

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2024

For the Month Ended: April 30, 2024

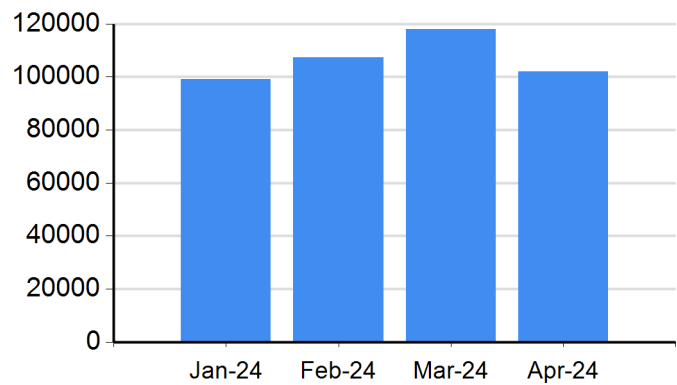
CASH SUMMARY

	This Month	Last Month	Change in Cash	
Operating Cash	591,966.93	553,434.07	Increase in Cash	38,532.86
Reserve Cash	1,566,771.75	1,518,678.77	Increase in Cash	48,092.98
Average budgeted expenses / months	165,648.32			
Average # of months of available cash	3.57			

ASSESSMENT SUMMARY

Monthly Assessment Budget	161,298.00
Assessment Cash Received	167,628.68
<u>Total Assessments Receivable</u>	
current month due	21,167.00
31-60 days late	10,526.79
61-90 days late	7,813.46
over 90 days late	62,392.15
Total Assessments Due	101,899.40
Past Owners Assessments Rec.	70,803.38
Past % of Total	41%
Prepaid Assessments	61,038.68

Accounts Receivable Trending



OPERATING SUMMARY

Category	April Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$223,292.33	\$897,777.07	\$662,593.28	\$235,183.79
ADMINISTRATIVE	\$3,531.60	\$23,867.62	\$19,471.96	\$4,395.66
LOAN SERVICING	\$46,804.00	\$187,216.00	\$187,216.00	\$0.00
SALARY ADMINISTRATIVE	\$4,585.81	\$18,278.16	\$20,000.00	(\$1,721.84)
SALARY MAINTENANCE	\$8,678.83	\$35,151.28	\$43,666.68	(\$8,515.40)
INSURANCE	\$23,177.04	\$87,234.66	\$94,734.64	(\$7,499.98)
TAXES	\$25,048.14	\$29,749.05	\$7,333.32	\$22,415.73
CONTRACTED SERVICES	\$19,615.61	\$69,714.18	\$52,025.32	\$17,688.86
MAINTENANCE	\$16,990.63	\$115,492.23	\$44,093.36	\$71,398.87
PROVISION FOR RESERVES	\$48,513.00	\$194,052.00	\$194,052.00	\$0.00
UTILITIES INCOME	(\$38,942.76)	(\$163,005.93)	\$0.00	(\$163,005.93)
UTILITY EXPENSE	\$39,583.60	\$158,769.58	\$0.00	\$158,769.58
Total EXPENSES	\$197,585.50	\$756,518.83	\$662,593.28	\$93,925.55
Net Surplus or (Deficit)	\$25,706.83	\$141,258.24		

RESERVE SUMMARY

Surfside III Condominium Owners Association

FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2024

For the Month Ended: April 30, 2024

Contribution to Reserves this month:	48,513.00	Reserve Disbursements this month:	16,110.74
Contribution to Reserves Year-to-Date:	194,052.00	Reserve Disbursements Year-to-Date:	348,603.32

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 04/30/2024

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Sunwest xxxxx1130	\$545,875.13
11100	J Street Drain Project	\$35,658.94
11500	CIT CR on deposit	\$2,316.41
11700	Pacific Western Petty Cash xxxxx3424	\$485.00
11708	Sunwest Petty Cash xxxxx4542	\$6,055.54
12000	Petty cash	\$1,575.91
	Total CURRENT ASSETS	\$591,966.93

