	7,200.00	(6,361.95)	12
60900	Assessment refunds	0.00	96.00	(96.00)	0
61000	Non-sufficient fund checks	1,014.90	4,008.00	(2,993.10)	25
62000	Miscellaneous expense	779.65	828.00	(48.35)	94
63100	Wireless access point	0.00	300.00	(300.00)	0
	Total ADMINISTRATIVE	11,561.10	76,752.00	(65,190.90)	15
	LOAN SERVICING				
64001	Loan Servicing Principle	95,425.67	336,000.00	(240,574.33)	28
64002	Loan Servicing Interest	44,986.43	225,648.00	(180,661.57)	20
	Total LOAN SERVICING	140,412.10	561,648.00	(421,235.90)	25
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	5,903.63	69,000.00	(63,096.37)	9
	Total SALARY ADMINISTRATIVE	5,903.63	69,000.00	(63,096.37)	9
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	16,943.19	54,600.00	(37,656.81)	31
60503	Clubhouse Salaries Gross	20,171.08	33,000.00	(12,828.92)	61
	Total SALARY MAINTENANCE	37,114.27	87,600.00	(50,485.73)	42
	INSURANCE				
70100	Fidelity bond	0.00	1,500.00	(1,500.00)	0
70300	Insurance master policy	23,822.28	72,000.00	(48,177.72)	33
70400	Worker's compensation	2,085.19	8,004.00	(5,918.81)	26
70500	Insurance-earthquake	33,817.83	135,000.00	(101,182.17)	25
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 03/31/2023

Year End: December

70800	Insurance, Umbrella	0.00	2,496.00	(2,496.00)	0
	Total INSURANCE	59,725.30	226,176.00	(166,450.70)	26
	TAXES				
75100	Payroll taxes	5,248.84	14,004.00	(8,755.16)	37
75400	State & federal taxes	0.00	3,000.00	(3,000.00)	0
	Total TAXES	5,248.84	17,004.00	(11,755.16)	31
	CONTRACTED SERVICES				
80201	Contracted elevator service	5,178.84	26,040.00	(20,861.16)	20
80202	Elevator repairs	0.00	504.00	(504.00)	0
80301	Contracted gardening service	10,400.00	62,400.00	(52,000.00)	17
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	2,600.00	24,996.00	(22,396.00)	10
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	1,455.00	3,996.00	(2,541.00)	36
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	570.00	3,996.00	(3,426.00)	14
80601	Contracted pool & spa service	894.00	3,996.00	(3,102.00)	22
80602	Pool & spa repairs	95.00	2,004.00	(1,909.00)	5
80603	Pool & spa extras/supplies	1,598.74	5,004.00	(3,405.26)	32
80617	Landscape Supplies	0.00	96.00	(96.00)	0
80707	Alarm Monitoring	282.00	1,500.00	(1,218.00)	19
81002	Contracted software	0.00	96.00	(96.00)	0
	Total CONTRACTED SERVICES	23,073.58	138,108.00	(115,034.42)	17
	MAINTENANCE				
63000	Unit Maintenance/Repair	873.58	9,996.00	(9,122.42)	9
86000	Gate Repairs	675.00	3,600.00	(2,925.00)	19
86101	Fire Alarm	385.50	2,004.00	(1,618.50)	19

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2023 Through 03/31/2023

Year End: December

86200	Furnishings Communal	0.00	96.00	(96.00)	0
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
86304	Clubhouse cleaning	285.00	0.00	285.00	0
86314	Clubhouse expense	0.00	5,004.00	(5,004.00)	0
86500	Lighting maintenance	962.91	1,992.00	(1,029.09)	48
86600	Resident Locks & keys	205.57	2,496.00	(2,290.43)	8
86700	Maintenance supplies	1,285.44	6,000.00	(4,714.56)	21
86800	Painting	0.00	504.00	(504.00)	0
87000	Plumbing	1,332.00	3,000.00	(1,668.00)	44
87100	Roof	0.00	504.00	(504.00)	0
87111	Structural Maintenance/Repair - Communal	4,047.35	38,172.00	(34,124.65)	11
87300	Signs	0.00	204.00	(204.00)	0
87600	Landscape - Tree	250.00	96.00	154.00	260
88301	Sewer Line Cleanouts	0.00	996.00	(996.00)	0
88701	Landscaping- Maintenance	0.00	360.00	(360.00)	0
89300	Gutters	530.00	5,004.00	(4,474.00)	11
	Total MAINTENANCE	14,100.21	140,208.00	(126,107.79)	10
	PROVISION FOR RESERVES				
98800	Structure Maintenance/Repair - Communal	138,123.00	552,492.00	(414,369.00)	25
	Total PROVISION FOR RESERVES	138,123.00	552,492.00	(414,369.00)	25
	UTILITIES INCOME				
50900	Utility reimbursement	(119,234.65)	0.00	(119,234.65)	0
	Total UTILITIES INCOME	(119,234.65)	0.00	(119,234.65)	0
	UTILITY EXPENSE				
65100	Utility-electric	3,755.54	0.00	3,755.54	0
65200	Utility gas	14,747.06	0.00	14,747.06	0
65300	Utility phone	3,511.16	0.00	3,511.16	0
65400	Utility trash	17,255.04	0.00	17,255.04	0
65500	Utility water & sewer	79,294.33	0.00	79,294.33	0
81001	Contracted internet	434.82	0.00	434.82	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2023 Through 03/31/2023

