

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 09/30/2016

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Union xxxxxx4124	\$319,594.36	
10101	Less checks not released	\$(29,182.28)	
11100	J Street Drain Project	\$46,637.17	
11500	Mutual of Omaha CR on deposit	\$2,274.56	
	Total CURRENT ASSETS	\$339,323.81	

CURRENT RESERVES ASSETS

10300	Cap Res - Union xxxxxx7978	\$1,006,389.66	IMMA
	Total CURRENT RESERVES ASSETS	\$1,006,389.66	

FIXED ASSETS

25000	Improvements	\$6,894,145.00	
25100	Accumulated depreciation	\$(250,696.00)	
	Total FIXED ASSETS	\$6,643,449.00	

Total ASSETS		<u>\$7,989,162.47</u>	
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 09/30/2016

Year End: December

LIABILITIES

CURRENT LIABILITIES

31300	Assmnts posted after late date	\$550.00
37000	Prepaid Assessments	\$14,748.44
	Total CURRENT LIABILITIES	\$15,298.44

LOANS

31400	2nd LOC Mutual of Omaha	\$1,361,173.81
31900	LOC Mutual of Omaha	\$5,057,260.86
	Total LOANS	\$6,418,434.67

OTHER LIABILITIES

31200	J Street drain project income	\$147,882.40
31201	J Street drain project expenses	\$(101,124.18)
	Total OTHER LIABILITIES	\$46,758.22

RESERVES

	See Status of Reserves	\$971,439.59
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Total LIABILITIES **\$7,451,930.92**

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$499,123.82
	Current Year Surplus (Deficit)	\$38,107.73
	Total RETAINED SURPLUS/(DEFICIT)	\$537,231.55

Total EQUITY **\$537,231.55**

Total Liabilities and Equity **\$7,989,162.47**

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2016 Through 09/30/2016

Year End: December

GL No	GL Description	Monthly Budget	Begining Balance	----- Activity -----		--- Adjustments ---		Ending Balance
				Deposits	Expenses	Additions	Deductions	
40104	Concrete deck/walk - repair(B)	0.00	0.00	0.00	13,812.00	0.00	0.00	(13,812.00)
40321	Utility doors - replace(B)	0.00	0.00	0.00	34,740.55	0.00	0.00	(34,740.55)
40409	Clubhouse furnishings - replace	0.00	0.00	0.00	2,070.08	0.00	0.00	(2,070.08)
40411	Spa - resurface	0.00	0.00	0.00	7,620.00	0.00	0.00	(7,620.00)
40700	Exterior surfaces - repaint(D)	0.00	0.00	0.00	0.00	0.00	237.35	(237.35)
40800	General operating	0.00	(70.12)	0.00	0.00	0.00	0.00	(70.12)
40900	Billiard/game tables - replace	0.00	0.00	0.00	1,075.00	0.00	0.00	(1,075.00)
41100	Landscape iron rails - replace	0.00	(455.00)	0.00	0.00	0.00	0.00	(455.00)
41301	Ground lighting - replace	0.00	0.00	0.00	135.94	0.00	0.00	(135.94)
41303	Pole lights - replace/repair	0.00	0.00	0.00	5,613.28	0.00	0.00	(5,613.28)
41401	Water heaters - replace(A)	0.00	0.00	0.00	3,864.73	0.00	0.00	(3,864.73)
41600	Elevators	0.00	991.94	0.00	0.00	0.00	0.00	991.94
41803	Intercom - replace	0.00	0.00	0.00	4,140.16	4,140.16	0.00	0.00
41809	Security camera	0.00	(4,002.00)	0.00	0.00	0.00	0.00	(4,002.00)
41901	Major tree trimming(B)	0.00	(23,104.00)	0.00	85,350.00	53,120.00	0.00	(55,334.00)
42500	Fire control panel - replace	0.00	0.00	0.00	30,560.00	1,800.00	0.00	(28,760.00)
43100	Termite treatments(A)	0.00	0.00	0.00	16,440.00	2,280.00	0.00	(14,160.00)
43400	Plumbing main - replace/repair	0.00	(495.00)	0.00	2,350.00	0.00	0.00	(2,845.00)
43800	Major projects	29,355.00	775,088.83	264,195.00	0.00	0.00	0.00	1,039,283.83
43813	Loan principal	48,027.00	105,958.42	432,243.00	0.00	130,465.27	338,095.10	330,571.59
43814	Loan interest	0.00	0.00	0.00	0.00	0.00	224,612.72	(224,612.72)
Total Reserves:		77,382.00	853,913.07	696,438.00	207,771.74	191,805.43	562,945.17	971,439.59

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2016 Through 09/30/2016

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	\$135,737.64	\$126,381.00	\$1,150,253.53	\$1,137,429.00	\$12,824.53	101
	Total ASSESSMENT INCOME	\$135,737.64	\$126,381.00	\$1,150,253.53	\$1,137,429.00	\$12,824.53	101
OTHER MEMBER INCOME							
50200	Special 1 assessments	\$220.75	\$250.00	\$3,898.55	\$2,250.00	\$1,648.55	173
50400	Late charge assessments	\$591.73	\$833.00	\$8,830.68	\$7,497.00	\$1,333.68	118
50500	Lien assessments	\$80.00	\$100.00	\$319.54	\$900.00	(\$580.46)	36
50600	Legal assessments	\$2,471.33	\$833.00	\$6,572.99	\$7,497.00	(\$924.01)	88
50700	Parking assessments	\$240.00	\$125.00	\$2,200.00	\$1,125.00	\$1,075.00	196
50800	Nsf check collection	\$495.69	\$500.00	\$13,548.09	\$4,500.00	\$9,048.09	301
51000	Resident Key/gate card income	\$500.00	\$417.00	\$3,305.00	\$3,753.00	(\$448.00)	88
	Total OTHER MEMBER INCOME	\$4,599.50	\$3,058.00	\$38,674.85	\$27,522.00	\$11,152.85	141
OTHER INCOME							
51200	Violation / Fine	\$369.98	\$250.00	\$8,040.99	\$2,250.00	\$5,790.99	357
51300	Interest income	\$40.67	\$42.00	\$338.53	\$378.00	(\$39.47)	90
51400	Tenant registration	\$100.00	\$625.00	\$2,800.00	\$5,625.00	(\$2,825.00)	50
51500	Reimbursement income	\$373.99	\$417.00	\$1,789.45	\$3,753.00	(\$1,963.55)	48
	Total OTHER INCOME	\$884.64	\$1,334.00	\$12,968.97	\$12,006.00	\$962.97	108
	Total INCOME	\$141,221.78	\$130,773.00	\$1,201,897.35	\$1,176,957.00	\$24,940.35	102
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$173.00	\$1,850.00	\$1,557.00	\$293.00	119
60101	Study reserve	\$0.00	\$91.00	\$0.00	\$819.00	(\$819.00)	0
60103	Payroll service	\$713.22	\$232.00	\$2,733.15	\$2,088.00	\$645.15	131
60105	Professional Services	\$848.00	\$208.00	\$2,517.99	\$1,872.00	\$645.99	135
60200	Bank/Other Fees	\$87.50	\$333.00	\$555.40	\$2,997.00	(\$2,441.60)	19
60205	Office Expense	\$295.81	\$0.00	\$2,895.26	\$0.00	\$2,895.26	0
60206	Office equipment (computers)	\$1,132.13	\$167.00	\$2,923.23	\$1,503.00	\$1,420.23	194

