

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: August 31, 2023

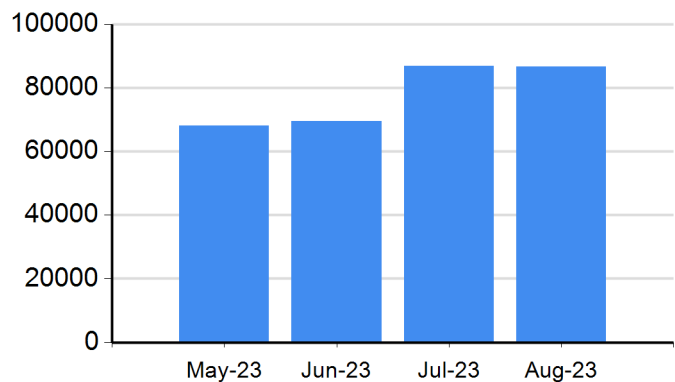
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	398,224.27	351,710.94	Increase in Cash	46,513.33
Reserve Cash	1,973,598.72	1,907,244.97	Increase in Cash	66,353.75
Average budgeted expenses / months	155,749.00			
Average # of months of available cash		2.56		

ASSESSMENT SUMMARY

Monthly Assessment Budget	153,882.00
Assessment Cash Received	156,605.78
<u>Total Assessments Receivable</u>	
current month due	32,847.17
31-60 days late	0.00
61-90 days late	9,757.94
over 90 days late	43,997.70
Total Assessments Due	86,602.81
Past Owners Assessments Rec.	72,752.72
Past % of Total	46%
Prepaid Assessments	53,109.58

Accounts Receivable Trending



OPERATING SUMMARY

Category	August Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$261,464.20	\$1,502,160.07	\$1,245,992.00	\$256,168.07
ADMINISTRATIVE	\$8,020.07	\$58,221.39	\$51,168.00	\$7,053.39
LOAN SERVICING	\$46,804.00	\$374,432.10	\$374,432.00	\$0.10
SALARY ADMINISTRATIVE	\$4,123.31	\$28,867.71	\$46,000.00	(\$17,132.29)
SALARY MAINTENANCE	\$8,611.09	\$83,440.78	\$58,400.00	\$25,040.78
INSURANCE	\$21,127.29	\$162,448.00	\$150,784.00	\$11,664.00
TAXES	\$1,035.02	\$14,703.81	\$11,336.00	\$3,367.81
CONTRACTED SERVICES	\$10,277.71	\$83,697.55	\$92,072.00	(\$8,374.45)
MAINTENANCE	\$27,220.14	\$84,737.08	\$93,472.00	(\$8,734.92)
PROVISION FOR RESERVES	\$101,043.00	\$778,332.00	\$368,328.00	\$410,004.00
UTILITIES INCOME	(\$39,375.70)	(\$314,632.56)	\$0.00	(\$314,632.56)
UTILITY EXPENSE	\$41,490.48	\$316,030.31	\$0.00	\$316,030.31
Total EXPENSES	\$230,376.41	\$1,670,278.17	\$1,245,992.00	\$424,286.17
Net Surplus or (Deficit)	\$31,087.79	(\$168,118.10)		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2023

For the Month Ended: August 31, 2023

Contribution to Reserves this month:	46,041.00	Reserve Disbursements this month:	38,197.50
Contribution to Reserves Year-to-Date:	368,328.00	Reserve Disbursements Year-to-Date:	399,168.77

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 08/31/2023

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Pacific Western xxxxxx4124	\$353,792.97
11100	J Street Drain Project	\$35,557.30
11500	CIT CR on deposit	\$2,311.77
11700	Pacific Western Petty Cash xxxxx3424	\$6,562.23
	Total CURRENT ASSETS	\$398,224.27

CURRENT RESERVE ASSETS

10300	Cap Res - Pacific Western xxxxxx7978	\$1,298,441.86	IMMA
11600	JP Morgan/Edward Jones	\$675,156.86	
	Total CURRENT RESERVE ASSETS	\$1,973,598.72	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$136,290.32
	Total ACCOUNTS RECEIVABLE	\$136,290.32