CURRENT RESERVE ASSETS

10300	Savings - Sunwest xxxxx3850	\$446,521.28	IMMA
11600	JP Morgan/Edward Jones	\$1,120,250.47	
	Total CURRENT RESERVE ASSETS	\$1,566,771.75	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$172,702.78
	Total ACCOUNTS RECEIVABLE	\$172,702.78

PREPAID EXPENSES

25900	Prepaid insurance	\$0.00
	Total PREPAID EXPENSES	\$0.00

FIXED ASSETS

25000	Improvements	\$6,894,145.00
25100	Accumulated depreciation	(\$1,754,873.00)
	Total FIXED ASSETS	\$5,139,272.00

Total ASSETS \$7,470,713.46

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 04/30/2024

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$61,038.68
	Total CURRENT LIABILITIES	\$61,038.68

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$21.97
	Total ACCOUNTS PAYABLE	\$21.97

LOANS

31500	Loan Pacific Premier Bank xxx4718	\$3,902,021.90
	Total LOANS	\$3,902,021.90

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	\$1,411,587.82
	Total LIABILITIES	\$5,410,050.59

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,919,404.63
	Current Year Surplus (Deficit)	\$141,258.24
	Total RETAINED SURPLUS/(DEFICIT)	\$2,060,662.87
	Total EQUITY	\$2,060,662.87

	Total Liabilities and Equity	\$7,470,713.46
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2024 Through 04/30/2024

Year End: December

GL No	GL Description	Monthly	Beginning	----- Activity -----		--- Adjustments ---		Ending
		Budget	Balance	Debits	Expenses	Additions	Deductions	Balance
40100	Asphalt - parking areas - replace	0.00	12,085.00	0.00	0.00	0.00	0.00	12,085.00
40103	Concrete - replace	0.00	(2,500.00)	0.00	0.00	0.00	0.00	(2,500.00)
40104	Concrete deck/walk - repair(B)	0.00	(6,500.00)	0.00	0.00	0.00	0.00	(6,500.00)
40200	Asphalt - seal and repair	0.00	(59,057.04)	0.00	0.00	0.00	0.00	(59,057.04)
40203	Resurface common walkway 1 bldg	0.00	19,179.26	0.00	78,357.12	0.00	0.00	(59,177.86)
40303	Wrought iron	0.00	(30,935.00)	0.00	0.00	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	(324,798.56)	0.00	16,791.00	0.00	0.00	(341,589.56)
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	5,175.00	0.00	0.00	(5,904.00)
40800	Contingency	0.00	(2,563.58)	0.00	0.00	0.00	0.00	(2,563.58)
40914	Clubhouse	0.00	0.00	0.00	20,268.36	0.00	0.00	(20,268.36)
40919	Interior repairs	0.00	0.00	0.00	11,663.55	0.00	0.00	(11,663.55)
40922	Gym - refurbish	0.00	(2,248.91)	0.00	0.00	0.00	0.00	(2,248.91)
41003	Carports (20 x \$700)	0.00	17,805.00	0.00	13,080.00	0.00	0.00	4,725.00
41008	Bridge repair	0.00	0.00	0.00	2,541.00	0.00	0.00	(2,541.00)
41300	Campus lighting - replace	0.00	10,000.00	0.00	1,545.00	0.00	0.00	8,455.00
41304	Condo Electric Panels	0.00	(3,135.00)	0.00	0.00	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	(36,473.83)	0.00	24,425.00	0.00	0.00	(60,898.83)
41402	Water heater plumbing - replace	0.00	(12,543.56)	0.00	0.00	0.00	0.00	(12,543.56)
41800	Entry gates - replace	0.00	(1,340.25)	0.00	5,061.47	0.00	0.00	(6,401.72)
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	(17,980.00)	0.00	0.00	0.00	0.00	(17,980.00)
42000	Balcony decking / repair	0.00	0.00	0.00	1,150.00	0.00	0.00	(1,150.00)
42003	Balcony Flooring Replace (5 x \$3000)	0.00	1,968.13	0.00	0.00	0.00	0.00	1,968.13
42102	Fire system	0.00	(1,850.00)	0.00	0.00	0.00	0.00	(1,850.00)