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2016 Through 09/30/2016

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60300	Legal expense, reimbursable	\$1,815.72	\$833.00	\$8,126.17	\$7,497.00	\$629.17	108
60303	Legal	\$525.00	\$2,917.00	\$1,410.00	\$26,253.00	(\$24,843.00)	5
60400	License, fees and permits	\$10.00	\$217.00	\$548.00	\$1,953.00	(\$1,405.00)	28
60501	Maintenance Salaries Gross	\$5,845.61	\$4,417.00	\$40,619.59	\$39,753.00	\$866.59	102
60502	Office Salaries Gross	\$3,963.87	\$4,583.00	\$42,308.95	\$41,247.00	\$1,061.95	103
60513	Bonuses	\$0.00	\$208.00	\$2,500.00	\$1,872.00	\$628.00	134
60600	Management services	\$1,653.00	\$1,553.00	\$14,877.00	\$13,977.00	\$900.00	106
60601	Management services extras	\$0.00	\$210.00	\$435.80	\$1,890.00	(\$1,454.20)	23
60603	Board Management Expense	\$0.00	\$0.00	\$1,376.39	\$0.00	\$1,376.39	0
60800	Printing & postage	\$767.43	\$500.00	\$5,036.60	\$4,500.00	\$536.60	112
60900	Assessment refunds	\$833.87	\$0.00	\$4,369.68	\$0.00	\$4,369.68	0
61000	Non-sufficient fund checks	\$0.00	\$500.00	\$12,070.71	\$4,500.00	\$7,570.71	268
62000	Miscellaneous expense	\$0.00	\$250.00	\$467.05	\$2,250.00	(\$1,782.95)	21
62001	Board conference call meetings	\$0.00	\$83.00	\$0.00	\$747.00	(\$747.00)	0
62006	Organization dues	\$0.00	\$83.00	\$0.00	\$747.00	(\$747.00)	0
62500	Contingency	\$0.00	\$2,083.00	\$0.00	\$18,747.00	(\$18,747.00)	0
62501	Committee Expense	\$0.00	\$0.00	\$79.20	\$0.00	\$79.20	0
63600	Software (HOA Mgmt)	\$0.00	\$200.00	\$0.00	\$1,800.00	(\$1,800.00)	0
	Total ADMINISTRATIVE	\$18,491.16	\$19,841.00	\$147,700.17	\$178,569.00	(\$30,868.83)	83
	INSURANCE						
70100	Fidelity bond	\$0.00	\$167.00	\$1,009.00	\$1,503.00	(\$494.00)	67
70300	Insurance master policy	\$13,745.33	\$14,444.00	\$122,902.95	\$129,996.00	(\$7,093.05)	95
70400	Worker's compensation	\$586.66	\$917.00	\$7,342.38	\$8,253.00	(\$910.62)	89
74900	Medical insurance	\$308.38	\$369.00	\$2,164.04	\$3,321.00	(\$1,156.96)	65
	Total INSURANCE	\$14,640.37	\$15,897.00	\$133,418.37	\$143,073.00	(\$9,654.63)	93
	TAXES						
75100	Payroll taxes	\$2,508.72	\$2,253.00	\$24,534.45	\$20,277.00	\$4,257.45	121
75400	State & federal taxes	\$0.00	\$13.00	\$10.00	\$117.00	(\$107.00)	9
	Total TAXES	\$2,508.72	\$2,266.00	\$24,544.45	\$20,394.00	\$4,150.45	120

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2016 Through 09/30/2016

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,990.00	\$12,347.72	\$17,910.00	(\$5,562.28)	69
80202	Elevator repairs	\$0.00	\$375.00	\$0.00	\$3,375.00	(\$3,375.00)	0
80301	Contracted gardening service	\$4,250.00	\$4,378.00	\$38,250.00	\$39,402.00	(\$1,152.00)	97
80302	Sprinkler repairs	\$50.00	\$180.00	\$924.50	\$1,620.00	(\$695.50)	57
80303	Gardening extras/supplies	\$125.00	\$167.00	\$3,175.00	\$1,503.00	\$1,672.00	211
80317	Landscape replacement	\$0.00	\$300.00	\$786.31	\$2,700.00	(\$1,913.69)	29
80501	Contracted pest control servc	\$480.00	\$500.00	\$4,552.82	\$4,500.00	\$52.82	101
80503	Pest control extras/supplies	\$0.00	\$0.00	\$196.67	\$0.00	\$196.67	0
80601	Contracted pool & spa service	\$278.00	\$286.00	\$2,502.00	\$2,574.00	(\$72.00)	97
80602	Pool & spa repairs	\$0.00	\$50.00	\$374.81	\$450.00	(\$75.19)	83
80603	Pool & spa extras/supplies	\$462.55	\$500.00	\$5,174.79	\$4,500.00	\$674.79	115
80707	Alarm Monitoring	\$282.00	\$0.00	\$282.00	\$0.00	\$282.00	0
81002	Contracted software	\$250.00	\$100.00	\$1,250.00	\$900.00	\$350.00	139
	Total CONTRACTED SERVICES	\$6,177.55	\$8,826.00	\$69,816.62	\$79,434.00	(\$9,617.38)	88
	MAINTENANCE						
86000	Gate Repairs	\$0.00	\$208.00	\$2,563.32	\$1,872.00	\$691.32	137
86101	Fire Alarm	\$0.00	\$167.00	\$1,802.28	\$1,503.00	\$299.28	120
86300	Bldg Maint and Repairs	\$325.00	\$250.00	\$17,257.85	\$2,250.00	\$15,007.85	767
86302	Equipment maintenance	\$0.00	\$333.00	\$154.03	\$2,997.00	(\$2,842.97)	5
86500	Lighting maintenance	\$0.00	\$500.00	\$1,226.61	\$4,500.00	(\$3,273.39)	27
86600	Resident Locks & keys	\$0.00	\$333.00	\$2,089.03	\$2,997.00	(\$907.97)	70
86700	Maintenance supplies	\$3,318.83	\$917.00	\$10,267.21	\$8,253.00	\$2,014.21	124
87000	Building Interior Repairs	\$3,776.00	\$2,917.00	\$15,484.44	\$26,253.00	(\$10,768.56)	59
87207	Security camera	\$0.00	\$208.00	\$0.00	\$1,872.00	(\$1,872.00)	0
87300	Signs	\$0.00	\$83.00	\$84.00	\$747.00	(\$663.00)	11
89300	Gutters	\$0.00	\$469.00	\$4,210.00	\$4,221.00	(\$11.00)	100
	Total MAINTENANCE	\$7,419.83	\$6,385.00	\$55,138.77	\$57,465.00	(\$2,326.23)	96
	PROVISION FOR RESERVES						
98800	Major projects	\$29,355.00	\$29,355.00	\$264,195.00	\$264,195.00	\$0.00	100

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2016 Through 09/30/2016

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
98813	Loan Servicing	\$48,027.00	\$48,027.00	\$432,243.00	\$432,243.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$77,382.00	\$77,382.00	\$696,438.00	\$696,438.00	\$0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$45,089.64)	(\$43,938.00)	(\$378,270.78)	(\$395,442.00)	\$17,171.22	96
	Total UTILITIES INCOME	(\$45,089.64)	(\$43,938.00)	(\$378,270.78)	(\$395,442.00)	\$17,171.22	96
	UTILITY EXPENSE						
65100	Utility-electric	\$9,981.38	\$1,868.00	\$18,132.75	\$16,812.00	\$1,320.75	108
65200	Utility gas	\$5,434.19	\$2,864.00	\$29,775.65	\$25,776.00	\$3,999.65	116
65300	Utility phone	\$925.08	\$723.00	\$7,089.20	\$6,507.00	\$582.20	109
65400	Utility trash	\$729.76	\$5,421.00	\$37,049.96	\$48,789.00	(\$11,739.04)	76
65500	Utility water & sewer	\$70,817.91	\$66,126.00	\$321,448.37	\$330,630.00	(\$9,181.63)	97
81001	Contracted internet	\$104.95	\$175.00	\$1,508.09	\$1,575.00	(\$66.91)	96
	Total UTILITY EXPENSE	\$87,993.27	\$77,177.00	\$415,004.02	\$430,089.00	(\$15,084.98)	96
	Total Expenses Before Reserves	\$92,141.26	\$86,454.00	\$467,351.62	\$513,582.00	(\$46,230.38)	91
	Total EXPENSES	\$169,523.26	\$163,836.00	\$1,163,789.62	\$1,210,020.00	(\$46,230.38)	95
	Net Surplus or (Deficit)	(\$28,301.48)	(\$33,063.00)	\$38,107.73	(\$33,063.00)	\$71,170.73	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2016 Through 09/30/2016