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>\$7,647,385.31</u>
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 08/31/2023

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$53,109.58
	Total CURRENT LIABILITIES	\$53,109.58

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	\$4,163,900.44
31900	LOC Mutual of Omaha	(\$23,745.16)
	Total LOANS	\$4,133,764.43

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	\$1,952,334.10
	Total LIABILITIES	\$6,174,589.33

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,640,914.08
	Current Year Surplus (Deficit)	(\$168,118.10)
	Total RETAINED SURPLUS/(DEFICIT)	\$1,472,795.98

	Total EQUITY	\$1,472,795.98
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	Total Liabilities and Equity	\$7,647,385.31
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2023 Through 08/31/2023

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	Carpports (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)
41902	Metal fence and railing - repair/replace	0.00	0.00	0.00	17,980.00	0.00	0.00	(17,980.00)
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

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2023 Through 08/31/2023

Year End: December

43800	Structural Maintenance/Repair - Communal	46,041.00	1,871,603.96	368,328.00	177,328.87	0.00	0.00	2,062,603.09
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	410,004.00	2,513.20	281,440.48
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	368,328.00	399,189.58	410,024.81	410,024.81	1,952,334.10

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 08/31/2023

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	154,564.93	153,882.00	1,231,698.03	1,231,056.00	642.03	100
	Total ASSESSMENT INCOME	154,564.93	153,882.00	1,231,698.03	1,231,056.00	642.03	100
OTHER MEMBER INCOME							
50200	Special 1 assessments	3,200.00	0.00	3,200.00	0.00	3,200.00	0
50300	Special 2 assessments	55,002.00	0.00	165,006.00	0.00	165,006.00	0
50400	Late charge assessments	1,267.05	83.00	13,427.32	664.00	12,763.32	2,022
50500	Lien assessments	0.00	75.00	1,820.00	600.00	1,220.00	303
50600	Legal assessments	0.00	42.00	515.00	336.00	179.00	153
50700	Parking assessments	280.00	267.00	2,522.02	2,136.00	386.02	118
50800	Nsf check collection	0.00	333.00	4,051.92	2,664.00	1,387.92	152
51000	Resident Key/gate card income	1,445.00	417.00	2,745.00	3,336.00	(591.00)	82
	Total OTHER MEMBER INCOME	61,194.05	1,217.00	193,287.26	9,736.00	183,551.26	1,985
OTHER INCOME							
51200	Violation / Fine	500.00	167.00	1,869.00	1,336.00	533.00	140
51300	Interest income	1,354.45	25.00	27,541.22	200.00	27,341.22	13,771
51500	Reimbursement income-bill backs	0.00	83.00	297.50	664.00	(366.50)	45
51700	Tax refund income	38.00	0.00	38.00	0.00	38.00	0
52700	Move In/Move Out Registration Fee	1,000.00	375.00	2,200.00	3,000.00	(800.00)	73
54200	Adjustment	42,812.77	0.00	45,229.06	0.00	45,229.06	0
	Total OTHER INCOME	45,705.22	650.00	77,174.78	5,200.00	71,974.78	1,484
	Total INCOME	261,464.20	155,749.00	1,502,160.07	1,245,992.00	256,168.07	121
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	0.00	250.00	1,298.00	2,000.00	(702.00)	65
60101	Study reserve	0.00	158.00	475.00	1,264.00	(789.00)	38

