

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: May 31, 2023

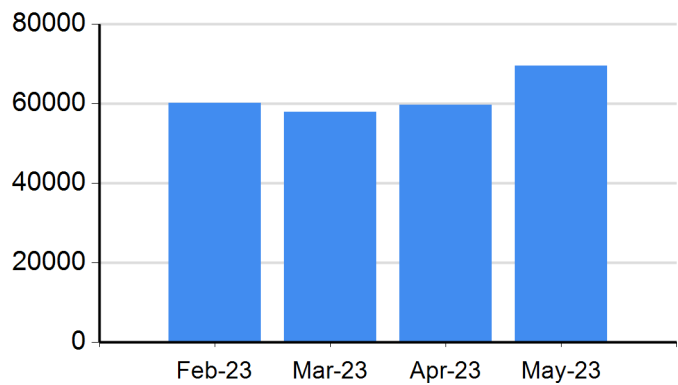
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	316,176.25	322,598.69	Decrease in Cash	6,422.44
Reserve Cash	2,023,936.90	1,982,553.02	Increase in Cash	41,383.88
Average budgeted expenses / months	155,749.00			
Average # of months of available cash	2.03			

ASSESSMENT SUMMARY

Monthly Assessment Budget	153,882.00
Assessment Cash Received	148,696.21
<u>Total Assessments Receivable</u>	
current month due	20,000.65
31-60 days late	7,045.67
61-90 days late	0.00
over 90 days late	42,325.28
Total Assessments Due	69,371.60
Past Owners Assessments Rec.	73,837.72
Past % of Total	52%
Prepaid Assessments	50,128.38

Accounts Receivable Trending



OPERATING SUMMARY

Category	May Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$157,634.31	\$798,495.91	\$778,745.00	\$19,750.91
ADMINISTRATIVE	\$4,953.31	\$24,208.86	\$31,980.00	(\$7,771.14)
LOAN SERVICING	\$46,804.00	\$234,020.10	\$234,020.00	\$0.10
SALARY ADMINISTRATIVE	\$4,206.56	\$18,197.97	\$28,750.00	(\$10,552.03)
SALARY MAINTENANCE	\$7,682.57	\$58,909.22	\$36,500.00	\$22,409.22
INSURANCE	\$17,914.11	\$92,171.55	\$94,240.00	(\$2,068.45)
TAXES	\$1,050.94	\$8,641.94	\$7,085.00	\$1,556.94
CONTRACTED SERVICES	\$7,438.28	\$55,337.74	\$57,545.00	(\$2,207.26)
MAINTENANCE	\$7,041.54	\$44,318.38	\$58,420.00	(\$14,101.62)
PROVISION FOR RESERVES	\$46,041.00	\$530,205.00	\$230,205.00	\$300,000.00
UTILITIES INCOME	(\$38,149.56)	(\$200,132.35)	\$0.00	(\$200,132.35)
UTILITY EXPENSE	\$37,354.11	\$196,116.32	\$0.00	\$196,116.32
Total EXPENSES	\$142,336.86	\$1,061,994.73	\$778,745.00	\$283,249.73
Net Surplus or (Deficit)	\$15,297.45	(\$263,498.82)		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: May 31, 2023

Contribution to Reserves this month:	46,041.00	Reserve Disbursements this month:	4,859.00
Contribution to Reserves Year-to-Date:	230,205.00	Reserve Disbursements Year-to-Date:	85,635.08

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 05/31/2023

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Pacific Western xxxxxx4124	\$271,810.05
11100	J Street Drain Project	\$35,477.24
11500	CIT CR on deposit	\$2,311.73
11700	Pacific Western Petty Cash xxxxx3424	\$6,577.23
	Total CURRENT ASSETS	\$316,176.25

CURRENT RESERVE ASSETS

10300	Cap Res - Pacific Western xxxxxx7978	\$1,359,854.95	IMMA
11600	JP Morgan/Edward Jones	\$664,081.95	
	Total CURRENT RESERVE ASSETS	\$2,023,936.90	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$139,340.62
	Total ACCOUNTS RECEIVABLE	\$139,340.62

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 **\$7,618,725.77**

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 05/31/2023

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$50,128.38
	Total CURRENT LIABILITIES	\$50,128.38