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	121422	128600	131090	130474	124725	125455	128551	124200	135738				1150254	1137429	101
	Total ASSESSMENT INCOME	121422	128600	131090	130474	124725	125455	128551	124200	135738				1150254	1137429	101
OTHER MEMBER INCOME																
50200	Special 1 assessments	1131	162	450	336	835	233	165	365	221				3899	2250	173
50400	Late charge assessments	1830	1447	2314	1361	714	131	409	33	592				8831	7497	118
50500	Lien assessments	40	0	80	80	0	0	0	40	80				320	900	36
50600	Legal assessments	708	133	1004	189	1535	88	444	0	2471				6573	7497	88
50700	Parking assessments	120	240	240	280	320	280	240	240	240				2200	1125	196
50800	Nsf check collection	1271	1603	2630	33	2242	1071	2460	1742	496				13548	4500	301
51000	Resident Key/gate card income	225	175	650	0	75	970	370	340	500				3305	3753	88
	Total OTHER MEMBER INCOME	5325	3761	7369	2279	5721	2773	4087	2759	4600				38675	27522	141
OTHER INCOME																
51200	Violation / Fine	5	35	0	550	150	1117	314	5500	370				8041	2250	357
51300	Interest income	36	35	0	37	64	38	44	42	41				339	378	90
51400	Tenant registration	100	900	0	0	1326	374	0	0	100				2800	5625	50
51500	Reimbursement income	1168	0	38	0	50	100	0	60	374				1789	3753	48
	Total OTHER INCOME	1309	970	38	587	1590	1630	358	5602	885				12969	12006	108
	Total INCOME	128055	133331	138497	133341	132036	129858	132997	132561	141222				1201897	1176957	102
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	1850	50	(50)	0	0	0	0				1850	1557	119
60101	Study reserve	450	(450)	0	0	0	0	0	0	0				0	819	0
60103	Payroll service	345	208	199	506	233	294	235	0	713				2733	2088	131
60105	Professional Services	0	450	725	25	195	25	154	96	848				2518	1872	135
60200	Bank/Other Fees	238	2221	(600)	122	(1697)	120	25	40	88				555	2997	19
60205	Office Expense	0	0	0	0	2464	19	51	65	296				2895	0	0
60206	Office equipment (computers)	0	739	170	45	326	372	139	0	1132				2923	1503	194
60300	Legal expense, reimbursable	1800	120	937	1160	0	1362	300	633	1816				8126	7497	108
60303	Legal	90	0	0	203	518	0	75	0	525				1410	26253	5

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2016 Through 09/30/2016

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60400	License,fees and permits	0	298	0	0	(298)	0	538	0	10				548	1953	28
60501	Maintenance Salaries Gross	5290	3697	3434	4338	4861	3754	3897	5504	5846				40620	39753	102
60502	Office Salaries Gross	5955	3892	3921	7841	4559	4013	4118	4047	3964				42309	41247	103
60513	Bonuses	0	0	0	0	2500	0	0	0	0				2500	1872	134
60600	Management services	1653	1653	1653	1653	1653	1653	1653	1653	1653				14877	13977	106
60601	Management services extras	0	0	0	320	0	116	0	0	0				436	1890	23
60603	Board Management Expense	0	144	132	12	66	765	250	8	0				1376	0	0
60800	Printing & postage	837	794	385	370	393	460	661	368	767				5037	4500	112
60900	Assessment refunds	175	25	(25)	3361	0	0	0	0	834				4370	0	0
61000	Non-sufficient fund checks	552	0	2620	2890	543	1609	2146	1710	0				12071	4500	268
62000	Miscellaneous expense	56	0	0	0	0	129	282	0	0				467	2250	21
62001	Board conference call meetings	0	0	0	0	0	0	0	0	0				0	747	0
62006	Organization dues	53	0	0	0	(53)	0	0	0	0				0	747	0
62500	Contingency	1850	(1850)	0	0	0	0	0	0	0				0	18747	0
62501	Committee Expense	0	0	0	0	11	16	52	0	0				79	0	0
63600	Software (HOA Mgmt)	0	0	0	0	0	0	0	0	0				0	1800	0
	Total ADMINISTRATIVE	19343	11942	15400	22894	16223	14708	14576	14123	18491				147700	178569	83
	INSURANCE															
70100	Fidelity bond	0	0	0	0	0	0	1009	0	0				1009	1503	67
70300	Insurance master policy	13611	13611	13611	13611	13611	13611	13745	13745	13745				122903	129996	95
70400	Worker's compensation	2434	623	897	348	623	623	623	587	587				7342	8253	89
74900	Medical insurance	0	0	0	220	0	1272	182	182	308				2164	3321	65
	Total INSURANCE	16045	14234	14508	14180	14234	15506	15559	14514	14640				133418	143073	93
	TAXES															
75100	Payroll taxes	3611	2489	2286	3314	3376	2156	2254	2540	2509				24534	20277	121
75400	State & federal taxes	0	0	0	0	10	0	0	0	0				10	117	9
	Total TAXES	3611	2489	2286	3314	3386	2156	2254	2540	2509				24544	20394	120
	CONTRACTED SERVICES															
80201	Contracted elevator service	4116	0	0	4116	0	0	4116	0	0				12348	17910	69
80202	Elevator repairs	0	0	0	0	0	0	0	0	0				0	3375	0
80301	Contracted gardening service	4250	4250	4250	0	8500	4250	4250	4250	4250				38250	39402	97

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2016 Through 09/30/2016

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
80302	Sprinkler repairs	0	0	0	(325)	650	400	0	150	50				925	1620	57
80303	Gardening extras/supplies	250	0	2100	0	0	450	0	250	125				3175	1503	211
80317	Landscape replacement	0	0	824	325	(228)	(135)	0	0	0				786	2700	29
80501	Contracted pest control servic	930	435	435	480	480	400	400	513	480				4553	4500	101
80503	Pest control extras/supplies	0	0	0	0	0	0	150	47	0				197	0	0
80601	Contracted pool & spa service	278	278	278	278	278	278	278	278	278				2502	2574	97
80602	Pool & spa repairs	0	0	0	0	0	0	375	0	0				375	450	83
80603	Pool & spa extras/supplies	940	707	596	549	511	462	415	532	463				5175	4500	115
80707	Alarm Monitoring	0	0	0	0	0	0	0	0	282				282	0	0
81002	Contracted software	0	0	0	434	66	250	250	0	250				1250	900	139
	Total CONTRACTED SERVICES	10764	5670	8483	5857	10256	6355	10234	6020	6178				69817	79434	88
	MAINTENANCE															
86000	Gate Repairs	180	0	0	2026	0	358	0	0	0				2563	1872	137
86101	Fire Alarm	0	0	0	0	1026	386	0	391	0				1802	1503	120
86300	Bldg Maint and Repairs	(1680)	1142	2515	22	9195	3163	2576	0	325				17258	2250	767
86302	Equipment maintenance	391	27	386	0	(386)	127	0	(391)	0				154	2997	5
86500	Lighting maintenance	1227	0	0	0	0	0	0	0	0				1227	4500	27
86600	Resident Locks & keys	0	0	0	349	0	489	785	466	0				2089	2997	70
86700	Maintenance supplies	1508	587	211	891	706	722	2000	324	3319				10267	8253	124
87000	Building Interior Repairs	2825	2954	282	711	995	3691	250	0	3776				15484	26253	59
87207	Security camera	0	0	0	0	0	0	0	0	0				0	1872	0
87300	Signs	0	0	0	0	0	0	84	0	0				84	747	11
89300	Gutters	4210	0	0	0	0	0	0	0	0				4210	4221	100
	Total MAINTENANCE	8661	4710	3394	3998	11536	8936	5695	790	7420				55139	57465	96
	PROVISION FOR RESERVES															
98800	Major projects	29355	29355	29355	29355	29355	29355	29355	29355	29355				264195	264195	100
98813	Loan Servicing	48027	48027	48027	48027	48027	48027	48027	48027	48027				432243	432243	100
	Total PROVISION FOR RESERVES	77382	77382	77382	77382	77382	77382	77382	77382	77382				696438	696438	100
	UTILITIES INCOME															
50900	Utility reimbursement	(41410)	(43557)	(45808)	(40929)	(39194)	(40397)	(41438)	(40448)	(45090)				(378271)	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2016 Through 09/30/2016

