

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2023

**For the Month Ended:** November 30, 2023

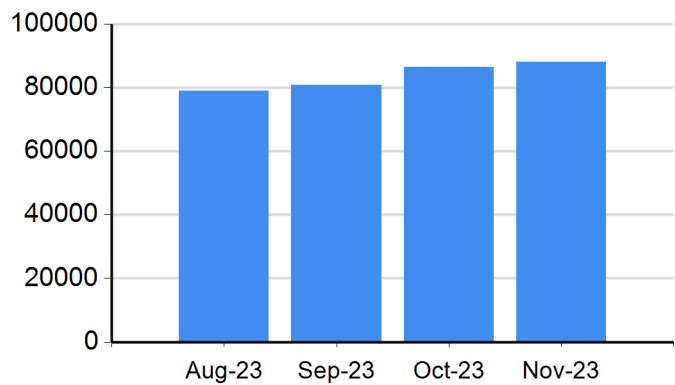
**CASH SUMMARY**

|                                       | This Month   | Last Month   | Change in Cash   |           |
|---------------------------------------|--------------|--------------|------------------|-----------|
| Operating Cash                        | 446,675.55   | 458,953.42   | Decrease in Cash | 12,277.87 |
| Reserve Cash                          | 2,488,203.66 | 2,405,856.66 | Increase in Cash | 82,347.00 |
| Average budgeted expenses / months    | 155,749.00   |              |                  |           |
| Average # of months of available cash | 2.87         |              |                  |           |

**ASSESSMENT SUMMARY**

|                                     |            |
|-------------------------------------|------------|
| Monthly Assessment Budget           | 153,882.00 |
| Assessment Cash Received            | 153,011.43 |
| <u>Total Assessments Receivable</u> |            |
| current month due                   | 27,879.12  |
| 31-60 days late                     | 14,489.02  |
| 61-90 days late                     | 7,157.74   |
| over 90 days late                   | 38,422.73  |
| Total Assessments Due               | 87,948.61  |
| <br>                                |            |
| Past Owners Assessments Rec.        | 71,762.72  |
| Past % of Total                     | 45%        |
| Prepaid Assessments                 | 60,364.57  |

**Accounts Receivable Trending**



**OPERATING SUMMARY**

| Category                 | November Actual | YTD Actual     | YTD Budget     | YTD Variance   |
|--------------------------|-----------------|----------------|----------------|----------------|
| Total INCOME             | \$211,412.06    | \$2,104,250.61 | \$1,713,239.00 | \$391,011.61   |
| ADMINISTRATIVE           | \$3,571.14      | \$72,983.93    | \$70,356.00    | \$2,627.93     |
| LOAN SERVICING           | \$46,804.00     | \$468,040.13   | \$514,844.00   | (\$46,803.87)  |
| SALARY ADMINISTRATIVE    | \$6,689.80      | \$43,585.56    | \$63,250.00    | (\$19,664.44)  |
| SALARY MAINTENANCE       | \$12,928.30     | \$112,721.96   | \$80,300.00    | \$32,421.96    |
| INSURANCE                | \$34,307.81     | \$247,372.72   | \$207,328.00   | \$40,044.72    |
| TAXES                    | \$2,271.47      | \$19,424.46    | \$15,587.00    | \$3,837.46     |
| CONTRACTED SERVICES      | \$13,599.02     | \$114,773.53   | \$126,599.00   | (\$11,825.47)  |
| MAINTENANCE              | \$6,698.75      | \$108,458.07   | \$128,524.00   | (\$20,065.93)  |
| PROVISION FOR RESERVES   | \$46,041.00     | \$916,455.00   | \$506,451.00   | \$410,004.00   |
| UTILITIES INCOME         | (\$40,292.80)   | (\$438,076.54) | \$0.00         | (\$438,076.54) |
| UTILITY EXPENSE          | \$42,130.90     | \$440,364.45   | \$0.00         | \$440,364.45   |
| Total EXPENSES           | \$174,749.39    | \$2,106,103.27 | \$1,713,239.00 | \$392,864.27   |
| Net Surplus or (Deficit) | \$36,662.67     | (\$1,852.66)   |                |                |

**RESERVE SUMMARY**

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2023

**For the Month Ended:** November 30, 2023

|  |            |                                     |            |
|--|------------|-------------------------------------|------------|
| Contribution to Reserves this month:   | 46,041.00  | Reserve Disbursements this month:   | 9,968.00   |
| Contribution to Reserves Year-to-Date: | 506,451.00 | Reserve Disbursements Year-to-Date: | 878,101.52 |

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 11/30/2023

Year End: December

ASSETS

CURRENT ASSETS

|       |                                      |              |                 |
|-------|--------------------------------------|--------------|-----------------|
| 10100 | Checking - Sunwest xxxxx1130         | \$302,198.33 |                 |
| 10108 | Transfer To - Sunwest xxxxx1130      | \$100,000.00 | Operating Funds |
| 11100 | J Street Drain Project               | \$35,608.75  |                 |
| 11500 | CIT CR on deposit                    | \$2,312.93   |                 |
| 11700 | Pacific Western Petty Cash xxxxx3424 | \$500.00     |                 |
| 11708 | Sunwest Petty Cash xxxxx4542         | \$6,055.54   |                 |
|       | Total CURRENT ASSETS                 | \$446,675.55 |                 |

CURRENT RESERVE ASSETS

|       |                              |                |      |
|-------|------------------------------|----------------|------|
| 10300 | Savings - Sunwest xxxxx3850  | \$1,210,659.04 | IMMA |
| 11600 | JP Morgan/Edward Jones       | \$1,277,544.62 |      |
|       | Total CURRENT RESERVE ASSETS | \$2,488,203.66 |      |

ACCOUNTS RECEIVABLE

|       |                           |              |  |
|-------|---------------------------|--------------|--|
| 15500 | Accounts Receivable       | \$159,711.33 |  |
|       | Total ACCOUNTS RECEIVABLE | \$159,711.33 |  |

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 |  | <b>\$8,233,862.54</b> |  |
|--------------|--|-----------------------|--|

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 11/30/2023

Year End: December

|                            |                                   |                       |
|----------------------------|-----------------------------------|-----------------------|
| LIABILITIES                |                                   |                       |
| CURRENT LIABILITIES        |                                   |                       |
| 37000                      | Prepaid Assessments               | \$60,364.57           |
|                            | Total CURRENT LIABILITIES         | \$60,364.57           |
| ACCOUNTS PAYABLE           |                                   |                       |
| 10101                      | AP - Checks Not Released          | \$753,777.52          |
|                            | Total ACCOUNTS PAYABLE            | \$753,777.52          |
| LOANS                      |                                   |                       |
| 31500                      | Loan Pacific Premier Bank xxx4718 | \$4,066,778.43        |
|                            | Total LOANS                       | \$4,066,778.43        |
| 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            | \$1,611,514.35        |
|                            | Total LIABILITIES                 | <b>\$6,527,815.09</b> |
| EQUITY                     |                                   |                       |
| RETAINED SURPLUS/(DEFICIT) |                                   |                       |
| 45100                      | Retained funds                    | \$1,707,900.11        |
|                            | Current Year Surplus (Deficit)    | \$(1,852.66)          |
|                            | Total RETAINED SURPLUS/(DEFICIT)  | \$1,706,047.45        |
|                            | Total EQUITY                      | <b>\$1,706,047.45</b> |
|                            | Total Liabilities and Equity      | <b>\$8,233,862.54</b> |

Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                            | Monthly Budget | Beginning Balance | ----- Activity ----- |            | --- Adjustments --- |            | Ending Balance |
|-------|---|----------------|-------------------|----------------------|------------|---------------------|------------|----------------|
|       |   |                |                   | Deposits             | Expenses   | Additions           | Deductions |                |
| 40100 | Asphalt - parking areas - replace         | 0.00           | 12,085.00         | 0.00                 | 0.00       | 0.00                | 0.00       | 12,085.00      |
| 40103 | Concrete - replace                        | 0.00           | (2,500.00)        | 0.00                 | 0.00       | 0.00                | 0.00       | (2,500.00)     |
| 40104 | Concrete deck/walk - repair(B)            | 0.00           | (6,500.00)        | 0.00                 | 0.00       | 0.00                | 0.00       | (6,500.00)     |
| 40200 | Asphalt - seal and repair                 | 0.00           | (59,057.04)       | 0.00                 | 0.00       | 0.00                | 0.00       | (59,057.04)    |
| 40203 | Resurface common walkway 1 bldg           | 0.00           | 25,000.00         | 0.00                 | 0.00       | 0.00                | 0.00       | 25,000.00      |
| 40303 | Wrought iron                              | 0.00           | (22,935.00)       | 0.00                 | 8,000.00   | 0.00                | 0.00       | (30,935.00)    |
| 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                 | 81,624.00  | 0.00                | 0.00       | (324,798.56)   |
| 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                | 140.05     | (2,563.58)     |
| 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                 | 10,668.56  | 0.00                | 0.00       | (10,668.56)    |
| 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                 | 41,711.11  | 0.00                | 0.00       | (11,826.11)    |
| 43800 | Structural Maintenance/Repair - Communa   | 46,041.00      | 1,871,603.96      | 506,451.00           | 587,179.73 | 0.00                | 0.00       | 1,790,875.23   |
| 43813 | Loan principal                            | 0.00           | 0.00              | 0.00                 | 0.00       | 0.00                | 0.00       | 0.00           |
| 43900 | Balcony/walkway ceiling reinforcement fun | 0.00           | 0.00              | 0.00                 | 126,050.32 | 410,004.00          | 2,513.20   | 281,440.48     |

Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2023 Through 11/30/2023

Year End: December

| <u>GL No</u> | <u>GL Description</u>  | <u>Monthly Budget</u> | <u>Beginning Balance</u> | <u>----- Activity -----</u><br><u>Deposits</u> | <u>-----</u><br><u>Expenses</u> | <u>--- Adjustments ---</u><br><u>Additions</u> | <u>---</u><br><u>Deductions</u> | <u>Ending Balance</u> |
|--------------|------------------------|-----------------------|--------------------------|--|---------------------------------|--|---------------------------------|-----------------------|
| 44000        | Sidewalks              | 0.00                  | (11,985.00)              | 0.00   | 0.00                            | 0.00   | 0.00                            | (11,985.00)           |
|              | <b>Total Reserves:</b> | <b>46,041.00</b>      | <b>1,575,814.12</b>      | <b>506,451.00</b>                              | <b>878,122.33</b>               | <b>410,024.81</b>                              | <b>2,653.25</b>                 | <b>1,611,514.35</b>   |

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2023 Through 11/30/2023

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        | \$1,699,495.69         | \$1,692,702.00        | \$6,793.69          | 100               |
|                     | Total ASSESSMENT INCOME           | \$153,882.00            | \$153,882.00        | \$1,699,495.69         | \$1,692,702.00        | \$6,793.69          | 100               |
| OTHER MEMBER INCOME |                                   |                         |                     |                        |                       |                     |                   |
| 50200               | Special 1 assessments             | \$0.00                  | \$0.00              | \$4,446.00             | \$0.00                | \$4,446.00          | 0                 |
| 50300               | Special 2 assessments             | \$55,890.00             | \$0.00              | \$330,544.00           | \$0.00                | \$330,544.00        | 0                 |
| 50400               | Late charge assessments           | (\$40.90)               | \$83.00             | \$14,458.19            | \$913.00              | \$13,545.19         | 1,584             |
| 50500               | Lien assessments                  | \$620.00                | \$75.00             | \$3,100.00             | \$825.00              | \$2,275.00          | 376               |
| 50600               | Legal assessments                 | \$313.72                | \$42.00             | \$1,085.58             | \$462.00              | \$623.58            | 235               |
| 50700               | Parking assessments               | \$240.00                | \$267.00            | \$3,322.02             | \$2,937.00            | \$385.02            | 113               |
| 50800               | Nsf check collection              | \$0.00                  | \$333.00            | \$5,477.52             | \$3,663.00            | \$1,814.52          | 150               |
| 51000               | Resident Key/gate card income     | \$193.00                | \$417.00            | \$3,528.00             | \$4,587.00            | (\$1,059.00)        | 77                |
|                     | Total OTHER MEMBER INCOME         | \$57,215.82             | \$1,217.00          | \$365,961.31           | \$13,387.00           | \$352,574.31        | 2,734             |
| OTHER INCOME        |                                   |                         |                     |                        |                       |                     |                   |
| 51200               | Violation / Fine                  | \$100.00                | \$167.00            | \$2,519.00             | \$1,837.00            | \$682.00            | 137               |
| 51300               | Interest income                   | \$33.90                 | \$25.00             | \$32,227.24            | \$275.00              | \$31,952.24         | 11,719            |
| 51500               | Reimbursement income-bill backs   | \$80.34                 | \$83.00             | \$909.37               | \$913.00              | (\$3.63)            | 100               |
| 51700               | Tax refund income                 | \$0.00                  | \$0.00              | \$38.00                | \$0.00                | \$38.00             | 0                 |
| 52000               | Other Income                      | \$0.00                  | \$0.00              | \$300.00               | \$0.00                | \$300.00            | 0                 |
| 52700               | Move In/Move Out Registration Fee | \$100.00                | \$375.00            | \$2,800.00             | \$4,125.00            | (\$1,325.00)        | 68                |
|                     | Total OTHER INCOME                | \$314.24                | \$650.00            | \$38,793.61            | \$7,150.00            | \$31,643.61         | 543               |
|                     | Total INCOME                      | <b>\$211,412.06</b>     | <b>\$155,749.00</b> | <b>\$2,104,250.61</b>  | <b>\$1,713,239.00</b> | <b>\$391,011.61</b> | <b>123</b>        |
| EXPENSES            |                                   |                         |                     |                        |                       |                     |                   |
| ADMINISTRATIVE      |                                   |                         |                     |                        |                       |                     |                   |
| 60100               | Accounting & Audit Services       | \$0.00                  | \$250.00            | \$2,598.00             | \$2,750.00            | (\$152.00)          | 94                |
| 60101               | Study reserve                     | \$0.00                  | \$158.00            | \$475.00               | \$1,738.00            | (\$1,263.00)        | 27                |
| 60103               | Payroll service                   | \$190.40                | \$333.00            | \$3,213.20             | \$3,663.00            | (\$449.80)          | 88                |
| 60105               | Professional Services             | \$0.00                  | \$4.00              | \$92.00                | \$44.00               | \$48.00             | 209               |

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                     | .... Current Month .... |                    | .... Year To Date .... |                     | Variance             | Percent of Budget |
|-------|------------------------------------|-------------------------|--------------------|------------------------|---------------------|----------------------|-------------------|
|       |                                    | Actual                  | Budget             | Actual                 | Budget              |                      |                   |
| 60200 | Bank/Other Fees                    | \$15.00                 | \$125.00           | \$686.09               | \$1,375.00          | (\$688.91)           | 50                |
| 60205 | Office Expense                     | \$126.18                | \$750.00           | \$5,356.40             | \$8,250.00          | (\$2,893.60)         | 65                |
| 60206 | Office equipment (computers)       | \$0.00                  | \$75.00            | \$705.23               | \$825.00            | (\$119.77)           | 85                |
| 60207 | 1099 forms                         | \$0.00                  | \$1.00             | \$0.00                 | \$11.00             | (\$11.00)            | 0                 |
| 60300 | Legal expense, reimbursable        | \$633.72                | \$125.00           | \$5,506.46             | \$1,375.00          | \$4,131.46           | 400               |
| 60303 | Legal                              | \$600.00                | \$1,416.00         | \$15,151.87            | \$15,576.00         | (\$424.13)           | 97                |
| 60400 | License,fees and permits           | \$0.00                  | \$100.00           | \$1,067.00             | \$1,100.00          | (\$33.00)            | 97                |
| 60510 | Employee Extra (uniforms, etc.)    | \$0.00                  | \$66.00            | \$696.05               | \$726.00            | (\$29.95)            | 96                |
| 60513 | Bonuses                            | \$0.00                  | \$166.00           | \$0.00                 | \$1,826.00          | (\$1,826.00)         | 0                 |
| 60600 | Management services                | \$1,700.00              | \$1,700.00         | \$18,700.00            | \$18,700.00         | \$0.00               | 100               |
| 60601 | Management services extras         | \$0.00                  | \$8.00             | \$0.00                 | \$88.00             | (\$88.00)            | 0                 |
| 60603 | Board Management Expense           | \$0.00                  | \$83.00            | \$394.00               | \$913.00            | (\$519.00)           | 43                |
| 60800 | Printing & postage                 | \$305.84                | \$600.00           | \$5,403.14             | \$6,600.00          | (\$1,196.86)         | 82                |
| 60900 | Assessment refunds                 | \$0.00                  | \$8.00             | \$6,683.84             | \$88.00             | \$6,595.84           | 7,595             |
| 61000 | Non-sufficient fund checks         | \$0.00                  | \$334.00           | \$5,407.52             | \$3,674.00          | \$1,733.52           | 147               |
| 62000 | Miscellaneous expense              | \$0.00                  | \$69.00            | \$799.21               | \$759.00            | \$40.21              | 105               |
| 63100 | Wireless access point              | \$0.00                  | \$25.00            | \$0.00                 | \$275.00            | (\$275.00)           | 0                 |
| 63900 | Board conference calls/CAI         | \$0.00                  | \$0.00             | \$48.92                | \$0.00              | \$48.92              | 0                 |
|       | <b>Total ADMINISTRATIVE</b>        | <b>\$3,571.14</b>       | <b>\$6,396.00</b>  | <b>\$72,983.93</b>     | <b>\$70,356.00</b>  | <b>\$2,627.93</b>    | <b>104</b>        |
|       | <b>LOAN SERVICING</b>              |                         |                    |                        |                     |                      |                   |
| 64001 | Loan Servicing Principle           | \$32,331.87             | \$28,000.00        | \$352,337.29           | \$308,000.00        | \$44,337.29          | 114               |
| 64002 | Loan Servicing Interest            | \$14,472.13             | \$18,804.00        | \$115,702.84           | \$206,844.00        | (\$91,141.16)        | 56                |
|       | <b>Total LOAN SERVICING</b>        | <b>\$46,804.00</b>      | <b>\$46,804.00</b> | <b>\$468,040.13</b>    | <b>\$514,844.00</b> | <b>(\$46,803.87)</b> | <b>91</b>         |
|       | <b>SALARY ADMINISTRATIVE</b>       |                         |                    |                        |                     |                      |                   |
| 60502 | Office Salaries Gross              | \$6,689.80              | \$5,750.00         | \$43,585.56            | \$63,250.00         | (\$19,664.44)        | 69                |
|       | <b>Total SALARY ADMINISTRATIVE</b> | <b>\$6,689.80</b>       | <b>\$5,750.00</b>  | <b>\$43,585.56</b>     | <b>\$63,250.00</b>  | <b>(\$19,664.44)</b> | <b>69</b>         |
|       | <b>SALARY MAINTENANCE</b>          |                         |                    |                        |                     |                      |                   |
| 60501 | Maintenance Salaries Gross         | \$7,679.44              | \$4,550.00         | \$58,466.32            | \$50,050.00         | \$8,416.32           | 117               |
| 60503 | Clubhouse Salaries Gross           | \$5,248.86              | \$2,750.00         | \$54,255.64            | \$30,250.00         | \$24,005.64          | 179               |



## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                       | .... Current Month .... |             | .... Year To Date .... |              | Variance      | Percent of Budget |
|-------|--------------------------------------|-------------------------|-------------|------------------------|--------------|---------------|-------------------|
|       |                                      | Actual                  | Budget      | Actual                 | Budget       |               |                   |
|       | Total SALARY MAINTENANCE             | \$12,928.30             | \$7,300.00  | \$112,721.96           | \$80,300.00  | \$32,421.96   | 140               |
|       | INSURANCE                            |                         |             |                        |              |               |                   |
| 70100 | Fidelity bond                        | \$0.00                  | \$125.00    | \$1,624.00             | \$1,375.00   | \$249.00      | 118               |
| 70300 | Insurance master policy              | \$6,787.25              | \$6,000.00  | \$76,877.71            | \$66,000.00  | \$10,877.71   | 116               |
| 70400 | Worker's compensation                | \$646.36                | \$667.00    | \$9,838.37             | \$7,337.00   | \$2,501.37    | 134               |
| 70500 | Insurance-earthquake                 | \$26,874.20             | \$11,250.00 | \$159,032.64           | \$123,750.00 | \$35,282.64   | 129               |
| 70700 | D & O/Cyber insurance                | \$0.00                  | \$598.00    | \$0.00                 | \$6,578.00   | (\$6,578.00)  | 0                 |
| 70800 | Insurance, Umbrella                  | \$0.00                  | \$208.00    | \$0.00                 | \$2,288.00   | (\$2,288.00)  | 0                 |
|       | Total INSURANCE                      | \$34,307.81             | \$18,848.00 | \$247,372.72           | \$207,328.00 | \$40,044.72   | 119               |
|       | TAXES                                |                         |             |                        |              |               |                   |
| 75100 | Payroll taxes                        | \$1,519.47              | \$1,167.00  | \$15,000.46            | \$12,837.00  | \$2,163.46    | 117               |
| 75400 | State & federal taxes                | \$752.00                | \$250.00    | \$4,424.00             | \$2,750.00   | \$1,674.00    | 161               |
|       | Total TAXES                          | \$2,271.47              | \$1,417.00  | \$19,424.46            | \$15,587.00  | \$3,837.46    | 125               |
|       | CONTRACTED SERVICES                  |                         |             |                        |              |               |                   |
| 80201 | Contracted elevator service          | \$5,178.93              | \$2,170.00  | \$20,715.56            | \$23,870.00  | (\$3,154.44)  | 87                |
| 80202 | Elevator repairs                     | \$645.00                | \$42.00     | \$7,258.47             | \$462.00     | \$6,796.47    | 1,571             |
| 80301 | Contracted gardening service         | \$6,250.00              | \$5,200.00  | \$55,150.00            | \$57,200.00  | (\$2,050.00)  | 96                |
| 80302 | Landscape - Irrigation               | \$24.00                 | \$208.00    | \$3,783.50             | \$2,288.00   | \$1,495.50    | 165               |
| 80303 | Gardening extras/supplies            | \$0.00                  | \$8.00      | \$295.21               | \$88.00      | \$207.21      | 335               |
| 80304 | Tree Trimming                        | \$0.00                  | \$2,083.00  | \$4,000.00             | \$22,913.00  | (\$18,913.00) | 17                |
| 80317 | Landscape replacement                | \$0.00                  | \$8.00      | \$0.00                 | \$88.00      | (\$88.00)     | 0                 |
| 80403 | Janitorial extras/supplies           | \$0.00                  | \$0.00      | \$95.00                | \$0.00       | \$95.00       | 0                 |
| 80500 | Pest Control                         | \$0.00                  | \$50.00     | \$1,705.00             | \$550.00     | \$1,155.00    | 310               |
| 80501 | Contracted pest control servic       | \$485.00                | \$333.00    | \$5,213.75             | \$3,663.00   | \$1,550.75    | 142               |
| 80503 | Pest control extras/supplies         | \$0.00                  | \$8.00      | \$0.00                 | \$88.00      | (\$88.00)     | 0                 |
| 80505 | Contracted termite control           | \$0.00                  | \$8.00      | \$0.00                 | \$88.00      | (\$88.00)     | 0                 |
| 80509 | Contracted Termite Control Treatment | \$0.00                  | \$333.00    | \$3,965.00             | \$3,663.00   | \$302.00      | 108               |
| 80601 | Contracted pool & spa service        | \$298.00                | \$333.00    | \$3,278.00             | \$3,663.00   | (\$385.00)    | 89                |
| 80602 | Pool & spa repairs                   | \$0.00                  | \$167.00    | \$637.12               | \$1,837.00   | (\$1,199.88)  | 35                |

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                        | .... Current Month .... |             | .... Year To Date .... |              | Variance      | Percent of Budget |
|-------|---------------------------------------|-------------------------|-------------|------------------------|--------------|---------------|-------------------|
|       |                                       | Actual                  | Budget      | Actual                 | Budget       |               |                   |
| 80603 | Pool & spa extras/supplies            | \$718.09                | \$417.00    | \$7,825.92             | \$4,587.00   | \$3,238.92    | 171               |
| 80617 | Landscape Supplies                    | \$0.00                  | \$8.00      | \$0.00                 | \$88.00      | (\$88.00)     | 0                 |
| 80707 | Alarm Monitoring                      | \$0.00                  | \$125.00    | \$851.00               | \$1,375.00   | (\$524.00)    | 62                |
| 81002 | Contracted software                   | \$0.00                  | \$8.00      | \$0.00                 | \$88.00      | (\$88.00)     | 0                 |
|       | Total CONTRACTED SERVICES             | \$13,599.02             | \$11,509.00 | \$114,773.53           | \$126,599.00 | (\$11,825.47) | 91                |
|       | MAINTENANCE                           |                         |             |                        |              |               |                   |
| 63000 | Unit Maintenance/Repair               | \$225.00                | \$833.00    | \$2,767.55             | \$9,163.00   | (\$6,395.45)  | 30                |
| 86000 | Gate Repairs                          | \$0.00                  | \$300.00    | \$4,403.49             | \$3,300.00   | \$1,103.49    | 133               |
| 86101 | Fire Alarm                            | \$1,847.00              | \$167.00    | \$4,803.50             | \$1,837.00   | \$2,966.50    | 261               |
| 86200 | Furnishings Communal                  | \$0.00                  | \$8.00      | \$0.00                 | \$88.00      | (\$88.00)     | 0                 |
| 86300 | Bldg Maint and Repairs                | \$150.00                | \$1,667.00  | \$18,144.39            | \$18,337.00  | (\$192.61)    | 99                |
| 86302 | Equipment maintenance                 | \$788.02                | \$167.00    | \$5,674.44             | \$1,837.00   | \$3,837.44    | 309               |
| 86303 | Contingency repairs                   | \$0.00                  | \$3,181.00  | \$3,052.86             | \$34,991.00  | (\$31,938.14) | 9                 |
| 86304 | Clubhouse cleaning                    | \$0.00                  | \$0.00      | \$10,150.00            | \$0.00       | \$10,150.00   | 0                 |
| 86314 | Clubhouse expense                     | \$0.00                  | \$417.00    | \$0.00                 | \$4,587.00   | (\$4,587.00)  | 0                 |
| 86500 | Lighting maintenance                  | \$390.00                | \$166.00    | \$3,262.91             | \$1,826.00   | \$1,436.91    | 179               |
| 86600 | Resident Locks & keys                 | \$562.80                | \$208.00    | \$4,697.81             | \$2,288.00   | \$2,409.81    | 205               |
| 86700 | Maintenance supplies                  | \$874.77                | \$500.00    | \$9,107.58             | \$5,500.00   | \$3,607.58    | 166               |
| 86800 | Painting                              | \$0.00                  | \$42.00     | \$0.00                 | \$462.00     | (\$462.00)    | 0                 |
| 87000 | Plumbing                              | \$1,861.16              | \$250.00    | \$14,559.44            | \$2,750.00   | \$11,809.44   | 529               |
| 87100 | Roof                                  | \$0.00                  | \$42.00     | \$7,970.00             | \$462.00     | \$7,508.00    | 1,725             |
| 87111 | Structural Maintenance/Repair - Commu | \$0.00                  | \$3,181.00  | \$11,619.10            | \$34,991.00  | (\$23,371.90) | 33                |
| 87300 | Signs                                 | \$0.00                  | \$17.00     | \$0.00                 | \$187.00     | (\$187.00)    | 0                 |
| 87600 | Landscape - Tree                      | \$0.00                  | \$8.00      | \$250.00               | \$88.00      | \$162.00      | 284               |
| 88301 | Sewer Line Cleanouts                  | \$0.00                  | \$83.00     | \$0.00                 | \$913.00     | (\$913.00)    | 0                 |
| 88701 | Landscaping- Maintenance              | \$0.00                  | \$30.00     | \$0.00                 | \$330.00     | (\$330.00)    | 0                 |
| 89300 | Gutters                               | \$0.00                  | \$417.00    | \$7,995.00             | \$4,587.00   | \$3,408.00    | 174               |
|       | Total MAINTENANCE                     | \$6,698.75              | \$11,684.00 | \$108,458.07           | \$128,524.00 | (\$20,065.93) | 84                |
|       | PROVISION FOR RESERVES                |                         |             |                        |              |               |                   |
| 98800 | Structure Maintenance/Repair - Commun | \$46,041.00             | \$46,041.00 | \$506,451.00           | \$506,451.00 | \$0.00        | 100               |

