

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2024

**For the Month Ended:** August 31, 2024

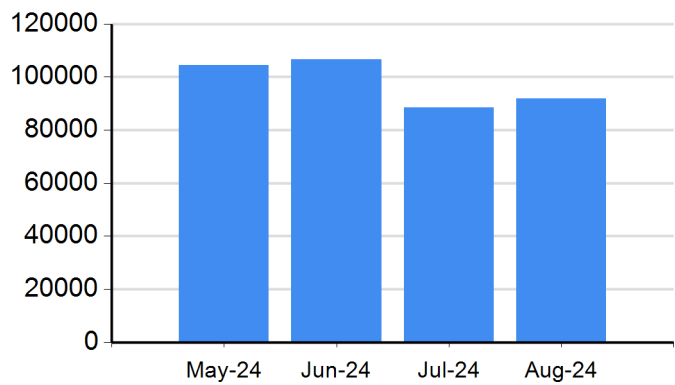
**CASH SUMMARY**

	This Month	Last Month	Change in Cash	
Operating Cash	448,808.30	474,826.17	Decrease in Cash	26,017.87
Reserve Cash	1,663,252.33	1,676,596.41	Decrease in Cash	13,344.08
Average budgeted expenses / months	165,648.32			
Average # of months of available cash		2.71		

**ASSESSMENT SUMMARY**

Monthly Assessment Budget	161,298.00
Assessment Cash Received	159,305.06
<u>Total Assessments Receivable</u>	
current month due	17,514.24
31-60 days late	0.00
61-90 days late	11,438.62
over 90 days late	62,985.21
Total Assessments Due	91,938.07
Past Owners Assessments Rec.	46,136.00
Past % of Total	33%
Prepaid Assessments	81,016.24

**Accounts Receivable Trending**



**OPERATING SUMMARY**

Category	August Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$170,610.41	\$1,556,081.10	\$1,325,186.56	\$230,894.54
ADMINISTRATIVE	\$8,315.77	\$67,908.80	\$38,943.92	\$28,964.88
LOAN SERVICING	\$46,804.00	\$373,871.41	\$374,432.00	(\$560.59)
SALARY ADMINISTRATIVE	\$4,525.55	\$35,754.57	\$40,000.00	(\$4,245.43)
SALARY MAINTENANCE	\$9,865.77	\$72,049.96	\$87,333.36	(\$15,283.40)
INSURANCE	\$29,690.32	\$198,499.87	\$189,469.28	\$9,030.59
TAXES	\$1,231.18	\$34,538.79	\$14,666.64	\$19,872.15
CONTRACTED SERVICES	\$10,222.21	\$152,507.37	\$104,050.64	\$48,456.73
MAINTENANCE	\$13,887.25	\$73,025.31	\$88,186.72	(\$15,161.41)
PROVISION FOR RESERVES	\$48,513.00	\$605,264.00	\$388,104.00	\$217,160.00
UTILITIES INCOME	(\$41,322.75)	(\$323,189.62)	\$0.00	(\$323,189.62)
UTILITY EXPENSE	\$41,352.52	\$321,827.24	\$0.00	\$321,827.24
Total EXPENSES	\$173,084.82	\$1,612,057.70	\$1,325,186.56	\$286,871.14
Net Surplus or (Deficit)	(\$2,474.41)	(\$55,976.60)		

**RESERVE SUMMARY**

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2024

**For the Month Ended:** August 31, 2024

Contribution to Reserves this month:	48,513.00	Reserve Disbursements this month:	79,765.00
Contribution to Reserves Year-to-Date:	388,104.00	Reserve Disbursements Year-to-Date:	562,981.50

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 08/31/2024

Year End: December

ASSETS

CURRENT ASSETS			
10100	Checking - Sunwest xxxxx1130	\$405,596.29	
11100	J Street Drain Project	\$35,698.96	
11500	CIT CR on deposit	\$2,318.73	
11708	Sunwest Petty Cash xxxxx4542	\$2,689.82	
12000	Sunwest Debit Petty Cash xxxxx6871	\$2,504.50	
	Total CURRENT ASSETS	\$448,808.30	
CURRENT RESERVE ASSETS			
10300	Savings - Sunwest xxxxx3850	\$533,933.97	IMMA
11600	JP Morgan/Edward Jones	\$1,129,318.36	
	Total CURRENT RESERVE ASSETS	\$1,663,252.33	
ACCOUNTS RECEIVABLE			
15500	Accounts Receivable	\$138,074.07	
	Total ACCOUNTS RECEIVABLE	\$138,074.07	
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>\$7,389,406.70</b>	

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 08/31/2024

Year End: December

LIABILITIES		
CURRENT LIABILITIES		
37000	Prepaid Assessments	\$81,016.24
	Total CURRENT LIABILITIES	\$81,016.24
ACCOUNTS PAYABLE		
10101	AP - Checks Not Released	\$1,647.48
	Total ACCOUNTS PAYABLE	\$1,647.48
LOANS		
31500	Loan Pacific Premier Bank xxx4718	\$3,768,322.36
	Total LOANS	\$3,768,322.36
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	\$1,504,252.64
	Total LIABILITIES	<b>\$5,390,618.94</b>
EQUITY		
RETAINED SURPLUS/(DEFICIT)		
45100	Retained funds	\$2,054,764.36
	Current Year Surplus (Deficit)	\$(55,976.60)
	Total RETAINED SURPLUS/(DEFICIT)	\$1,998,787.76
	Total EQUITY	<b>\$1,998,787.76</b>
	Total Liabilities and Equity	<b>\$7,389,406.70</b>

Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2024 Through 08/31/2024

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
40101	Asphalt - campus replace	0.00	0.00	0.00	25,950.00	0.00	0.00	(25,950.00)
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	15,560.00	(22,060.00)
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	84,177.86	0.00	0.00	(64,998.60)
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	7,599.00	0.00	0.00	(4,047.16)
40323	Railings	0.00	(324,798.56)	0.00	40,242.86	0.00	0.00	(365,041.42)
40400	Pool equipment - replace	0.00	0.00	0.00	945.78	0.00	0.00	(945.78)
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	9,820.00	0.00	52,020.00	(68,955.00)
40600	Exterior surfaces - repaint	0.00	(729.00)	0.00	5,175.00	0.00	0.00	(5,904.00)
40739	Paint exterior	0.00	0.00	0.00	30,113.40	0.00	15,056.70	(45,170.10)
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	15,056.70	0.00	(5,211.66)
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	30,280.00	0.00	0.00	(12,475.00)
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	18,810.00	0.00	0.00	(8,810.00)
41301	Ground lighting - replace	0.00	0.00	0.00	695.00	0.00	0.00	(695.00)
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)
41601	Elevators - modernize	0.00	0.00	0.00	16,800.00	0.00	0.00	(16,800.00)
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	4,150.00	0.00	0.00	(22,130.00)

Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2024 Through 08/31/2024

Year End: December

GL No	GL Description	Monthly	Beginning	-----Activity -----		--- Adjustments ---		Ending
		Budget	Balance	Deposits	Expenses	Additions	Deductions	Balance
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)
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	43,365.00	0.00	0.00	(33,365.00)
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	29,611.20	0.00	0.00	(42,529.31)
43800	Structural Maintenance/Repair - Communa	48,513.00	1,742,211.51	388,104.00	150,137.02	16,175.16	36,589.00	1,959,764.65
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	281,440.48	0.00	0.00	217,160.00	0.00	498,600.48
44000	Sidewalks	0.00	(11,985.00)	0.00	0.00	0.00	0.00	(11,985.00)
<b>Total Reserves:</b>		<b>48,513.00</b>	<b>1,549,963.98</b>	<b>388,104.00</b>	<b>562,981.50</b>	<b>248,391.86</b>	<b>119,225.70</b>	<b>1,504,252.64</b>

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2024 Through 08/31/2024

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	\$161,942.00	\$161,298.00	\$1,287,241.88	\$1,290,384.00	(\$3,142.12)	100
	Total ASSESSMENT INCOME	\$161,942.00	\$161,298.00	\$1,287,241.88	\$1,290,384.00	(\$3,142.12)	100
OTHER MEMBER INCOME							
50200	Special 1 assessments	\$0.00	\$0.00	(\$12,762.18)	\$0.00	(\$12,762.18)	0
50300	Special 2 assessments	\$0.00	\$0.00	\$217,160.00	\$0.00	\$217,160.00	0
50400	Late charge assessments	\$339.83	\$508.33	\$11,405.71	\$4,066.64	\$7,339.07	280
50500	Lien assessments	\$0.00	\$75.00	\$4,880.00	\$600.00	\$4,280.00	813
50600	Legal assessments	\$1,364.48	\$83.33	\$8,900.57	\$666.64	\$8,233.93	1,335
50700	Parking assessments	\$320.00	\$267.00	\$2,320.00	\$2,136.00	\$184.00	109
50800	Nsf check collection	\$0.00	\$333.33	\$3,963.66	\$2,666.64	\$1,297.02	149
51000	Resident Key/gate card income	\$478.00	\$250.00	\$2,528.00	\$2,000.00	\$528.00	126
	Total OTHER MEMBER INCOME	\$2,502.31	\$1,516.99	\$238,395.76	\$12,135.92	\$226,259.84	1,964
OTHER INCOME							
51200	Violation / Fine	\$250.00	\$83.33	\$1,050.00	\$666.64	\$383.36	158
51300	Interest income	\$1,803.51	\$2,500.00	\$19,538.57	\$20,000.00	(\$461.43)	98
51500	Reimbursement income-bill backs	\$183.52	\$41.67	\$2,080.62	\$333.36	\$1,747.26	624
51700	Tax refund income	\$0.00	\$0.00	\$1,786.10	\$0.00	\$1,786.10	0
52000	Other Income	\$3,629.07	\$0.00	\$3,629.07	\$0.00	\$3,629.07	0
52700	Move In/Move Out Registration Fee	\$300.00	\$208.33	\$2,400.00	\$1,666.64	\$733.36	144
54200	Adjustment	\$0.00	\$0.00	(\$40.90)	\$0.00	(\$40.90)	0
	Total OTHER INCOME	\$6,166.10	\$2,833.33	\$30,443.46	\$22,666.64	\$7,776.82	134
	Total INCOME	<b>\$170,610.41</b>	<b>\$165,648.32</b>	<b>\$1,556,081.10</b>	<b>\$1,325,186.56</b>	<b>\$230,894.54</b>	<b>117</b>
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$250.00	\$1,348.00	\$2,000.00	(\$652.00)	67
60101	Study reserve	\$0.00	\$125.00	\$249.00	\$1,000.00	(\$751.00)	25
60103	Payroll service	\$1,084.12	\$333.00	\$8,094.73	\$2,664.00	\$5,430.73	304