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
	Total UTILITIES INCOME	(41410)	(43557)	(45808)	(40929)	(39194)	(40397)	(41438)	(40448)	(45090)				(378271)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	(60)	4311	1891	1891	117	0	0	0	9981				18133	16812	108
65200	Utility gas	8116	0	4437	4349	2063	2838	0	2540	5434				29776	25776	116
65300	Utility phone	162	658	992	652	1234	784	797	886	925				7089	6507	109
65400	Utility trash	0	5486	4868	5190	5191	5175	5196	5216	730				37050	48789	76
65500	Utility water & sewer	52086	0	65675	10290	60293	0	62285	0	70818				321448	330630	97
81001	Contracted internet	376	(4)	186	0	370	185	185	105	105				1508	1575	96
	Total UTILITY EXPENSE	60680	10451	78049	22372	69268	8981	68463	8747	87993				415004	430089	96
	Total Expenses Before Reserves	77693	5939	76312	31686	85709	16244	75342	6286	92141				467352	909024	51
	Total EXPENSES	155075	83321	153694	109068	163091	93626	152724	83668	169523				1163790	1605462	72
	Net Surplus or (Deficit)	(27020)	50010	(15197)	24273	(31056)	36232	(19727)	48894	(28301)				38108	(428505)	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
10100	Checking - Union xxxxxx4124			Begining Balance				348,040.18
		4172	09/12/16	8/26 Paychex			117.84	
		4173	09/12/16	7/29 Paychex			134.27	
		4174	09/12/16	8/17 Paychex			85.58	
		4175	09/12/16	8/12 Paychex			124.02	
		4177	09/20/16	S/C			35.00	
		4178	09/20/16	S/C			32.50	
		4179	09/20/16	9/9 Paychex			131.02	
		4180	09/21/16	Key Cording ck 2025		25.00		
		4180	09/21/16	Key MO 445973342		25.00		
		4180	09/21/16	Key Murihead ck 206890042t		25.00		
		4180	09/21/16	Key Stone ck 1088		50.00		
		4180	09/21/16	Remote Follmer ck 6888		50.00		
		4180	09/21/16	Remote Murihead ck 2068900		50.00		
		4180	09/21/16	Key Smith ck 201		75.00		
		4180	09/21/16	Remote Giraham ck 154		75.00		
		4180	09/21/16	Key Kuser ck 1218		100.00		
		4180	09/21/16	Reimb Community Assoc		144.00		
		4181	09/21/16	PR 8/26			2,317.55	
		4181	09/21/16	PR 8/26			1,246.77	
		4181	09/21/16	Ck 26207			960.60	
		4181	09/21/16	Ck 26203			553.47	
		4181	09/21/16	Ck 26206			479.64	
		4181	09/21/16	Ck 26205			236.00	
		4181	09/21/16	PR 8/26			184.49	
		4182	09/21/16	PR 9/9			2,285.72	
		4182	09/21/16	PR 9/9			1,261.95	
		4182	09/21/16	Ck 26214			1,033.29	
		4182	09/21/16	Ck 26212			543.18	
		4182	09/21/16	Ck 26209			456.46	
		4182	09/21/16	Ck 26211			227.86	
		4182	09/21/16	Ck 26213			175.59	
		4182	09/21/16	PR 9/9			152.16	
		4183	09/21/16	AP Internet 9/9			104.95	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		4184	09/21/16	AP TWC 9/11			89.41	
		4185	09/21/16	AP Water 9/20			3,811.45	
		4187	09/21/16	AP Water 9/20			4,170.92	
		4188	09/21/16	10/6 AP Gas			2,760.52	
		4189	09/21/16	9/20 AP Water			62,835.54	
		4190	09/21/16	9/20 AP Trash			729.76	
		4191	09/22/16	6/16 Paychex garnish			124.95	
		4191	09/22/16	5/19 Paychex garnish			78.52	
		4191	09/22/16	Bal Remote Haigwood		25.00		
		4192	09/26/16	8/8 AP Gas			2,673.67	
		4192	09/26/16	8/28 AP SCE			2,043.01	
		4192	09/26/16	6/28 AP SCE			1,806.06	
		4192	09/26/16	5/29 AP SCE			1,717.17	
		4193	09/26/16	9/23 Paychex			120.49	
		4194	09/27/16	7/30 AP SCE			2,262.59	
		4195	09/27/16	9/27 AP SCE			2,152.55	
			08/25/16	Payments		2,195.46		
			08/26/16	Payments		2,746.79		
			08/29/16	Payments		1,071.12		
			08/30/16	Payments		6,569.69		
			08/31/16	Payments		5,525.78		
			09/01/16	Payments		338.00		
			09/01/16	Payments		8,684.68		
		8580	09/01/16	Released Check 8580	Kaiser Permanente		181.74	
			09/02/16	Payments		43,242.49		
		8471	09/02/16	Voided Check 8471	Cheryl McMichael	1,446.05		
			09/06/16	Payments		540.08		
			09/06/16	Payments		19,193.38		
			09/07/16	Payments		19,043.21		
			09/07/16	Payments		247.00		
		8582	09/07/16	Released Check 8582	Verizon Wireless		101.59	
		8602	09/07/16	Released Check 8602	Frontier Communications		147.95	
		8605	09/08/16	Released Check 8605	State Farm		13,745.33	
			09/08/16	Payments		14,687.29		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
			09/09/16	Payments		7,155.03		
8578			09/09/16	Released Check 8578	Premiere Global Services		7.81	
8577			09/09/16	Released Check 8577	Joshua's Pool & Spa Service		810.07	
			09/12/16	Payments		113.00		
			09/12/16	Payments		10,167.42		
			09/13/16	Payments		7,210.47		
8616			09/13/16	Released Check 8616	Special Account		32.69	
8583			09/14/16	Released Check 8583	Surfside III HOA		77,382.00	
8593			09/14/16	Released Check 8593	Action Key Safe & Locksmi		209.76	
8599			09/14/16	Released Check 8599	Dunn Edwards Corp		245.46	
8592			09/14/16	Released Check 8592	Pamela A. Moore		672.00	
8590			09/14/16	Released Check 8590	Donlon Plumbing Inc.		2,519.00	
8591			09/14/16	Released Check 8591	Computer Affair		76.25	
8595			09/14/16	Released Check 8595	Superior Restoration, Inc		473.00	
8587			09/14/16	Released Check 8587	Proctor, Slaughter, & Reaga		525.00	
8600			09/14/16	Released Check 8600	Carol Short		44.16	
8588			09/14/16	Released Check 8588	Pitney Bowes, Inc		293.49	
8589			09/14/16	Released Check 8589	Monreal Repairs & Construc		325.00	
			09/14/16	Payments		1,607.62		
			09/14/16	Payments		6,602.74		
			09/14/16	Payments		551.42		
8584			09/14/16	Released Check 8584	Lordon Management		1,553.00	
8585			09/14/16	Released Check 8585	Lordon Management		330.11	
8586			09/14/16	Released Check 8586	Lordon Management		100.00	
8594			09/14/16	Released Check 8594	Advance Office Automation		1,010.88	
8596			09/14/16	Released Check 8596	Clay Commercial Security		209.00	
8597			09/14/16	Released Check 8597	SenEarthCo Inc.		250.00	
			09/15/16	Payments		400.00		
			09/15/16	Payments		4,447.48		
8619			09/15/16	Released Check 8619	State Farm		586.66	
8607			09/16/16	Released Check 8607	Pt. Hueneme Marine Supply		66.63	
8604			09/16/16	Released Check 8604	Office Depot		172.75	
8609			09/16/16	Released Check 8609	Dewey Pest Control		480.00	
8613			09/16/16	Released Check 8613	Dunn Edwards Corp		301.18	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		8608	09/16/16	Released Check 8608	HD Supply Facilities Maint.		798.28	
		8610	09/16/16	Released Check 8610	Dial Security		282.00	
		8601	09/16/16	Released Check 8601	Al Galluzzo		81.21	
		8606	09/16/16	Released Check 8606	Lordon Management		150.00	
			09/16/16	Payments		540.98		
		8603	09/16/16	Released Check 8603	Cheryl McMichael		1,446.05	
		8612	09/16/16	Released Check 8612	Garcia's Landscaping & Mai		5,975.00	
		8611	09/16/16	Released Check 8611	ACRAnet-CBS Branch		48.00	
			09/19/16	Payments		540.00		
			09/19/16	Payments		5,057.74		
			09/19/16	Payments		1,104.98		
			09/19/16	ACH Transaction		40,545.55		
			09/20/16	Payments		10,869.85		
		8598	09/20/16	Released Check 8598	Marquez Termite & Pest Co		5,455.00	
		8581	09/20/16	Released Check 8581	California Door & Hardware		34,740.55	
			09/21/16	Payments		550.00		
				Ending Balance				319,594.36
10101	Less checks not released			Begining Balance				(35,740.17)
		8584	09/01/16		Lordon Management		1,553.00	
		8585	09/01/16		Lordon Management		330.11	
		8586	09/01/16		Lordon Management		100.00	
		8601	09/01/16		Al Galluzzo		81.21	
		8591	09/01/16		Computer Affair		76.25	
		8590	09/01/16		Donlon Plumbing Inc.		2,519.00	
		8580	09/01/16	Released Check 8580	Kaiser Permanente	181.74		
		8595	09/01/16		Superior Restoration, Inc		473.00	
		8589	09/01/16		Monreal Repairs & Construc		325.00	
		8588	09/01/16		Pitney Bowes, Inc		293.49	
		8600	09/01/16		Carol Short		44.16	
		8599	09/01/16		Dunn Edwards Corp		245.46	
		8593	09/01/16		Action Key Safe & Locksmi		209.76	
		8592	09/01/16		Pamela A. Moore		672.00	
		8587	09/01/16		Proctor, Slaughter, & Reaga		525.00	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		8582	09/01/16		Verizon Wireless		101.59	
		8583	09/01/16	Sep Reserve	Surfside III HOA		77,382.00	
		8598	09/01/16		Marquez Termite & Pest Co		5,455.00	
		8594	09/01/16		Advance Office Automation		1,010.88	
		8596	09/01/16		Clay Commercial Security		209.00	
		8597	09/01/16		SenEarthCo Inc.		250.00	
		8603	09/02/16		Cheryl McMichael		1,446.05	
		8602	09/02/16		Frontier Communications		147.95	
		8604	09/06/16		Office Depot		172.75	
		8582	09/07/16	Released Check 8582	Verizon Wireless	101.59		
		8602	09/07/16	Released Check 8602	Frontier Communications	147.95		
		8605	09/08/16		State Farm		13,745.33	
		8605	09/08/16	Released Check 8605	State Farm	13,745.33		
		8578	09/09/16	Released Check 8578	Premiere Global Services	7.81		
		8577	09/09/16	Released Check 8577	Joshua's Pool & Spa Service	810.07		
		8611	09/12/16		ACRAnet-CBS Branch		48.00	
		8612	09/12/16		Garcia's Landscaping & Mai		5,975.00	
		8607	09/12/16		Pt. Hueneme Marine Supply		66.63	
		8616	09/12/16		Special Account		32.69	
		8614	09/12/16		Carol Short		68.77	
		8613	09/12/16		Dunn Edwards Corp		301.18	
		8609	09/12/16		Dewey Pest Control		480.00	
		8608	09/12/16		HD Supply Facilities Maint.		798.28	
		8615	09/12/16		Al Galluzzo		81.21	
		8610	09/12/16		Dial Security		282.00	
		8606	09/12/16		Lordon Management		150.00	
		8616	09/13/16	Released Check 8616	Special Account	32.69		
		8587	09/14/16	Released Check 8587	Proctor, Slaughter, & Reaga	525.00		
		8583	09/14/16	Released Check 8583	Surfside III HOA	77,382.00		
		8599	09/14/16	Released Check 8599	Dunn Edwards Corp	245.46		
		8593	09/14/16	Released Check 8593	Action Key Safe & Locksmi	209.76		
		8595	09/14/16	Released Check 8595	Superior Restoration, Inc	473.00		
		8594	09/14/16	Released Check 8594	Advance Office Automation	1,010.88		
		8617	09/14/16		Kaiser Permanente		308.38	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		8590	09/14/16	Released Check 8590	Donlon Plumbing Inc.	2,519.00		
		8591	09/14/16	Released Check 8591	Computer Affair	76.25		
		8589	09/14/16	Released Check 8589	Monreal Repairs & Construc	325.00		
		8588	09/14/16	Released Check 8588	Pitney Bowes, Inc	293.49		
		8600	09/14/16	Released Check 8600	Carol Short	44.16		
		8592	09/14/16	Released Check 8592	Pamela A. Moore	672.00		
		8585	09/14/16	Released Check 8585	Lordon Management	330.11		
		8586	09/14/16	Released Check 8586	Lordon Management	100.00		
		8584	09/14/16	Released Check 8584	Lordon Management	1,553.00		
		8596	09/14/16	Released Check 8596	Clay Commercial Security	209.00		
		8618	09/14/16		Association Reserves-Gold C		700.00	
		8597	09/14/16	Released Check 8597	SenEarthCo Inc.	250.00		
		8619	09/15/16		State Farm		586.66	
		8619	09/15/16	Released Check 8619	State Farm	586.66		
		8609	09/16/16	Released Check 8609	Dewey Pest Control	480.00		
		8613	09/16/16	Released Check 8613	Dunn Edwards Corp	301.18		
		8607	09/16/16	Released Check 8607	Pt. Hueneme Marine Supply	66.63		
		8604	09/16/16	Released Check 8604	Office Depot	172.75		
		8608	09/16/16	Released Check 8608	HD Supply Facilities Maint.	798.28		
		8601	09/16/16	Released Check 8601	Al Galluzzo	81.21		
		8610	09/16/16	Released Check 8610	Dial Security	282.00		
		8606	09/16/16	Released Check 8606	Lordon Management	150.00		
		8603	09/16/16	Released Check 8603	Cheryl McMichael	1,446.05		
		8612	09/16/16	Released Check 8612	Garcia's Landscaping & Mai	5,975.00		
		8611	09/16/16	Released Check 8611	ACRAnet-CBS Branch	48.00		
		8622	09/19/16		Absolute Security & Techno		19,095.00	
		8621	09/19/16		Computer Affair		45.00	
		8624	09/19/16		Carol Short		50.00	
		8620	09/19/16		Pt. Hueneme Marine Supply		88.18	
		8625	09/19/16		Kay Kittridge		11.73	
		8623	09/19/16		Dunn Edwards Corp		1,108.60	
		8614	09/20/16	Voided Check 8614	Carol Short	68.77		
		8615	09/20/16	Voided Check 8615	Al Galluzzo	81.21		
		8598	09/20/16	Released Check 8598	Marquez Termite & Pest Co	5,455.00		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		8626	09/20/16		Frontier Communications		534.13	
		8581	09/20/16	Released Check 8581	California Door & Hardware	34,740.55		
		8627	09/23/16		Mayumi Arimitsu		150.00	
		8628	09/23/16		Cheri Janinski		65.59	
		8629	09/23/16		Mary Peterson		549.54	
		8630	09/23/16		Robert Alumbaugh		57.01	
		8635	09/26/16		Marquez Termite & Pest Co		575.00	
		8634	09/26/16		Joshua's Pool & Spa Service		740.55	
		8638	09/26/16		Andy Santamaria		2,841.63	
		8631	09/26/16		Pitney Bowes, Inc		143.83	
		8637	09/26/16		Carol Short		77.00	
		8632	09/26/16		Harris Vent & Duct Cleanin		575.00	
		8636	09/26/16		Dunn Edwards Corp		472.39	
		8633	09/26/16		Pamela A. Moore		993.72	
				Ending Balance				(29,182.28)
10300	Cap Res - Union xxxxxx7978			Begining Balance				1,017,551.61
		4178	09/20/16	S/C			10.00	
		4178	09/20/16	INT		38.55		
		4186	09/21/16	Loan pmt 9/15			37,841.89	
		4196	09/30/16	Sept Loan pmt 9/15			10,185.06	
		8583	09/14/16	Released Reserve Check 8583	Surfside III HOA	77,382.00		
			09/19/16	ACH Transaction			40,545.55	
				Ending Balance				1,006,389.66
11100	J Street Drain Project			Begining Balance				46,645.34
		4178	09/20/16	S/C			10.00	
		4178	09/20/16	INT		1.83		
				Ending Balance				46,637.17
11500	Mutual of Omaha CR on deposit			Begining Balance				2,274.27
		4176	09/19/16	int		0.29		