Year End: December

Total UTILITY EXPENSE	118,997.95	0.00	118,997.95	0
Total Expenses Before Reserves	296,902.33	1,316,496.00	(1,019,593.67)	23
Total EXPENSES	435,025.33	1,868,988.00	(1,433,962.67)	23

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2023 Through 03/31/2023

Year End: December

GL No	GL Description	Monthly	Beginning	----- Activity -----		--- Adjustments ---		Ending
		Budget	Balance	Debits	Expenses	Additions	Deductions	Balance
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	49,624.00	0.00	0.00	(292,798.56)
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	20.81	0.00	0.00
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 - Communal	46,041.00	1,871,603.96	138,123.00	6,101.50	0.00	0.00	2,003,625.46
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2023 Through 03/31/2023

Year End: December

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	138,123.00	64,058.97	20.81	20.81	1,649,898.96

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 03/31/2023

Year End: December

GL No	GL Description Current Month Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
INCOME							
ASSESSMENT INCOME							
50100	Regular assessments	153,882.00	153,882.00	461,646.00	461,646.00	0.00	100
	Total ASSESSMENT INCOME	153,882.00	153,882.00	461,646.00	461,646.00	0.00	100
OTHER MEMBER INCOME							
50400	Late charge assessments	876.40	83.00	4,284.01	249.00	4,035.01	1,720
50500	Lien assessments	40.00	75.00	160.00	225.00	(65.00)	71
50600	Legal assessments	15.00	42.00	515.00	126.00	389.00	409
50700	Parking assessments	320.00	267.00	1,083.02	801.00	282.02	135
50800	Nsf check collection	677.37	333.00	1,313.48	999.00	314.48	131
51000	Resident Key/gate card income	271.00	417.00	647.00	1,251.00	(604.00)	52
	Total OTHER MEMBER INCOME	2,199.77	1,217.00	8,002.51	3,651.00	4,351.51	219
OTHER INCOME							
51200	Violation / Fine	89.00	167.00	89.00	501.00	(412.00)	18
51300	Interest income	2,140.36	25.00	8,692.17	75.00	8,617.17	11,590
51500	Reimbursement income-bill backs	0.00	83.00	170.00	249.00	(79.00)	68
52700	Move In/Move Out Registration Fee	200.00	375.00	800.00	1,125.00	(325.00)	71
54200	Adjustment	0.00	0.00	150.75	0.00	150.75	0
	Total OTHER INCOME	2,429.36	650.00	9,901.92	1,950.00	7,951.92	508
	Total INCOME	158,511.13	155,749.00	479,550.43	467,247.00	12,303.43	103
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	0.00	250.00	0.00	750.00	(750.00)	0
60101	Study reserve	0.00	158.00	0.00	474.00	(474.00)	0
60103	Payroll service	179.20	333.00	1,020.40	999.00	21.40	102
60105	Professional Services	0.00	4.00	92.00	12.00	80.00	767
60200	Bank/Other Fees	39.94	125.00	406.09	375.00	31.09	108

