

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 10/31/2016

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Union xxxxxx4124	\$345,690.48
10101	Less checks not released	\$(4,439.60)
11100	J Street Drain Project	\$46,639.25
11500	Mutual of Omaha CR on deposit	\$2,274.84
	Total CURRENT ASSETS	\$390,164.97

CURRENT RESERVES ASSETS

10300	Cap Res - Union xxxxxx7978	\$1,016,119.42	IMMA
	Total CURRENT RESERVES ASSETS	\$1,016,119.42	

FIXED ASSETS

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

Total ASSETS	\$8,049,733.39
--------------	----------------

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 10/31/2016

Year End: December

LIABILITIES

CURRENT LIABILITIES

31300	Assmnts posted after late date	\$21,095.59
37000	Prepaid Assessments	\$10,046.72
	Total CURRENT LIABILITIES	\$31,142.31

LOANS

31400	2nd LOC Mutual of Omaha	\$1,356,093.15
31900	LOC Mutual of Omaha	\$5,038,383.70
	Total LOANS	\$6,394,476.85

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	\$992,641.01
--	------------------------	--------------

Total LIABILITIES **\$7,465,018.39**

EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$523,081.64
	Current Year Surplus (Deficit)	\$61,633.36
	Total RETAINED SURPLUS/(DEFICIT)	\$584,715.00

Total EQUITY **\$584,715.00**

Total Liabilities and Equity **\$8,049,733.39**

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2016 Through 10/31/2016

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	9,856.91	0.00	0.00	(9,856.91)
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	6,260.00	0.00	0.00	(6,755.00)
43800	Major projects	29,355.00	775,088.83	293,550.00	0.00	0.00	0.00	1,068,638.83
43813	Loan principal	48,027.00	105,958.42	480,270.00	0.00	130,465.27	362,052.92	354,640.77
43814	Loan interest	0.00	0.00	0.00	0.00	0.00	248,681.85	(248,681.85)
Total Reserves:		77,382.00	853,913.07	773,820.00	215,925.37	191,805.43	610,972.12	992,641.01

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2016 Through 10/31/2016

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	\$117,252.11	\$126,381.00	\$1,267,505.64	\$1,263,810.00	\$3,695.64	100
	Total ASSESSMENT INCOME	\$117,252.11	\$126,381.00	\$1,267,505.64	\$1,263,810.00	\$3,695.64	100
OTHER MEMBER INCOME							
50200	Special 1 assessments	\$170.00	\$250.00	\$4,068.55	\$2,500.00	\$1,568.55	163
50400	Late charge assessments	\$382.04	\$833.00	\$9,212.72	\$8,330.00	\$882.72	111
50500	Lien assessments	\$420.00	\$100.00	\$739.54	\$1,000.00	(\$260.46)	74
50600	Legal assessments	\$195.26	\$833.00	\$6,768.25	\$8,330.00	(\$1,561.75)	81
50700	Parking assessments	\$280.00	\$125.00	\$2,480.00	\$1,250.00	\$1,230.00	198
50800	Nsf check collection	\$334.36	\$500.00	\$13,882.45	\$5,000.00	\$8,882.45	278
51000	Resident Key/gate card income	\$125.00	\$417.00	\$3,430.00	\$4,170.00	(\$740.00)	82
	Total OTHER MEMBER INCOME	\$1,906.66	\$3,058.00	\$40,581.51	\$30,580.00	\$10,001.51	133
OTHER INCOME							
51200	Violation / Fine	\$64.35	\$250.00	\$8,105.34	\$2,500.00	\$5,605.34	324
51300	Interest income	\$47.07	\$42.00	\$385.60	\$420.00	(\$34.40)	92
51400	Tenant registration	\$0.00	\$625.00	\$2,800.00	\$6,250.00	(\$3,450.00)	45
51500	Reimbursement income	\$75.00	\$417.00	\$1,864.45	\$4,170.00	(\$2,305.55)	45
	Total OTHER INCOME	\$186.42	\$1,334.00	\$13,155.39	\$13,340.00	(\$184.61)	99
	Total INCOME	\$119,345.19	\$130,773.00	\$1,321,242.54	\$1,307,730.00	\$13,512.54	101
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$173.00	\$1,850.00	\$1,730.00	\$120.00	107
60101	Study reserve	\$0.00	\$91.00	\$0.00	\$910.00	(\$910.00)	0
60103	Payroll service	\$382.03	\$232.00	\$3,115.18	\$2,320.00	\$795.18	134
60105	Professional Services	\$265.00	\$208.00	\$2,782.99	\$2,080.00	\$702.99	134
60200	Bank/Other Fees	\$35.00	\$333.00	\$590.40	\$3,330.00	(\$2,739.60)	18
60205	Office Expense	\$275.80	\$0.00	\$3,171.06	\$0.00	\$3,171.06	0
60206	Office equipment (computers)	\$0.00	\$167.00	\$2,923.23	\$1,670.00	\$1,253.23	175

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2016 Through 10/31/2016

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60300	Legal expense, reimbursable	\$80.00	\$833.00	\$8,206.17	\$8,330.00	(\$123.83)	99
60303	Legal	\$0.00	\$2,917.00	\$1,410.00	\$29,170.00	(\$27,760.00)	5
60400	License, fees and permits	\$0.00	\$217.00	\$548.00	\$2,170.00	(\$1,622.00)	25
60501	Maintenance Salaries Gross	\$5,764.05	\$4,417.00	\$46,383.64	\$44,170.00	\$2,213.64	105
60502	Office Salaries Gross	\$4,470.32	\$4,583.00	\$46,779.27	\$45,830.00	\$949.27	102
60513	Bonuses	\$0.00	\$208.00	\$2,500.00	\$2,080.00	\$420.00	120
60600	Management services	\$1,653.00	\$1,553.00	\$16,530.00	\$15,530.00	\$1,000.00	106
60601	Management services extras	\$0.00	\$210.00	\$435.80	\$2,100.00	(\$1,664.20)	21
60603	Board Management Expense	\$252.00	\$0.00	\$1,628.39	\$0.00	\$1,628.39	0
60800	Printing & postage	\$1,438.33	\$500.00	\$6,474.93	\$5,000.00	\$1,474.93	129
60900	Assessment refunds	\$1,824.61	\$0.00	\$6,194.29	\$0.00	\$6,194.29	0
61000	Non-sufficient fund checks	\$1,909.99	\$500.00	\$13,980.70	\$5,000.00	\$8,980.70	280
62000	Miscellaneous expense	\$0.00	\$250.00	\$467.05	\$2,500.00	(\$2,032.95)	19
62001	Board conference call meetings	\$0.00	\$83.00	\$0.00	\$830.00	(\$830.00)	0
62006	Organization dues	\$0.00	\$83.00	\$0.00	\$830.00	(\$830.00)	0
62500	Contingency	\$0.00	\$2,083.00	\$0.00	\$20,830.00	(\$20,830.00)	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	\$2,000.00	(\$2,000.00)	0
	Total ADMINISTRATIVE	\$18,350.13	\$19,841.00	\$166,050.30	\$198,410.00	(\$32,359.70)	84
	INSURANCE						
70100	Fidelity bond	\$1,443.00	\$167.00	\$2,452.00	\$1,670.00	\$782.00	147
70300	Insurance master policy	\$13,745.33	\$14,444.00	\$136,648.28	\$144,440.00	(\$7,791.72)	95
70400	Worker's compensation	\$586.66	\$917.00	\$7,929.04	\$9,170.00	(\$1,240.96)	86
74900	Medical insurance	\$655.08	\$369.00	\$2,819.12	\$3,690.00	(\$870.88)	76
	Total INSURANCE	\$16,430.07	\$15,897.00	\$149,848.44	\$158,970.00	(\$9,121.56)	94
	TAXES						
75100	Payroll taxes	\$2,923.90	\$2,253.00	\$27,458.35	\$22,530.00	\$4,928.35	122
75400	State & federal taxes	\$0.00	\$13.00	\$10.00	\$130.00	(\$120.00)	8
	Total TAXES	\$2,923.90	\$2,266.00	\$27,468.35	\$22,660.00	\$4,808.35	121