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				Ending Balance				2,274.56
25000	Improvements			Begining Balance				6,894,145.00
				Ending Balance				6,894,145.00
25100	Accumulated depreciation			Begining Balance				(250,696.00)
				Ending Balance				(250,696.00)
31200	J Street drain project income			Begining Balance				(147,882.40)
				Ending Balance				(147,882.40)
31201	J Street drain project expenses			Begining Balance				101,124.18
				Ending Balance				101,124.18
31300	Assmnts posted after late date			Begining Balance				(3,635.06)
			08/25/16	Payments		2,195.46		
			08/26/16	Payments		2,746.79		
			08/29/16	Payments		1,071.12		
			08/30/16	Payments		6,569.69		
			08/31/16	Payments		5,525.78		
			09/01/16	Payments		9,022.68		
			09/02/16	Payments		43,242.49		
			09/06/16	Payments		19,733.46		
			09/07/16	Payments		19,290.21		
			09/08/16	Payments		14,687.29		
			09/09/16	Payments		7,155.03		
			09/12/16	Payments		10,280.42		
			09/13/16	Payments		7,210.47		
			09/14/16	Payments		8,761.78		
			09/15/16	Payments		4,847.48		
			09/16/16	Payments		540.98		
			09/19/16	Payments		6,702.72		

