

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: July 31, 2023

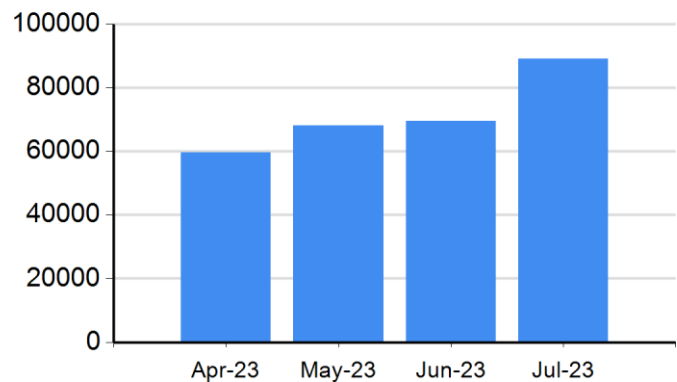
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	356,820.66	339,014.26	Increase in Cash	17,806.40
Reserve Cash	1,898,556.43	2,123,969.85	Decrease in Cash	225,413.42
Average budgeted expenses / months	155,749.00			
Average # of months of available cash	2.29			

ASSESSMENT SUMMARY

Monthly Assessment Budget	153,882.00
Assessment Cash Received	146,692.68
<u>Total Assessments Receivable</u>	
current month due	34,823.90
31-60 days late	7,882.18
61-90 days late	0.00
over 90 days late	46,387.52
Total Assessments Due	89,093.60
Past Owners Assessments Rec.	73,097.72
Past % of Total	45%
Prepaid Assessments	52,980.24

Accounts Receivable Trending



OPERATING SUMMARY

Category	July Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$213,068.39	\$1,232,007.33	\$1,090,243.00	\$141,764.33
ADMINISTRATIVE	\$19,185.33	\$49,480.55	\$44,772.00	\$4,708.55
LOAN SERVICING	\$46,804.00	\$327,628.10	\$327,628.00	\$0.10
SALARY ADMINISTRATIVE	\$2,051.33	\$24,555.80	\$40,250.00	(\$15,694.20)
SALARY MAINTENANCE	\$4,539.70	\$72,348.53	\$51,100.00	\$21,248.53
INSURANCE	\$5,948.57	\$141,320.71	\$131,936.00	\$9,384.71
TAXES	\$592.52	\$13,599.29	\$9,919.00	\$3,680.29
CONTRACTED SERVICES	\$10,264.51	\$73,419.84	\$80,563.00	(\$7,143.16)
MAINTENANCE	\$5,784.96	\$56,427.85	\$81,788.00	(\$25,360.15)
PROVISION FOR RESERVES	\$46,041.00	\$677,289.00	\$322,287.00	\$355,002.00
UTILITIES INCOME	(\$38,627.52)	(\$275,256.86)	\$0.00	(\$275,256.86)
UTILITY EXPENSE	\$32,077.69	\$266,882.68	\$0.00	\$266,882.68
Total EXPENSES	\$134,662.09	\$1,427,695.49	\$1,090,243.00	\$337,452.49
Net Surplus or (Deficit)	\$78,406.30	(\$195,688.16)		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: July 31, 2023

Contribution to Reserves this month:	46,041.00	Reserve Disbursements this month:	269,426.03
Contribution to Reserves Year-to-Date:	322,287.00	Reserve Disbursements Year-to-Date:	360,971.27

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 07/31/2023

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Pacific Western xxxxxx4124	\$312,404.28
11100	J Street Drain Project	\$35,537.97
11500	CIT CR on deposit	\$2,311.18
11700	Pacific Western Petty Cash xxxxx3424	\$6,567.23
	Total CURRENT ASSETS	\$356,820.66

CURRENT RESERVE ASSETS

10300	Cap Res - Pacific Western xxxxxx7978	\$1,232,088.11	IMMA
11600	JP Morgan/Edward Jones	\$666,468.32	
	Total CURRENT RESERVE ASSETS	\$1,898,556.43	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$162,191.32
	Total ACCOUNTS RECEIVABLE	\$162,191.32

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>\$7,556,840.41</u>
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 07/31/2023

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$52,980.24
	Total CURRENT LIABILITIES	\$52,980.24

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$1.00
	Total ACCOUNTS PAYABLE	\$1.00