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 08/31/2023

Year End: December

60103	Payroll service	190.40	333.00	2,620.20	2,664.00	(43.80)	98
60105	Professional Services	0.00	4.00	92.00	32.00	60.00	288
60200	Bank/Other Fees	35.00	125.00	601.09	1,000.00	(398.91)	60
60205	Office Expense	14.97	750.00	3,831.47	6,000.00	(2,168.53)	64
60206	Office equipment (computers)	0.00	75.00	0.00	600.00	(600.00)	0
60207	1099 forms	0.00	1.00	0.00	8.00	(8.00)	0
60300	Legal expense, reimbursable	150.00	125.00	3,955.88	1,000.00	2,955.88	396
60303	Legal	354.00	1,416.00	973.50	11,328.00	(10,354.50)	9
60400	License,fees and permits	0.00	100.00	611.00	800.00	(189.00)	76
60510	Employee Extra (uniforms, etc.)	0.00	66.00	0.00	528.00	(528.00)	0
60513	Bonuses	0.00	166.00	0.00	1,328.00	(1,328.00)	0
60600	Management services	1,700.00	1,700.00	13,600.00	13,600.00	0.00	100
60601	Management services extras	0.00	8.00	0.00	64.00	(64.00)	0
60603	Board Management Expense	50.00	83.00	329.00	664.00	(335.00)	50
60800	Printing & postage	284.80	600.00	3,943.64	4,800.00	(856.36)	82
60900	Assessment refunds	4,418.30	8.00	6,683.84	64.00	6,619.84	10,444
61000	Non-sufficient fund checks	822.60	334.00	4,824.52	2,672.00	2,152.52	181
62000	Miscellaneous expense	0.00	69.00	14,377.58	552.00	13,825.58	2,605
63100	Wireless access point	0.00	25.00	0.00	200.00	(200.00)	0
63900	Board conference calls/CAI	0.00	0.00	4.67	0.00	4.67	0
	Total ADMINISTRATIVE	8,020.07	6,396.00	58,221.39	51,168.00	7,053.39	114
	LOAN SERVICING						
64001	Loan Servicing Principle	31,990.18	28,000.00	255,215.25	224,000.00	31,215.25	114
64002	Loan Servicing Interest	14,813.82	18,804.00	119,216.85	150,432.00	(31,215.15)	79
	Total LOAN SERVICING	46,804.00	46,804.00	374,432.10	374,432.00	0.10	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	4,123.31	5,750.00	28,867.71	46,000.00	(17,132.29)	63
	Total SALARY ADMINISTRATIVE	4,123.31	5,750.00	28,867.71	46,000.00	(17,132.29)	63

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 08/31/2023

Year End: December

SALARY MAINTENANCE							
60501	Maintenance Salaries Gross	4,339.58	4,550.00	42,223.96	36,400.00	5,823.96	116
60503	Clubhouse Salaries Gross	4,271.51	2,750.00	41,216.82	22,000.00	19,216.82	187
	Total SALARY MAINTENANCE	8,611.09	7,300.00	83,440.78	58,400.00	25,040.78	143
INSURANCE							
70100	Fidelity bond	0.00	125.00	1,624.00	1,000.00	624.00	162
70300	Insurance master policy	6,793.49	6,000.00	48,435.48	48,000.00	435.48	101
70400	Worker's compensation	890.70	667.00	7,110.28	5,336.00	1,774.28	133
70500	Insurance-earthquake	13,443.10	11,250.00	105,278.24	90,000.00	15,278.24	117
70700	D & O/Cyber insurance	0.00	598.00	0.00	4,784.00	(4,784.00)	0
70800	Insurance, Umbrella	0.00	208.00	0.00	1,664.00	(1,664.00)	0
	Total INSURANCE	21,127.29	18,848.00	162,448.00	150,784.00	11,664.00	108
TAXES							
75100	Payroll taxes	1,035.02	1,167.00	11,552.81	9,336.00	2,216.81	124
75400	State & federal taxes	0.00	250.00	3,151.00	2,000.00	1,151.00	158
	Total TAXES	1,035.02	1,417.00	14,703.81	11,336.00	3,367.81	130
CONTRACTED SERVICES							
80201	Contracted elevator service	0.00	2,170.00	15,536.63	17,360.00	(1,823.37)	89
80202	Elevator repairs	1,040.50	42.00	6,613.47	336.00	6,277.47	1,968
80301	Contracted gardening service	5,200.00	5,200.00	36,400.00	41,600.00	(5,200.00)	88
80302	Landscape - Irrigation	805.00	208.00	3,519.50	1,664.00	1,855.50	212
80303	Gardening extras/supplies	250.00	8.00	295.21	64.00	231.21	461
80304	Tree Trimming	0.00	2,083.00	4,000.00	16,664.00	(12,664.00)	24
80317	Landscape replacement	0.00	8.00	0.00	64.00	(64.00)	0
80403	Janitorial extras/supplies	0.00	0.00	95.00	0.00	95.00	0
80500	Pest Control	0.00	50.00	0.00	400.00	(400.00)	0
80501	Contracted pest control servic	485.00	333.00	3,758.75	2,664.00	1,094.75	141
80503	Pest control extras/supplies	0.00	8.00	0.00	64.00	(64.00)	0
80505	Contracted termite control	0.00	8.00	0.00	64.00	(64.00)	0