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			09/20/16	Payments			10,869.85	
			09/21/16	Payments			550.00	
			09/30/16	Assessments Paid		184,088.76		
				Ending Balance				(550.00)
31400	2nd LOC Mutual of Omaha			Begining Balance				(1,366,065.37)
		4196	09/30/16	Sept Loan pmt 9/15		4,891.56		
				Ending Balance				(1,361,173.81)
31900	LOC Mutual of Omaha			Begining Balance				(5,075,435.44)
		4186	09/21/16	Loan pmt 9/15		18,174.58		
				Ending Balance				(5,057,260.86)
37000	Prepaid Assessments			Begining Balance				(16,186.43)
			09/30/16	Assessments Paid			14,550.36	
			09/30/16	Categorized Past Income		15,988.35		
				Ending Balance				(14,748.44)
40104	Concrete deck/walk - repair(B)			Begining Balance				13,812.00
				Ending Balance				13,812.00
40321	Utility doors - replace(B)			Begining Balance				34,740.55
				Ending Balance				34,740.55
40409	Clubhouse furnishings - replace			Begining Balance				2,070.08
				Ending Balance				2,070.08
40411	Spa - resurface			Begining Balance				7,620.00
				Ending Balance				7,620.00

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40700	Exterior surfaces - repaint(D)			Begining Balance				237.35
				Ending Balance				237.35
40800	General operating			Begining Balance				70.12
				Ending Balance				70.12
40900	Billiard/game tables - replace			Begining Balance				1,075.00
				Ending Balance				1,075.00
41100	Landscape iron rails - replace			Begining Balance				455.00
				Ending Balance				455.00
41301	Ground lighting - replace			Begining Balance				135.94
				Ending Balance				135.94
41303	Pole lights - replace/repair			Begining Balance				2,800.00
		8638	09/26/16	Pole lights - replace/repair	Andy Santamaria	2,813.28		
				Ending Balance				5,613.28
41401	Water heaters - replace(A)			Begining Balance				3,864.73
				Ending Balance				3,864.73
41600	Elevators			Begining Balance				(991.94)
				Ending Balance				(991.94)
41809	Security camera			Begining Balance				4,002.00
				Ending Balance				4,002.00
41901	Major tree trimming(B)			Begining Balance				53,784.00
		8612	09/12/16	Major tree trimming(B)	Garcia's Landscaping & Mai	350.00		

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		8612	09/12/16	Major tree trimming(B)	Garcia's Landscaping & Mai	1,200.00		
				Ending Balance				55,334.00
42500	Fire control panel - replace			Begining Balance				9,665.00
		8622	09/19/16	Fire control panel - replace	Absolute Security & Techno	1,840.00		
		8622	09/19/16	Fire control panel - replace	Absolute Security & Techno	17,255.00		
				Ending Balance				28,760.00
43100	Termite treatments(A)			Begining Balance				8,130.00
		8598	09/01/16	Termite treatments(A)	Marquez Termite & Pest Co	145.00		
		8598	09/01/16	Termite treatments(A)	Marquez Termite & Pest Co	195.00		
		8598	09/01/16	Termite treatments(A)	Marquez Termite & Pest Co	225.00		
		8598	09/01/16	Termite treatments(A)	Marquez Termite & Pest Co	4,890.00		
		8635	09/26/16	Termite treatments(A)	Marquez Termite & Pest Co	575.00		
				Ending Balance				14,160.00
43400	Plumbing main - replace/repair			Begining Balance				2,845.00
				Ending Balance				2,845.00
43800	Major projects			Begining Balance				(1,009,928.83)
		8583	09/14/16	Released Reserve Check 8583Surfside III HOA			29,355.00	
				Ending Balance				(1,039,283.83)
43813	Loan principal			Begining Balance				(305,610.73)
		4186	09/21/16	Loan pmt 9/15		18,174.58		
		4196	09/30/16	Sept Loan pmt 9/15		4,891.56		
		8583	09/14/16	Released Reserve Check 8583Surfside III HOA			48,027.00	
				Ending Balance				(330,571.59)
43814	Loan interest			Begining Balance				199,651.91
		4186	09/21/16	Loan pmt 9/15		19,667.31		

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		4196	09/30/16	Sept Loan pmt 9/15		5,293.50		
				Ending Balance				224,612.72
45100	Retained funds			Begining Balance				0.00
		4186	09/21/16	Loan pmt 9/15			18,174.58	
		4196	09/30/16	Sept Loan pmt 9/15			4,891.56	
				Ending Balance				(23,066.14)
50100	Regular assessments			Begining Balance				(1,014,515.89)
			09/30/16	Assessments Paid			122,540.62	
			09/30/16	Categorized Past Income			13,197.02	
				Ending Balance				(1,150,253.53)
50200	Special 1 assessments			Begining Balance				(3,677.80)
			09/30/16	Assessments Paid			220.75	
				Ending Balance				(3,898.55)
50400	Late charge assessments			Begining Balance				(8,238.95)
			09/30/16	Assessments Paid			591.73	
				Ending Balance				(8,830.68)
50500	Lien assessments			Begining Balance				(239.54)
			09/30/16	Assessments Paid			80.00	
				Ending Balance				(319.54)
50600	Legal assessments			Begining Balance				(4,101.66)
			09/30/16	Assessments Paid			2,471.33	
				Ending Balance				(6,572.99)
50700	Parking assessments			Begining Balance				(1,960.00)
			09/30/16	Assessments Paid			160.00	