LOANS

31400	2nd LOC Mutual of Omaha	(\$6,390.85)
31500	Loan Pacific Premier Bank xxx4718	\$4,195,890.62
31900	LOC Mutual of Omaha	(\$23,745.16)
	Total LOANS	\$4,165,754.61

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	\$1,889,488.60
	Total LIABILITIES	\$6,143,604.67

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,608,923.90
	Current Year Surplus (Deficit)	(\$195,688.16)
	Total RETAINED SURPLUS/(DEFICIT)	\$1,413,235.74

	Total EQUITY	\$1,413,235.74
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	Total Liabilities and Equity	\$7,556,840.41
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2023 Through 07/31/2023

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	130.05	(2,553.58)
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
41304	Condo Electric Panels	0.00	0.00	0.00	3,135.00	0.00	0.00	(3,135.00)
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	322,287.00	157,111.37	0.00	0.00	2,036,779.59

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2023 Through 07/31/2023

Year End: December

43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43900	Balcony/walkway ceiling reinforcement funds	0.00	0.00	0.00	126,050.32	355,002.00	2,513.20	226,438.48
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	322,287.00	360,992.08	355,022.81	355,022.81	1,889,488.60

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 07/31/2023

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	153,841.10	153,882.00	1,077,133.10	1,077,174.00	(40.90)	100
	Total ASSESSMENT INCOME	153,841.10	153,882.00	1,077,133.10	1,077,174.00	(40.90)	100
OTHER MEMBER INCOME							
50300	Special 2 assessments	55,002.00	0.00	110,004.00	0.00	110,004.00	0
50400	Late charge assessments	2,087.89	83.00	12,160.27	581.00	11,579.27	2,093
50500	Lien assessments	1,500.00	75.00	1,820.00	525.00	1,295.00	347
50600	Legal assessments	0.00	42.00	515.00	294.00	221.00	175
50700	Parking assessments	280.00	267.00	2,242.02	1,869.00	373.02	120
50800	Nsf check collection	823.00	333.00	4,051.92	2,331.00	1,720.92	174
51000	Resident Key/gate card income	0.00	417.00	1,300.00	2,919.00	(1,619.00)	45
	Total OTHER MEMBER INCOME	59,692.89	1,217.00	132,093.21	8,519.00	123,574.21	1,551
OTHER INCOME							
51200	Violation / Fine	1,000.00	167.00	1,369.00	1,169.00	200.00	117
51300	Interest income	(1,693.10)	25.00	17,498.23	175.00	17,323.23	9,999
51500	Reimbursement income-bill backs	127.50	83.00	297.50	581.00	(283.50)	51
52700	Move In/Move Out Registration Fee	100.00	375.00	1,200.00	2,625.00	(1,425.00)	46
54200	Adjustment	0.00	0.00	2,416.29	0.00	2,416.29	0
	Total OTHER INCOME	(465.60)	650.00	22,781.02	4,550.00	18,231.02	501
	Total INCOME	213,068.39	155,749.00	1,232,007.33	1,090,243.00	141,764.33	113
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	0.00	250.00	1,298.00	1,750.00	(452.00)	74
60101	Study reserve	237.50	158.00	475.00	1,106.00	(631.00)	43
60103	Payroll service	0.00	333.00	1,809.10	2,331.00	(521.90)	78
60105	Professional Services	0.00	4.00	92.00	28.00	64.00	329