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 03/31/2023

Year End: December

60205	Office Expense	53.47	750.00	978.01	2,250.00	(1,271.99)	43
60206	Office equipment (computers)	0.00	75.00	0.00	225.00	(225.00)	0
60207	1099 forms	0.00	1.00	0.00	3.00	(3.00)	0
60300	Legal expense, reimbursable	222.00	125.00	1,282.00	375.00	907.00	342
60303	Legal	0.00	1,416.00	0.00	4,248.00	(4,248.00)	0
60400	License,fees and permits	0.00	100.00	0.00	300.00	(300.00)	0
60510	Employee Extra (uniforms, etc.)	0.00	66.00	0.00	198.00	(198.00)	0
60513	Bonuses	0.00	166.00	0.00	498.00	(498.00)	0
60600	Management services	1,700.00	1,700.00	5,100.00	5,100.00	0.00	100
60601	Management services extras	0.00	8.00	0.00	24.00	(24.00)	0
60603	Board Management Expense	50.00	83.00	50.00	249.00	(199.00)	20
60800	Printing & postage	260.70	600.00	838.05	1,800.00	(961.95)	47
60900	Assessment refunds	0.00	8.00	0.00	24.00	(24.00)	0
61000	Non-sufficient fund checks	388.79	334.00	1,014.90	1,002.00	12.90	101
62000	Miscellaneous expense	0.00	69.00	779.65	207.00	572.65	377
63100	Wireless access point	0.00	25.00	0.00	75.00	(75.00)	0
	Total ADMINISTRATIVE	2,894.10	6,396.00	11,561.10	19,188.00	(7,626.90)	60
	LOAN SERVICING						
64001	Loan Servicing Principle	32,911.28	28,000.00	95,425.67	84,000.00	11,425.67	114
64002	Loan Servicing Interest	13,892.72	18,804.00	44,986.43	56,412.00	(11,425.57)	80
	Total LOAN SERVICING	46,804.00	46,804.00	140,412.10	140,412.00	0.10	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	3,878.13	5,750.00	5,903.63	17,250.00	(11,346.37)	34
	Total SALARY ADMINISTRATIVE	3,878.13	5,750.00	5,903.63	17,250.00	(11,346.37)	34
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	4,373.05	4,550.00	16,943.19	13,650.00	3,293.19	124
60503	Clubhouse Salaries Gross	3,430.38	2,750.00	20,171.08	8,250.00	11,921.08	244
	Total SALARY MAINTENANCE	7,803.43	7,300.00	37,114.27	21,900.00	15,214.27	169

Surfside III Condominium Owners Association

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Year End: December

INSURANCE							
70100	Fidelity bond	0.00	125.00	0.00	375.00	(375.00)	0
70300	Insurance master policy	0.00	6,000.00	23,822.28	18,000.00	5,822.28	132
70400	Worker's compensation	0.00	667.00	2,085.19	2,001.00	84.19	104
70500	Insurance-earthquake	11,272.61	11,250.00	33,817.83	33,750.00	67.83	100
70700	D & O/Cyber insurance	0.00	598.00	0.00	1,794.00	(1,794.00)	0
70800	Insurance, Umbrella	0.00	208.00	0.00	624.00	(624.00)	0
	Total INSURANCE	11,272.61	18,848.00	59,725.30	56,544.00	3,181.30	106
TAXES							
75100	Payroll taxes	1,336.54	1,167.00	5,248.84	3,501.00	1,747.84	150
75400	State & federal taxes	0.00	250.00	0.00	750.00	(750.00)	0
	Total TAXES	1,336.54	1,417.00	5,248.84	4,251.00	997.84	123
CONTRACTED SERVICES							
80201	Contracted elevator service	0.00	2,170.00	5,178.84	6,510.00	(1,331.16)	80
80202	Elevator repairs	(2,381.25)	42.00	0.00	126.00	(126.00)	0
80301	Contracted gardening service	0.00	5,200.00	10,400.00	15,600.00	(5,200.00)	67
80302	Landscape - Irrigation	0.00	208.00	0.00	624.00	(624.00)	0
80303	Gardening extras/supplies	0.00	8.00	0.00	24.00	(24.00)	0
80304	Tree Trimming	0.00	2,083.00	2,600.00	6,249.00	(3,649.00)	42
80317	Landscape replacement	0.00	8.00	0.00	24.00	(24.00)	0
80500	Pest Control	0.00	50.00	0.00	150.00	(150.00)	0
80501	Contracted pest control servic	485.00	333.00	1,455.00	999.00	456.00	146
80503	Pest control extras/supplies	0.00	8.00	0.00	24.00	(24.00)	0
80505	Contracted termite control	0.00	8.00	0.00	24.00	(24.00)	0
80509	Contracted Termite Control Treatment	0.00	333.00	570.00	999.00	(429.00)	57
80601	Contracted pool & spa service	298.00	333.00	894.00	999.00	(105.00)	89
80602	Pool & spa repairs	0.00	167.00	95.00	501.00	(406.00)	19
80603	Pool & spa extras/supplies	446.31	417.00	1,598.74	1,251.00	347.74	128
80617	Landscape Supplies	0.00	8.00	0.00	24.00	(24.00)	0
80707	Alarm Monitoring	282.00	125.00	282.00	375.00	(93.00)	75