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 08/31/2023

Year End: December

80509	Contracted Termite Control Treatment	775.00	333.00	4,415.00	2,664.00	1,751.00	166
80601	Contracted pool & spa service	298.00	333.00	2,384.00	2,664.00	(280.00)	89
80602	Pool & spa repairs	0.00	167.00	637.12	1,336.00	(698.88)	48
80603	Pool & spa extras/supplies	1,424.21	417.00	5,760.87	3,336.00	2,424.87	173
80617	Landscape Supplies	0.00	8.00	0.00	64.00	(64.00)	0
80707	Alarm Monitoring	0.00	125.00	282.00	1,000.00	(718.00)	28
81002	Contracted software	0.00	8.00	0.00	64.00	(64.00)	0
	Total CONTRACTED SERVICES	10,277.71	11,509.00	83,697.55	92,072.00	(8,374.45)	91
	MAINTENANCE						
63000	Unit Maintenance/Repair	617.50	833.00	2,167.55	6,664.00	(4,496.45)	33
86000	Gate Repairs	1,942.37	300.00	3,799.92	2,400.00	1,399.92	158
86101	Fire Alarm	0.00	167.00	771.00	1,336.00	(565.00)	58
86200	Furnishings Communal	0.00	8.00	0.00	64.00	(64.00)	0
86300	Bldg Maint and Repairs	5,160.00	1,667.00	16,919.39	13,336.00	3,583.39	127
86302	Equipment maintenance	0.00	167.00	4,886.42	1,336.00	3,550.42	366
86303	Contingency repairs	0.00	3,181.00	3,052.86	25,448.00	(22,395.14)	12
86304	Clubhouse cleaning	6,680.00	0.00	9,685.00	0.00	9,685.00	0
86314	Clubhouse expense	0.00	417.00	0.00	3,336.00	(3,336.00)	0
86500	Lighting maintenance	1,740.00	166.00	2,872.91	1,328.00	1,544.91	216
86600	Resident Locks & keys	3,766.95	208.00	4,135.01	1,664.00	2,471.01	248
86700	Maintenance supplies	208.38	500.00	7,221.73	4,000.00	3,221.73	181
86800	Painting	0.00	42.00	0.00	336.00	(336.00)	0
87000	Plumbing	634.94	250.00	10,454.36	2,000.00	8,454.36	523
87100	Roof	6,470.00	42.00	6,470.00	336.00	6,134.00	1,926
87111	Structural Maintenance/Repair - Communal	0.00	3,181.00	4,405.93	25,448.00	(21,042.07)	17
87300	Signs	0.00	17.00	0.00	136.00	(136.00)	0
87600	Landscape - Tree	0.00	8.00	250.00	64.00	186.00	391
88301	Sewer Line Cleanouts	0.00	83.00	0.00	664.00	(664.00)	0
88701	Landscaping- Maintenance	0.00	30.00	0.00	240.00	(240.00)	0
89300	Gutters	0.00	417.00	7,645.00	3,336.00	4,309.00	229