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2016 Through 10/31/2016

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	\$4,115.97	\$1,990.00	\$16,463.69	\$19,900.00	(\$3,436.31)	83
80202	Elevator repairs	\$0.00	\$375.00	\$0.00	\$3,750.00	(\$3,750.00)	0
80301	Contracted gardening service	\$0.00	\$4,378.00	\$38,250.00	\$43,780.00	(\$5,530.00)	87
80302	Sprinkler repairs	\$0.00	\$180.00	\$924.50	\$1,800.00	(\$875.50)	51
80303	Gardening extras/supplies	\$323.14	\$167.00	\$3,498.14	\$1,670.00	\$1,828.14	209
80317	Landscape replacement	\$148.15	\$300.00	\$934.46	\$3,000.00	(\$2,065.54)	31
80501	Contracted pest control servc	\$480.00	\$500.00	\$5,032.82	\$5,000.00	\$32.82	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	\$2,780.00	\$2,860.00	(\$80.00)	97
80602	Pool & spa repairs	\$0.00	\$50.00	\$374.81	\$500.00	(\$125.19)	75
80603	Pool & spa extras/supplies	\$452.75	\$500.00	\$5,627.54	\$5,000.00	\$627.54	113
80707	Alarm Monitoring	\$0.00	\$0.00	\$282.00	\$0.00	\$282.00	0
81002	Contracted software	\$500.00	\$100.00	\$1,750.00	\$1,000.00	\$750.00	175
	Total CONTRACTED SERVICES	\$6,298.01	\$8,826.00	\$76,114.63	\$88,260.00	(\$12,145.37)	86
	MAINTENANCE						
86000	Gate Repairs	\$0.00	\$208.00	\$2,563.32	\$2,080.00	\$483.32	123
86101	Fire Alarm	\$385.50	\$167.00	\$2,187.78	\$1,670.00	\$517.78	131
86300	Bldg Maint and Repairs	\$0.00	\$250.00	\$17,257.85	\$2,500.00	\$14,757.85	690
86302	Equipment maintenance	\$0.00	\$333.00	\$154.03	\$3,330.00	(\$3,175.97)	5
86500	Lighting maintenance	\$0.00	\$500.00	\$1,226.61	\$5,000.00	(\$3,773.39)	25
86600	Resident Locks & keys	\$0.00	\$333.00	\$2,089.03	\$3,330.00	(\$1,240.97)	63
86700	Maintenance supplies	\$2,202.79	\$917.00	\$12,470.00	\$9,170.00	\$3,300.00	136
87000	Building Interior Repairs	\$956.66	\$2,917.00	\$16,441.10	\$29,170.00	(\$12,728.90)	56
87207	Security camera	\$0.00	\$208.00	\$0.00	\$2,080.00	(\$2,080.00)	0
87300	Signs	\$0.00	\$83.00	\$84.00	\$830.00	(\$746.00)	10
89300	Gutters	\$0.00	\$469.00	\$4,210.00	\$4,690.00	(\$480.00)	90
	Total MAINTENANCE	\$3,544.95	\$6,385.00	\$58,683.72	\$63,850.00	(\$5,166.28)	92
	PROVISION FOR RESERVES						
98800	Major projects	\$29,355.00	\$29,355.00	\$293,550.00	\$293,550.00	\$0.00	100

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2016 Through 10/31/2016

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	\$480,270.00	\$480,270.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$77,382.00	\$77,382.00	\$773,820.00	\$773,820.00	\$0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$40,191.37)	(\$43,938.00)	(\$418,462.15)	(\$439,380.00)	\$20,917.85	95
	Total UTILITIES INCOME	(\$40,191.37)	(\$43,938.00)	(\$418,462.15)	(\$439,380.00)	\$20,917.85	95
	UTILITY EXPENSE						
65100	Utility-electric	\$2,171.41	\$1,868.00	\$20,304.16	\$18,680.00	\$1,624.16	109
65200	Utility gas	\$2,553.80	\$2,864.00	\$32,329.45	\$28,640.00	\$3,689.45	113
65300	Utility phone	\$1,032.55	\$723.00	\$8,121.75	\$7,230.00	\$891.75	112
65400	Utility trash	\$5,219.16	\$5,421.00	\$42,269.12	\$54,210.00	(\$11,940.88)	78
65500	Utility water & sewer	\$0.00	\$0.00	\$321,448.37	\$330,630.00	(\$9,181.63)	97
81001	Contracted internet	\$104.95	\$175.00	\$1,613.04	\$1,750.00	(\$136.96)	92
	Total UTILITY EXPENSE	\$11,081.87	\$11,051.00	\$426,085.89	\$441,140.00	(\$15,054.11)	97
	Total Expenses Before Reserves	\$18,437.56	\$20,328.00	\$485,789.18	\$533,910.00	(\$48,120.82)	91
	Total EXPENSES	\$95,819.56	\$97,710.00	\$1,259,609.18	\$1,307,730.00	(\$48,120.82)	95
	Net Surplus or (Deficit)	\$23,525.63	\$33,063.00	\$61,633.36	\$0.00	\$61,633.36	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2016 Through 10/31/2016