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2024 Through 04/30/2024

Year End: December

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	(12,918.11)	0.00	18,408.80	0.00	0.00	(31,326.91)
43800	Structural Maintenance/Repair - Communal	48,513.00	1,742,211.51	194,052.00	150,137.02	16,175.16	0.00	1,802,301.65
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43900	Balcony/walkway ceiling reinforcement funds	0.00	281,440.48	0.00	0.00	0.00	0.00	281,440.48
44000	Sidewalks	0.00	(11,985.00)	0.00	0.00	0.00	0.00	(11,985.00)
Total Reserves		48,513.00	1,549,963.98	194,052.00	348,603.32	16,175.16	16,175.16	1,411,587.82

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2024 Through 04/30/2024

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	160,944.00	161,298.00	647,883.59	645,192.00	2,691.59	100
	Total ASSESSMENT INCOME	160,944.00	161,298.00	647,883.59	645,192.00	2,691.59	100
OTHER MEMBER INCOME							
50200	Special 1 assessments	0.00	0.00	1,064.00	0.00	1,064.00	0
50300	Special 2 assessments	54,112.00	0.00	217,160.00	0.00	217,160.00	0
50400	Late charge assessments	1,478.69	508.33	9,014.40	2,033.32	6,981.08	443
50500	Lien assessments	80.00	75.00	4,400.00	300.00	4,100.00	1,467
50600	Legal assessments	410.72	83.33	1,380.72	333.32	1,047.40	414
50700	Parking assessments	280.00	267.00	1,120.00	1,068.00	52.00	105
50800	Nsf check collection	(20.00)	333.33	1,645.04	1,333.32	311.72	123
51000	Resident Key/gate card income	403.00	250.00	1,111.00	1,000.00	111.00	111
	Total OTHER MEMBER INCOME	56,744.41	1,516.99	236,895.16	6,067.96	230,827.20	3,904
OTHER INCOME							
51200	Violation / Fine	100.00	83.33	450.00	333.32	116.68	135
51300	Interest income	4,703.92	2,500.00	9,843.25	10,000.00	(156.75)	98
51500	Reimbursement income-bill backs	0.00	41.67	50.00	166.68	(116.68)	30
51700	Tax refund income	0.00	0.00	1,595.97	0.00	1,595.97	0
52700	Move In/Move Out Registration Fee	800.00	208.33	1,100.00	833.32	266.68	132
54200	Adjustment	0.00	0.00	(40.90)	0.00	(40.90)	0
	Total OTHER INCOME	5,603.92	2,833.33	12,998.32	11,333.32	1,665.00	115
	Total INCOME	223,292.33	165,648.32	897,777.07	662,593.28	235,183.79	135
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	0.00	250.00	0.00	1,000.00	(1,000.00)	0
60101	Study reserve	0.00	125.00	0.00	500.00	(500.00)	0