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$1,653.44
	Total ACCOUNTS PAYABLE	\$1,653.44

LOANS

31400	2nd LOC Mutual of Omaha	(\$6,390.85)
31500	Loan Pacific Premier Bank xxx4718	\$4,260,011.89
31900	LOC Mutual of Omaha	(\$23,745.16)
	Total LOANS	\$4,229,875.88

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	\$2,020,384.04
	Total LIABILITIES	\$6,337,421.96

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,544,802.63
	Current Year Surplus (Deficit)	(\$263,498.82)
	Total RETAINED SURPLUS/(DEFICIT)	\$1,281,303.81
	Total EQUITY	\$1,281,303.81

	Total Liabilities and Equity	\$7,618,725.77
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Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 05/31/2023

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	769,410.00	769,410.00	0.00	100
	Total ASSESSMENT INCOME	153,882.00	153,882.00	769,410.00	769,410.00	0.00	100
OTHER MEMBER INCOME							
50400	Late charge assessments	1,328.19	83.00	7,141.05	415.00	6,726.05	1,721
50500	Lien assessments	120.00	75.00	280.00	375.00	(95.00)	75
50600	Legal assessments	0.00	42.00	515.00	210.00	305.00	245
50700	Parking assessments	319.00	267.00	1,682.02	1,335.00	347.02	126
50800	Nsf check collection	1,254.22	333.00	3,228.92	1,665.00	1,563.92	194
51000	Resident Key/gate card income	448.00	417.00	1,080.00	2,085.00	(1,005.00)	52
	Total OTHER MEMBER INCOME	3,469.41	1,217.00	13,926.99	6,085.00	7,841.99	229
OTHER INCOME							
51200	Violation / Fine	150.00	167.00	269.00	835.00	(566.00)	32
51300	Interest income	232.90	25.00	11,403.63	125.00	11,278.63	9,123
51500	Reimbursement income-bill backs	0.00	83.00	170.00	415.00	(245.00)	41
52700	Move In/Move Out Registration Fee	(100.00)	375.00	900.00	1,875.00	(975.00)	48
54200	Adjustment	0.00	0.00	2,416.29	0.00	2,416.29	0
	Total OTHER INCOME	282.90	650.00	15,158.92	3,250.00	11,908.92	466
	Total INCOME	157,634.31	155,749.00	798,495.91	778,745.00	19,750.91	103
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	0.00	250.00	0.00	1,250.00	(1,250.00)	0
60101	Study reserve	237.50	158.00	237.50	790.00	(552.50)	30
60103	Payroll service	182.40	333.00	1,712.20	1,665.00	47.20	103
60105	Professional Services	0.00	4.00	92.00	20.00	72.00	460
60200	Bank/Other Fees	65.00	125.00	506.09	625.00	(118.91)	81

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 05/31/2023

Year End: December

60205	Office Expense	471.55	750.00	2,641.63	3,750.00	(1,108.37)	70
60206	Office equipment (computers)	0.00	75.00	0.00	375.00	(375.00)	0
60207	1099 forms	0.00	1.00	0.00	5.00	(5.00)	0
60300	Legal expense, reimbursable	775.13	125.00	2,057.13	625.00	1,432.13	329
60303	Legal	0.00	1,416.00	118.00	7,080.00	(6,962.00)	2
60400	License,fees and permits	0.00	100.00	0.00	500.00	(500.00)	0
60510	Employee Extra (uniforms, etc.)	0.00	66.00	0.00	330.00	(330.00)	0
60513	Bonuses	0.00	166.00	0.00	830.00	(830.00)	0
60600	Management services	1,700.00	1,700.00	8,500.00	8,500.00	0.00	100
60601	Management services extras	0.00	8.00	0.00	40.00	(40.00)	0
60603	Board Management Expense	184.00	83.00	234.00	415.00	(181.00)	56
60800	Printing & postage	727.73	600.00	1,876.20	3,000.00	(1,123.80)	63
60900	Assessment refunds	0.00	8.00	2,265.54	40.00	2,225.54	5,664
61000	Non-sufficient fund checks	610.00	334.00	3,188.92	1,670.00	1,518.92	191
62000	Miscellaneous expense	0.00	69.00	779.65	345.00	434.65	226
63100	Wireless access point	0.00	25.00	0.00	125.00	(125.00)	0
	Total ADMINISTRATIVE	4,953.31	6,396.00	24,208.86	31,980.00	(7,771.14)	76
	LOAN SERVICING						
64001	Loan Servicing Principle	32,139.15	28,000.00	159,103.80	140,000.00	19,103.80	114
64002	Loan Servicing Interest	14,664.85	18,804.00	74,916.30	94,020.00	(19,103.70)	80
	Total LOAN SERVICING	46,804.00	46,804.00	234,020.10	234,020.00	0.10	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	4,206.56	5,750.00	18,197.97	28,750.00	(10,552.03)	63
	Total SALARY ADMINISTRATIVE	4,206.56	5,750.00	18,197.97	28,750.00	(10,552.03)	63
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	4,565.62	4,550.00	30,371.13	22,750.00	7,621.13	133
60503	Clubhouse Salaries Gross	3,116.95	2,750.00	28,538.09	13,750.00	14,788.09	208
	Total SALARY MAINTENANCE	7,682.57	7,300.00	58,909.22	36,500.00	22,409.22	161