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                        | .... Current Month .... |              | .... Year To Date .... |                | Variance       | Percent of Budget |
|-------|---------------------------------------|-------------------------|--------------|------------------------|----------------|----------------|-------------------|
|       |                                       | Actual                  | Budget       | Actual                 | Budget         |                |                   |
| 98900 | Balcony/Walkway Ceiling reinforcement | \$0.00                  | \$0.00       | \$410,004.00           | \$0.00         | \$410,004.00   | 0                 |
|       | Total PROVISION FOR RESERVES          | \$46,041.00             | \$46,041.00  | \$916,455.00           | \$506,451.00   | \$410,004.00   | 181               |
|       | UTILITIES INCOME                      |                         |              |                        |                |                |                   |
| 50900 | Utility reimbursement                 | (\$40,292.80)           | \$0.00       | (\$438,076.54)         | \$0.00         | (\$438,076.54) | 0                 |
|       | Total UTILITIES INCOME                | (\$40,292.80)           | \$0.00       | (\$438,076.54)         | \$0.00         | (\$438,076.54) | 0                 |
|       | UTILITY EXPENSE                       |                         |              |                        |                |                |                   |
| 65100 | Utility-electric                      | \$3,521.57              | \$0.00       | \$32,255.75            | \$0.00         | \$32,255.75    | 0                 |
| 65200 | Utility gas                           | \$3,262.45              | \$0.00       | \$57,620.34            | \$0.00         | \$57,620.34    | 0                 |
| 65300 | Utility phone                         | \$1,228.23              | \$0.00       | \$12,976.92            | \$0.00         | \$12,976.92    | 0                 |
| 65400 | Utility trash                         | \$5,840.04              | \$0.00       | \$63,144.09            | \$0.00         | \$63,144.09    | 0                 |
| 65500 | Utility water & sewer                 | \$28,120.64             | \$0.00       | \$272,621.89           | \$0.00         | \$272,621.89   | 0                 |
| 81001 | Contracted internet                   | \$157.97                | \$0.00       | \$1,745.46             | \$0.00         | \$1,745.46     | 0                 |
|       | Total UTILITY EXPENSE                 | \$42,130.90             | \$0.00       | \$440,364.45           | \$0.00         | \$440,364.45   | 0                 |
|       | Total Expenses Before Reserves        | \$128,708.39            | \$109,708.00 | \$1,189,648.27         | \$1,206,788.00 | (\$17,139.73)  | 99                |
|       | Total EXPENSES                        | \$174,749.39            | \$155,749.00 | \$2,106,103.27         | \$1,713,239.00 | \$392,864.27   | 123               |
|       | Net Surplus or (Deficit)              | \$36,662.67             | \$0.00       | (\$1,852.66)           | \$0.00         | (\$1,852.66)   |                   |

## OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2023 Through 11/30/2023

Year End: December

|                          | .... Current Month .... |                     | .... Year To Date .... |                       | Variance            | Percent of Budget |
|--------------------------|-------------------------|---------------------|------------------------|-----------------------|---------------------|-------------------|
|                          | Actual                  | Budget              | Actual                 | Budget                |                     |                   |
| INCOME                   |                         |                     |                        |                       |                     |                   |
| ASSESSMENT INCOME        | \$153,882.00            | \$153,882.00        | \$1,699,495.69         | \$1,692,702.00        | \$6,793.69          | 100               |
| OTHER MEMBER INCOME      | \$57,215.82             | \$1,217.00          | \$365,961.31           | \$13,387.00           | \$352,574.31        | 2,734             |
| OTHER INCOME             | \$314.24                | \$650.00            | \$38,793.61            | \$7,150.00            | \$31,643.61         | 543               |
| Total INCOME             | <b>\$211,412.06</b>     | <b>\$155,749.00</b> | <b>\$2,104,250.61</b>  | <b>\$1,713,239.00</b> | <b>\$391,011.61</b> | <b>123</b>        |
| EXPENSES                 |                         |                     |                        |                       |                     |                   |
| ADMINISTRATIVE           | \$3,571.14              | \$6,396.00          | \$72,983.93            | \$70,356.00           | \$2,627.93          | 104               |
| LOAN SERVICING           | \$46,804.00             | \$46,804.00         | \$468,040.13           | \$514,844.00          | (\$46,803.87)       | 91                |
| SALARY ADMINISTRATIVE    | \$6,689.80              | \$5,750.00          | \$43,585.56            | \$63,250.00           | (\$19,664.44)       | 69                |
| SALARY MAINTENANCE       | \$12,928.30             | \$7,300.00          | \$112,721.96           | \$80,300.00           | \$32,421.96         | 140               |
| INSURANCE                | \$34,307.81             | \$18,848.00         | \$247,372.72           | \$207,328.00          | \$40,044.72         | 119               |
| TAXES                    | \$2,271.47              | \$1,417.00          | \$19,424.46            | \$15,587.00           | \$3,837.46          | 125               |
| CONTRACTED SERVICES      | \$13,599.02             | \$11,509.00         | \$114,773.53           | \$126,599.00          | (\$11,825.47)       | 91                |
| MAINTENANCE              | \$6,698.75              | \$11,684.00         | \$108,458.07           | \$128,524.00          | (\$20,065.93)       | 84                |
| PROVISION FOR RESERVES   | \$46,041.00             | \$46,041.00         | \$916,455.00           | \$506,451.00          | \$410,004.00        | 181               |
| UTILITIES INCOME         | (\$40,292.80)           | \$0.00              | (\$438,076.54)         | \$0.00                | (\$438,076.54)      | 0                 |
| UTILITY EXPENSE          | \$42,130.90             | \$0.00              | \$440,364.45           | \$0.00                | \$440,364.45        | 0                 |
| Total EXPENSES           | <b>\$174,749.39</b>     | <b>\$155,749.00</b> | <b>\$2,106,103.27</b>  | <b>\$1,713,239.00</b> | <b>\$392,864.27</b> | <b>123</b>        |
| Net Surplus or (Deficit) | <b>\$36,662.67</b>      | <b>\$0.00</b>       | <b>(\$1,852.66)</b>    | <b>\$0.00</b>         | <b>(\$1,852.66)</b> |                   |