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 07/31/2023

Year End: December

60200	Bank/Other Fees	25.00	125.00	566.09	875.00	(308.91)	65
60205	Office Expense	60.97	750.00	3,716.43	5,250.00	(1,533.57)	71
60206	Office equipment (computers)	0.00	75.00	0.00	525.00	(525.00)	0
60207	1099 forms	0.00	1.00	0.00	7.00	(7.00)	0
60300	Legal expense, reimbursable	1,540.00	125.00	3,805.88	875.00	2,930.88	435
60303	Legal	0.00	1,416.00	619.50	9,912.00	(9,292.50)	6
60400	License,fees and permits	611.00	100.00	611.00	700.00	(89.00)	87
60510	Employee Extra (uniforms, etc.)	0.00	66.00	0.00	462.00	(462.00)	0
60513	Bonuses	0.00	166.00	0.00	1,162.00	(1,162.00)	0
60600	Management services	1,700.00	1,700.00	11,900.00	11,900.00	0.00	100
60601	Management services extras	0.00	8.00	0.00	56.00	(56.00)	0
60603	Board Management Expense	0.00	83.00	279.00	581.00	(302.00)	48
60800	Printing & postage	1,422.49	600.00	3,658.84	4,200.00	(541.16)	87
60900	Assessment refunds	0.00	8.00	2,265.54	56.00	2,209.54	4,046
61000	Non-sufficient fund checks	10.00	334.00	4,001.92	2,338.00	1,663.92	171
62000	Miscellaneous expense	13,578.37	69.00	14,377.58	483.00	13,894.58	2,977
63100	Wireless access point	0.00	25.00	0.00	175.00	(175.00)	0
63900	Board conference calls/CAI	0.00	0.00	4.67	0.00	4.67	0
	Total ADMINISTRATIVE	19,185.33	6,396.00	49,480.55	44,772.00	4,708.55	111
	LOAN SERVICING						
64001	Loan Servicing Principle	32,357.48	28,000.00	223,225.07	196,000.00	27,225.07	114
64002	Loan Servicing Interest	14,446.52	18,804.00	104,403.03	131,628.00	(27,224.97)	79
	Total LOAN SERVICING	46,804.00	46,804.00	327,628.10	327,628.00	0.10	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	2,051.33	5,750.00	24,555.80	40,250.00	(15,694.20)	61
	Total SALARY ADMINISTRATIVE	2,051.33	5,750.00	24,555.80	40,250.00	(15,694.20)	61
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	2,197.16	4,550.00	36,834.21	31,850.00	4,984.21	116
60503	Clubhouse Salaries Gross	2,342.54	2,750.00	35,514.32	19,250.00	16,264.32	184

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 07/31/2023

Year End: December

Total SALARY MAINTENANCE	4,539.70	7,300.00	72,348.53	51,100.00	21,248.53	142
INSURANCE						
70100 Fidelity bond	0.00	125.00	1,624.00	875.00	749.00	186
70300 Insurance master policy	5,948.57	6,000.00	41,641.99	42,000.00	(358.01)	99
70400 Worker's compensation	0.00	667.00	6,219.58	4,669.00	1,550.58	133
70500 Insurance-earthquake	0.00	11,250.00	91,835.14	78,750.00	13,085.14	117
70700 D & O/Cyber insurance	0.00	598.00	0.00	4,186.00	(4,186.00)	0
70800 Insurance, Umbrella	0.00	208.00	0.00	1,456.00	(1,456.00)	0
Total INSURANCE	5,948.57	18,848.00	141,320.71	131,936.00	9,384.71	107
TAXES						
75100 Payroll taxes	592.52	1,167.00	10,448.29	8,169.00	2,279.29	128
75400 State & federal taxes	0.00	250.00	3,151.00	1,750.00	1,401.00	180
Total TAXES	592.52	1,417.00	13,599.29	9,919.00	3,680.29	137
CONTRACTED SERVICES						
80201 Contracted elevator service	5,178.93	2,170.00	15,536.63	15,190.00	346.63	102
80202 Elevator repairs	0.00	42.00	5,572.97	294.00	5,278.97	1,896
80301 Contracted gardening service	0.00	5,200.00	31,200.00	36,400.00	(5,200.00)	86
80302 Landscape - Irrigation	970.00	208.00	2,714.50	1,456.00	1,258.50	186
80303 Gardening extras/supplies	0.00	8.00	45.21	56.00	(10.79)	81
80304 Tree Trimming	150.00	2,083.00	4,000.00	14,581.00	(10,581.00)	27
80317 Landscape replacement	0.00	8.00	0.00	56.00	(56.00)	0
80403 Janitorial extras/supplies	95.00	0.00	95.00	0.00	95.00	0
80500 Pest Control	0.00	50.00	0.00	350.00	(350.00)	0
80501 Contracted pest control servc	485.00	333.00	3,273.75	2,331.00	942.75	140
80503 Pest control extras/supplies	0.00	8.00	0.00	56.00	(56.00)	0
80505 Contracted termite control	0.00	8.00	0.00	56.00	(56.00)	0
80509 Contracted Termite Control Treatment	2,110.00	333.00	3,640.00	2,331.00	1,309.00	156
80601 Contracted pool & spa service	298.00	333.00	2,086.00	2,331.00	(245.00)	89
80602 Pool & spa repairs	185.40	167.00	637.12	1,169.00	(531.88)	55