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	117252			1267506	1263810	100
	Total ASSESSMENT INCOME	121422	128600	131090	130474	124725	125455	128551	124200	135738	117252			1267506	1263810	100
OTHER MEMBER INCOME																
50200	Special 1 assessments	1131	162	450	336	835	233	165	365	221	170			4069	2500	163
50400	Late charge assessments	1830	1447	2314	1361	714	131	409	33	592	382			9213	8330	111
50500	Lien assessments	40	0	80	80	0	0	0	40	80	420			740	1000	74
50600	Legal assessments	708	133	1004	189	1535	88	444	0	2471	195			6768	8330	81
50700	Parking assessments	120	240	240	280	320	280	240	240	240	280			2480	1250	198
50800	Nsf check collection	1271	1603	2630	33	2242	1071	2460	1742	496	334			13882	5000	278
51000	Resident Key/gate card income	225	175	650	0	75	970	370	340	500	125			3430	4170	82
	Total OTHER MEMBER INCOME	5325	3761	7369	2279	5721	2773	4087	2759	4600	1907			40582	30580	133
OTHER INCOME																
51200	Violation / Fine	5	35	0	550	150	1117	314	5500	370	64			8105	2500	324
51300	Interest income	36	35	0	37	64	38	44	42	41	47			386	420	92
51400	Tenant registration	100	900	0	0	1326	374	0	0	100	0			2800	6250	45
51500	Reimbursement income	1168	0	38	0	50	100	0	60	374	75			1864	4170	45
	Total OTHER INCOME	1309	970	38	587	1590	1630	358	5602	885	186			13155	13340	99
	Total INCOME	128055	133331	138497	133341	132036	129858	132997	132561	141222	119345			1321243	1307730	101
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	1850	50	(50)	0	0	0	0	0			1850	1730	107
60101	Study reserve	450	(450)	0	0	0	0	0	0	0	0			0	910	0
60103	Payroll service	345	208	199	506	233	294	235	0	713	382			3115	2320	134
60105	Professional Services	0	450	725	25	195	25	154	96	848	265			2783	2080	134
60200	Bank/Other Fees	238	2221	(600)	122	(1697)	120	25	40	88	35			590	3330	18
60205	Office Expense	0	0	0	0	2464	19	51	65	296	276			3171	0	0
60206	Office equipment (computers)	0	739	170	45	326	372	139	0	1132	0			2923	1670	175
60300	Legal expense, reimbursable	1800	120	937	1160	0	1362	300	633	1816	80			8206	8330	99
60303	Legal	90	0	0	203	518	0	75	0	525	0			1410	29170	5

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2016 Through 10/31/2016

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	0			548	2170	25
60501	Maintenance Salaries Gross	5290	3697	3434	4338	4861	3754	3897	5504	5846	5764			46384	44170	105
60502	Office Salaries Gross	5955	3892	3921	7841	4559	4013	4118	4047	3964	4470			46779	45830	102
60513	Bonuses	0	0	0	0	2500	0	0	0	0	0			2500	2080	120
60600	Management services	1653	1653	1653	1653	1653	1653	1653	1653	1653	1653			16530	15530	106
60601	Management services extras	0	0	0	320	0	116	0	0	0	0			436	2100	21
60603	Board Management Expense	0	144	132	12	66	765	250	8	0	252			1628	0	0
60800	Printing & postage	837	794	385	370	393	460	661	368	767	1438			6475	5000	129
60900	Assessment refunds	175	25	(25)	3361	0	0	0	0	834	1825			6194	0	0
61000	Non-sufficient fund checks	552	0	2620	2890	543	1609	2146	1710	0	1910			13981	5000	280
62000	Miscellaneous expense	56	0	0	0	0	129	282	0	0	0			467	2500	19
62001	Board conference call meetings	0	0	0	0	0	0	0	0	0	0			0	830	0
62006	Organization dues	53	0	0	0	(53)	0	0	0	0	0			0	830	0
62500	Contingency	1850	(1850)	0	0	0	0	0	0	0	0			0	20830	0
62501	Committee Expense	0	0	0	0	11	16	52	0	0	0			79	0	0
63600	Software (HOA Mgmt)	0	0	0	0	0	0	0	0	0	0			0	2000	0
	Total ADMINISTRATIVE	19343	11942	15400	22894	16223	14708	14576	14123	18491	18350			166050	198410	84
	INSURANCE															
70100	Fidelity bond	0	0	0	0	0	0	1009	0	0	1443			2452	1670	147
70300	Insurance master policy	13611	13611	13611	13611	13611	13611	13745	13745	13745	13745			136648	144440	95
70400	Worker's compensation	2434	623	897	348	623	623	623	587	587	587			7929	9170	86
74900	Medical insurance	0	0	0	220	0	1272	182	182	308	655			2819	3690	76
	Total INSURANCE	16045	14234	14508	14180	14234	15506	15559	14514	14640	16430			149848	158970	94
	TAXES															
75100	Payroll taxes	3611	2489	2286	3314	3376	2156	2254	2540	2509	2924			27458	22530	122
75400	State & federal taxes	0	0	0	0	10	0	0	0	0	0			10	130	8
	Total TAXES	3611	2489	2286	3314	3386	2156	2254	2540	2509	2924			27468	22660	121
	CONTRACTED SERVICES															
80201	Contracted elevator service	4116	0	0	4116	0	0	4116	0	0	4116			16464	19900	83
80202	Elevator repairs	0	0	0	0	0	0	0	0	0	0			0	3750	0
80301	Contracted gardening service	4250	4250	4250	0	8500	4250	4250	4250	4250	0			38250	43780	87

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2016 Through 10/31/2016

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	0			925	1800	51
80303	Gardening extras/supplies	250	0	2100	0	0	450	0	250	125	323			3498	1670	209
80317	Landscape replacement	0	0	824	325	(228)	(135)	0	0	0	148			934	3000	31
80501	Contracted pest control servic	930	435	435	480	480	400	400	513	480	480			5033	5000	101
80503	Pest control extras/supplies	0	0	0	0	0	0	150	47	0	0			197	0	0
80601	Contracted pool & spa service	278	278	278	278	278	278	278	278	278	278			2780	2860	97
80602	Pool & spa repairs	0	0	0	0	0	0	375	0	0	0			375	500	75
80603	Pool & spa extras/supplies	940	707	596	549	511	462	415	532	463	453			5628	5000	113
80707	Alarm Monitoring	0	0	0	0	0	0	0	0	282	0			282	0	0
81002	Contracted software	0	0	0	434	66	250	250	0	250	500			1750	1000	175
	Total CONTRACTED SERVICES	10764	5670	8483	5857	10256	6355	10234	6020	6178	6298			76115	88260	86
	MAINTENANCE															
86000	Gate Repairs	180	0	0	2026	0	358	0	0	0	0			2563	2080	123
86101	Fire Alarm	0	0	0	0	1026	386	0	391	0	386			2188	1670	131
86300	Bldg Maint and Repairs	(1680)	1142	2515	22	9195	3163	2576	0	325	0			17258	2500	690
86302	Equipment maintenance	391	27	386	0	(386)	127	0	(391)	0	0			154	3330	5
86500	Lighting maintenance	1227	0	0	0	0	0	0	0	0	0			1227	5000	25
86600	Resident Locks & keys	0	0	0	349	0	489	785	466	0	0			2089	3330	63
86700	Maintenance supplies	1508	587	211	891	706	722	2000	324	3319	2203			12470	9170	136
87000	Building Interior Repairs	2825	2954	282	711	995	3691	250	0	3776	957			16441	29170	56
87207	Security camera	0	0	0	0	0	0	0	0	0	0			0	2080	0
87300	Signs	0	0	0	0	0	0	84	0	0	0			84	830	10
89300	Gutters	4210	0	0	0	0	0	0	0	0	0			4210	4690	90
	Total MAINTENANCE	8661	4710	3394	3998	11536	8936	5695	790	7420	3545			58684	63850	92
	PROVISION FOR RESERVES															
98800	Major projects	29355	29355	29355	29355	29355	29355	29355	29355	29355	29355			293550	293550	100
98813	Loan Servicing	48027	48027	48027	48027	48027	48027	48027	48027	48027	48027			480270	480270	100
	Total PROVISION FOR RESERVES	77382	77382	77382	77382	77382	77382	77382	77382	77382	77382			773820	773820	100
	UTILITIES INCOME															
50900	Utility reimbursement	(41410)	(43557)	(45808)	(40929)	(39194)	(40397)	(41438)	(40448)	(45090)	(40191)			(418462)	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2016 Through 10/31/2016