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			09/30/16	Categorized Past Income			80.00	
				Ending Balance				(2,200.00)
50800	Nsf check collection			Begining Balance				(13,052.40)
			09/30/16	Assessments Paid			495.69	
				Ending Balance				(13,548.09)
50900	Utility reimbursement			Begining Balance				(333,181.14)
			09/30/16	Assessments Paid			42,390.83	
			09/30/16	Categorized Past Income			2,698.81	
				Ending Balance				(378,270.78)
51000	Resident Key/gate card income			Begining Balance				(2,805.00)
		4180	09/21/16	Key Kuser ck 1218			100.00	
		4180	09/21/16	Key Smith ck 201			75.00	
		4180	09/21/16	Remote Giraham ck 154			75.00	
		4180	09/21/16	Key Stone ck 1088			50.00	
		4180	09/21/16	Remote Follmer ck 6888			50.00	
		4180	09/21/16	Remote Murihead ck 2068900			50.00	
		4180	09/21/16	Key Cording ck 2025			25.00	
		4180	09/21/16	Key MO 445973342			25.00	
		4180	09/21/16	Key Murihead ck 206890042			25.00	
		4191	09/22/16	Bal Remote Haigwood			25.00	
				Ending Balance				(3,305.00)
51200	Violation / Fine			Begining Balance				(7,671.01)
			09/30/16	Assessments Paid			357.46	
			09/30/16	Categorized Past Income			12.52	
				Ending Balance				(8,040.99)
51300	Interest income			Begining Balance				(297.86)
		4176	09/19/16	int			0.29	

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		4178	09/20/16	INT			38.55	
		4178	09/20/16	INT			1.83	
				Ending Balance				(338.53)
51400	Tenant registration			Begining Balance				(2,700.00)
		4171	09/02/16	recode			100.00	
				Ending Balance				(2,800.00)
51500	Reimbursement income			Begining Balance				(1,415.46)
		4180	09/21/16	Reimb Community Assoc			144.00	
			09/30/16	Assessments Paid			229.99	
				Ending Balance				(1,789.45)
52700	Move In/Move Out Registration Fee			Begining Balance				(100.00)
		4171	09/02/16	recode		100.00		
				Ending Balance				0.00
60100	Accounting & Audit Services			Begining Balance				1,850.00
				Ending Balance				1,850.00
60103	Payroll service			Begining Balance				2,019.93
		4172	09/12/16	8/26 Paychex		117.84		
		4173	09/12/16	7/29 Paychex		134.27		
		4174	09/12/16	8/17 Paychex		85.58		
		4175	09/12/16	8/12 Paychex		124.02		
		4179	09/20/16	9/9 Paychex		131.02		
		4193	09/26/16	9/23 Paychex		120.49		
				Ending Balance				2,733.15
60105	Professional Services			Begining Balance				1,669.99
		8600	09/01/16	Professional Services	Carol Short	25.00		

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		8611	09/12/16	Professional Services	ACRAnet-CBS Branch	48.00		
		8618	09/14/16	Professional Services	Association Reserves-Gold C	700.00		
		8624	09/19/16	Professional Services	Carol Short	50.00		
		8637	09/26/16	Professional Services	Carol Short	25.00		
				Ending Balance				2,517.99
60200	Bank/Other Fees			Begining Balance				467.90
		4177	09/20/16	S/C		35.00		
		4178	09/20/16	S/C		10.00		
		4178	09/20/16	S/C		10.00		
		4178	09/20/16	S/C		32.50		
				Ending Balance				555.40
60205	Office Expense			Begining Balance				2,599.45
		8600	09/01/16	Office supplies	Carol Short	19.16		
		8601	09/01/16	Office supplies	Al Galluzzo	71.21		
		8604	09/06/16	Office supplies	Office Depot	172.75		
		8616	09/12/16	Office supplies	Special Account	32.69		
		8615	09/12/16	Office supplies	Al Galluzzo	71.21		
		8615	09/20/16	Voided Check 8615	Al Galluzzo		71.21	
				Ending Balance				2,895.26
60206	Office equipment (computers)			Begining Balance				1,791.10
		8591	09/01/16	Office equipment (computers)Computer Affair		76.25		
		8594	09/01/16	Office equipment (computers)Advance Office Automation		1,010.88		
		8621	09/19/16	Office equipment (computers)Computer Affair		45.00		
				Ending Balance				2,923.23
60300	Legal expense, reimbursable			Begining Balance				6,310.45
		8592	09/01/16	Legal expense, reimbursable -Pamela A. Moore		59.50		
		8592	09/01/16	Legal expense, reimbursable -Pamela A. Moore		100.00		
		8592	09/01/16	Legal expense, reimbursable -Pamela A. Moore		512.50		

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		8606	09/12/16	Lien fee for account 1910028:Lordon Management		150.00		
		8633	09/26/16	Legal expense, reimbursable -Pamela A. Moore		181.86		
		8633	09/26/16	Legal expense, reimbursable -Pamela A. Moore		181.86		
		8633	09/26/16	Legal expense, reimbursable -Pamela A. Moore		630.00		
				Ending Balance				8,126.17
60303	Legal			Begining Balance				885.00
		8587	09/01/16	Legal	Proctor, Slaughter, & Reaga	525.00		
				Ending Balance				1,410.00
60400	License,fees and permits			Begining Balance				538.00
		8601	09/01/16	License,fees and permits	Al Galluzzo	10.00		
				Ending Balance				548.00
60501	Maintenance Salaries Gross			Begining Balance				34,773.98
		4181	09/21/16	PR 8/26		184.49		
		4181	09/21/16	PR 8/26		2,563.41		
		4182	09/21/16	PR 9/9		152.16		
		4182	09/21/16	PR 9/9		2,742.08		
		4191	09/22/16	5/19 Paychex garnish		78.52		
		4191	09/22/16	6/16 Paychex garnish		124.95		
				Ending Balance				40,619.59
60502	Office Salaries Gross			Begining Balance				38,345.08
		4181	09/21/16	PR 8/26		1,983.85		
		4182	09/21/16	PR 9/9		1,980.02		
				Ending Balance				42,308.95
60513	Bonuses			Begining Balance				2,500.00
				Ending Balance				2,500.00

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60600	Management services			Begining Balance				13,224.00
		8584	09/01/16	Management services - Sep 2(Lordon Management		1,553.00		
		8586	09/01/16	September Management serviLordon Management		100.00		
				Ending Balance				14,877.00
60601	Management services extras			Begining Balance				435.80
				Ending Balance				435.80
60603	Board Management Expense			Begining Balance				1,376.39
				Ending Balance				1,376.39
60800	Printing & postage			Begining Balance				4,269.17
		8585	09/01/16	Printing & postage - Aug 201(Lordon Management		330.11		
		8588	09/01/16	Printing & postage	Pitney Bowes, Inc	293.49		
		8615	09/12/16	Printing & postage	Al Galluzzo	10.00		
		8615	09/20/16	Voided Check 8615	Al Galluzzo		10.00	
		8631	09/26/16	Printing & postage	Pitney Bowes, Inc	143.83		
				Ending Balance				5,036.60
60900	Assessment refunds			Begining Balance				3,535.81
		8471	09/02/16	Voided Check 8471	Cheryl McMichael		1,446.05	
		8603	09/02/16	Assessment refunds/overpaynCheryl McMichael		1,446.05		
		8625	09/19/16	Assessment refunds	Kay Kittridge	11.73		
		8629	09/23/16	Assessment refunds	Mary Peterson	549.54		
		8630	09/23/16	Assessment refunds	Robert Alumbaugh	57.01		
		8627	09/23/16	Assessment refunds	Mayumi Arimitsu	150.00		
		8628	09/23/16	Assessment refunds	Cheri Janinski	65.59		
				Ending Balance				4,369.68
61000	Non-sufficient fund checks			Begining Balance				12,070.71