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 07/31/2023

Year End: December

80603	Pool & spa extras/supplies	792.18	417.00	4,336.66	2,919.00	1,417.66	149
80617	Landscape Supplies	0.00	8.00	0.00	56.00	(56.00)	0
80707	Alarm Monitoring	0.00	125.00	282.00	875.00	(593.00)	32
81002	Contracted software	0.00	8.00	0.00	56.00	(56.00)	0
	Total CONTRACTED SERVICES	10,264.51	11,509.00	73,419.84	80,563.00	(7,143.16)	91
	MAINTENANCE						
63000	Unit Maintenance/Repair	306.47	833.00	1,550.05	5,831.00	(4,280.95)	27
86000	Gate Repairs	0.00	300.00	1,857.55	2,100.00	(242.45)	88
86101	Fire Alarm	0.00	167.00	771.00	1,169.00	(398.00)	66
86200	Furnishings Communal	0.00	8.00	0.00	56.00	(56.00)	0
86300	Bldg Maint and Repairs	0.00	1,667.00	11,759.39	11,669.00	90.39	101
86302	Equipment maintenance	204.29	167.00	4,886.42	1,169.00	3,717.42	418
86303	Contingency repairs	0.00	3,181.00	3,052.86	22,267.00	(19,214.14)	14
86304	Clubhouse cleaning	280.00	0.00	3,005.00	0.00	3,005.00	0
86314	Clubhouse expense	0.00	417.00	0.00	2,919.00	(2,919.00)	0
86500	Lighting maintenance	0.00	166.00	1,132.91	1,162.00	(29.09)	97
86600	Resident Locks & keys	12.02	208.00	368.06	1,456.00	(1,087.94)	25
86700	Maintenance supplies	0.00	500.00	5,924.26	3,500.00	2,424.26	169
86800	Painting	0.00	42.00	0.00	294.00	(294.00)	0
87000	Plumbing	2,877.50	250.00	9,819.42	1,750.00	8,069.42	561
87100	Roof	0.00	42.00	0.00	294.00	(294.00)	0
87111	Structural Maintenance/Repair - Communal	339.68	3,181.00	4,405.93	22,267.00	(17,861.07)	20
87300	Signs	0.00	17.00	0.00	119.00	(119.00)	0
87600	Landscape - Tree	0.00	8.00	250.00	56.00	194.00	446
88301	Sewer Line Cleanouts	0.00	83.00	0.00	581.00	(581.00)	0
88701	Landscaping- Maintenance	0.00	30.00	0.00	210.00	(210.00)	0
89300	Gutters	1,765.00	417.00	7,645.00	2,919.00	4,726.00	262
	Total MAINTENANCE	5,784.96	11,684.00	56,427.85	81,788.00	(25,360.15)	69

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 07/31/2023

Year End: December

PROVISION FOR RESERVES							
98800	Structure Maintenance/Repair - Communal	46,041.00	46,041.00	322,287.00	322,287.00	0.00	100
98900	Balcony/Walkway Ceiling reinforcement	0.00	0.00	355,002.00	0.00	355,002.00	0
	Total PROVISION FOR RESERVES	46,041.00	46,041.00	677,289.00	322,287.00	355,002.00	210
UTILITIES INCOME							
50900	Utility reimbursement	(38,627.52)	0.00	(275,256.86)	0.00	(275,256.86)	0
	Total UTILITIES INCOME	(38,627.52)	0.00	(275,256.86)	0.00	(275,256.86)	0
UTILITY EXPENSE							
65100	Utility-electric	0.00	0.00	15,122.43	0.00	15,122.43	0
65200	Utility gas	0.00	0.00	40,171.97	0.00	40,171.97	0
65300	Utility phone	1,170.13	0.00	7,950.19	0.00	7,950.19	0
65400	Utility trash	5,568.77	0.00	40,079.66	0.00	40,079.66	0
65500	Utility water & sewer	25,193.85	0.00	162,543.85	0.00	162,543.85	0
81001	Contracted internet	144.94	0.00	1,014.58	0.00	1,014.58	0
	Total UTILITY EXPENSE	32,077.69	0.00	266,882.68	0.00	266,882.68	0
	Total Expenses Before Reserves	88,621.09	109,708.00	750,406.49	767,956.00	(17,549.51)	98
	Total EXPENSES	134,662.09	155,749.00	1,427,695.49	1,090,243.00	337,452.49	131
	Net Surplus or (Deficit)	78,406.30	0.00	(195,688.16)	0.00	(195,688.16)	