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)	(40191)			(418462)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	(60)	4311	1891	1891	117	0	0	0	9981	2171			20304	18680	109
65200	Utility gas	8116	0	4437	4349	2063	2838	0	2540	5434	2554			32329	28640	113
65300	Utility phone	162	658	992	652	1234	784	797	886	925	1033			8122	7230	112
65400	Utility trash	0	5486	4868	5190	5191	5175	5196	5216	730	5219			42269	54210	78
65500	Utility water & sewer	52086	0	65675	10290	60293	0	62285	0	70818	0			321448	330630	97
81001	Contracted internet	376	(4)	186	0	370	185	185	105	105	105			1613	1750	92
	Total UTILITY EXPENSE	60680	10451	78049	22372	69268	8981	68463	8747	87993	11082			426086	441140	97
	Total Expenses Before Reserves	77693	5939	76312	31686	85709	16244	75342	6286	92141	18438			485789	973290	50
	Total EXPENSES	155075	83321	153694	109068	163091	93626	152724	83668	169523	95820			1259609	1747110	72
	Net Surplus or (Deficit)	(27020)	50010	(15197)	24273	(31056)	36232	(19727)	48894	(28301)	23526	23526		61633	(439380)	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				319,594.36
		4199	10/07/16	S/C			35.00	
		4200	10/12/16	10/5 Stop pmt 191001680			806.00	
		4201	10/12/16	10/6 Stop pmt 191001420			555.70	
		4202	10/13/16	Debit card landsc. supplies			323.14	
		4202	10/13/16	Debit card landsc. replcmt			148.15	
		4202	10/13/16	Debit card office supplies			37.09	
		4202	10/13/16	Debit card office supplies			26.96	
		4202	10/13/16	Debit card maint supplies			25.79	
		4202	10/13/16	Debit card maint supplies			10.00	
		4203	10/13/16	Debit card maint. supplies			236.42	
		4203	10/13/16	Debit card office supplies			211.75	
		4203	10/13/16	Debit card maint. supplies			156.50	
		4203	10/13/16	Debit card maint. supplies			56.70	
		4203	10/13/16	Debit card maint. supplies			9.70	
		4205	10/21/16	Debit card maint supplies			34.50	
		4205	10/21/16	Debit card maint supplies			34.27	
		4206	10/21/16	Debit card office supplies			42.00	
		4207	10/21/16	10/14 Nsf 191002570			548.29	
		4208	10/21/16	10/20 AP Trash			5,219.16	
		4209	10/21/16	Reimb Slaughter Reagan and		75.00		
		4210	10/21/16	AP Edison 10/29/16			2,171.41	
		4211	10/21/16	Key Miller ck 19551492461		25.00		
		4211	10/21/16	Key Miller ck 19630167287		25.00		
		4211	10/21/16	Key Miller ck 5837		25.00		
		4211	10/21/16	Key Mueller ck 6145		25.00		
		4211	10/21/16	Remote OToole ck 1031		25.00		
		4212	10/21/16	11/3 AP Gas			2,553.80	
		4213	10/21/16	AP TWC 10/9			90.00	
		4214	10/21/16	10/7 AP TWC			104.95	
		4215	10/21/16	PR 9/23			2,303.78	
		4215	10/21/16	PR 9/23			1,209.90	
		4215	10/21/16	Ck 26220			1,078.29	
		4215	10/21/16	Ck 26218			535.02	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
		4215	10/21/16	Ck 26216			400.50	
		4215	10/21/16	Ck 26219			263.37	
		4215	10/21/16	PR 9/23			133.50	
		4216	10/21/16	10/7 Paychex			94.75	
		4217	10/21/16	10/7 Paychex			148.00	
		4218	10/21/16	PR 10/7			2,665.24	
		4218	10/21/16	PR 10/7			1,699.97	
		4218	10/21/16	Ck 26228			1,047.14	
		4218	10/21/16	Ck 26226			689.63	
		4218	10/21/16	Ck 26222			451.66	
		4218	10/21/16	Ck 26224			278.92	
		4218	10/21/16	PR 10/7			150.56	
		4218	10/21/16	Ck 26227			138.97	
		4219	10/21/16	P/R 10/10			55.79	
		4219	10/21/16	P/R 10/10			14.03	
		4220	10/21/16	10/21 Paychex			139.28	
			09/26/16	Payments		700.00		
			09/28/16	Payments		2,116.14		
			09/29/16	Payments		1,596.52		
			09/30/16	Payments		3,831.99		
			09/30/16	Payments		4,596.89		
		8623	09/30/16	Released Check 8623	Dunn Edwards Corp		1,108.60	
		8625	09/30/16	Released Check 8625	Kay Kittridge		11.73	
		8620	09/30/16	Released Check 8620	Pt. Hueneme Marine Supply		88.18	
		8624	09/30/16	Released Check 8624	Carol Short		50.00	
		8631	09/30/16	Released Check 8631	Pitney Bowes, Inc		143.83	
		8621	09/30/16	Released Check 8621	Computer Affair		45.00	
		8618	09/30/16	Released Check 8618	Association Reserves-Gold C		700.00	
		8626	09/30/16	Released Check 8626	Frontier Communications		534.13	
		8639	10/03/16	Released Check 8639	Verizon Wireless		258.74	
			10/03/16	Payments		4,528.00		
			10/03/16	Payments		40,629.15		
			10/04/16	Payments		14,446.91		
			10/04/16	ACH Transaction		19,095.00		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
			10/05/16	Payments		546.25		
			10/05/16	Payments		16,472.05		
			10/05/16	Payments		540.08		
8654			10/05/16	Released Check 8654	Frontier Communications		150.80	
8622			10/05/16	Released Check 8622	Absolute Security & Techno		19,095.00	
8632			10/06/16	Released Check 8632	Harris Vent & Duct Cleanin		575.00	
8634			10/06/16	Released Check 8634	Joshua's Pool & Spa Service		740.55	
8633			10/06/16	Released Check 8633	Pamela A. Moore		993.72	
8636			10/06/16	Released Check 8636	Dunn Edwards Corp		472.39	
8637			10/06/16	Released Check 8637	Carol Short		77.00	
			10/06/16	Payments		15,520.99		
			10/07/16	Payments		1,311.62		
			10/07/16	Payments		14,875.94		
8663			10/10/16	Released Check 8663	State Farm		13,745.33	
			10/11/16	Payments		17,571.72		
			10/12/16	Payments		8,427.79		
			10/13/16	Payments		709.00		
			10/13/16	Payments		11,663.21		
			10/14/16	Payments		970.00		
			10/14/16	Payments		3,313.59		
			10/17/16	Payments		5,533.81		
8638			10/17/16	Released Check 8638	Andy Santamaria		2,841.63	
8671			10/18/16	Released Check 8671	State Farm		1,443.00	
8672			10/18/16	Released Check 8672	State Farm		586.66	
			10/18/16	Payments		1,707.84		
			10/18/16	Payments		121.06		
			10/19/16	Payments		1,087.40		
			10/19/16	ACH Transaction		575.00		
			10/20/16	Payments		1,228.41		
			10/21/16	Payments		1,087.00		
8673			10/21/16	Released Check 8673	Frontier Communications		533.01	
8635			10/21/16	Released Check 8635	Marquez Termite & Pest Co		575.00	
8652			10/27/16	Released Check 8652	Ocean View Plumbing & Rc		4,317.91	
8665			10/27/16	Released Check 8665	ACRAnet-CBS Branch		240.00	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
		8650	10/27/16	Released Check 8650	Clay Commercial Security		225.16	
		8659	10/27/16	Released Check 8659	Clay Commercial Security		376.76	
		8648	10/27/16	Released Check 8648	Donlon Plumbing Inc.		95.00	
		8657	10/27/16	Released Check 8657	Donlon Plumbing Inc.		95.00	
		8662	10/27/16	Released Check 8662	John Ortiz		10.00	
		8649	10/27/16	Released Check 8649	CAI-Channel Island Chapter		108.00	
		8658	10/27/16	Released Check 8658	Thyssen Krupp Elevator		4,115.97	
		8664	10/27/16	Released Check 8664	Dewey Pest Control		480.00	
		8651	10/27/16	Released Check 8651	Dunn Edwards Corp		188.97	
		8660	10/27/16	Released Check 8660	Dunn Edwards Corp		320.78	
		8647	10/27/16	Released Check 8647	Straight Line Electric		4,233.63	
		8646	10/27/16	Released Check 8646	Bay Alarm		385.50	
		8656	10/27/16	Released Check 8656	Pt. Hueneme Marine Supply		163.38	
		8645	10/27/16	Released Check 8645	Pt. Hueneme Marine Supply		43.09	
		8641	10/27/16	Released Check 8641	Surfside III HOA		77,382.00	
		8640	10/27/16	Released Check 8640	Lordon Management		75.00	
		8642	10/27/16	Released Check 8642	Lordon Management		1,553.00	
		8643	10/27/16	Released Check 8643	Lordon Management		1,275.25	
		8644	10/27/16	Released Check 8644	Lordon Management		100.00	
		8655	10/27/16	Released Check 8655	Lordon Management		80.00	
		8627	10/27/16	Released Check 8627	Mayumi Arimitsu		150.00	
		8628	10/27/16	Released Check 8628	Cheri Janinski		65.59	
		8629	10/27/16	Released Check 8629	Mary Peterson		549.54	
		8630	10/27/16	Released Check 8630	Robert Alumbaugh		57.01	
		8666	10/27/16	Released Check 8666	Roger Niceswanger		9.35	
		8667	10/27/16	Released Check 8667	Richard Vincent		92.22	
		8669	10/27/16	Released Check 8669	Michael Ross		229.25	