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2024 Through 04/30/2024

Year End: December

60103	Payroll service	0.00	333.00	2,843.35	1,332.00	1,511.35	213
60105	Professional Services	0.00	8.33	0.00	33.32	(33.32)	0
60200	Bank/Other Fees	180.00	83.33	482.60	333.32	149.28	145
60205	Office Expense	541.44	583.33	1,788.32	2,333.32	(545.00)	77
60206	Office equipment (computers)	0.00	75.00	0.00	300.00	(300.00)	0
60207	1099 forms	0.00	1.00	0.00	4.00	(4.00)	0
60300	Legal expense, reimbursable	490.72	208.33	6,055.72	833.32	5,222.40	727
60303	Legal	0.00	250.00	265.50	1,000.00	(734.50)	27
60400	License,fees and permits	0.00	41.67	0.00	166.68	(166.68)	0
60510	Employee Extra (uniforms, etc.)	0.00	41.67	0.00	166.68	(166.68)	0
60513	Bonuses	0.00	208.33	0.00	833.32	(833.32)	0
60600	Management services	1,700.00	1,700.00	6,800.00	6,800.00	0.00	100
60603	Board Management Expense	320.00	41.67	520.00	166.68	353.32	312
60800	Printing & postage	299.44	333.33	1,332.92	1,333.32	(0.40)	100
60900	Assessment refunds	0.00	166.67	0.00	666.68	(666.68)	0
61000	Non-sufficient fund checks	0.00	334.00	3,445.15	1,336.00	2,109.15	258
62000	Miscellaneous expense	0.00	83.33	334.06	333.32	0.74	100
	Total ADMINISTRATIVE	3,531.60	4,867.99	23,867.62	19,471.96	4,395.66	123
	LOAN SERVICING						
64001	Loan Servicing Principle	32,911.50	28,000.00	131,847.36	112,000.00	19,847.36	118
64002	Loan Servicing Interest	13,892.50	18,804.00	55,368.64	75,216.00	(19,847.36)	74
	Total LOAN SERVICING	46,804.00	46,804.00	187,216.00	187,216.00	0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	4,585.81	5,000.00	18,278.16	20,000.00	(1,721.84)	91
	Total SALARY ADMINISTRATIVE	4,585.81	5,000.00	18,278.16	20,000.00	(1,721.84)	91
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	4,503.19	5,750.00	18,027.65	23,000.00	(4,972.35)	78
60503	Clubhouse Salaries Gross	4,175.64	5,166.67	17,123.63	20,666.68	(3,543.05)	83
	Total SALARY MAINTENANCE	8,678.83	10,916.67	35,151.28	43,666.68	(8,515.40)	80

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2024 Through 04/30/2024

Year End: December

INSURANCE

70100	Fidelity bond	1,671.00	141.67	1,671.00	566.68	1,104.32	295
70300	Insurance master policy	6,793.41	6,000.00	27,201.64	24,000.00	3,201.64	113
70400	Worker's compensation	1,275.53	667.00	4,597.62	2,668.00	1,929.62	172
70500	Insurance-earthquake	13,437.10	15,833.33	53,764.40	63,333.32	(9,568.92)	85
70700	D & O/Cyber insurance	0.00	833.33	0.00	3,333.32	(3,333.32)	0
70800	Insurance, Umbrella	0.00	208.33	0.00	833.32	(833.32)	0
	Total INSURANCE	23,177.04	23,683.66	87,234.66	94,734.64	(7,499.98)	92

TAXES

75100	Payroll taxes	3,548.14	1,583.33	8,249.05	6,333.32	1,915.73	130
75400	State & federal taxes	21,500.00	250.00	21,500.00	1,000.00	20,500.00	2,150
	Total TAXES	25,048.14	1,833.33	29,749.05	7,333.32	22,415.73	406

CONTRACTED SERVICES

80201	Contracted elevator service	5,489.73	1,666.67	10,979.30	6,666.68	4,312.62	165
80202	Elevator repairs	0.00	166.67	8,009.07	666.68	7,342.39	1,201
80301	Contracted gardening service	6,250.00	6,250.00	25,000.00	25,000.00	0.00	100
80302	Landscape - Irrigation	839.00	250.00	9,635.17	1,000.00	8,635.17	964
80303	Gardening extras/supplies	0.00	8.00	400.00	32.00	368.00	1,250
80304	Tree Trimming	0.00	2,083.33	300.00	8,333.32	(8,033.32)	4
80317	Landscape replacement	0.00	8.00	0.00	32.00	(32.00)	0
80500	Pest Control	0.00	50.00	0.00	200.00	(200.00)	0
80501	Contracted pest control servic	485.00	483.33	1,940.00	1,933.32	6.68	100
80503	Pest control extras/supplies	0.00	8.00	0.00	32.00	(32.00)	0
80505	Contracted termite control	0.00	8.00	0.00	32.00	(32.00)	0
80509	Contracted Termite Control Treatment	3,530.00	333.00	5,675.00	1,332.00	4,343.00	426
80601	Contracted pool & spa service	298.00	333.00	1,192.00	1,332.00	(140.00)	89
80602	Pool & spa repairs	162.40	167.00	489.12	668.00	(178.88)	73
80603	Pool & spa extras/supplies	699.48	583.33	2,432.52	2,333.32	99.20	104
80617	Landscape Supplies	0.00	8.00	0.00	32.00	(32.00)	0
80707	Alarm Monitoring	1,862.00	600.00	3,662.00	2,400.00	1,262.00	153