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 05/31/2023

Year End: December

INSURANCE							
70100	Fidelity bond	0.00	125.00	1,624.00	625.00	999.00	260
70300	Insurance master policy	5,922.57	6,000.00	29,744.85	30,000.00	(255.15)	99
70400	Worker's compensation	718.93	667.00	4,439.65	3,335.00	1,104.65	133
70500	Insurance-earthquake	11,272.61	11,250.00	56,363.05	56,250.00	113.05	100
70700	D & O/Cyber insurance	0.00	598.00	0.00	2,990.00	(2,990.00)	0
70800	Insurance, Umbrella	0.00	208.00	0.00	1,040.00	(1,040.00)	0
	Total INSURANCE	17,914.11	18,848.00	92,171.55	94,240.00	(2,068.45)	98
TAXES							
75100	Payroll taxes	1,050.94	1,167.00	8,641.94	5,835.00	2,806.94	148
75400	State & federal taxes	0.00	250.00	0.00	1,250.00	(1,250.00)	0
	Total TAXES	1,050.94	1,417.00	8,641.94	7,085.00	1,556.94	122
CONTRACTED SERVICES							
80201	Contracted elevator service	0.00	2,170.00	10,357.70	10,850.00	(492.30)	95
80202	Elevator repairs	0.00	42.00	5,572.97	210.00	5,362.97	2,654
80301	Contracted gardening service	5,200.00	5,200.00	26,000.00	26,000.00	0.00	100
80302	Landscape - Irrigation	320.00	208.00	1,217.50	1,040.00	177.50	117
80303	Gardening extras/supplies	0.00	8.00	0.00	40.00	(40.00)	0
80304	Tree Trimming	300.00	2,083.00	3,850.00	10,415.00	(6,565.00)	37
80317	Landscape replacement	0.00	8.00	0.00	40.00	(40.00)	0
80500	Pest Control	0.00	50.00	0.00	250.00	(250.00)	0
80501	Contracted pest control servic	485.00	333.00	2,303.75	1,665.00	638.75	138
80503	Pest control extras/supplies	0.00	8.00	0.00	40.00	(40.00)	0
80505	Contracted termite control	0.00	8.00	0.00	40.00	(40.00)	0
80509	Contracted Termite Control Treatment	0.00	333.00	895.00	1,665.00	(770.00)	54
80601	Contracted pool & spa service	298.00	333.00	1,490.00	1,665.00	(175.00)	89
80602	Pool & spa repairs	0.00	167.00	451.72	835.00	(383.28)	54
80603	Pool & spa extras/supplies	835.28	417.00	2,917.10	2,085.00	832.10	140
80617	Landscape Supplies	0.00	8.00	0.00	40.00	(40.00)	0
80707	Alarm Monitoring	0.00	125.00	282.00	625.00	(343.00)	45