		8670	10/27/16	Released Check 8670	Ernest Padilla		185.00	
				Ending Balance				345,690.48
10101	Less checks not released			Begining Balance				(29,182.28)
		8640	09/30/16		Lordon Management		75.00	
		8625	09/30/16	Released Check 8625	Kay Kittridge	11.73		
		8620	09/30/16	Released Check 8620	Pt. Hueneme Marine Supply	88.18		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
		8624	09/30/16	Released Check 8624	Carol Short	50.00		
		8623	09/30/16	Released Check 8623	Dunn Edwards Corp	1,108.60		
		8639	09/30/16		Verizon Wireless		258.74	
		8621	09/30/16	Released Check 8621	Computer Affair	45.00		
		8631	09/30/16	Released Check 8631	Pitney Bowes, Inc	143.83		
		8618	09/30/16	Released Check 8618	Association Reserves-Gold C	700.00		
		8626	09/30/16	Released Check 8626	Frontier Communications	534.13		
		8652	10/01/16		Ocean View Plumbing & Rc		4,317.91	
		8650	10/01/16		Clay Commercial Security		225.16	
		8648	10/01/16		Donlon Plumbing Inc.		95.00	
		8649	10/01/16		CAI-Channel Island Chapter		108.00	
		8651	10/01/16		Dunn Edwards Corp		188.97	
		8647	10/01/16		Straight Line Electric		4,233.63	
		8653	10/01/16		Antonio Ruiz		347.00	
		8646	10/01/16		Bay Alarm		385.50	
		8641	10/01/16	Oct Reserve	Surfside III HOA		77,382.00	
		8645	10/01/16		Pt. Hueneme Marine Supply		43.09	
		8643	10/01/16		Lordon Management		1,275.25	
		8644	10/01/16		Lordon Management		100.00	
		8642	10/01/16		Lordon Management		1,553.00	
		8639	10/03/16	Released Check 8639	Verizon Wireless	258.74		
		8654	10/03/16		Frontier Communications		150.80	
		8654	10/05/16	Released Check 8654	Frontier Communications	150.80		
		8622	10/05/16	Released Check 8622	Absolute Security & Techno	19,095.00		
		8634	10/06/16	Released Check 8634	Joshua's Pool & Spa Service	740.55		
		8632	10/06/16	Released Check 8632	Harris Vent & Duct Cleanin	575.00		
		8633	10/06/16	Released Check 8633	Pamela A. Moore	993.72		
		8636	10/06/16	Released Check 8636	Dunn Edwards Corp	472.39		
		8637	10/06/16	Released Check 8637	Carol Short	77.00		
		8661	10/10/16		Antonio Ruiz		308.08	
		8656	10/10/16		Pt. Hueneme Marine Supply		163.38	
		8660	10/10/16		Dunn Edwards Corp		320.78	
		8663	10/10/16		State Farm		13,745.33	
		8663	10/10/16	Released Check 8663	State Farm	13,745.33		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
		8657	10/10/16		Donlon Plumbing Inc.		95.00	
		8662	10/10/16		John Ortiz		10.00	
		8658	10/10/16		Thyssen Krupp Elevator		4,115.97	
		8659	10/10/16		Clay Commercial Security		376.76	
		8655	10/10/16		Lordon Management		80.00	
		8667	10/14/16		Richard Vincent		92.22	
		8666	10/14/16		Roger Niceswanger		9.35	
		8668	10/17/16		John Anderson		1,162.37	
		8669	10/17/16		Michael Ross		229.25	
		8670	10/17/16		Ernest Padilla		185.00	
		8665	10/17/16		ACRAnet-CBS Branch		240.00	
		8638	10/17/16	Released Check 8638	Andy Santamaria	2,841.63		
		8664	10/17/16		Dewey Pest Control		480.00	
		8671	10/18/16		State Farm		1,443.00	
		8671	10/18/16	Released Check 8671	State Farm	1,443.00		
		8672	10/18/16	Released Check 8672	State Farm	586.66		
		8672	10/18/16		State Farm		586.66	
		8673	10/18/16		Frontier Communications		533.01	
		8673	10/21/16	Released Check 8673	Frontier Communications	533.01		
		8635	10/21/16	Released Check 8635	Marquez Termite & Pest Co	575.00		
		8677	10/24/16		Joshua's Pool & Spa Service		730.75	
		8676	10/24/16		CAI-Channel Island Chapter		144.00	
		8674	10/24/16		Pitney Bowes, Inc		163.08	
		8680	10/24/16		Carol Short		25.00	
		8675	10/24/16		Forbess Consulting Group, I		358.75	
		8679	10/24/16		Dunn Edwards Corp		320.77	
		8681	10/24/16		Robert Riveles		12.75	
		8682	10/24/16		John Brown		58.67	
		8678	10/24/16		SenEarthCo Inc.		500.00	
		8627	10/27/16	Released Check 8627	Mayumi Arimitsu	150.00		
		8630	10/27/16	Released Check 8630	Robert Alumbaugh	57.01		
		8628	10/27/16	Released Check 8628	Cheri Janinski	65.59		
		8629	10/27/16	Released Check 8629	Mary Peterson	549.54		
		8666	10/27/16	Released Check 8666	Roger Niceswanger	9.35		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
		8670	10/27/16	Released Check 8670	Ernest Padilla	185.00		
		8669	10/27/16	Released Check 8669	Michael Ross	229.25		
		8667	10/27/16	Released Check 8667	Richard Vincent	92.22		
		8664	10/27/16	Released Check 8664	Dewey Pest Control	480.00		
		8651	10/27/16	Released Check 8651	Dunn Edwards Corp	188.97		
		8660	10/27/16	Released Check 8660	Dunn Edwards Corp	320.78		
		8641	10/27/16	Released Check 8641	Surfside III HOA	77,382.00		
		8645	10/27/16	Released Check 8645	Pt. Hueneme Marine Supply	43.09		
		8656	10/27/16	Released Check 8656	Pt. Hueneme Marine Supply	163.38		
		8646	10/27/16	Released Check 8646	Bay Alarm	385.50		
		8647	10/27/16	Released Check 8647	Straight Line Electric	4,233.63		
		8657	10/27/16	Released Check 8657	Donlon Plumbing Inc.	95.00		
		8648	10/27/16	Released Check 8648	Donlon Plumbing Inc.	95.00		
		8658	10/27/16	Released Check 8658	Thyssen Krupp Elevator	4,115.97		
		8662	10/27/16	Released Check 8662	John Ortiz	10.00		
		8649	10/27/16	Released Check 8649	CAI-Channel Island Chapter	108.00		
		8652	10/27/16	Released Check 8652	Ocean View Plumbing & Rc	4,317.91		
		8665	10/27/16	Released Check 8665	ACRAnet-CBS Branch	240.00		
		8659	10/27/16	Released Check 8659	Clay Commercial Security	376.76		
		8650	10/27/16	Released Check 8650	Clay Commercial Security	225.16		
		8655	10/27/16	Released Check 8655	Lordon Management	80.00		
		8644	10/27/16	Released Check 8644	Lordon Management	100.00		
		8640	10/27/16	Released Check 8640	Lordon Management	75.00		
		8642	10/27/16	Released Check 8642	Lordon Management	1,553.00		
		8643	10/27/16	Released Check 8643	Lordon Management	1,275.25		
				Ending Balance				(4,439.60)
10300	Cap Res - Union xxxxxx7978			Begining Balance				1,006,389.66
		4198	10/06/16	INT		44.71		
		4221	10/25/16	Oct loan pmt			37,841.89	
		4221	10/25/16	Oct loan pmt			10,185.06	
			10/04/16	ACH Transaction			19,095.00	
			10/19/16	ACH Transaction			575.00	
		8641	10/27/16	Released Reserve Check 8641	Surfside III HOA	77,382.00		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				1,016,119.42
11100	J Street Drain Project			Begining Balance				46,637.17
		4198	10/06/16	INT		2.08		
				Ending Balance				46,639.25
11500	Mutual of Omaha CR on deposit			Begining Balance				2,274.56
		4204	10/14/16	INT		0.28		
				Ending Balance				2,274.84
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				(550.00)
			09/26/16	Payments			700.00	
			09/28/16	Payments			2,116.14	
			09/29/16	Payments			1,596.52	
			09/30/16	Payments			8,428.88	
			10/03/16	Payments			45,157.15	
			10/04/16	Payments			14,446.91	
			10/05/16	Payments			17,558.38	
			10/06/16	Payments			15,520.99	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
			10/07/16	Payments			16,187.56	
			10/11/16	Payments			17,571.72	
			10/12/16	Payments			8,427.79	
			10/13/16	Payments			12,372.21	
			10/14/16	Payments			4,283.59	
			10/17/16	Payments			5,533.81	
			10/18/16	Payments			1,828.90	
			10/19/16	Payments			1,087.40	
			10/20/16	Payments			1,228.41	
			10/21/16	Payments			1,087.00	
			10/31/16	Assessments Paid		154,587.77		
				Ending Balance				(21,095.59)
31400	2nd LOC Mutual of Omaha			Begining Balance				(1,361,173.81)
		4221	10/25/16	Oct loan pmt		5,080.66		
				Ending Balance				(1,356,093.15)
31900	LOC Mutual of Omaha			Begining Balance				(5,057,260.86)
		4221	10/25/16	Oct loan pmt		18,877.16		
				Ending Balance				(5,038,383.70)
37000	Prepaid Assessments			Begining Balance				(14,748.44)
			10/31/16	Assessments Paid			10,195.67	
			10/31/16	Categorized Past Income		14,897.39		
				Ending Balance				(10,046.72)
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