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2023 Through 08/31/2023

		Year End: December					
	Total MAINTENANCE	27,220.14	11,684.00	84,737.08	93,472.00	(8,734.92)	91
	PROVISION FOR RESERVES						
98800	Structure Maintenance/Repair - Communal	46,041.00	46,041.00	368,328.00	368,328.00	0.00	100
98900	Balcony/Walkway Ceiling reinforcement	55,002.00	0.00	410,004.00	0.00	410,004.00	0
	Total PROVISION FOR RESERVES	101,043.00	46,041.00	778,332.00	368,328.00	410,004.00	211
	UTILITIES INCOME						
50900	Utility reimbursement	(39,375.70)	0.00	(314,632.56)	0.00	(314,632.56)	0
	Total UTILITIES INCOME	(39,375.70)	0.00	(314,632.56)	0.00	(314,632.56)	0
	UTILITY EXPENSE						
65100	Utility-electric	3,510.19	0.00	22,294.41	0.00	22,294.41	0
65200	Utility gas	3,641.83	0.00	47,809.16	0.00	47,809.16	0
65300	Utility phone	1,377.42	0.00	9,327.61	0.00	9,327.61	0
65400	Utility trash	5,820.15	0.00	45,899.81	0.00	45,899.81	0
65500	Utility water & sewer	26,883.92	0.00	189,427.77	0.00	189,427.77	0
81001	Contracted internet	256.97	0.00	1,271.55	0.00	1,271.55	0
	Total UTILITY EXPENSE	41,490.48	0.00	316,030.31	0.00	316,030.31	0
	Total Expenses Before Reserves	129,333.41	109,708.00	891,946.17	877,664.00	14,282.17	102
	Total EXPENSES	230,376.41	155,749.00	1,670,278.17	1,245,992.00	424,286.17	134
	Net Surplus or (Deficit)	31,087.79	0.00	(168,118.10)	0.00	(168,118.10)	

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

01/01/2023 Through 08/31/2023

Year End: December

GL No	GL Description	YTD Actual	Annual Budget	Variance	% of Budget
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	1,231,698.03	1,846,584.00	(614,885.97)	67
	Total ASSESSMENT INCOME	1,231,698.03	1,846,584.00	(614,885.97)	67
	OTHER MEMBER INCOME				
50200	Special 1 assessments	3,200.00	0.00	3,200.00	0
50300	Special 2 assessments	165,006.00	0.00	165,006.00	0
50400	Late charge assessments	13,427.32	996.00	12,431.32	1,348
50500	Lien assessments	1,820.00	900.00	920.00	202
50600	Legal assessments	515.00	504.00	11.00	102
50700	Parking assessments	2,522.02	3,204.00	(681.98)	79
50800	Nsf check collection	4,051.92	3,996.00	55.92	101
51000	Resident Key/gate card income	2,745.00	5,004.00	(2,259.00)	55
	Total OTHER MEMBER INCOME	193,287.26	14,604.00	178,683.26	1,324
	OTHER INCOME				
51200	Violation / Fine	1,869.00	2,004.00	(135.00)	93
51300	Interest income	27,541.22	300.00	27,241.22	9,180
51500	Reimbursement income-bill backs	297.50	996.00	(698.50)	30
51700	Tax refund income	38.00	0.00	38.00	0
52700	Move In/Move Out Registration Fee	2,200.00	4,500.00	(2,300.00)	49
54200	Adjustment	45,229.06	0.00	45,229.06	0
	Total OTHER INCOME	77,174.78	7,800.00	69,374.78	989
	Total INCOME	1,502,160.07	1,868,988.00	(366,827.93)	80
	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	2,620.20	3,996.00	(1,375.80)	66
60105	Professional Services	92.00	48.00	44.00	192
60200	Bank/Other Fees	601.09	1,500.00	(898.91)	40

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

01/01/2023 Through 08/31/2023

Year End: December

60205	Office Expense	3,831.47	9,000.00	(5,168.53)	43
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	3,955.88	1,500.00	2,455.88	264
60303	Legal	973.50	16,992.00	(16,018.50)	6
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	13,600.00	20,400.00	(6,800.00)	67
60601	Management services extras	0.00	96.00	(96.00)	0
60603	Board Management Expense	329.00	996.00	(667.00)	33
60800	Printing & postage	3,943.64	7,200.00	(3,256.36)	55
60900	Assessment refunds	6,683.84	96.00	6,587.84	6,962
61000	Non-sufficient fund checks	4,824.52	4,008.00	816.52	120
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	58,221.39	76,752.00	(18,530.61)	76
	LOAN SERVICING				
64001	Loan Servicing Principle	255,215.25	336,000.00	(80,784.75)	76
64002	Loan Servicing Interest	119,216.85	225,648.00	(106,431.15)	53
	Total LOAN SERVICING	374,432.10	561,648.00	(187,215.90)	67
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	28,867.71	69,000.00	(40,132.29)	42
	Total SALARY ADMINISTRATIVE	28,867.71	69,000.00	(40,132.29)	42
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	42,223.96	54,600.00	(12,376.04)	77
60503	Clubhouse Salaries Gross	41,216.82	33,000.00	8,216.82	125
	Total SALARY MAINTENANCE	83,440.78	87,600.00	(4,159.22)	95
	INSURANCE				
70100	Fidelity bond	1,624.00	1,500.00	124.00	108