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 05/31/2023

Year End: December

81002	Contracted software	0.00	8.00	0.00	40.00	(40.00)	0
	Total CONTRACTED SERVICES	7,438.28	11,509.00	55,337.74	57,545.00	(2,207.26)	96
	MAINTENANCE						
63000	Unit Maintenance/Repair	200.00	833.00	1,243.58	4,165.00	(2,921.42)	30
86000	Gate Repairs	0.00	300.00	675.00	1,500.00	(825.00)	45
86101	Fire Alarm	0.00	167.00	385.50	835.00	(449.50)	46
86200	Furnishings Communal	0.00	8.00	0.00	40.00	(40.00)	0
86300	Bldg Maint and Repairs	1,384.39	1,667.00	10,324.39	8,335.00	1,989.39	124
86302	Equipment maintenance	4,682.13	167.00	4,682.13	835.00	3,847.13	561
86303	Contingency repairs	0.00	3,181.00	3,052.86	15,905.00	(12,852.14)	19
86304	Clubhouse cleaning	0.00	0.00	1,880.00	0.00	1,880.00	0
86314	Clubhouse expense	0.00	417.00	0.00	2,085.00	(2,085.00)	0
86500	Lighting maintenance	0.00	166.00	1,132.91	830.00	302.91	136
86600	Resident Locks & keys	0.00	208.00	205.57	1,040.00	(834.43)	20
86700	Maintenance supplies	556.21	500.00	5,008.41	2,500.00	2,508.41	200
86800	Painting	0.00	42.00	0.00	210.00	(210.00)	0
87000	Plumbing	199.91	250.00	5,881.78	1,250.00	4,631.78	471
87100	Roof	0.00	42.00	0.00	210.00	(210.00)	0
87111	Structural Maintenance/Repair - Communal	18.90	3,181.00	4,066.25	15,905.00	(11,838.75)	26
87300	Signs	0.00	17.00	0.00	85.00	(85.00)	0
87600	Landscape - Tree	0.00	8.00	250.00	40.00	210.00	625
88301	Sewer Line Cleanouts	0.00	83.00	0.00	415.00	(415.00)	0
88701	Landscaping- Maintenance	0.00	30.00	0.00	150.00	(150.00)	0
89300	Gutters	0.00	417.00	5,530.00	2,085.00	3,445.00	265
	Total MAINTENANCE	7,041.54	11,684.00	44,318.38	58,420.00	(14,101.62)	76
	PROVISION FOR RESERVES						
98800	Structure Maintenance/Repair - Communal	46,041.00	46,041.00	230,205.00	230,205.00	0.00	100

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 05/31/2023

Year End: December

98900	Balcony/Walkway Ceiling reinforcement	0.00	0.00	300,000.00	0.00	300,000.00	0
	Total PROVISION FOR RESERVES	46,041.00	46,041.00	530,205.00	230,205.00	300,000.00	230
	UTILITIES INCOME						
50900	Utility reimbursement	(38,149.56)	0.00	(200,132.35)	0.00	(200,132.35)	0
	Total UTILITIES INCOME	(38,149.56)	0.00	(200,132.35)	0.00	(200,132.35)	0
	UTILITY EXPENSE						
65100	Utility-electric	3,006.45	0.00	12,013.77	0.00	12,013.77	0
65200	Utility gas	4,578.76	0.00	36,269.17	0.00	36,269.17	0
65300	Utility phone	1,088.37	0.00	5,557.64	0.00	5,557.64	0
65400	Utility trash	5,623.78	0.00	28,403.11	0.00	28,403.11	0
65500	Utility water & sewer	22,911.81	0.00	113,147.93	0.00	113,147.93	0
81001	Contracted internet	144.94	0.00	724.70	0.00	724.70	0
	Total UTILITY EXPENSE	37,354.11	0.00	196,116.32	0.00	196,116.32	0
	Total Expenses Before Reserves	96,295.86	109,708.00	531,789.73	548,540.00	(16,750.27)	97
	Total EXPENSES	142,336.86	155,749.00	1,061,994.73	778,745.00	283,249.73	136
	Net Surplus or (Deficit)	15,297.45	0.00	(263,498.82)	0.00	(263,498.82)	

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2023 Through 05/31/2023

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	1,773.61	0.00	0.00	(36,473.83)
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	14,964.31	0.00	0.00	14,920.69
43800	Structural Maintenance/Repair - Communal	46,041.00	1,871,603.96	230,205.00	10,960.50	0.00	0.00	2,090,848.46
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 05/31/2023