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2024 Through 08/31/2024

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60105	Professional Services	\$0.00	\$8.33	\$0.00	\$66.64	(\$66.64)	0
60200	Bank/Other Fees	\$0.00	\$83.33	\$494.60	\$666.64	(\$172.04)	74
60205	Office Expense	\$317.27	\$583.33	\$3,497.45	\$4,666.64	(\$1,169.19)	75
60206	Office equipment (computers)	\$0.00	\$75.00	\$0.00	\$600.00	(\$600.00)	0
60207	1099 forms	\$0.00	\$1.00	\$0.00	\$8.00	(\$8.00)	0
60300	Legal expense, reimbursable	\$1,364.48	\$208.33	\$14,055.57	\$1,666.64	\$12,388.93	843
60303	Legal	\$0.00	\$250.00	\$265.50	\$2,000.00	(\$1,734.50)	13
60400	License,fees and permits	\$0.00	\$41.67	\$2,441.00	\$333.36	\$2,107.64	732
60510	Employee Extra (uniforms, etc.)	\$0.00	\$41.67	\$0.00	\$333.36	(\$333.36)	0
60513	Bonuses	\$0.00	\$208.33	\$0.00	\$1,666.64	(\$1,666.64)	0
60600	Management services	\$1,700.00	\$1,700.00	\$13,600.00	\$13,600.00	\$0.00	100
60603	Board Management Expense	\$0.00	\$41.67	\$590.00	\$333.36	\$256.64	177
60800	Printing & postage	\$309.24	\$333.33	\$4,302.82	\$2,666.64	\$1,636.18	161
60900	Assessment refunds	\$0.00	\$166.67	\$933.95	\$1,333.36	(\$399.41)	70
61000	Non-sufficient fund checks	\$0.00	\$334.00	\$11,761.46	\$2,672.00	\$9,089.46	440
62000	Miscellaneous expense	\$3,540.66	\$83.33	\$6,274.72	\$666.64	\$5,608.08	941
	<b>Total ADMINISTRATIVE</b>	<b>\$8,315.77</b>	<b>\$4,867.99</b>	<b>\$67,908.80</b>	<b>\$38,943.92</b>	<b>\$28,964.88</b>	<b>174</b>
	<b>LOAN SERVICING</b>						
64001	Loan Servicing Principle	\$33,381.88	\$28,000.00	\$264,986.31	\$224,000.00	\$40,986.31	118
64002	Loan Servicing Interest	\$13,422.12	\$18,804.00	\$108,885.10	\$150,432.00	(\$41,546.90)	72
	<b>Total LOAN SERVICING</b>	<b>\$46,804.00</b>	<b>\$46,804.00</b>	<b>\$373,871.41</b>	<b>\$374,432.00</b>	<b>(\$560.59)</b>	<b>100</b>
	<b>SALARY ADMINISTRATIVE</b>						
60502	Office Salaries Gross	\$4,525.55	\$5,000.00	\$35,754.57	\$40,000.00	(\$4,245.43)	89
	<b>Total SALARY ADMINISTRATIVE</b>	<b>\$4,525.55</b>	<b>\$5,000.00</b>	<b>\$35,754.57</b>	<b>\$40,000.00</b>	<b>(\$4,245.43)</b>	<b>89</b>
	<b>SALARY MAINTENANCE</b>						
60501	Maintenance Salaries Gross	\$5,692.97	\$5,750.00	\$37,989.03	\$46,000.00	(\$8,010.97)	83
60503	Clubhouse Salaries Gross	\$4,172.80	\$5,166.67	\$34,060.93	\$41,333.36	(\$7,272.43)	82
	<b>Total SALARY MAINTENANCE</b>	<b>\$9,865.77</b>	<b>\$10,916.67</b>	<b>\$72,049.96</b>	<b>\$87,333.36</b>	<b>(\$15,283.40)</b>	<b>82</b>
	<b>INSURANCE</b>						



## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2024 Through 08/31/2024

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
70100	Fidelity bond	\$0.00	\$141.67	\$1,671.00	\$1,133.36	\$537.64	147
70300	Insurance master policy	\$13,355.62	\$6,000.00	\$60,951.49	\$48,000.00	\$12,951.49	127
70400	Worker's compensation	\$0.00	\$667.00	\$8,419.21	\$5,336.00	\$3,083.21	158
70500	Insurance-earthquake	\$16,334.70	\$15,833.33	\$117,954.17	\$126,666.64	(\$8,712.47)	93
70700	D & O/Cyber insurance	\$0.00	\$833.33	\$9,504.00	\$6,666.64	\$2,837.36	143
70800	Insurance, Umbrella	\$0.00	\$208.33	\$0.00	\$1,666.64	(\$1,666.64)	0
	Total INSURANCE	\$29,690.32	\$23,683.66	\$198,499.87	\$189,469.28	\$9,030.59	105
	TAXES						
75100	Payroll taxes	\$1,231.18	\$1,583.33	\$13,038.79	\$12,666.64	\$372.15	103
75400	State & federal taxes	\$0.00	\$250.00	\$21,500.00	\$2,000.00	\$19,500.00	1,075
	Total TAXES	\$1,231.18	\$1,833.33	\$34,538.79	\$14,666.64	\$19,872.15	235
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,666.67	\$16,469.03	\$13,333.36	\$3,135.67	124
80202	Elevator repairs	\$0.00	\$166.67	\$8,009.07	\$1,333.36	\$6,675.71	601
80301	Contracted gardening service	\$6,250.00	\$6,250.00	\$50,000.00	\$50,000.00	\$0.00	100
80302	Landscape - Irrigation	\$0.00	\$250.00	\$10,663.73	\$2,000.00	\$8,663.73	533
80303	Gardening extras/supplies	\$0.00	\$8.00	\$618.34	\$64.00	\$554.34	966
80304	Tree Trimming	\$0.00	\$2,083.33	\$39,676.00	\$16,666.64	\$23,009.36	238
80317	Landscape replacement	\$0.00	\$8.00	\$0.00	\$64.00	(\$64.00)	0
80500	Pest Control	\$0.00	\$50.00	\$0.00	\$400.00	(\$400.00)	0
80501	Contracted pest control servic	\$500.00	\$483.33	\$3,925.00	\$3,866.64	\$58.36	102
80503	Pest control extras/supplies	\$0.00	\$8.00	\$0.00	\$64.00	(\$64.00)	0
80505	Contracted termite control	\$0.00	\$8.00	\$65.00	\$64.00	\$1.00	102
80509	Contracted Termite Control Treatment	\$1,710.00	\$333.00	\$9,165.00	\$2,664.00	\$6,501.00	344
80601	Contracted pool & spa service	\$298.00	\$333.00	\$2,384.00	\$2,664.00	(\$280.00)	89
80602	Pool & spa repairs	\$0.00	\$167.00	\$1,133.02	\$1,336.00	(\$202.98)	85
80603	Pool & spa extras/supplies	\$822.21	\$583.33	\$5,813.18	\$4,666.64	\$1,146.54	125
80617	Landscape Supplies	\$360.00	\$8.00	\$360.00	\$64.00	\$296.00	563
80707	Alarm Monitoring	\$282.00	\$600.00	\$4,226.00	\$4,800.00	(\$574.00)	88