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				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
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				5,613.28
		8647	10/01/16	Pole lights - replace/repair	Straight Line Electric	738.63		
		8647	10/01/16	Pole lights - replace/repair	Straight Line Electric	765.00		
		8647	10/01/16	Pole lights - replace/repair	Straight Line Electric	2,730.00		
		8662	10/10/16	Pole lights - replace/repair	John Ortiz	10.00		
				Ending Balance				9,856.91

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
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				55,334.00
				Ending Balance				55,334.00
42500	Fire control panel - replace			Begining Balance				28,760.00
				Ending Balance				28,760.00
43100	Termite treatments(A)			Begining Balance				14,160.00
				Ending Balance				14,160.00
43400	Plumbing main - replace/repair			Begining Balance				2,845.00
		8652	10/01/16	Plumbing main - replace/repair	Ocean View Plumbing & Rc	3,910.00		
				Ending Balance				6,755.00
43800	Major projects			Begining Balance				(1,039,283.83)
		8641	10/27/16	Released Reserve Check 8641	Surfside III HOA		29,355.00	
				Ending Balance				(1,068,638.83)
43813	Loan principal			Begining Balance				(330,571.59)
		4221	10/25/16	Principial loan 2		5,080.66		
		4221	10/25/16	Principal loan 1		18,877.16		
		8641	10/27/16	Released Reserve Check 8641	Surfside III HOA		48,027.00	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				(354,640.77)
43814	Loan interest			Begining Balance				224,612.72
		4221	10/25/16	Oct loan pmt		5,104.40		
		4221	10/25/16	Oct loan pmt		18,964.73		
				Ending Balance				248,681.85
45100	Retained funds			Begining Balance				0.00
		4221	10/25/16	Principal loan 1			18,877.16	
		4221	10/25/16	Principial loan 2			5,080.66	
				Ending Balance				(23,957.82)
50100	Regular assessments			Begining Balance				(1,150,253.53)
			10/31/16	Assessments Paid			105,425.91	
			10/31/16	Categorized Past Income			11,826.20	
				Ending Balance				(1,267,505.64)
50200	Special 1 assessments			Begining Balance				(3,898.55)
			10/31/16	Assessments Paid			170.00	
				Ending Balance				(4,068.55)
50400	Late charge assessments			Begining Balance				(8,830.68)
			10/31/16	Assessments Paid			382.04	
				Ending Balance				(9,212.72)
50500	Lien assessments			Begining Balance				(319.54)
			10/31/16	Assessments Paid			420.00	
				Ending Balance				(739.54)
50600	Legal assessments			Begining Balance				(6,572.99)
			10/31/16	Assessments Paid			195.26	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				(6,768.25)
50700	Parking assessments			Begining Balance				(2,200.00)
			10/31/16	Assessments Paid		200.00		
			10/31/16	Categorized Past Income			80.00	
				Ending Balance				(2,480.00)
50800	Nsf check collection			Begining Balance				(13,548.09)
			10/31/16	Assessments Paid		334.36		
				Ending Balance				(13,882.45)
50900	Utility reimbursement			Begining Balance				(378,270.78)
			10/31/16	Assessments Paid		37,200.18		
			10/31/16	Categorized Past Income			2,991.19	
				Ending Balance				(418,462.15)
51000	Resident Key/gate card income			Begining Balance				(3,305.00)
		4211	10/21/16	Key Miller ck 19551492461		25.00		
		4211	10/21/16	Key Miller ck 19630167287		25.00		
		4211	10/21/16	Key Miller ck 5837		25.00		
		4211	10/21/16	Key Mueller ck 6145		25.00		
		4211	10/21/16	Remote OToole ck 1031		25.00		
				Ending Balance				(3,430.00)
51200	Violation / Fine			Begining Balance				(8,040.99)
			10/31/16	Assessments Paid		64.35		
				Ending Balance				(8,105.34)
51300	Interest income			Begining Balance				(338.53)
		4198	10/06/16	INT		44.71		
		4198	10/06/16	INT		2.08		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
		4204	10/14/16	INT			0.28	
				Ending Balance				(385.60)
51400	Tenant registration			Begining Balance				(2,800.00)
				Ending Balance				(2,800.00)
51500	Reimbursement income			Begining Balance				(1,789.45)
		4209	10/21/16	Reimb Slaughter Reagan and			75.00	
				Ending Balance				(1,864.45)
60100	Accounting & Audit Services			Begining Balance				1,850.00
				Ending Balance				1,850.00
60103	Payroll service			Begining Balance				2,733.15
		4216	10/21/16	10/7 Paychex		94.75		
		4217	10/21/16	10/7 Paychex		148.00		
		4220	10/21/16	10/21 Paychex		139.28		
				Ending Balance				3,115.18
60105	Professional Services			Begining Balance				2,517.99
		8665	10/17/16	Professional Services	ACRAnet-CBS Branch	240.00		
		8680	10/24/16	Professional Services	Carol Short	25.00		
				Ending Balance				2,782.99
60200	Bank/Other Fees			Begining Balance				555.40
		4199	10/07/16	S/C		35.00		
				Ending Balance				590.40
60205	Office Expense			Begining Balance				2,895.26
		4202	10/13/16	Debit card office supplies		26.96		
		4202	10/13/16	Debit card office supplies		37.09		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
		4203	10/13/16	Debit card office supplies		211.75		
				Ending Balance				3,171.06
60206	Office equipment (computers)			Begining Balance				2,923.23
				Ending Balance				2,923.23
60300	Legal expense, reimbursable			Begining Balance				8,126.17
		8655	10/10/16	Demand letter fee for account	Lordon Management	40.00		
		8655	10/10/16	Demand letter fee for account	Lordon Management	40.00		
				Ending Balance				8,206.17
60303	Legal			Begining Balance				1,410.00
				Ending Balance				1,410.00
60400	License,fees and permits			Begining Balance				548.00
				Ending Balance				548.00
60501	Maintenance Salaries Gross			Begining Balance				40,619.59
		4215	10/21/16	Ck 26220		133.50		
		4215	10/21/16	PR 9/23		2,493.19		
		4218	10/21/16	PR 10/7		150.56		
		4218	10/21/16	PR 10/7		2,931.01		
		4219	10/21/16	P/R 10/10		55.79		
				Ending Balance				46,383.64
60502	Office Salaries Gross			Begining Balance				42,308.95
		4206	10/21/16	Debit card office supplies		42.00		
		4215	10/21/16	PR 9/23		2,087.77		
		4218	10/21/16	PR 10/7		2,340.55		
				Ending Balance				46,779.27