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2024 Through 04/30/2024

		Year End: December					
Total CONTRACTED SERVICES		19,615.61	13,006.33	69,714.18	52,025.32	17,688.86	134
MAINTENANCE							
63000	Unit Maintenance/Repair	328.79	666.67	2,370.79	2,666.68	(295.89)	89
80320	Outdoor Recreation Areas	0.00	0.00	1,900.00	0.00	1,900.00	0
86000	Gate Repairs	7,300.66	300.00	7,300.66	1,200.00	6,100.66	608
86101	Fire Alarm	0.00	83.33	760.50	333.32	427.18	228
86200	Furnishings Communal	0.00	8.00	0.00	32.00	(32.00)	0
86300	Bldg Maint and Repairs	(12,283.75)	1,666.67	9,782.06	6,666.68	3,115.38	147
86302	Equipment maintenance	0.00	250.00	0.00	1,000.00	(1,000.00)	0
86303	Contingency repairs	0.00	2,061.17	0.00	8,244.68	(8,244.68)	0
86314	Clubhouse expense	1,832.33	471.67	9,682.33	1,886.68	7,795.65	513
86500	Lighting maintenance	1,579.96	166.00	2,553.71	664.00	1,889.71	385
86600	Resident Locks & keys	0.00	83.33	0.00	333.32	(333.32)	0
86700	Maintenance supplies	1,860.22	416.67	5,702.19	1,666.68	4,035.51	342
86800	Painting	0.00	8.33	0.00	33.32	(33.32)	0
87000	Plumbing	85.00	583.33	576.53	2,333.32	(1,756.79)	25
87100	Roof	11,240.00	42.00	26,730.00	168.00	26,562.00	15,911
87111	Structural Maintenance/Repair - Communal	327.42	2,061.17	539.46	8,244.68	(7,705.22)	7
87300	Signs	0.00	17.00	0.00	68.00	(68.00)	0
87600	Landscape - Tree	0.00	8.00	0.00	32.00	(32.00)	0
88101	Sidewalks	1,800.00	0.00	19,080.00	0.00	19,080.00	0
88301	Sewer Line Cleanouts	0.00	1,666.67	0.00	6,666.68	(6,666.68)	0
88401	Drain Pipes	0.00	0.00	14,154.00	0.00	14,154.00	0
88701	Landscaping- Maintenance	0.00	30.00	6,440.00	120.00	6,320.00	5,367
89300	Gutters	2,920.00	433.33	7,920.00	1,733.32	6,186.68	457
	Total MAINTENANCE	16,990.63	11,023.34	115,492.23	44,093.36	71,398.87	262

Surfside III Condominium Owners Association

OPERATING STATEMENT

01/01/2024 Through 04/30/2024

Year End: December

	PROVISION FOR RESERVES						
98800	Structure Maintenance/Repair - Communal	48,513.00	48,513.00	194,052.00	194,052.00	0.00	100
	Total PROVISION FOR RESERVES	48,513.00	48,513.00	194,052.00	194,052.00	0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(38,942.76)	0.00	(163,005.93)	0.00	(163,005.93)	0
	Total UTILITIES INCOME	(38,942.76)	0.00	(163,005.93)	0.00	(163,005.93)	0
	UTILITY EXPENSE						
65100	Utility-electric	2,422.54	0.00	12,411.62	0.00	12,411.62	0
65200	Utility gas	5,243.70	0.00	19,746.93	0.00	19,746.93	0
65300	Utility phone	1,539.67	0.00	5,140.73	0.00	5,140.73	0
65400	Utility trash	5,979.83	0.00	23,402.22	0.00	23,402.22	0
65500	Utility water & sewer	24,334.18	0.00	97,432.18	0.00	97,432.18	0
81001	Contracted internet	63.68	0.00	635.90	0.00	635.90	0
	Total UTILITY EXPENSE	39,583.60	0.00	158,769.58	0.00	158,769.58	0
	Total Expenses Before Reserves	149,072.50	117,135.32	562,466.83	468,541.28	93,925.55	120
	Total EXPENSES	197,585.50	165,648.32	756,518.83	662,593.28	93,925.55	114
	Net Surplus or (Deficit)	25,706.83	0.00	141,258.24	0.00	141,258.24	