Year End: December

43900	Balcony/walkway ceiling reinforcement funds	0.00	0.00	0.00	0.00	300,000.00	0.00	300,000.00
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	230,205.00	85,655.89	300,020.81	300,020.81	2,020,384.04

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
 01/01/2023 Through 05/31/2023

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	769,410.00	1,846,584.00	(1,077,174.00)	42
	Total ASSESSMENT INCOME	769,410.00	1,846,584.00	(1,077,174.00)	42
	OTHER MEMBER INCOME				
50400	Late charge assessments	7,141.05	996.00	6,145.05	717
50500	Lien assessments	280.00	900.00	(620.00)	31
50600	Legal assessments	515.00	504.00	11.00	102
50700	Parking assessments	1,682.02	3,204.00	(1,521.98)	52
50800	Nsf check collection	3,228.92	3,996.00	(767.08)	81
51000	Resident Key/gate card income	1,080.00	5,004.00	(3,924.00)	22
	Total OTHER MEMBER INCOME	13,926.99	14,604.00	(677.01)	95
	OTHER INCOME				
51200	Violation / Fine	269.00	2,004.00	(1,735.00)	13
51300	Interest income	11,403.63	300.00	11,103.63	3,801
51500	Reimbursement income-bill backs	170.00	996.00	(826.00)	17
52700	Move In/Move Out Registration Fee	900.00	4,500.00	(3,600.00)	20
54200	Adjustment	2,416.29	0.00	2,416.29	0
	Total OTHER INCOME	15,158.92	7,800.00	7,358.92	194
	Total INCOME	798,495.91	1,868,988.00	(1,070,492.09)	43
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	0.00	3,000.00	(3,000.00)	0
60101	Study reserve	237.50	1,896.00	(1,658.50)	13
60103	Payroll service	1,712.20	3,996.00	(2,283.80)	43
60105	Professional Services	92.00	48.00	44.00	192
60200	Bank/Other Fees	506.09	1,500.00	(993.91)	34
60205	Office Expense	2,641.63	9,000.00	(6,358.37)	29
60206	Office equipment (computers)	0.00	900.00	(900.00)	0
60207	1099 forms	0.00	12.00	(12.00)	0

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60300	Legal expense, reimbursable	2,057.13	1,500.00	557.13	137
60303	Legal	118.00	16,992.00	(16,874.00)	1
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	8,500.00	20,400.00	(11,900.00)	42
60601	Management services extras	0.00	96.00	(96.00)	0
60603	Board Management Expense	234.00	996.00	(762.00)	23
60800	Printing & postage	1,876.20	7,200.00	(5,323.80)	26
60900	Assessment refunds	2,265.54	96.00	2,169.54	2,360
61000	Non-sufficient fund checks	3,188.92	4,008.00	(819.08)	80
62000	Miscellaneous expense	779.65	828.00	(48.35)	94
63100	Wireless access point	0.00	300.00	(300.00)	0
	Total ADMINISTRATIVE	24,208.86	76,752.00	(52,543.14)	32
	LOAN SERVICING				
64001	Loan Servicing Principle	159,103.80	336,000.00	(176,896.20)	47
64002	Loan Servicing Interest	74,916.30	225,648.00	(150,731.70)	33
	Total LOAN SERVICING	234,020.10	561,648.00	(327,627.90)	42
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	18,197.97	69,000.00	(50,802.03)	26
	Total SALARY ADMINISTRATIVE	18,197.97	69,000.00	(50,802.03)	26
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	30,371.13	54,600.00	(24,228.87)	56
60503	Clubhouse Salaries Gross	28,538.09	33,000.00	(4,461.91)	86
	Total SALARY MAINTENANCE	58,909.22	87,600.00	(28,690.78)	67
	INSURANCE				
70100	Fidelity bond	1,624.00	1,500.00	124.00	108
70300	Insurance master policy	29,744.85	72,000.00	(42,255.15)	41
70400	Worker's compensation	4,439.65	8,004.00	(3,564.35)	55
70500	Insurance-earthquake	56,363.05	135,000.00	(78,636.95)	42
70700	D & O/Cyber insurance	0.00	7,176.00	(7,176.00)	0