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
60513	Bonuses			Begining Balance				2,500.00
				Ending Balance				2,500.00
60600	Management services			Begining Balance				14,877.00
		8642	10/01/16	Management services - Oct 2(Lordon Management		1,553.00		
		8644	10/01/16	October Management services:Lordon Management		100.00		
				Ending Balance				16,530.00
60601	Management services extras			Begining Balance				435.80
				Ending Balance				435.80
60603	Board Management Expense			Begining Balance				1,376.39
		8649	10/01/16	Board Management Expense CAI-Channel Island Chapter		108.00		
		8676	10/24/16	Board Management Expense CAI-Channel Island Chapter		144.00		
				Ending Balance				1,628.39
60800	Printing & postage			Begining Balance				5,036.60
		8643	10/01/16	Printing & postage - Sep 2016(Lordon Management		1,275.25		
		8674	10/24/16	Printing & postage Pitney Bowes, Inc		163.08		
				Ending Balance				6,474.93
60900	Assessment refunds			Begining Balance				4,369.68
		8640	09/30/16	Assessment refunds Lordon Management		75.00		
		8666	10/14/16	Assessment refunds Roger Niceswanger		9.35		
		8667	10/14/16	Assessment refunds Richard Vincent		92.22		
		8668	10/17/16	Assessment refunds John Anderson		1,162.37		
		8669	10/17/16	Assessment refunds Michael Ross		229.25		
		8670	10/17/16	Assessment refunds Ernest Padilla		185.00		
		8681	10/24/16	Assessment refunds Robert Riveles		12.75		
		8682	10/24/16	Assessment refunds John Brown		58.67		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				6,194.29
61000	Non-sufficient fund checks			Beginning Balance				12,070.71
		4200	10/12/16	10/5 Stop pmt 191001680		806.00		
		4201	10/12/16	10/6 Stop pmt 191001420		555.70		
		4207	10/21/16	10/14 Nsf 191002570		548.29		
				Ending Balance				13,980.70
62000	Miscellaneous expense			Beginning Balance				467.05
				Ending Balance				467.05
62501	Committee Expense			Beginning Balance				79.20
				Ending Balance				79.20
65100	Utility-electric			Beginning Balance				18,132.75
		4210	10/21/16	AP Edison 10/29/16		2,171.41		
				Ending Balance				20,304.16
65200	Utility gas			Beginning Balance				29,775.65
		4212	10/21/16	11/3 AP Gas		2,553.80		
				Ending Balance				32,329.45
65300	Utility phone			Beginning Balance				7,089.20
		4213	10/21/16	AP TWC 10/9		90.00		
		8639	09/30/16	October Utility phone	Verizon Wireless	258.74		
		8654	10/03/16	October Utility phone	Frontier Communications	150.80		
		8673	10/18/16	November Utility phone	Frontier Communications	533.01		
				Ending Balance				8,121.75
65400	Utility trash			Beginning Balance				37,049.96
		4208	10/21/16	10/20 AP Trash		5,219.16		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				42,269.12
65500	Utility water & sewer			Begining Balance				321,448.37
				Ending Balance				321,448.37
70100	Fidelity bond			Begining Balance				1,009.00
		8671	10/18/16	Bond PAID IN FULL Policy#State Farm		1,443.00		
				Ending Balance				2,452.00
70300	Insurance master policy			Begining Balance				122,902.95
		8663	10/10/16	Master- Installment Acct: 006State Farm		13,745.33		
				Ending Balance				136,648.28
70400	Worker's compensation			Begining Balance				7,342.38
		8672	10/18/16	WC Installment Acct#1033-3(State Farm		586.66		
				Ending Balance				7,929.04
74900	Medical insurance			Begining Balance				2,164.04
		8653	10/01/16	Medical insurance	Antonio Ruiz	347.00		
		8661	10/10/16	Medical insurance	Antonio Ruiz	308.08		
				Ending Balance				2,819.12
75100	Payroll taxes			Begining Balance				24,534.45
		4215	10/21/16	Ck 26220		1,209.90		
		4218	10/21/16	PR 10/7		1,699.97		
		4219	10/21/16	P/R 10/10		14.03		
				Ending Balance				27,458.35
75400	State & federal taxes			Begining Balance				10.00