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2024 Through 08/31/2024

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total CONTRACTED SERVICES	\$10,222.21	\$13,006.33	\$152,507.37	\$104,050.64	\$48,456.73	147
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$0.00	\$666.67	\$3,089.67	\$5,333.36	(\$2,243.69)	58
80320	Outdoor Recreation Areas	\$0.00	\$0.00	\$1,900.00	\$0.00	\$1,900.00	0
86000	Gate Repairs	\$0.00	\$300.00	\$14,537.80	\$2,400.00	\$12,137.80	606
86101	Fire Alarm	\$0.00	\$83.33	\$1,025.50	\$666.64	\$358.86	154
86200	Furnishings Communal	\$0.00	\$8.00	\$0.00	\$64.00	(\$64.00)	0
86300	Bldg Maint and Repairs	\$0.00	\$1,666.67	(\$5,573.31)	\$13,333.36	(\$18,906.67)	-42
86302	Equipment maintenance	\$0.00	\$250.00	\$1,520.85	\$2,000.00	(\$479.15)	76
86303	Contingency repairs	\$0.00	\$2,061.17	\$0.00	\$16,489.36	(\$16,489.36)	0
86304	Clubhouse cleaning	\$455.00	\$0.00	\$455.00	\$0.00	\$455.00	0
86314	Clubhouse expense	\$0.00	\$471.67	\$9,682.33	\$3,773.36	\$5,908.97	257
86500	Lighting maintenance	\$0.00	\$166.00	\$2,753.71	\$1,328.00	\$1,425.71	207
86600	Resident Locks & keys	\$3,789.06	\$83.33	\$3,789.06	\$666.64	\$3,122.42	568
86700	Maintenance supplies	\$690.12	\$416.67	\$10,735.38	\$3,333.36	\$7,402.02	322
86800	Painting	\$4,450.00	\$8.33	\$4,450.00	\$66.64	\$4,383.36	6,678
87000	Plumbing	\$4,503.07	\$583.33	\$6,239.86	\$4,666.64	\$1,573.22	134
87100	Roof	\$0.00	\$42.00	\$0.00	\$336.00	(\$336.00)	0
87111	Structural Maintenance/Repair - Commu	\$0.00	\$2,061.17	\$539.46	\$16,489.36	(\$15,949.90)	3
87300	Signs	\$0.00	\$17.00	\$0.00	\$136.00	(\$136.00)	0
87600	Landscape - Tree	\$0.00	\$8.00	\$0.00	\$64.00	(\$64.00)	0
88101	Sidewalks	\$0.00	\$0.00	\$3,520.00	\$0.00	\$3,520.00	0
88301	Sewer Line Cleanouts	\$0.00	\$1,666.67	\$0.00	\$13,333.36	(\$13,333.36)	0
88701	Landscaping- Maintenance	\$0.00	\$30.00	\$6,440.00	\$240.00	\$6,200.00	2,683
89300	Gutters	\$0.00	\$433.33	\$7,920.00	\$3,466.64	\$4,453.36	228
	Total MAINTENANCE	\$13,887.25	\$11,023.34	\$73,025.31	\$88,186.72	(\$15,161.41)	83
	PROVISION FOR RESERVES						
98800	Structure Maintenance/Repair - Commu	\$48,513.00	\$48,513.00	\$388,104.00	\$388,104.00	\$0.00	100
98900	Balcony/Walkway Ceiling reinforcement	\$0.00	\$0.00	\$217,160.00	\$0.00	\$217,160.00	0

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2024 Through 08/31/2024

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>.... Current Month ....</u>		<u>.... Year To Date ....</u>		<u>Variance</u>	<u>Percent of Budget</u>
		<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>		
	Total PROVISION FOR RESERVES	\$48,513.00	\$48,513.00	\$605,264.00	\$388,104.00	\$217,160.00	156
	UTILITIES INCOME						
50900	Utility reimbursement	(\$41,322.75)	\$0.00	(\$323,189.62)	\$0.00	(\$323,189.62)	0
	Total UTILITIES INCOME	(\$41,322.75)	\$0.00	(\$323,189.62)	\$0.00	(\$323,189.62)	0
	UTILITY EXPENSE						
65100	Utility-electric	\$3,263.82	\$0.00	\$25,552.76	\$0.00	\$25,552.76	0
65200	Utility gas	\$3,629.38	\$0.00	\$35,720.50	\$0.00	\$35,720.50	0
65300	Utility phone	\$1,099.15	\$0.00	\$11,262.30	\$0.00	\$11,262.30	0
65400	Utility trash	\$5,820.71	\$0.00	\$46,483.49	\$0.00	\$46,483.49	0
65500	Utility water & sewer	\$27,378.23	\$0.00	\$201,531.12	\$0.00	\$201,531.12	0
81001	Contracted internet	\$161.23	\$0.00	\$1,277.07	\$0.00	\$1,277.07	0
	Total UTILITY EXPENSE	\$41,352.52	\$0.00	\$321,827.24	\$0.00	\$321,827.24	0
	Total Expenses Before Reserves	\$124,571.82	\$117,135.32	\$1,006,793.70	\$937,082.56	\$69,711.14	107
	Total EXPENSES	<b>\$173,084.82</b>	<b>\$165,648.32</b>	<b>\$1,612,057.70</b>	<b>\$1,325,186.56</b>	<b>\$286,871.14</b>	<b>122</b>
	Net Surplus or (Deficit)	<b>(\$2,474.41)</b>	<b>\$0.00</b>	<b>(\$55,976.60)</b>	<b>\$0.00</b>	<b>(\$55,976.60)</b>	

## OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2024 Through 08/31/2024

Year End: December

	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
	Actual	Budget	Actual	Budget		
INCOME						
ASSESSMENT INCOME	\$161,942.00	\$161,298.00	\$1,287,241.88	\$1,290,384.00	(\$3,142.12)	100
OTHER MEMBER INCOME	\$2,502.31	\$1,516.99	\$238,395.76	\$12,135.92	\$226,259.84	1,964
OTHER INCOME	\$6,166.10	\$2,833.33	\$30,443.46	\$22,666.64	\$7,776.82	134
Total INCOME	<b>\$170,610.41</b>	<b>\$165,648.32</b>	<b>\$1,556,081.10</b>	<b>\$1,325,186.56</b>	<b>\$230,894.54</b>	<b>117</b>
EXPENSES						
ADMINISTRATIVE	\$8,315.77	\$4,867.99	\$67,908.80	\$38,943.92	\$28,964.88	174
LOAN SERVICING	\$46,804.00	\$46,804.00	\$373,871.41	\$374,432.00	(\$560.59)	100
SALARY ADMINISTRATIVE	\$4,525.55	\$5,000.00	\$35,754.57	\$40,000.00	(\$4,245.43)	89
SALARY MAINTENANCE	\$9,865.77	\$10,916.67	\$72,049.96	\$87,333.36	(\$15,283.40)	82
INSURANCE	\$29,690.32	\$23,683.66	\$198,499.87	\$189,469.28	\$9,030.59	105
TAXES	\$1,231.18	\$1,833.33	\$34,538.79	\$14,666.64	\$19,872.15	235
CONTRACTED SERVICES	\$10,222.21	\$13,006.33	\$152,507.37	\$104,050.64	\$48,456.73	147
MAINTENANCE	\$13,887.25	\$11,023.34	\$73,025.31	\$88,186.72	(\$15,161.41)	83
PROVISION FOR RESERVES	\$48,513.00	\$48,513.00	\$605,264.00	\$388,104.00	\$217,160.00	156
UTILITIES INCOME	(\$41,322.75)	\$0.00	(\$323,189.62)	\$0.00	(\$323,189.62)	0
UTILITY EXPENSE	\$41,352.52	\$0.00	\$321,827.24	\$0.00	\$321,827.24	0
Total EXPENSES	<b>\$173,084.82</b>	<b>\$165,648.32</b>	<b>\$1,612,057.70</b>	<b>\$1,325,186.56</b>	<b>\$286,871.14</b>	<b>122</b>
Net Surplus or (Deficit)	<b>(\$2,474.41)</b>	<b>\$0.00</b>	<b>(\$55,976.60)</b>	<b>\$0.00</b>	<b>(\$55,976.60)</b>	