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2023 Through 11/30/2023

Year End: December

| GL No               | GL Description                  | Jan    | Feb    | Mar    | Apr    | May    | Jun    | Jul    | Aug    | Sep    | Oct    | Nov    | Dec | YTD Act | YTD Bud | YTD%  |
|---------------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-----|---------|---------|-------|
| INCOME              |                                 |        |        |        |        |        |        |        |        |        |        |        |     |         |         |       |
| ASSESSMENT INCOME   |                                 |        |        |        |        |        |        |        |        |        |        |        |     |         |         |       |
| 50100               | Regular assessments             | 153882 | 153882 | 153882 | 153882 | 153882 | 153882 | 153841 | 160717 | 153882 | 153882 | 153882 |     | 1699496 | 1692702 | 100   |
|                     | Total-ASSESSMENT INCOME         | 153882 | 153882 | 153882 | 153882 | 153882 | 153882 | 153841 | 160717 | 153882 | 153882 | 153882 |     | 1699496 | 1692702 | 100   |
| OTHER MEMBER INCOME |                                 |        |        |        |        |        |        |        |        |        |        |        |     |         |         |       |
| 50200               | Special 1 assessments           | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 3200   | 0      | 1246   | 0      |     | 4446    | 0       | 0     |
| 50300               | Special 2 assessments           | 0      | 0      | 0      | 0      | 0      | 55002  | 55002  | 55002  | 54824  | 54824  | 55890  |     | 330544  | 0       | 0     |
| 50400               | Late charge assessments         | 1489   | 1919   | 876    | 1529   | 1328   | 2931   | 2088   | 1267   | 1238   | (166)  | (41)   |     | 14458   | 913     | 1584  |
| 50500               | Lien assessments                | 40     | 80     | 40     | 0      | 120    | 40     | 1500   | 0      | 620    | 40     | 620    |     | 3100    | 825     | 376   |
| 50600               | Legal assessments               | 0      | 500    | 15     | 0      | 0      | 0      | 0      | 0      | 0      | 257    | 314    |     | 1086    | 462     | 235   |
| 50700               | Parking assessments             | 241    | 522    | 320    | 280    | 319    | 280    | 280    | 280    | 280    | 280    | 240    |     | 3322    | 2937    | 113   |
| 50800               | Nsf check collection            | 0      | 636    | 677    | 661    | 1254   | 0      | 823    | 0      | 1426   | 0      | 0      |     | 5478    | 3663    | 150   |
| 51000               | Resident Key/gate card income   | 252    | 124    | 271    | (15)   | 448    | 220    | 0      | 1445   | 352    | 238    | 193    |     | 3528    | 4587    | 77    |
|                     | Total-OTHER MEMBER INCOM        | 2022   | 3781   | 2200   | 2455   | 3469   | 58473  | 59693  | 61194  | 58739  | 56719  | 57216  |     | 365961  | 13387   | 2734  |
| OTHER INCOME        |                                 |        |        |        |        |        |        |        |        |        |        |        |     |         |         |       |
| 51200               | Violation / Fine                | 0      | 0      | 89     | 30     | 150    | 100    | 1000   | 500    | 300    | 250    | 100    |     | 2519    | 1837    | 137   |
| 51300               | Interest income                 | 5820   | 732    | 2140   | 2479   | 231    | 7789   | 6995   | 1354   | 3526   | 1126   | 34     |     | 32227   | 275     | 11719 |
| 51500               | Reimbursement income-bill backs | 340    | (170)  | 0      | 0      | 0      | 0      | 128    | 0      | 0      | 532    | 80     |     | 909     | 913     | 100   |
| 51700               | Tax refund income               | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 38     | 0      | 0      | 0      |     | 38      | 0       | 0     |
| 52000               | Other Income                    | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 300    | 0      |     | 300     | 0       | 0     |
| 52700               | Move In/Move Out Registration F | 300    | 300    | 200    | 200    | (100)  | 200    | 100    | 1000   | 400    | 100    | 100    |     | 2800    | 4125    | 68    |
|                     | Total-OTHER INCOME              | 6460   | 862    | 2429   | 2709   | 281    | 8089   | 8223   | 2892   | 4226   | 2307   | 314    |     | 38794   | 7150    | 543   |
| Total               | INCOME                          | 162364 | 158525 | 158511 | 159046 | 157633 | 220445 | 221757 | 224803 | 216848 | 212908 | 211412 |     | 2104251 | 1713239 | 123   |
| EXPENSES            |                                 |        |        |        |        |        |        |        |        |        |        |        |     |         |         |       |
| ADMINISTRATIVE      |                                 |        |        |        |        |        |        |        |        |        |        |        |     |         |         |       |
| 60100               | Accounting & Audit Services     | 0      | 0      | 0      | 0      | 0      | 1298   | 0      | 0      | 1300   | 0      | 0      |     | 2598    | 2750    | 94    |
| 60101               | Study reserve                   | 0      | 0      | 0      | 0      | 238    | 0      | 238    | 0      | 0      | 0      | 0      |     | 475     | 1738    | 27    |
| 60103               | Payroll service                 | 662    | 179    | 195    | 493    | 182    | 97     | 621    | 190    | 194    | 209    | 190    |     | 3213    | 3663    | 88    |
| 60105               | Professional Services           | 0      | 92     | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      |     | 92      | 44      | 209   |
| 60200               | Bank/Other Fees                 | 101    | 265    | 45     | 30     | 65     | 35     | 25     | 35     | 35     | 35     | 15     |     | 686     | 1375    | 50    |
| 60205               | Office Expense                  | 63     | 861    | 53     | 1192   | 481    | 1003   | 162    | 15     | 679    | 720    | 126    |     | 5356    | 8250    | 65    |

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                  | Jan   | Feb   | Mar   | Apr   | May   | Jun   | Jul   | Aug   | Sep     | Oct   | Nov   | Dec | YTD Act | YTD Bud | YTD% |
|-------|---------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|---------|-------|-------|-----|---------|---------|------|
| 60206 | Office equipment (computers)    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 705   | 0     |     | 705     | 825     | 85   |
| 60207 | 1099 forms                      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 0     | 0     |     | 0       | 11      | 0    |
| 60300 | Legal expense, reimbursable     | 480   | 580   | 222   | 0     | 775   | 209   | 1540  | 150   | 620     | 297   | 634   |     | 5506    | 1375    | 400  |
| 60303 | Legal                           | 0     | 0     | 0     | 118   | 0     | 502   | 0     | 354   | 13578   | 0     | 600   |     | 15152   | 15576   | 97   |
| 60400 | License,fees and permits        | 0     | 0     | 0     | 0     | 0     | 0     | 611   | 0     | 456     | 0     | 0     |     | 1067    | 1100    | 97   |
| 60510 | Employee Extra (uniforms, etc.) | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 696     | 0     | 0     |     | 696     | 726     | 96   |
| 60513 | Bonuses                         | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 0     | 0     |     | 0       | 1826    | 0    |
| 60600 | Management services             | 1700  | 1700  | 1700  | 1700  | 1700  | 1700  | 1700  | 1700  | 1700    | 1700  | 1700  |     | 18700   | 18700   | 100  |
| 60601 | Management services extras      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 0     | 0     |     | 0       | 88      | 0    |
| 60603 | Board Management Expense        | 0     | 0     | 50    | 0     | 184   | 45    | 0     | 50    | 65      | 0     | 0     |     | 394     | 913     | 43   |
| 60800 | Printing & postage              | 273   | 304   | 261   | 310   | 728   | 360   | 1422  | 285   | 386     | 768   | 306   |     | 5403    | 6600    | 82   |
| 60900 | Assessment refunds              | 0     | 0     | 0     | 2266  | 0     | 0     | 0     | 4418  | 0       | 0     | 0     |     | 6684    | 88      | 7595 |
| 61000 | Non-sufficient fund checks      | 0     | 626   | 667   | 1285  | 610   | 803   | 10    | 823   | 583     | 0     | 0     |     | 5408    | 3674    | 147  |
| 62000 | Miscellaneous expense           | 150   | 630   | 0     | 0     | 0     | 20    | 13578 | 0     | (13578) | 0     | 0     |     | 799     | 759     | 105  |
| 63100 | Wireless access point           | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0       | 0     | 0     |     | 0       | 275     | 0    |
| 63900 | Board conference calls/CAI      | 0     | 0     | 0     | 0     | 0     | 5     | 0     | 44    | 0       | 0     | 0     |     | 49      | 0       | 0    |
|       | Total-ADMINISTRATIVE            | 3429  | 5238  | 3194  | 7395  | 4963  | 6076  | 19907 | 8064  | 6714    | 4433  | 3571  |     | 72984   | 70356   | 104  |
|       | LOAN SERVICING                  |       |       |       |       |       |       |       |       |         |       |       |     |         |         |      |
| 64001 | Loan Servicing Principle        | 31202 | 31312 | 32911 | 31539 | 32139 | 31764 | 32357 | 31990 | 32103   | 32687 | 32332 |     | 352337  | 308000  | 114  |
| 64002 | Loan Servicing Interest         | 15602 | 15492 | 13893 | 15265 | 14665 | 15040 | 14447 | 14814 | (32103) | 14117 | 14472 |     | 115703  | 206844  | 56   |
|       | Total-LOAN SERVICING            | 46804 | 46804 | 46804 | 46804 | 46804 | 46804 | 46804 | 46804 | 0       | 46804 | 46804 |     | 468040  | 514844  | 91   |
|       | SALARY ADMINISTRATIVE           |       |       |       |       |       |       |       |       |         |       |       |     |         |         |      |
| 60502 | Office Salaries Gross           | 0     | 2026  | 3878  | 6054  | 4207  | 4307  | 4274  | 4123  | 3898    | 4130  | 6690  |     | 43586   | 63250   | 69   |
|       | Total-SALARY ADMINISTRATIVE     | 0     | 2026  | 3878  | 6054  | 4207  | 4307  | 4274  | 4123  | 3898    | 4130  | 6690  |     | 43586   | 63250   | 69   |
|       | SALARY MAINTENANCE              |       |       |       |       |       |       |       |       |         |       |       |     |         |         |      |
| 60501 | Maintenance Salaries Gross      | 7245  | 5325  | 4373  | 6703  | 4566  | 4266  | 5406  | 4340  | 4271    | 4292  | 7679  |     | 58466   | 50050   | 117  |
| 60503 | Clubhouse Salaries Gross        | 9371  | 7369  | 3430  | 4155  | 3117  | 4634  | 4868  | 4272  | 3982    | 3808  | 5249  |     | 54256   | 30250   | 179  |
|       | Total-SALARY MAINTENANCE        | 16617 | 12694 | 7803  | 10859 | 7683  | 8900  | 10275 | 8611  | 8254    | 8099  | 12928 |     | 112722  | 80300   | 140  |
|       | INSURANCE                       |       |       |       |       |       |       |       |       |         |       |       |     |         |         |      |
| 70100 | Fidelity bond                   | 0     | 0     | 0     | 1624  | 0     | 0     | 0     | 0     | 0       | 0     | 0     |     | 1624    | 1375    | 118  |