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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
		8658	10/10/16	December Contracted elevator	Thyssen Krupp Elevator	4,115.97		
				Ending Balance				16,463.69
80301	Contracted gardening service			Begining Balance				38,250.00
				Ending Balance				38,250.00
80302	Sprinkler repairs			Begining Balance				924.50
				Ending Balance				924.50
80303	Gardening extras/supplies			Begining Balance				3,175.00
		4202	10/13/16	Debit card landsc. supplies		323.14		
				Ending Balance				3,498.14
80317	Landscape replacement			Begining Balance				786.31
		4202	10/13/16	Debit card landsc. replcmt		148.15		
				Ending Balance				934.46
80501	Contracted pest control servic			Begining Balance				4,552.82
		8664	10/17/16	October Contracted pest contr	Dewey Pest Control	480.00		
				Ending Balance				5,032.82
80503	Pest control extras/supplies			Begining Balance				196.67
				Ending Balance				196.67
80601	Contracted pool & spa service			Begining Balance				2,502.00
		8677	10/24/16	September Contracted pool &	Joshua's Pool & Spa Service	278.00		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				2,780.00
80602	Pool & spa repairs			Begining Balance				374.81
				Ending Balance				374.81
80603	Pool & spa extras/supplies			Begining Balance				5,174.79
		8677	10/24/16	September Pool & spa extras/./Joshua's Pool & Spa Service		452.75		
				Ending Balance				5,627.54
80707	Alarm Monitoring			Begining Balance				282.00
				Ending Balance				282.00
81001	Contracted internet			Begining Balance				1,508.09
		4214	10/21/16	10/7 AP TWC		104.95		
				Ending Balance				1,613.04
81002	Contracted software			Begining Balance				1,250.00
		8678	10/24/16	Contracted software	SenEarthCo Inc.	250.00		
		8678	10/24/16	Contracted software	SenEarthCo Inc.	250.00		
				Ending Balance				1,750.00
86000	Gate Repairs			Begining Balance				2,563.32
				Ending Balance				2,563.32
86101	Fire Alarm			Begining Balance				1,802.28
		8646	10/01/16	Fire Alarm	Bay Alarm	385.50		
				Ending Balance				2,187.78
86300	Bldg Maint and Repairs			Begining Balance				17,257.85

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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				10,267.21
		4202	10/13/16	Debit card maint supplies		10.00		
		4202	10/13/16	Debit card maint supplies		25.79		
		4203	10/13/16	Debit card maint. supplies		9.70		
		4203	10/13/16	Debit card maint. supplies		56.70		
		4203	10/13/16	Debit card maint. supplies		156.50		
		4203	10/13/16	Debit card maint. supplies		236.42		
		4205	10/21/16	Debit card maint supplies		34.27		
		4205	10/21/16	Debit card maint supplies		34.50		
		8645	10/01/16	Maintenance supplies	Pt. Hueneme Marine Supply	43.09		
		8651	10/01/16	Maintenance supplies	Dunn Edwards Corp	188.97		
		8650	10/01/16	Maintenance supplies	Clay Commercial Security	225.16		
		8659	10/10/16	Maintenance supplies	Clay Commercial Security	376.76		
		8660	10/10/16	Maintenance supplies	Dunn Edwards Corp	320.78		
		8656	10/10/16	Maintenance supplies	Pt. Hueneme Marine Supply	163.38		
		8679	10/24/16	Maintenance supplies	Dunn Edwards Corp	48.12		
		8679	10/24/16	Maintenance supplies	Dunn Edwards Corp	272.65		
				Ending Balance				12,470.00
87000	Building Interior Repairs			Begining Balance				15,484.44
		8652	10/01/16	Building Interior Repairs	Ocean View Plumbing & Rc	407.91		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 10/31/2016

<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>
		8648	10/01/16	Building Interior Repairs	Donlon Plumbing Inc.	95.00		
		8657	10/10/16	Building Interior Repairs	Donlon Plumbing Inc.	95.00		
		8675	10/24/16	Building Interior Repairs	Forbess Consulting Group, I	358.75		
				Ending Balance				16,441.10
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				264,195.00
		8641	10/01/16	Oct Reserve	Surfside III HOA	29,355.00		
				Ending Balance				293,550.00
98813	Loan Servicing			Begining Balance				432,243.00
		8641	10/01/16	Oct Reserve	Surfside III HOA	48,027.00		
				Ending Balance				480,270.00
Totals:						800,038.58	800,038.58	