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

01/01/2023 Through 07/31/2023

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	1,077,133.10	1,846,584.00	(769,450.90)	58
	Total ASSESSMENT INCOME	1,077,133.10	1,846,584.00	(769,450.90)	58
	OTHER MEMBER INCOME				
50300	Special 2 assessments	110,004.00	0.00	110,004.00	0
50400	Late charge assessments	12,160.27	996.00	11,164.27	1,221
50500	Lien assessments	1,820.00	900.00	920.00	202
50600	Legal assessments	515.00	504.00	11.00	102
50700	Parking assessments	2,242.02	3,204.00	(961.98)	70
50800	Nsf check collection	4,051.92	3,996.00	55.92	101
51000	Resident Key/gate card income	1,300.00	5,004.00	(3,704.00)	26
	Total OTHER MEMBER INCOME	132,093.21	14,604.00	117,489.21	905
	OTHER INCOME				
51200	Violation / Fine	1,369.00	2,004.00	(635.00)	68
51300	Interest income	17,498.23	300.00	17,198.23	5,833
51500	Reimbursement income-bill backs	297.50	996.00	(698.50)	30
52700	Move In/Move Out Registration Fee	1,200.00	4,500.00	(3,300.00)	27
54200	Adjustment	2,416.29	0.00	2,416.29	0
	Total OTHER INCOME	22,781.02	7,800.00	14,981.02	292
	Total INCOME	1,232,007.33	1,868,988.00	(636,980.67)	66
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	1,298.00	3,000.00	(1,702.00)	43
60101	Study reserve	475.00	1,896.00	(1,421.00)	25
60103	Payroll service	1,809.10	3,996.00	(2,186.90)	45
60105	Professional Services	92.00	48.00	44.00	192
60200	Bank/Other Fees	566.09	1,500.00	(933.91)	38
60205	Office Expense	3,716.43	9,000.00	(5,283.57)	41
60206	Office equipment (computers)	0.00	900.00	(900.00)	0

Surfside III Condominium Owners Association
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Year End: December

60207	1099 forms	0.00	12.00	(12.00)	0
60300	Legal expense, reimbursable	3,805.88	1,500.00	2,305.88	254
60303	Legal	619.50	16,992.00	(16,372.50)	4
60400	License,fees and permits	611.00	1,200.00	(589.00)	51
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	11,900.00	20,400.00	(8,500.00)	58
60601	Management services extras	0.00	96.00	(96.00)	0
60603	Board Management Expense	279.00	996.00	(717.00)	28
60800	Printing & postage	3,658.84	7,200.00	(3,541.16)	51
60900	Assessment refunds	2,265.54	96.00	2,169.54	2,360
61000	Non-sufficient fund checks	4,001.92	4,008.00	(6.08)	100
62000	Miscellaneous expense	14,377.58	828.00	13,549.58	1,736
63100	Wireless access point	0.00	300.00	(300.00)	0
63900	Board conference calls/CAI	4.67	0.00	4.67	0
	Total ADMINISTRATIVE	49,480.55	76,752.00	(27,271.45)	64
	LOAN SERVICING				
64001	Loan Servicing Principle	223,225.07	336,000.00	(112,774.93)	66
64002	Loan Servicing Interest	104,403.03	225,648.00	(121,244.97)	46
	Total LOAN SERVICING	327,628.10	561,648.00	(234,019.90)	58
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	24,555.80	69,000.00	(44,444.20)	36
	Total SALARY ADMINISTRATIVE	24,555.80	69,000.00	(44,444.20)	36
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	36,834.21	54,600.00	(17,765.79)	67
60503	Clubhouse Salaries Gross	35,514.32	33,000.00	2,514.32	108
	Total SALARY MAINTENANCE	72,348.53	87,600.00	(15,251.47)	83
	INSURANCE				
70100	Fidelity bond	1,624.00	1,500.00	124.00	108
70300	Insurance master policy	41,641.99	72,000.00	(30,358.01)	58
70400	Worker's compensation	6,219.58	8,004.00	(1,784.42)	78