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2024 Through 08/31/2024

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	161298	161298	164344	160944	152267	163364	161786	161942					1287242	1290384	100
	Total-ASSESSMENT INCOME	161298	161298	164344	160944	152267	163364	161786	161942					1287242	1290384	100
OTHER MEMBER INCOME																
50200	Special 1 assessments	0	532	532	0	(13294)	(532)	0	0					(12762)	0	0
50300	Special 2 assessments	54468	54468	54112	54112	0	0	0	0					217160	0	0
50400	Late charge assessments	1603	2049	3884	1479	865	(166)	1352	340					11406	4067	280
50500	Lien assessments	120	120	4080	80	0	480	0	0					4880	600	813
50600	Legal assessments	0	970	0	411	1438	3288	1430	1364					8901	667	1335
50700	Parking assessments	240	320	280	280	280	280	320	320					2320	2136	109
50800	Nsf check collection	840	825	0	(20)	878	1440	0	0					3964	2667	149
51000	Resident Key/gate card income	251	344	113	403	387	120	432	478					2528	2000	126
	Total-OTHER MEMBER INCOM	57522	59628	63001	56744	(9445)	4910	3534	2502					238396	12136	1964
OTHER INCOME																
51200	Violation / Fine	250	100	0	100	150	100	100	250					1050	667	158
51300	Interest income	923	3572	644	4704	80	6255	1556	1804					19539	20000	98
51500	Reimbursement income-bill backs	50	0	0	0	1847	0	0	184					2081	333	624
51700	Tax refund income	0	0	1596	0	0	0	190	0					1786	0	0
52000	Other Income	0	0	0	0	0	0	0	3629					3629	0	0
52700	Move In/Move Out Registration F	0	200	100	800	0	300	700	300					2400	1667	144
54200	Adjustment	(41)	0	0	0	0	0	0	0					(41)	0	0
	Total-OTHER INCOME	1183	3872	2340	5604	2077	6655	2547	6166					30443	22667	134
Total	INCOME	220003	224798	229684	223292	144899	174928	167866	170610					1556081	1325187	117
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	0	0	1348	0	0	0					1348	2000	67
60101	Study reserve	0	0	0	0	0	0	249	0					249	1000	25
60103	Payroll service	138	0	2705	97	1084	1342	1644	1084					8095	2664	304
60105	Professional Services	0	0	0	0	0	0	0	0					0	67	0
60200	Bank/Other Fees	75	228	0	180	2	10	0	0					495	667	74

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2024 Through 08/31/2024

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60205	Office Expense	51	893	302	541	21	1008	362	317					3497	4667	75
60206	Office equipment (computers)	0	0	0	0	0	0	0	0					0	600	0
60207	1099 forms	0	0	0	0	0	0	0	0					0	8	0
60300	Legal expense, reimbursable	395	1490	3680	491	1438	3768	1430	1364					14056	1667	843
60303	Legal	266	0	0	0	0	0	0	0					266	2000	13
60400	License,fees and permits	0	0	0	0	0	0	2441	0					2441	333	732
60510	Employee Extra (uniforms, etc.)	0	0	0	0	0	0	0	0					0	333	0
60513	Bonuses	0	0	0	0	0	0	0	0					0	1667	0
60600	Management services	1700	1700	1700	1700	1700	1700	1700	1700					13600	13600	100
60603	Board Management Expense	155	0	45	320	0	25	45	0					590	333	177
60800	Printing & postage	262	371	401	299	435	650	1575	309					4303	2667	161
60900	Assessment refunds	0	0	0	0	595	205	134	0					934	1333	70
61000	Non-sufficient fund checks	2490	2648	1805	3358	828	632	0	0					11761	2672	440
62000	Miscellaneous expense	103	231	0	0	0	600	1800	3541					6275	667	941
	Total-ADMINISTRATIVE	5634	7561	10639	6987	7452	9940	11380	8316					67909	38944	174
	<b>LOAN SERVICING</b>															
64001	Loan Servicing Principle	32562	32677	33697	32912	32912	33146	33700	33382					264986	224000	118
64002	Loan Servicing Interest	14242	14127	13108	13893	13332	13658	13104	13422					108885	150432	72
	Total-LOAN SERVICING	46804	46804	46804	46804	46243	46804	46804	46804					373871	374432	100
	<b>SALARY ADMINISTRATIVE</b>															
60502	Office Salaries Gross	4562	4557	4573	4586	4287	4791	3872	4526					35755	40000	89
	Total-SALARY ADMINISTRATI	4562	4557	4573	4586	4287	4791	3872	4526					35755	40000	89
	<b>SALARY MAINTENANCE</b>															
60501	Maintenance Salaries Gross	4375	4553	4596	4503	4822	4445	5001	5693					37989	46000	83
60503	Clubhouse Salaries Gross	3702	3976	5270	4176	3678	4122	4965	4173					34061	41333	82
	Total-SALARY MAINTENANCE	8078	8529	9866	8679	8500	8567	9966	9866					72050	87333	82
	<b>INSURANCE</b>															
70100	Fidelity bond	0	0	0	1671	0	0	0	0					1671	1133	147
70300	Insurance master policy	6793	0	13615	6793	6793	13601	0	13356					60951	48000	127
70400	Worker's compensation	771	2551	0	1276	1276	1276	1271	0					8419	5336	158