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2024 Through 04/30/2024

Year End: December

GL No	GL Description	Monthly	Beginning	----- Activity -----		--- Adjustments ---		Ending
		Budget	Balance	Debits	Expenses	Additions	Deductions	Balance
40100	Asphalt - parking areas - replace	0.00	12,085.00	0.00	0.00	0.00	0.00	12,085.00
40103	Concrete - replace	0.00	(2,500.00)	0.00	0.00	0.00	0.00	(2,500.00)
40104	Concrete deck/walk - repair(B)	0.00	(6,500.00)	0.00	0.00	0.00	0.00	(6,500.00)
40200	Asphalt - seal and repair	0.00	(59,057.04)	0.00	0.00	0.00	0.00	(59,057.04)
40203	Resurface common walkway 1 bldg	0.00	19,179.26	0.00	78,357.12	0.00	0.00	(59,177.86)
40303	Wrought iron	0.00	(30,935.00)	0.00	0.00	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	(324,798.56)	0.00	16,791.00	0.00	0.00	(341,589.56)
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	5,175.00	0.00	0.00	(5,904.00)
40800	Contingency	0.00	(2,563.58)	0.00	0.00	0.00	0.00	(2,563.58)
40914	Clubhouse	0.00	0.00	0.00	20,268.36	0.00	0.00	(20,268.36)
40919	Interior repairs	0.00	0.00	0.00	11,663.55	0.00	0.00	(11,663.55)
40922	Gym - refurbish	0.00	(2,248.91)	0.00	0.00	0.00	0.00	(2,248.91)
41003	Carports (20 x \$700)	0.00	17,805.00	0.00	13,080.00	0.00	0.00	4,725.00
41008	Bridge repair	0.00	0.00	0.00	2,541.00	0.00	0.00	(2,541.00)
41300	Campus lighting - replace	0.00	10,000.00	0.00	1,545.00	0.00	0.00	8,455.00
41304	Condo Electric Panels	0.00	(3,135.00)	0.00	0.00	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	(36,473.83)	0.00	24,425.00	0.00	0.00	(60,898.83)
41402	Water heater plumbing - replace	0.00	(12,543.56)	0.00	0.00	0.00	0.00	(12,543.56)
41800	Entry gates - replace	0.00	(1,340.25)	0.00	5,061.47	0.00	0.00	(6,401.72)
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	(17,980.00)	0.00	0.00	0.00	0.00	(17,980.00)
42000	Balcony decking / repair	0.00	0.00	0.00	1,150.00	0.00	0.00	(1,150.00)
42003	Balcony Flooring Replace (5 x \$3000)	0.00	1,968.13	0.00	0.00	0.00	0.00	1,968.13
42102	Fire system	0.00	(1,850.00)	0.00	0.00	0.00	0.00	(1,850.00)

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2024 Through 04/30/2024

Year End: December

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	(12,918.11)	0.00	18,408.80	0.00	0.00	(31,326.91)
43800	Structural Maintenance/Repair - Communal	48,513.00	1,742,211.51	194,052.00	150,137.02	16,175.16	0.00	1,802,301.65
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43900	Balcony/walkway ceiling reinforcement funds	0.00	281,440.48	0.00	0.00	0.00	0.00	281,440.48
44000	Sidewalks	0.00	(11,985.00)	0.00	0.00	0.00	0.00	(11,985.00)
Total Reserves		48,513.00	1,549,963.98	194,052.00	348,603.32	16,175.16	16,175.16	1,411,587.82