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Year End: December

70500	Insurance-earthquake	91,835.14	135,000.00	(43,164.86)	68
70700	D & O/Cyber insurance	0.00	7,176.00	(7,176.00)	0
70800	Insurance, Umbrella	0.00	2,496.00	(2,496.00)	0
	Total INSURANCE	141,320.71	226,176.00	(84,855.29)	62
	TAXES				
75100	Payroll taxes	10,448.29	14,004.00	(3,555.71)	75
75400	State & federal taxes	3,151.00	3,000.00	151.00	105
	Total TAXES	13,599.29	17,004.00	(3,404.71)	80
	CONTRACTED SERVICES				
80201	Contracted elevator service	15,536.63	26,040.00	(10,503.37)	60
80202	Elevator repairs	5,572.97	504.00	5,068.97	1,106
80301	Contracted gardening service	31,200.00	62,400.00	(31,200.00)	50
80302	Landscape - Irrigation	2,714.50	2,496.00	218.50	109
80303	Gardening extras/supplies	45.21	96.00	(50.79)	47
80304	Tree Trimming	4,000.00	24,996.00	(20,996.00)	16
80317	Landscape replacement	0.00	96.00	(96.00)	0
80403	Janitorial extras/supplies	95.00	0.00	95.00	0
80500	Pest Control	0.00	600.00	(600.00)	0
80501	Contracted pest control servic	3,273.75	3,996.00	(722.25)	82
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	3,640.00	3,996.00	(356.00)	91
80601	Contracted pool & spa service	2,086.00	3,996.00	(1,910.00)	52
80602	Pool & spa repairs	637.12	2,004.00	(1,366.88)	32
80603	Pool & spa extras/supplies	4,336.66	5,004.00	(667.34)	87
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	73,419.84	138,108.00	(64,688.16)	53
	MAINTENANCE				
63000	Unit Maintenance/Repair	1,550.05	9,996.00	(8,445.95)	16
86000	Gate Repairs	1,857.55	3,600.00	(1,742.45)	52

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Year End: December

86101	Fire Alarm	771.00	2,004.00	(1,233.00)	38
86200	Furnishings Communal	0.00	96.00	(96.00)	0
86300	Bldg Maint and Repairs	11,759.39	20,004.00	(8,244.61)	59
86302	Equipment maintenance	4,886.42	2,004.00	2,882.42	244
86303	Contingency repairs	3,052.86	38,172.00	(35,119.14)	8
86304	Clubhouse cleaning	3,005.00	0.00	3,005.00	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	368.06	2,496.00	(2,127.94)	15
86700	Maintenance supplies	5,924.26	6,000.00	(75.74)	99
86800	Painting	0.00	504.00	(504.00)	0
87000	Plumbing	9,819.42	3,000.00	6,819.42	327
87100	Roof	0.00	504.00	(504.00)	0
87111	Structural Maintenance/Repair - Communal	4,405.93	38,172.00	(33,766.07)	12
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	7,645.00	5,004.00	2,641.00	153
	Total MAINTENANCE	56,427.85	140,208.00	(83,780.15)	40
	PROVISION FOR RESERVES				
98800	Structure Maintenance/Repair - Communal	322,287.00	552,492.00	(230,205.00)	58
98900	Balcony/Walkway Ceiling reinforcement	355,002.00	0.00	355,002.00	0
	Total PROVISION FOR RESERVES	677,289.00	552,492.00	124,797.00	123
	UTILITIES INCOME				
50900	Utility reimbursement	(275,256.86)	0.00	(275,256.86)	0
	Total UTILITIES INCOME	(275,256.86)	0.00	(275,256.86)	0
	UTILITY EXPENSE				
65100	Utility-electric	15,122.43	0.00	15,122.43	0
65200	Utility gas	40,171.97	0.00	40,171.97	0
65300	Utility phone	7,950.19	0.00	7,950.19	0
65400	Utility trash	40,079.66	0.00	40,079.66	0

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65500	Utility water & sewer	162,543.85	0.00	162,543.85	0
81001	Contracted internet	1,014.58	0.00	1,014.58	0
	Total UTILITY EXPENSE	266,882.68	0.00	266,882.68	0
	Total Expenses Before Reserves	750,406.49	1,316,496.00	(566,089.51)	57
	Total EXPENSES	1,427,695.49	1,868,988.00	(441,292.51)	76