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2024 Through 08/31/2024

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
70500	Insurance-earthquake	13443	13442	13442	13437	13437	34418	0	16335					117954	126667	93
70700	D & O/Cyber insurance	0	0	0	0	0	0	9504	0					9504	6667	143
70800	Insurance, Umbrella	0	0	0	0	0	0	0	0					0	1667	0
	Total-INSURANCE	21008	15993	27057	23177	21506	49294	10775	29690					198500	189469	105
	TAXES															
75100	Payroll taxes	1835	1624	1242	3548	1153	1190	1215	1231					13039	12667	103
75400	State & federal taxes	0	0	0	21500	0	0	0	0					21500	2000	1075
	Total-TAXES	1835	1624	1242	25048	1153	1190	1215	1231					34539	14667	235
	CONTRACTED SERVICES															
80201	Contracted elevator service	0	5490	0	5490	0	0	5490	0					16469	13333	124
80202	Elevator repairs	0	8009	0	0	0	0	0	0					8009	1333	601
80301	Contracted gardening service	6250	6250	6250	6250	6250	6250	6250	6250					50000	50000	100
80302	Landscape - Irrigation	680	8116	0	839	761	268	0	0					10664	2000	533
80303	Gardening extras/supplies	0	0	400	0	0	218	0	0					618	64	966
80304	Tree Trimming	0	150	150	0	0	39376	0	0					39676	16667	238
80317	Landscape replacement	0	0	0	0	0	0	0	0					0	64	0
80500	Pest Control	0	0	0	0	0	0	0	0					0	400	0
80501	Contracted pest control servic	485	485	485	485	485	500	500	500					3925	3867	102
80503	Pest control extras/supplies	0	0	0	0	0	0	0	0					0	64	0
80505	Contracted termite control	0	0	0	0	0	0	65	0					65	64	102
80509	Contracted Termite Control Treatm	295	915	935	3530	0	1485	295	1710					9165	2664	344
80601	Contracted pool & spa service	298	298	298	298	298	298	298	298					2384	2664	89
80602	Pool & spa repairs	0	0	327	162	0	317	327	0					1133	1336	85
80603	Pool & spa extras/supplies	581	567	586	699	681	878	999	822					5813	4667	125
80617	Landscape Supplies	0	0	0	0	0	0	0	360					360	64	563
80707	Alarm Monitoring	1800	0	0	1862	0	282	0	282					4226	4800	88
	Total-CONTRACTED SERVICES	10389	30280	9430	19616	8475	49872	14224	10222					152507	104051	147
	MAINTENANCE															
63000	Unit Maintenance/Repair	703	85	1255	329	0	719	0	0					3090	5333	58
80320	Outdoor Recreation Areas	0	1900	0	0	0	0	0	0					1900	0	0
86000	Gate Repairs	0	0	0	7301	0	0	7237	0					14538	2400	606

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2024 Through 08/31/2024

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
86101	Fire Alarm	761	0	0	0	0	0	265	0					1026	667	154
86200	Furnishings Communal	0	0	0	0	0	0	0	0					0	64	0
86300	Bldg Maint and Repairs	0	21376	690	(12284)	1114	4906	(21375)	0					(5573)	13333	-42
86302	Equipment maintenance	0	0	0	0	1423	97	0	0					1521	2000	76
86303	Contingency repairs	0	0	0	0	0	0	0	0					0	16489	0
86304	Clubhouse cleaning	0	0	0	0	0	0	0	455					455	0	0
86314	Clubhouse expense	0	0	7850	1832	0	0	0	0					9682	3773	257
86500	Lighting maintenance	0	974	0	1580	0	200	0	0					2754	1328	207
86600	Resident Locks & keys	0	0	0	0	0	0	0	3789					3789	667	568
86700	Maintenance supplies	0	3842	0	1860	485	831	3027	690					10735	3333	322
86800	Painting	0	0	0	0	0	0	0	4450					4450	67	6678
87000	Plumbing	492	0	0	85	975	85	100	4503					6240	4667	134
87100	Roof	15490	0	0	11240	17200	8090	(52020)	0					0	336	0
87111	Structural Maintenance/Repair - C	212	0	0	327	0	0	0	0					539	16489	3
87300	Signs	0	0	0	0	0	0	0	0					0	136	0
87600	Landscape - Tree	0	0	0	0	0	0	0	0					0	64	0
88101	Sidewalks	0	1720	15560	1800	0	0	(15560)	0					3520	0	0
88301	Sewer Line Cleanouts	0	0	0	0	0	0	0	0					0	13333	0
88701	Landscaping- Maintenance	0	6440	0	0	0	0	0	0					6440	240	2683
89300	Gutters	0	0	5000	2920	0	0	0	0					7920	3467	228
	Total-MAINTENANCE	17657	36337	30355	16991	21198	14928	(78326)	13887					73025	88187	83
	PROVISION FOR RESERVES															
98800	Structure Maintenance/Repair - C	48513	48513	48513	48513	48513	48513	48513	48513					388104	388104	100
98900	Balcony/Walkway Ceiling reinforc	0	0	0	0	217160	0	0	0					217160	0	0
	Total-PROVISION FOR RESERV	48513	48513	48513	48513	265673	48513	48513	48513					605264	388104	156
	UTILITIES INCOME															
50900	Utility reimbursement	(43617)	(40825)	(39621)	(38943)	(40254)	(38780)	(39826)	(41323)					(323190)	0	0
	Total-UTILITIES INCOME	(43617)	(40825)	(39621)	(38943)	(40254)	(38780)	(39826)	(41323)					(323190)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	3590	3160	3239	2423	2890	3044	3944	3264					25553	0	0
65200	Utility gas	4386	4860	5258	5244	4804	3498	4043	3629					35721	0	0



Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2024 Through 08/31/2024

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
65300	Utility phone	1926	538	1137	2159	1348	1762	1293	1099					11262	0	0
65400	Utility trash	5936	5875	5612	5980	5007	6398	5856	5821					46483	0	0
65500	Utility water & sewer	25764	23820	23514	24334	25309	25262	26150	27378					201531	0	0
81001	Contracted internet	158	158	256	64	160	160	160	161					1277	0	0
	Total-UTILITY EXPENSE	41760	38411	39015	40203	39517	40124	41445	41353					321827	0	0
	Total-Expenses Before Reserves	114108	149270	139360	153147	118076	186732	21528	124572					1006794	937083	107
	Total EXPENSES	162621	197783	187873	201660	383749	235245	70041	173085					1612058	1325187	122
	Net Surplus or (Deficit)	57381	27015	41812	21632	(238850)	(60317)	97825	(2474)					(55977)	0	

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2024 Through 08/31/2024

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	\$1,287,241.88	\$1,935,576.00	(\$648,334.12)	67
	Total ASSESSMENT INCOME	\$1,287,241.88	\$1,935,576.00	(\$648,334.12)	67
	OTHER MEMBER INCOME				
50200	Special 1 assessments	(\$12,762.18)	\$0.00	(\$12,762.18)	0
50300	Special 2 assessments	\$217,160.00	\$0.00	\$217,160.00	0
50400	Late charge assessments	\$11,405.71	\$6,099.96	\$5,305.75	187
50500	Lien assessments	\$4,880.00	\$900.00	\$3,980.00	542
50600	Legal assessments	\$8,900.57	\$999.96	\$7,900.61	890
50700	Parking assessments	\$2,320.00	\$3,204.00	(\$884.00)	72
50800	Nsf check collection	\$3,963.66	\$3,999.96	(\$36.30)	99
51000	Resident Key/gate card income	\$2,528.00	\$3,000.00	(\$472.00)	84
	Total OTHER MEMBER INCOME	\$238,395.76	\$18,203.88	\$220,191.88	1,310
	OTHER INCOME				
51200	Violation / Fine	\$1,050.00	\$999.96	\$50.04	105
51300	Interest income	\$19,538.57	\$30,000.00	(\$10,461.43)	65
51500	Reimbursement income-bill backs	\$2,080.62	\$500.04	\$1,580.58	416
51700	Tax refund income	\$1,786.10	\$0.00	\$1,786.10	0
52000	Other Income	\$3,629.07	\$0.00	\$3,629.07	0
52700	Move In/Move Out Registration Fee	\$2,400.00	\$2,499.96	(\$99.96)	96
54200	Adjustment	(\$40.90)	\$0.00	(\$40.90)	0
	Total OTHER INCOME	\$30,443.46	\$33,999.96	(\$3,556.50)	90
	Total INCOME	<b>\$1,556,081.10</b>	<b>\$1,987,779.84</b>	<b>(\$431,698.74)</b>	<b>78</b>
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	\$1,348.00	\$3,000.00	(\$1,652.00)	45
60101	Study reserve	\$249.00	\$1,500.00	(\$1,251.00)	17
60103	Payroll service	\$8,094.73	\$3,996.00	\$4,098.73	203
60105	Professional Services	\$0.00	\$99.96	(\$99.96)	0
60200	Bank/Other Fees	\$494.60	\$999.96	(\$505.36)	49

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<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
60205	Office Expense	\$3,497.45	\$6,999.96	(\$3,502.51)	50
60206	Office equipment (computers)	\$0.00	\$900.00	(\$900.00)	0
60207	1099 forms	\$0.00	\$12.00	(\$12.00)	0
60300	Legal expense, reimbursable	\$14,055.57	\$2,499.96	\$11,555.61	562
60303	Legal	\$265.50	\$3,000.00	(\$2,734.50)	9
60400	License,fees and permits	\$2,441.00	\$500.04	\$1,940.96	488
60510	Employee Extra (uniforms, etc.)	\$0.00	\$500.04	(\$500.04)	0
60513	Bonuses	\$0.00	\$2,499.96	(\$2,499.96)	0
60600	Management services	\$13,600.00	\$20,400.00	(\$6,800.00)	67
60603	Board Management Expense	\$590.00	\$500.04	\$89.96	118
60800	Printing & postage	\$4,302.82	\$3,999.96	\$302.86	108
60900	Assessment refunds	\$933.95	\$2,000.04	(\$1,066.09)	47
61000	Non-sufficient fund checks	\$11,761.46	\$4,008.00	\$7,753.46	293
62000	Miscellaneous expense	\$6,274.72	\$999.96	\$5,274.76	627
	<b>Total ADMINISTRATIVE</b>	<b>\$67,908.80</b>	<b>\$58,415.88</b>	<b>\$9,492.92</b>	<b>116</b>
	<b>LOAN SERVICING</b>				
64001	Loan Servicing Principle	\$264,986.31	\$336,000.00	(\$71,013.69)	79
64002	Loan Servicing Interest	\$108,885.10	\$225,648.00	(\$116,762.90)	48
	<b>Total LOAN SERVICING</b>	<b>\$373,871.41</b>	<b>\$561,648.00</b>	<b>(\$187,776.59)</b>	<b>67</b>
	<b>SALARY ADMINISTRATIVE</b>				
60502	Office Salaries Gross	\$35,754.57	\$60,000.00	(\$24,245.43)	60
	<b>Total SALARY ADMINISTRATIVE</b>	<b>\$35,754.57</b>	<b>\$60,000.00</b>	<b>(\$24,245.43)</b>	<b>60</b>
	<b>SALARY MAINTENANCE</b>				
60501	Maintenance Salaries Gross	\$37,989.03	\$69,000.00	(\$31,010.97)	55
60503	Clubhouse Salaries Gross	\$34,060.93	\$62,000.04	(\$27,939.11)	55
	<b>Total SALARY MAINTENANCE</b>	<b>\$72,049.96</b>	<b>\$131,000.04</b>	<b>(\$58,950.08)</b>	<b>55</b>
	<b>INSURANCE</b>				
70100	Fidelity bond	\$1,671.00	\$1,700.04	(\$29.04)	98
70300	Insurance master policy	\$60,951.49	\$72,000.00	(\$11,048.51)	85
70400	Worker's compensation	\$8,419.21	\$8,004.00	\$415.21	105