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				Ending Balance				12,070.71
62000	Miscellaneous expense			Begining Balance				467.05
		4197	10/05/16	recode per susan			282.00	
		8610	09/12/16	Miscellaneous expense	Dial Security	282.00		
				Ending Balance				467.05
62501	Committee Expense			Begining Balance				79.20
				Ending Balance				79.20
65100	Utility-electric			Begining Balance				8,151.37
		4192	09/26/16	5/29 AP SCE		1,717.17		
		4192	09/26/16	6/28 AP SCE		1,806.06		
		4192	09/26/16	8/28 AP SCE		2,043.01		
		4194	09/27/16	7/30 AP SCE		2,262.59		
		4195	09/27/16	9/27 AP SCE		2,152.55		
				Ending Balance				18,132.75
65200	Utility gas			Begining Balance				24,341.46
		4188	09/21/16	10/6 AP Gas		2,760.52		
		4192	09/26/16	8/8 AP Gas		2,673.67		
				Ending Balance				29,775.65
65300	Utility phone			Begining Balance				6,164.12
		4184	09/21/16	AP TWC 9/11		89.41		
		8582	09/01/16	August Utility phone	Verizon Wireless	101.59		
		8602	09/02/16	September Utility phone	Frontier Communications	147.95		
		8626	09/20/16	October Utility phone	Frontier Communications	534.13		
		8637	09/26/16	Utility phone	Carol Short	52.00		
				Ending Balance				7,089.20

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<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
65400	Utility trash			Begining Balance				36,320.20
		4190	09/21/16	9/20 AP Trash		729.76		
				Ending Balance				37,049.96
65500	Utility water & sewer			Begining Balance				250,630.46
		4185	09/21/16	AP Water 9/20		3,811.45		
		4187	09/21/16	AP Water 9/20		4,170.92		
		4189	09/21/16	9/20 AP Water		62,835.54		
				Ending Balance				321,448.37
70100	Fidelity bond			Begining Balance				1,009.00
				Ending Balance				1,009.00
70300	Insurance master policy			Begining Balance				109,157.62
		8605	09/08/16	Master- Installment Acct: 006State Farm		13,745.33		
				Ending Balance				122,902.95
70400	Worker's compensation			Begining Balance				6,755.72
		8619	09/15/16	WC Installment Acct#1033-3(State Farm		586.66		
				Ending Balance				7,342.38
74900	Medical insurance			Begining Balance				1,855.66
		8617	09/14/16	Medical insurance	Kaiser Permanente	308.38		
				Ending Balance				2,164.04
75100	Payroll taxes			Begining Balance				22,025.73
		4181	09/21/16	PR 8/26		1,246.77		
		4182	09/21/16	PR 9/9		1,261.95		
				Ending Balance				24,534.45
75400	State & federal taxes			Begining Balance				10.00

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
				Ending Balance				10.00
80201	Contracted elevator service			Begining Balance				12,347.72
				Ending Balance				12,347.72
80301	Contracted gardening service			Begining Balance				34,000.00
		8612	09/12/16	Contracted gardening service	Garcia's Landscaping & Mai	4,250.00		
				Ending Balance				38,250.00
80302	Sprinkler repairs			Begining Balance				874.50
		8612	09/12/16	Sprinkler repairs	Garcia's Landscaping & Mai	50.00		
				Ending Balance				924.50
80303	Gardening extras/supplies			Begining Balance				3,050.00
		8612	09/12/16	Gardening extras/supplies	Garcia's Landscaping & Mai	125.00		
				Ending Balance				3,175.00
80317	Landscape replacement			Begining Balance				786.31
				Ending Balance				786.31
80501	Contracted pest control servic			Begining Balance				4,072.82
		8609	09/12/16	Contracted pest control servic	Dewey Pest Control	480.00		
				Ending Balance				4,552.82
80503	Pest control extras/supplies			Begining Balance				196.67
				Ending Balance				196.67
80601	Contracted pool & spa service			Begining Balance				2,224.00
		8634	09/26/16	August Contracted pool & spa	Joshua's Pool & Spa Service	278.00		

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<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
				Ending Balance				2,502.00
80602	Pool & spa repairs			Begining Balance				374.81
				Ending Balance				374.81
80603	Pool & spa extras/supplies			Begining Balance				4,712.24
		8634	09/26/16	August Pool & spa extras/sup	Joshua's Pool & Spa Service	462.55		
				Ending Balance				5,174.79
80707	Alarm Monitoring			Begining Balance				0.00
		4197	10/05/16	recode per susan #8610		282.00		
				Ending Balance				282.00
81001	Contracted internet			Begining Balance				1,403.14
		4183	09/21/16	AP Internet 9/9		104.95		
				Ending Balance				1,508.09
81002	Contracted software			Begining Balance				1,000.00
		8597	09/01/16	Contracted software	SenEarthCo Inc.	250.00		
				Ending Balance				1,250.00
86000	Gate Repairs			Begining Balance				2,563.32
				Ending Balance				2,563.32
86101	Fire Alarm			Begining Balance				1,802.28
				Ending Balance				1,802.28
86300	Bldg Maint and Repairs			Begining Balance				16,932.85
		8589	09/01/16	Bldg Maint and Repairs	Monreal Repairs & Construc	325.00		

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Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
				Ending Balance				17,257.85
86302	Equipment maintenance			Begining Balance				154.03
				Ending Balance				154.03
86500	Lighting maintenance			Begining Balance				1,226.61
				Ending Balance				1,226.61
86600	Resident Locks & keys			Begining Balance				2,089.03
				Ending Balance				2,089.03
86700	Maintenance supplies			Begining Balance				6,948.38
		8599	09/01/16	Maintenance supplies	Dunn Edwards Corp	96.24		
		8599	09/01/16	Maintenance supplies	Dunn Edwards Corp	149.22		
		8593	09/01/16	Maintenance supplies	Action Key Safe & Locksmi	209.76		
		8607	09/12/16	Maintenance supplies	Pt. Hueneme Marine Supply	66.63		
		8613	09/12/16	Maintenance supplies	Dunn Edwards Corp	94.46		
		8613	09/12/16	Maintenance supplies	Dunn Edwards Corp	206.72		
		8608	09/12/16	Maintenance supplies	HD Supply Facilities Maint.	798.28		
		8614	09/12/16	Maintenance supplies	Carol Short	68.77		
		8623	09/19/16	Maintenance supplies	Dunn Edwards Corp	1,108.60		
		8620	09/19/16	Maintenance supplies	Pt. Hueneme Marine Supply	88.18		
		8614	09/20/16	Voided Check 8614	Carol Short		68.77	
		8636	09/26/16	Maintenance supplies	Dunn Edwards Corp	472.39		
		8638	09/26/16	Maintenance supplies	Andy Santamaria	28.35		
				Ending Balance				10,267.21
87000	Building Interior Repairs			Begining Balance				11,708.44
		8596	09/01/16	Building Interior Repairs	Clay Commercial Security	209.00		
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	65.00		
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	65.00		
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	97.50		

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Period Ending: 09/30/2016

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	129.00		
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	140.00		
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	166.00		
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	255.50		
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	336.00		
		8590	09/01/16	Building Interior Repairs	Donlon Plumbing Inc.	1,265.00		
		8595	09/01/16	Building Interior Repairs	Superior Restoration, Inc	220.00		
		8595	09/01/16	Building Interior Repairs	Superior Restoration, Inc	253.00		
		8632	09/26/16	Building Interior Repairs	Harris Vent & Duct Cleanin;	575.00		
				Ending Balance				15,484.44
87300	Signs			Begining Balance				84.00
				Ending Balance				84.00
89300	Gutters			Begining Balance				4,210.00
				Ending Balance				4,210.00
98800	Major projects			Begining Balance				234,840.00
		8583	09/01/16	Sep Reserve	Surfside III HOA	29,355.00		
				Ending Balance				264,195.00
98813	Loan Servicing			Begining Balance				384,216.00
		8583	09/01/16	Sep Reserve	Surfside III HOA	48,027.00		
				Ending Balance				432,243.00
Totals:						970,289.96	970,289.96	