Surfside III Condominium Owners Association

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Year End: December

81002	Contracted software	0.00	8.00	0.00	24.00	(24.00)	0
	Total CONTRACTED SERVICES	(869.94)	11,509.00	23,073.58	34,527.00	(11,453.42)	67
	MAINTENANCE						
63000	Unit Maintenance/Repair	0.00	833.00	873.58	2,499.00	(1,625.42)	35
86000	Gate Repairs	0.00	300.00	675.00	900.00	(225.00)	75
86101	Fire Alarm	385.50	167.00	385.50	501.00	(115.50)	77
86200	Furnishings Communal	0.00	8.00	0.00	24.00	(24.00)	0
86300	Bldg Maint and Repairs	0.00	1,667.00	215.00	5,001.00	(4,786.00)	4
86302	Equipment maintenance	0.00	167.00	0.00	501.00	(501.00)	0
86303	Contingency repairs	0.00	3,181.00	3,052.86	9,543.00	(6,490.14)	32
86304	Clubhouse cleaning	190.00	0.00	285.00	0.00	285.00	0
86314	Clubhouse expense	0.00	417.00	0.00	1,251.00	(1,251.00)	0
86500	Lighting maintenance	475.00	166.00	962.91	498.00	464.91	193
86600	Resident Locks & keys	0.00	208.00	205.57	624.00	(418.43)	33
86700	Maintenance supplies	295.74	500.00	1,285.44	1,500.00	(214.56)	86
86800	Painting	0.00	42.00	0.00	126.00	(126.00)	0
87000	Plumbing	48.23	250.00	1,332.00	750.00	582.00	178
87100	Roof	0.00	42.00	0.00	126.00	(126.00)	0
87111	Structural Maintenance/Repair - Communal	71.78	3,181.00	4,047.35	9,543.00	(5,495.65)	42
87300	Signs	0.00	17.00	0.00	51.00	(51.00)	0
87600	Landscape - Tree	0.00	8.00	250.00	24.00	226.00	1,042
88301	Sewer Line Cleanouts	0.00	83.00	0.00	249.00	(249.00)	0
88701	Landscaping- Maintenance	0.00	30.00	0.00	90.00	(90.00)	0
89300	Gutters	0.00	417.00	530.00	1,251.00	(721.00)	42
	Total MAINTENANCE	1,466.25	11,684.00	14,100.21	35,052.00	(20,951.79)	40

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Year End: December

	PROVISION FOR RESERVES						
98800	Structure Maintenance/Repair - Communal	46,041.00	46,041.00	138,123.00	138,123.00	0.00	100
	Total PROVISION FOR RESERVES	46,041.00	46,041.00	138,123.00	138,123.00	0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(42,455.05)	0.00	(119,234.65)	0.00	(119,234.65)	0
	Total UTILITIES INCOME	(42,455.05)	0.00	(119,234.65)	0.00	(119,234.65)	0
	UTILITY EXPENSE						
65100	Utility-electric	0.00	0.00	3,755.54	0.00	3,755.54	0
65200	Utility gas	0.00	0.00	14,747.06	0.00	14,747.06	0
65300	Utility phone	1,255.12	0.00	3,511.16	0.00	3,511.16	0
65400	Utility trash	5,910.17	0.00	17,255.04	0.00	17,255.04	0
65500	Utility water & sewer	33,516.07	0.00	79,294.33	0.00	79,294.33	0
81001	Contracted internet	144.94	0.00	434.82	0.00	434.82	0
	Total UTILITY EXPENSE	40,826.30	0.00	118,997.95	0.00	118,997.95	0
	Total Expenses Before Reserves	72,956.37	109,708.00	296,902.33	329,124.00	(32,221.67)	90
	Total EXPENSES	118,997.37	155,749.00	435,025.33	467,247.00	(32,221.67)	93
	Net Surplus or (Deficit)	39,513.76	0.00	44,525.10	0.00	44,525.10	