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                    | Jan   | Feb   | Mar    | Apr   | May   | Jun   | Jul   | Aug   | Sep   | Oct   | Nov   | Dec | YTD Act | YTD Bud | YTD% |
|-------|-----------------------------------|-------|-------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-----|---------|---------|------|
| 70300 | Insurance master policy           | 0     | 23822 | 0      | 0     | 5923  | 5949  | 5949  | 14861 | 6793  | 6793  | 6787  |     | 76878   | 66000   | 116  |
| 70400 | Worker's compensation             | 731   | 712   | 0      | 2278  | 719   | 1780  | 0     | 891   | 1311  | 771   | 646   |     | 9838    | 7337    | 134  |
| 70500 | Insurance-earthquake              | 11273 | 11273 | 11273  | 11273 | 11273 | 35472 | 0     | 13443 | 13443 | 13437 | 26874 |     | 159033  | 123750  | 129  |
| 70700 | D & O/Cyber insurance             | 0     | 0     | 0      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     |     | 0       | 6578    | 0    |
| 70800 | Insurance, Umbrella               | 0     | 0     | 0      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     |     | 0       | 2288    | 0    |
|       | Total-INSURANCE                   | 12004 | 35807 | 11273  | 15174 | 17914 | 43201 | 5949  | 29195 | 21547 | 21002 | 34308 |     | 247373  | 207328  | 119  |
|       | TAXES                             |       |       |        |       |       |       |       |       |       |       |       |     |         |         |      |
| 75100 | Payroll taxes                     | 1996  | 1916  | 1337   | 1722  | 1051  | 1214  | 1282  | 1035  | 963   | 965   | 1519  |     | 15000   | 12837   | 117  |
| 75400 | State & federal taxes             | 0     | 0     | 0      | 0     | 0     | 3151  | 0     | 0     | 521   | 0     | 752   |     | 4424    | 2750    | 161  |
|       | Total-TAXES                       | 1996  | 1916  | 1337   | 1722  | 1051  | 4365  | 1282  | 1035  | 1484  | 965   | 2271  |     | 19424   | 15587   | 125  |
|       | CONTRACTED SERVICES               |       |       |        |       |       |       |       |       |       |       |       |     |         |         |      |
| 80201 | Contracted elevator service       | 5179  | 0     | 0      | 5179  | 0     | 0     | 5179  | 0     | 0     | 0     | 5179  |     | 20716   | 23870   | 87   |
| 80202 | Elevator repairs                  | 2381  | 0     | (2381) | 5573  | 0     | 0     | 0     | 1041  | 0     | 0     | 645   |     | 7258    | 462     | 1571 |
| 80301 | Contracted gardening service      | 5200  | 5200  | 5200   | 5200  | 5200  | 5200  | 0     | 5200  | 6250  | 6250  | 6250  |     | 55150   | 57200   | 96   |
| 80302 | Landscape - Irrigation            | 0     | 0     | 0      | 898   | 320   | 527   | 970   | 805   | 0     | 240   | 24    |     | 3784    | 2288    | 165  |
| 80303 | Gardening extras/supplies         | 0     | 0     | 0      | 0     | 0     | 45    | 0     | 250   | 0     | 0     | 0     |     | 295     | 88      | 335  |
| 80304 | Tree Trimming                     | 0     | 2600  | 0      | 950   | 300   | 0     | 150   | 0     | 0     | 0     | 0     |     | 4000    | 22913   | 17   |
| 80317 | Landscape replacement             | 0     | 0     | 0      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     |     | 0       | 88      | 0    |
| 80403 | Janitorial extras/supplies        | 0     | 0     | 0      | 0     | 0     | 0     | 95    | 0     | 0     | 0     | 0     |     | 95      | 0       | 0    |
| 80500 | Pest Control                      | 0     | 0     | 0      | 0     | 0     | 0     | 0     | 0     | 1705  | 0     | 0     |     | 1705    | 550     | 310  |
| 80501 | Contracted pest control servic    | 485   | 485   | 485    | 364   | 485   | 485   | 485   | 485   | 485   | 485   | 485   |     | 5214    | 3663    | 142  |
| 80503 | Pest control extras/supplies      | 0     | 0     | 0      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     |     | 0       | 88      | 0    |
| 80505 | Contracted termite control        | 0     | 0     | 0      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     |     | 0       | 88      | 0    |
| 80509 | Contracted Termite Control Treatm | 0     | 570   | 0      | 325   | 0     | 635   | 2110  | 0     | 0     | 325   | 0     |     | 3965    | 3663    | 108  |
| 80601 | Contracted pool & spa service     | 298   | 298   | 298    | 298   | 298   | 298   | 298   | 298   | 298   | 298   | 298   |     | 3278    | 3663    | 89   |
| 80602 | Pool & spa repairs                | 95    | 0     | 0      | 357   | 0     | 0     | 185   | 0     | 0     | 0     | 0     |     | 637     | 1837    | 35   |
| 80603 | Pool & spa extras/supplies        | 581   | 572   | 446    | 483   | 835   | 627   | 792   | 1424  | 698   | 649   | 718   |     | 7826    | 4587    | 171  |
| 80617 | Landscape Supplies                | 0     | 0     | 0      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     |     | 0       | 88      | 0    |
| 80707 | Alarm Monitoring                  | 0     | 0     | 282    | 0     | 0     | 0     | 0     | 0     | 569   | 0     | 0     |     | 851     | 1375    | 62   |
| 81002 | Contracted software               | 0     | 0     | 0      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     |     | 0       | 88      | 0    |
|       | Total-CONTRACTED SERVICES         | 14219 | 9725  | 4330   | 19626 | 7438  | 7818  | 10265 | 9503  | 10005 | 8247  | 13599 |     | 114774  | 126599  | 91   |

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                    | Jan     | Feb     | Mar     | Apr     | May     | Jun     | Jul     | Aug     | Sep     | Oct     | Nov     | Dec | YTD Act  | YTD Bud | YTD% |
|-------|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----|----------|---------|------|
|       | MAINTENANCE                       |         |         |         |         |         |         |         |         |         |         |         |     |          |         |      |
| 63000 | Unit Maintenance/Repair           | 730     | 144     | 0       | 170     | 200     | 0       | 306     | 618     | 0       | 375     | 225     |     | 2768     | 9163    | 30   |
| 86000 | Gate Repairs                      | 450     | 225     | 0       | 0       | 0       | 1183    | 0       | 1942    | 379     | 225     | 0       |     | 4403     | 3300    | 133  |
| 86101 | Fire Alarm                        | 0       | 0       | 386     | 0       | 0       | 386     | 0       | 0       | 386     | 1800    | 1847    |     | 4804     | 1837    | 261  |
| 86200 | Furnishings Communal              | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |     | 0        | 88      | 0    |
| 86300 | Bldg Maint and Repairs            | 215     | 0       | 0       | 8725    | 1384    | 1435    | 0       | 5935    | 300     | 0       | 150     |     | 18144    | 18337   | 99   |
| 86302 | Equipment maintenance             | 0       | 0       | 0       | 0       | 4682    | 0       | 204     | 0       | 0       | 0       | 788     |     | 5674     | 1837    | 309  |
| 86303 | Contingency repairs               | 3053    | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |     | 3053     | 34991   | 9    |
| 86304 | Clubhouse cleaning                | 0       | 95      | 190     | 1595    | 0       | 845     | 280     | 6680    | 375     | 90      | 0       |     | 10150    | 0       | 0    |
| 86314 | Clubhouse expense                 | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |     | 0        | 4587    | 0    |
| 86500 | Lighting maintenance              | 128     | 360     | 475     | 170     | 0       | 0       | 0       | 1740    | 0       | 0       | 390     |     | 3263     | 1826    | 179  |
| 86600 | Resident Locks & keys             | 206     | 0       | 0       | 0       | 0       | 150     | 12      | 3767    | 0       | 0       | 563     |     | 4698     | 2288    | 205  |
| 86700 | Maintenance supplies              | 631     | 359     | 296     | 3052    | 1015    | 457     | 1204    | 339     | 617     | 263     | 875     |     | 9108     | 5500    | 166  |
| 86800 | Painting                          | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |     | 0        | 462     | 0    |
| 87000 | Plumbing                          | 258     | 1026    | 48      | 4350    | 200     | 1060    | 2878    | 635     | 758     | 1486    | 1861    |     | 14559    | 2750    | 529  |
| 87100 | Roof                              | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 6470    | 0       | 1500    | 0       |     | 7970     | 462     | 1725 |
| 87111 | Structural Maintenance/Repair - C | (24)    | 4000    | 72      | 0       | 19      | 0       | 340     | 0       | 4410    | 2803    | 0       |     | 11619    | 34991   | 33   |
| 87300 | Signs                             | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |     | 0        | 187     | 0    |
| 87600 | Landscape - Tree                  | 0       | 250     | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |     | 250      | 88      | 284  |
| 88301 | Sewer Line Cleanouts              | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |     | 0        | 913     | 0    |
| 88701 | Landscaping- Maintenance          | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |     | 0        | 330     | 0    |
| 89300 | Gutters                           | 330     | 200     | 0       | 5000    | 0       | 350     | 1765    | 0       | 350     | 0       | 0       |     | 7995     | 4587    | 174  |
|       | Total-MAINTENANCE                 | 5975    | 6659    | 1466    | 23061   | 7501    | 5865    | 6989    | 28126   | 7573    | 8543    | 6699    |     | 108458   | 128524  | 84   |
|       | PROVISION FOR RESERVES            |         |         |         |         |         |         |         |         |         |         |         |     |          |         |      |
| 98800 | Structure Maintenance/Repair - C  | 46041   | 46041   | 46041   | 46041   | 46041   | 46041   | 46041   | 46041   | 46041   | 46041   | 46041   |     | 506451   | 506451  | 100  |
| 98900 | Balcony/Walkway Ceiling reinforc  | 0       | 0       | 0       | 300000  | 0       | 55002   | 0       | 55002   | 0       | 0       | 0       |     | 410004   | 0       | 0    |
|       | Total-PROVISION FOR RESERV        | 46041   | 46041   | 46041   | 346041  | 46041   | 101043  | 46041   | 101043  | 46041   | 46041   | 46041   |     | 916455   | 506451  | 181  |
|       | UTILITIES INCOME                  |         |         |         |         |         |         |         |         |         |         |         |     |          |         |      |
| 50900 | Utility reimbursement             | (38333) | (38447) | (42455) | (42748) | (38150) | (36497) | (38628) | (39376) | (41283) | (41868) | (40293) |     | (438077) | 0       | 0    |
|       | Total-UTILITIES INCOME            | (38333) | (38447) | (42455) | (42748) | (38150) | (36497) | (38628) | (39376) | (41283) | (41868) | (40293) |     | (438077) | 0       | 0    |
|       | UTILITY EXPENSE                   |         |         |         |         |         |         |         |         |         |         |         |     |          |         |      |



Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2023 Through 11/30/2023

Year End: December

| GL No | GL Description                 | Jan    | Feb     | Mar    | Apr      | May    | Jun     | Jul    | Aug     | Sep    | Oct    | Nov    | Dec | YTD Act | YTD Bud | YTD% |
|-------|--------------------------------|--------|---------|--------|----------|--------|---------|--------|---------|--------|--------|--------|-----|---------|---------|------|
| 65100 | Utility-electric               | 742    | 3013    | 2380   | 2872     | 3006   | 3109    | 3662   | 3510    | 3784   | 2656   | 3522   |     | 32256   | 0       | 0    |
| 65200 | Utility gas                    | 5440   | 9169    | 11252  | 5829     | 4579   | 3903    | 3995   | 3642    | 3146   | 3403   | 3262   |     | 57620   | 0       | 0    |
| 65300 | Utility phone                  | 1117   | 1139    | 1124   | 1090     | 1088   | 1222    | 1170   | 1377    | 1199   | 1222   | 1228   |     | 12977   | 0       | 0    |
| 65400 | Utility trash                  | 5792   | 5553    | 5910   | 5524     | 5624   | 6108    | 5569   | 5820    | 5864   | 5540   | 5840   |     | 63144   | 0       | 0    |
| 65500 | Utility water & sewer          | 22859  | 22920   | 22123  | 22334    | 22912  | 24202   | 25194  | 26884   | 27739  | 27334  | 28121  |     | 272622  | 0       | 0    |
| 81001 | Contracted internet            | 145    | 145     | 145    | 145      | 145    | 145     | 145    | 257     | 158    | 158    | 158    |     | 1745    | 0       | 0    |
|       | Total-UTILITY EXPENSE          | 36096  | 41938   | 42935  | 37794    | 37354  | 38689   | 39735  | 41490   | 41891  | 40312  | 42131  |     | 440364  | 0       | 0    |
|       | Total-Expenses Before Reserves | 98805  | 124360  | 80564  | 125741   | 96765  | 129526  | 106851 | 137577  | 60082  | 100668 | 128708 |     | 1189648 | 1206788 | 99   |
|       | Total EXPENSES                 | 144846 | 170401  | 126605 | 471782   | 142806 | 230569  | 152892 | 238620  | 106123 | 146709 | 174749 |     | 2106103 | 1713239 | 123  |
|       | Net Surplus or (Deficit)       | 17518  | (11877) | 31906  | (312736) | 14827  | (10124) | 68865  | (13817) | 110724 | 66199  | 36663  |     | (1853)  | 0       |      |

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2023 Through 11/30/2023

Year End: December

| <u>GL No</u>        | <u>GL Description</u>             | <u>YTD Actual</u>     | <u>Annual Budget</u>  | <u>Variance</u>     | <u>% of Budget</u> |
|---------------------|-----------------------------------|-----------------------|-----------------------|---------------------|--------------------|
| INCOME              |                                   |                       |                       |                     |                    |
| ASSESSMENT INCOME   |                                   |                       |                       |                     |                    |
| 50100               | Regular assessments               | \$1,699,495.69        | \$1,846,584.00        | (\$147,088.31)      | 92                 |
|                     | Total ASSESSMENT INCOME           | \$1,699,495.69        | \$1,846,584.00        | (\$147,088.31)      | 92                 |
| OTHER MEMBER INCOME |                                   |                       |                       |                     |                    |
| 50200               | Special 1 assessments             | \$4,446.00            | \$0.00                | \$4,446.00          | 0                  |
| 50300               | Special 2 assessments             | \$330,544.00          | \$0.00                | \$330,544.00        | 0                  |
| 50400               | Late charge assessments           | \$14,458.19           | \$996.00              | \$13,462.19         | 1,452              |
| 50500               | Lien assessments                  | \$3,100.00            | \$900.00              | \$2,200.00          | 344                |
| 50600               | Legal assessments                 | \$1,085.58            | \$504.00              | \$581.58            | 215                |
| 50700               | Parking assessments               | \$3,322.02            | \$3,204.00            | \$118.02            | 104                |
| 50800               | Nsf check collection              | \$5,477.52            | \$3,996.00            | \$1,481.52          | 137                |
| 51000               | Resident Key/gate card income     | \$3,528.00            | \$5,004.00            | (\$1,476.00)        | 71                 |
|                     | Total OTHER MEMBER INCOME         | \$365,961.31          | \$14,604.00           | \$351,357.31        | 2,506              |
| OTHER INCOME        |                                   |                       |                       |                     |                    |
| 51200               | Violation / Fine                  | \$2,519.00            | \$2,004.00            | \$515.00            | 126                |
| 51300               | Interest income                   | \$32,227.24           | \$300.00              | \$31,927.24         | 10,742             |
| 51500               | Reimbursement income-bill backs   | \$909.37              | \$996.00              | (\$86.63)           | 91                 |
| 51700               | Tax refund income                 | \$38.00               | \$0.00                | \$38.00             | 0                  |
| 52000               | Other Income                      | \$300.00              | \$0.00                | \$300.00            | 0                  |
| 52700               | Move In/Move Out Registration Fee | \$2,800.00            | \$4,500.00            | (\$1,700.00)        | 62                 |
|                     | Total OTHER INCOME                | \$38,793.61           | \$7,800.00            | \$30,993.61         | 497                |
|                     | Total INCOME                      | <b>\$2,104,250.61</b> | <b>\$1,868,988.00</b> | <b>\$235,262.61</b> | <b>113</b>         |
| EXPENSES            |                                   |                       |                       |                     |                    |
| ADMINISTRATIVE      |                                   |                       |                       |                     |                    |
| 60100               | Accounting & Audit Services       | \$2,598.00            | \$3,000.00            | (\$402.00)          | 87                 |
| 60101               | Study reserve                     | \$475.00              | \$1,896.00            | (\$1,421.00)        | 25                 |
| 60103               | Payroll service                   | \$3,213.20            | \$3,996.00            | (\$782.80)          | 80                 |
| 60105               | Professional Services             | \$92.00               | \$48.00               | \$44.00             | 192                |
| 60200               | Bank/Other Fees                   | \$686.09              | \$1,500.00            | (\$813.91)          | 46                 |
| 60205               | Office Expense                    | \$5,356.40            | \$9,000.00            | (\$3,643.60)        | 60                 |

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2023 Through 11/30/2023

Year End: December

| <u>GL No</u> | <u>GL Description</u>              | <u>YTD Actual</u>   | <u>Annual Budget</u> | <u>Variance</u>      | <u>% of Budget</u> |
|--------------|------------------------------------|---------------------|----------------------|----------------------|--------------------|
| 60206        | Office equipment (computers)       | \$705.23            | \$900.00             | (\$194.77)           | 78                 |
| 60207        | 1099 forms                         | \$0.00              | \$12.00              | (\$12.00)            | 0                  |
| 60300        | Legal expense, reimbursable        | \$5,506.46          | \$1,500.00           | \$4,006.46           | 367                |
| 60303        | Legal                              | \$15,151.87         | \$16,992.00          | (\$1,840.13)         | 89                 |
| 60400        | License,fees and permits           | \$1,067.00          | \$1,200.00           | (\$133.00)           | 89                 |
| 60510        | Employee Extra (uniforms, etc.)    | \$696.05            | \$792.00             | (\$95.95)            | 88                 |
| 60513        | Bonuses                            | \$0.00              | \$1,992.00           | (\$1,992.00)         | 0                  |
| 60600        | Management services                | \$18,700.00         | \$20,400.00          | (\$1,700.00)         | 92                 |
| 60601        | Management services extras         | \$0.00              | \$96.00              | (\$96.00)            | 0                  |
| 60603        | Board Management Expense           | \$394.00            | \$996.00             | (\$602.00)           | 40                 |
| 60800        | Printing & postage                 | \$5,403.14          | \$7,200.00           | (\$1,796.86)         | 75                 |
| 60900        | Assessment refunds                 | \$6,683.84          | \$96.00              | \$6,587.84           | 6,962              |
| 61000        | Non-sufficient fund checks         | \$5,407.52          | \$4,008.00           | \$1,399.52           | 135                |
| 62000        | Miscellaneous expense              | \$799.21            | \$828.00             | (\$28.79)            | 97                 |
| 63100        | Wireless access point              | \$0.00              | \$300.00             | (\$300.00)           | 0                  |
| 63900        | Board conference calls/CAI         | \$48.92             | \$0.00               | \$48.92              | 0                  |
|              | <b>Total ADMINISTRATIVE</b>        | <b>\$72,983.93</b>  | <b>\$76,752.00</b>   | <b>(\$3,768.07)</b>  | <b>95</b>          |
|              | <b>LOAN SERVICING</b>              |                     |                      |                      |                    |
| 64001        | Loan Servicing Principle           | \$352,337.29        | \$336,000.00         | \$16,337.29          | 105                |
| 64002        | Loan Servicing Interest            | \$115,702.84        | \$225,648.00         | (\$109,945.16)       | 51                 |
|              | <b>Total LOAN SERVICING</b>        | <b>\$468,040.13</b> | <b>\$561,648.00</b>  | <b>(\$93,607.87)</b> | <b>83</b>          |
|              | <b>SALARY ADMINISTRATIVE</b>       |                     |                      |                      |                    |
| 60502        | Office Salaries Gross              | \$43,585.56         | \$69,000.00          | (\$25,414.44)        | 63                 |
|              | <b>Total SALARY ADMINISTRATIVE</b> | <b>\$43,585.56</b>  | <b>\$69,000.00</b>   | <b>(\$25,414.44)</b> | <b>63</b>          |
|              | <b>SALARY MAINTENANCE</b>          |                     |                      |                      |                    |
| 60501        | Maintenance Salaries Gross         | \$58,466.32         | \$54,600.00          | \$3,866.32           | 107                |
| 60503        | Clubhouse Salaries Gross           | \$54,255.64         | \$33,000.00          | \$21,255.64          | 164                |
|              | <b>Total SALARY MAINTENANCE</b>    | <b>\$112,721.96</b> | <b>\$87,600.00</b>   | <b>\$25,121.96</b>   | <b>129</b>         |
|              | <b>INSURANCE</b>                   |                     |                      |                      |                    |
| 70100        | Fidelity bond                      | \$1,624.00          | \$1,500.00           | \$124.00             | 108                |