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

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Year End: December

70300	Insurance master policy	48,435.48	72,000.00	(23,564.52)	67
70400	Worker's compensation	7,110.28	8,004.00	(893.72)	89
70500	Insurance-earthquake	105,278.24	135,000.00	(29,721.76)	78
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	162,448.00	226,176.00	(63,728.00)	72
	TAXES				
75100	Payroll taxes	11,552.81	14,004.00	(2,451.19)	82
75400	State & federal taxes	3,151.00	3,000.00	151.00	105
	Total TAXES	14,703.81	17,004.00	(2,300.19)	86
	CONTRACTED SERVICES				
80201	Contracted elevator service	15,536.63	26,040.00	(10,503.37)	60
80202	Elevator repairs	6,613.47	504.00	6,109.47	1,312
80301	Contracted gardening service	36,400.00	62,400.00	(26,000.00)	58
80302	Landscape - Irrigation	3,519.50	2,496.00	1,023.50	141
80303	Gardening extras/supplies	295.21	96.00	199.21	308
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 servc	3,758.75	3,996.00	(237.25)	94
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	4,415.00	3,996.00	419.00	110
80601	Contracted pool & spa service	2,384.00	3,996.00	(1,612.00)	60
80602	Pool & spa repairs	637.12	2,004.00	(1,366.88)	32
80603	Pool & spa extras/supplies	5,760.87	5,004.00	756.87	115
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	83,697.55	138,108.00	(54,410.45)	61

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET

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Year End: December

MAINTENANCE					
63000	Unit Maintenance/Repair	2,167.55	9,996.00	(7,828.45)	22
86000	Gate Repairs	3,799.92	3,600.00	199.92	106
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	16,919.39	20,004.00	(3,084.61)	85
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	9,685.00	0.00	9,685.00	0
86314	Clubhouse expense	0.00	5,004.00	(5,004.00)	0
86500	Lighting maintenance	2,872.91	1,992.00	880.91	144
86600	Resident Locks & keys	4,135.01	2,496.00	1,639.01	166
86700	Maintenance supplies	7,221.73	6,000.00	1,221.73	120
86800	Painting	0.00	504.00	(504.00)	0
87000	Plumbing	10,454.36	3,000.00	7,454.36	348
87100	Roof	6,470.00	504.00	5,966.00	1,284
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	84,737.08	140,208.00	(55,470.92)	60
PROVISION FOR RESERVES					
98800	Structure Maintenance/Repair - Communal	368,328.00	552,492.00	(184,164.00)	67
98900	Balcony/Walkway Ceiling reinforcement	410,004.00	0.00	410,004.00	0
	Total PROVISION FOR RESERVES	778,332.00	552,492.00	225,840.00	141
UTILITIES INCOME					
50900	Utility reimbursement	(314,632.56)	0.00	(314,632.56)	0
	Total UTILITIES INCOME	(314,632.56)	0.00	(314,632.56)	0
UTILITY EXPENSE					
65100	Utility-electric	22,294.41	0.00	22,294.41	0

Surfside III Condominium Owners Association

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Year End: December

65200	Utility gas	47,809.16	0.00	47,809.16	0
65300	Utility phone	9,327.61	0.00	9,327.61	0
65400	Utility trash	45,899.81	0.00	45,899.81	0
65500	Utility water & sewer	189,427.77	0.00	189,427.77	0
81001	Contracted internet	1,271.55	0.00	1,271.55	0
	Total UTILITY EXPENSE	316,030.31	0.00	316,030.31	0
	Total Expenses Before Reserves	891,946.17	1,316,496.00	(424,549.83)	68
	Total EXPENSES	1,670,278.17	1,868,988.00	(198,709.83)	89