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70500	Insurance-earthquake	\$117,954.17	\$189,999.96	(\$72,045.79)	62
70700	D & O/Cyber insurance	\$9,504.00	\$9,999.96	(\$495.96)	95
70800	Insurance, Umbrella	\$0.00	\$2,499.96	(\$2,499.96)	0
	Total INSURANCE	\$198,499.87	\$284,203.92	(\$85,704.05)	70
	TAXES				
75100	Payroll taxes	\$13,038.79	\$18,999.96	(\$5,961.17)	69
75400	State & federal taxes	\$21,500.00	\$3,000.00	\$18,500.00	717
	Total TAXES	\$34,538.79	\$21,999.96	\$12,538.83	157
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$16,469.03	\$20,000.04	(\$3,531.01)	82
80202	Elevator repairs	\$8,009.07	\$2,000.04	\$6,009.03	400
80301	Contracted gardening service	\$50,000.00	\$75,000.00	(\$25,000.00)	67
80302	Landscape - Irrigation	\$10,663.73	\$3,000.00	\$7,663.73	355
80303	Gardening extras/supplies	\$618.34	\$96.00	\$522.34	644
80304	Tree Trimming	\$39,676.00	\$24,999.96	\$14,676.04	159
80317	Landscape replacement	\$0.00	\$96.00	(\$96.00)	0
80500	Pest Control	\$0.00	\$600.00	(\$600.00)	0
80501	Contracted pest control servic	\$3,925.00	\$5,799.96	(\$1,874.96)	68
80503	Pest control extras/supplies	\$0.00	\$96.00	(\$96.00)	0
80505	Contracted termite control	\$65.00	\$96.00	(\$31.00)	68
80509	Contracted Termite Control Treatment	\$9,165.00	\$3,996.00	\$5,169.00	229
80601	Contracted pool & spa service	\$2,384.00	\$3,996.00	(\$1,612.00)	60
80602	Pool & spa repairs	\$1,133.02	\$2,004.00	(\$870.98)	57
80603	Pool & spa extras/supplies	\$5,813.18	\$6,999.96	(\$1,186.78)	83
80617	Landscape Supplies	\$360.00	\$96.00	\$264.00	375
80707	Alarm Monitoring	\$4,226.00	\$7,200.00	(\$2,974.00)	59
	Total CONTRACTED SERVICES	\$152,507.37	\$156,075.96	(\$3,568.59)	98
	MAINTENANCE				
63000	Unit Maintenance/Repair	\$3,089.67	\$8,000.04	(\$4,910.37)	39
80320	Outdoor Recreation Areas	\$1,900.00	\$0.00	\$1,900.00	0
86000	Gate Repairs	\$14,537.80	\$3,600.00	\$10,937.80	404

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86101	Fire Alarm	\$1,025.50	\$999.96	\$25.54	103
86200	Furnishings Communal	\$0.00	\$96.00	(\$96.00)	0
86300	Bldg Maint and Repairs	(\$5,573.31)	\$20,000.04	(\$25,573.35)	-28
86302	Equipment maintenance	\$1,520.85	\$3,000.00	(\$1,479.15)	51
86303	Contingency repairs	\$0.00	\$24,734.04	(\$24,734.04)	0
86304	Clubhouse cleaning	\$455.00	\$0.00	\$455.00	0
86314	Clubhouse expense	\$9,682.33	\$5,660.04	\$4,022.29	171
86500	Lighting maintenance	\$2,753.71	\$1,992.00	\$761.71	138
86600	Resident Locks & keys	\$3,789.06	\$999.96	\$2,789.10	379
86700	Maintenance supplies	\$10,735.38	\$5,000.04	\$5,735.34	215
86800	Painting	\$4,450.00	\$99.96	\$4,350.04	4,452
87000	Plumbing	\$6,239.86	\$6,999.96	(\$760.10)	89
87100	Roof	\$0.00	\$504.00	(\$504.00)	0
87111	Structural Maintenance/Repair - Communal	\$539.46	\$24,734.04	(\$24,194.58)	2
87300	Signs	\$0.00	\$204.00	(\$204.00)	0
87600	Landscape - Tree	\$0.00	\$96.00	(\$96.00)	0
88101	Sidewalks	\$3,520.00	\$0.00	\$3,520.00	0
88301	Sewer Line Cleanouts	\$0.00	\$20,000.04	(\$20,000.04)	0
88701	Landscaping- Maintenance	\$6,440.00	\$360.00	\$6,080.00	1,789
89300	Gutters	\$7,920.00	\$5,199.96	\$2,720.04	152
	<b>Total MAINTENANCE</b>	<b>\$73,025.31</b>	<b>\$132,280.08</b>	<b>(\$59,254.77)</b>	<b>55</b>
	<b>PROVISION FOR RESERVES</b>				
98800	Structure Maintenance/Repair - Communal	\$388,104.00	\$582,156.00	(\$194,052.00)	67
98900	Balcony/Walkway Ceiling reinforcement	\$217,160.00	\$0.00	\$217,160.00	0
	<b>Total PROVISION FOR RESERVES</b>	<b>\$605,264.00</b>	<b>\$582,156.00</b>	<b>\$23,108.00</b>	<b>104</b>
	<b>UTILITIES INCOME</b>				
50900	Utility reimbursement	(\$323,189.62)	\$0.00	(\$323,189.62)	0
	<b>Total UTILITIES INCOME</b>	<b>(\$323,189.62)</b>	<b>\$0.00</b>	<b>(\$323,189.62)</b>	<b>0</b>
	<b>UTILITY EXPENSE</b>				
65100	Utility-electric	\$25,552.76	\$0.00	\$25,552.76	0
65200	Utility gas	\$35,720.50	\$0.00	\$35,720.50	0

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65300	Utility phone	\$11,262.30	\$0.00	\$11,262.30	0
65400	Utility trash	\$46,483.49	\$0.00	\$46,483.49	0
65500	Utility water & sewer	\$201,531.12	\$0.00	\$201,531.12	0
81001	Contracted internet	\$1,277.07	\$0.00	\$1,277.07	0
	Total UTILITY EXPENSE	\$321,827.24	\$0.00	\$321,827.24	0
	Total Expenses Before Reserves	\$1,006,793.70	\$1,405,623.84	(\$398,830.14)	72
	Total EXPENSES	<b>\$1,612,057.70</b>	<b>\$1,987,779.84</b>	<b>(\$375,722.14)</b>	<b>77</b>