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70800	Insurance, Umbrella	0.00	2,496.00	(2,496.00)	0
	Total INSURANCE	92,171.55	226,176.00	(134,004.45)	41
	TAXES				
75100	Payroll taxes	8,641.94	14,004.00	(5,362.06)	62
75400	State & federal taxes	0.00	3,000.00	(3,000.00)	0
	Total TAXES	8,641.94	17,004.00	(8,362.06)	51
	CONTRACTED SERVICES				
80201	Contracted elevator service	10,357.70	26,040.00	(15,682.30)	40
80202	Elevator repairs	5,572.97	504.00	5,068.97	1,106
80301	Contracted gardening service	26,000.00	62,400.00	(36,400.00)	42
80302	Landscape - Irrigation	1,217.50	2,496.00	(1,278.50)	49
80303	Gardening extras/supplies	0.00	96.00	(96.00)	0
80304	Tree Trimming	3,850.00	24,996.00	(21,146.00)	15
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	2,303.75	3,996.00	(1,692.25)	58
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	895.00	3,996.00	(3,101.00)	22
80601	Contracted pool & spa service	1,490.00	3,996.00	(2,506.00)	37
80602	Pool & spa repairs	451.72	2,004.00	(1,552.28)	23
80603	Pool & spa extras/supplies	2,917.10	5,004.00	(2,086.90)	58
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	55,337.74	138,108.00	(82,770.26)	40
	MAINTENANCE				
63000	Unit Maintenance/Repair	1,243.58	9,996.00	(8,752.42)	12
86000	Gate Repairs	675.00	3,600.00	(2,925.00)	19
86101	Fire Alarm	385.50	2,004.00	(1,618.50)	19

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86200	Furnishings Communal	0.00	96.00	(96.00)	0
86300	Bldg Maint and Repairs	10,324.39	20,004.00	(9,679.61)	52
86302	Equipment maintenance	4,682.13	2,004.00	2,678.13	234
86303	Contingency repairs	3,052.86	38,172.00	(35,119.14)	8
86304	Clubhouse cleaning	1,880.00	0.00	1,880.00	0
86314	Clubhouse expense	0.00	5,004.00	(5,004.00)	0
86500	Lighting maintenance	1,132.91	1,992.00	(859.09)	57
86600	Resident Locks & keys	205.57	2,496.00	(2,290.43)	8
86700	Maintenance supplies	5,008.41	6,000.00	(991.59)	83
86800	Painting	0.00	504.00	(504.00)	0
87000	Plumbing	5,881.78	3,000.00	2,881.78	196
87100	Roof	0.00	504.00	(504.00)	0
87111	Structural Maintenance/Repair - Communal	4,066.25	38,172.00	(34,105.75)	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	5,530.00	5,004.00	526.00	111
	Total MAINTENANCE	44,318.38	140,208.00	(95,889.62)	32
	PROVISION FOR RESERVES				
98800	Structure Maintenance/Repair - Communal	230,205.00	552,492.00	(322,287.00)	42
98900	Balcony/Walkway Ceiling reinforcement	300,000.00	0.00	300,000.00	0
	Total PROVISION FOR RESERVES	530,205.00	552,492.00	(22,287.00)	96
	UTILITIES INCOME				
50900	Utility reimbursement	(200,132.35)	0.00	(200,132.35)	0
	Total UTILITIES INCOME	(200,132.35)	0.00	(200,132.35)	0
	UTILITY EXPENSE				
65100	Utility-electric	12,013.77	0.00	12,013.77	0
65200	Utility gas	36,269.17	0.00	36,269.17	0
65300	Utility phone	5,557.64	0.00	5,557.64	0
65400	Utility trash	28,403.11	0.00	28,403.11	0
65500	Utility water & sewer	113,147.93	0.00	113,147.93	0

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81001	Contracted internet	724.70	0.00	724.70	0
	Total UTILITY EXPENSE	196,116.32	0.00	196,116.32	0
	Total Expenses Before Reserves	531,789.73	1,316,496.00	(784,706.27)	40
	Total EXPENSES	1,061,994.73	1,868,988.00	(806,993.27)	57