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2023 Through 11/30/2023

Year End: December

| <u>GL No</u> | <u>GL Description</u>                | <u>YTD Actual</u> | <u>Annual Budget</u> | <u>Variance</u> | <u>% of Budget</u> |
|--------------|--------------------------------------|-------------------|----------------------|-----------------|--------------------|
| 70300        | Insurance master policy              | \$76,877.71       | \$72,000.00          | \$4,877.71      | 107                |
| 70400        | Worker's compensation                | \$9,838.37        | \$8,004.00           | \$1,834.37      | 123                |
| 70500        | Insurance-earthquake                 | \$159,032.64      | \$135,000.00         | \$24,032.64     | 118                |
| 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                      | \$247,372.72      | \$226,176.00         | \$21,196.72     | 109                |
|              | TAXES                                |                   |                      |                 |                    |
| 75100        | Payroll taxes                        | \$15,000.46       | \$14,004.00          | \$996.46        | 107                |
| 75400        | State & federal taxes                | \$4,424.00        | \$3,000.00           | \$1,424.00      | 147                |
|              | Total TAXES                          | \$19,424.46       | \$17,004.00          | \$2,420.46      | 114                |
|              | CONTRACTED SERVICES                  |                   |                      |                 |                    |
| 80201        | Contracted elevator service          | \$20,715.56       | \$26,040.00          | (\$5,324.44)    | 80                 |
| 80202        | Elevator repairs                     | \$7,258.47        | \$504.00             | \$6,754.47      | 1,440              |
| 80301        | Contracted gardening service         | \$55,150.00       | \$62,400.00          | (\$7,250.00)    | 88                 |
| 80302        | Landscape - Irrigation               | \$3,783.50        | \$2,496.00           | \$1,287.50      | 152                |
| 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                         | \$1,705.00        | \$600.00             | \$1,105.00      | 284                |
| 80501        | Contracted pest control servic       | \$5,213.75        | \$3,996.00           | \$1,217.75      | 130                |
| 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 | \$3,965.00        | \$3,996.00           | (\$31.00)       | 99                 |
| 80601        | Contracted pool & spa service        | \$3,278.00        | \$3,996.00           | (\$718.00)      | 82                 |
| 80602        | Pool & spa repairs                   | \$637.12          | \$2,004.00           | (\$1,366.88)    | 32                 |
| 80603        | Pool & spa extras/supplies           | \$7,825.92        | \$5,004.00           | \$2,821.92      | 156                |
| 80617        | Landscape Supplies                   | \$0.00            | \$96.00              | (\$96.00)       | 0                  |
| 80707        | Alarm Monitoring                     | \$851.00          | \$1,500.00           | (\$649.00)      | 57                 |
| 81002        | Contracted software                  | \$0.00            | \$96.00              | (\$96.00)       | 0                  |
|              | Total CONTRACTED SERVICES            | \$114,773.53      | \$138,108.00         | (\$23,334.47)   | 83                 |

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2023 Through 11/30/2023

Year End: December

| <u>GL No</u> | <u>GL Description</u>                    | <u>YTD Actual</u> | <u>Annual Budget</u> | <u>Variance</u> | <u>% of Budget</u> |
|--------------|--|-------------------|----------------------|-----------------|--------------------|
|              | MAINTENANCE                              |                   |                      |                 |                    |
| 63000        | Unit Maintenance/Repair                  | \$2,767.55        | \$9,996.00           | (\$7,228.45)    | 28                 |
| 86000        | Gate Repairs                             | \$4,403.49        | \$3,600.00           | \$803.49        | 122                |
| 86101        | Fire Alarm                               | \$4,803.50        | \$2,004.00           | \$2,799.50      | 240                |
| 86200        | Furnishings Communal                     | \$0.00            | \$96.00              | (\$96.00)       | 0                  |
| 86300        | Bldg Maint and Repairs                   | \$18,144.39       | \$20,004.00          | (\$1,859.61)    | 91                 |
| 86302        | Equipment maintenance                    | \$5,674.44        | \$2,004.00           | \$3,670.44      | 283                |
| 86303        | Contingency repairs                      | \$3,052.86        | \$38,172.00          | (\$35,119.14)   | 8                  |
| 86304        | Clubhouse cleaning                       | \$10,150.00       | \$0.00               | \$10,150.00     | 0                  |
| 86314        | Clubhouse expense                        | \$0.00            | \$5,004.00           | (\$5,004.00)    | 0                  |
| 86500        | Lighting maintenance                     | \$3,262.91        | \$1,992.00           | \$1,270.91      | 164                |
| 86600        | Resident Locks & keys                    | \$4,697.81        | \$2,496.00           | \$2,201.81      | 188                |
| 86700        | Maintenance supplies                     | \$9,107.58        | \$6,000.00           | \$3,107.58      | 152                |
| 86800        | Painting                                 | \$0.00            | \$504.00             | (\$504.00)      | 0                  |
| 87000        | Plumbing                                 | \$14,559.44       | \$3,000.00           | \$11,559.44     | 485                |
| 87100        | Roof                                     | \$7,970.00        | \$504.00             | \$7,466.00      | 1,581              |
| 87111        | Structural Maintenance/Repair - Communal | \$11,619.10       | \$38,172.00          | (\$26,552.90)   | 30                 |
| 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                                  | \$7,995.00        | \$5,004.00           | \$2,991.00      | 160                |
|              | Total MAINTENANCE                        | \$108,458.07      | \$140,208.00         | (\$31,749.93)   | 77                 |
|              | PROVISION FOR RESERVES                   |                   |                      |                 |                    |
| 98800        | Structure Maintenance/Repair - Communal  | \$506,451.00      | \$552,492.00         | (\$46,041.00)   | 92                 |
| 98900        | Balcony/Walkway Ceiling reinforcement    | \$410,004.00      | \$0.00               | \$410,004.00    | 0                  |
|              | Total PROVISION FOR RESERVES             | \$916,455.00      | \$552,492.00         | \$363,963.00    | 166                |
|              | UTILITIES INCOME                         |                   |                      |                 |                    |
| 50900        | Utility reimbursement                    | (\$438,076.54)    | \$0.00               | (\$438,076.54)  | 0                  |
|              | Total UTILITIES INCOME                   | (\$438,076.54)    | \$0.00               | (\$438,076.54)  | 0                  |
|              | UTILITY EXPENSE                          |                   |                      |                 |                    |

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2023 Through 11/30/2023

Year End: December

| <u>GL No</u> | <u>GL Description</u>          | <u>YTD Actual</u>     | <u>Annual Budget</u>  | <u>Variance</u>     | <u>% of Budget</u> |
|--------------|--------------------------------|-----------------------|-----------------------|---------------------|--------------------|
| 65100        | Utility-electric               | \$32,255.75           | \$0.00                | \$32,255.75         | 0                  |
| 65200        | Utility gas                    | \$57,620.34           | \$0.00                | \$57,620.34         | 0                  |
| 65300        | Utility phone                  | \$12,976.92           | \$0.00                | \$12,976.92         | 0                  |
| 65400        | Utility trash                  | \$63,144.09           | \$0.00                | \$63,144.09         | 0                  |
| 65500        | Utility water & sewer          | \$272,621.89          | \$0.00                | \$272,621.89        | 0                  |
| 81001        | Contracted internet            | \$1,745.46            | \$0.00                | \$1,745.46          | 0                  |
|              | Total UTILITY EXPENSE          | \$440,364.45          | \$0.00                | \$440,364.45        | 0                  |
|              | Total Expenses Before Reserves | \$1,189,648.27        | \$1,316,496.00        | (\$126,847.73)      | 90                 |
|              | Total EXPENSES                 | <b>\$2,106,103.27</b> | <b>\$1,868,988.00</b> | <b>\$237,115.27</b> | <b>103</b>         |