

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 02/28/2017

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Union xxxxxx4124	\$335,441.31	
11100	J Street Drain Project	\$46,656.87	
11500	Mutual of Omaha CR on deposit	\$2,275.99	
	Total CURRENT ASSETS	\$384,374.17	

CURRENT RESERVES ASSETS

10300	Cap Res - Union xxxxxx7978	\$1,002,170.24	IMMA
	Total CURRENT RESERVES ASSETS	\$1,002,170.24	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$244,034.63	
	Total ACCOUNTS RECEIVABLE	\$244,034.63	

FIXED ASSETS

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

Total ASSETS		<b>\$8,274,028.04</b>	
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Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 02/28/2017

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$23,114.92
	Total CURRENT LIABILITIES	\$23,114.92

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$32,314.06
	Total ACCOUNTS PAYABLE	\$32,314.06

LOANS

31400	2nd LOC Mutual of Omaha	\$1,336,088.47
31900	LOC Mutual of Omaha	\$4,964,056.33
	Total LOANS	\$6,300,144.80

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	\$848,439.67
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Total	LIABILITIES	<b>\$7,250,771.67</b>
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EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,016,469.94
	Current Year Surplus (Deficit)	\$6,786.44
	Total RETAINED SURPLUS/(DEFICIT)	\$1,023,256.38

Total	EQUITY	<b>\$1,023,256.38</b>
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Total	Liabilities and Equity	<b>\$8,274,028.04</b>
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Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2017 Through 02/28/2017

Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity -----		--- Adjustments ---		Ending Balance
				Deposits	Expenses	Additions	Deductions	
40315	Surfside drive fence - replace	0.00	0.00	0.00	18,457.30	0.00	10,800.00	(29,257.30)
40320	Utility doors - replace/parts	0.00	0.00	0.00	38,187.00	0.00	0.00	(38,187.00)
41300	Campus lighting - replace	0.00	0.00	0.00	407.50	0.00	0.00	(407.50)
42500	Fire control panel - replace	0.00	0.00	0.00	675.00	0.00	0.00	(675.00)
43400	Plumbing main - replace/repair	0.00	0.00	0.00	10,950.00	0.00	0.00	(10,950.00)
43800	Major projects	20,085.00	887,746.47	40,170.00	0.00	0.00	0.00	927,916.47
43813	Loan principal	0.00	0.00	96,054.00	0.00	0.00	96,054.00	0.00
<b>Total Reserves:</b>		<b>20,085.00</b>	<b>887,746.47</b>	<b>136,224.00</b>	<b>68,676.80</b>	<b>0.00</b>	<b>106,854.00</b>	<b>848,439.67</b>

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2017 Through 02/28/2017

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	\$126,381.00	\$126,381.00	\$252,762.00	\$252,762.00	\$0.00	100
	Total ASSESSMENT INCOME	\$126,381.00	\$126,381.00	\$252,762.00	\$252,762.00	\$0.00	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$129.43	\$0.00	\$222.66	\$0.00	\$222.66	0
50500	Lien assessments	\$40.00	\$0.00	\$40.00	\$0.00	\$40.00	0
50600	Legal assessments	\$181.25	\$0.00	\$635.75	\$0.00	\$635.75	0
50700	Parking assessments	\$320.00	\$0.00	\$640.00	\$0.00	\$640.00	0
51000	Resident Key/gate card income	\$350.00	\$0.00	\$450.00	\$0.00	\$450.00	0
	Total OTHER MEMBER INCOME	\$1,020.68	\$0.00	\$1,988.41	\$0.00	\$1,988.41	0
OTHER INCOME							
51200	Violation / Fine	\$1,150.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00	0
51300	Interest income	\$45.15	\$0.00	\$84.55	\$0.00	\$84.55	0
51500	Reimbursement income	\$15.00	\$0.00	\$659.00	\$0.00	\$659.00	0
52700	Move In/Move Out Registration Fee	\$700.00	\$0.00	\$800.00	\$0.00	\$800.00	0
	Total OTHER INCOME	\$1,910.15	\$0.00	\$3,143.55	\$0.00	\$3,143.55	0
	Total INCOME	<b>\$129,311.83</b>	<b>\$126,381.00</b>	<b>\$257,893.96</b>	<b>\$252,762.00</b>	<b>\$5,131.96</b>	<b>102</b>
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$160.00	\$0.00	\$320.00	(\$320.00)	0
60101	Study reserve	\$0.00	\$175.00	\$0.00	\$350.00	(\$350.00)	0
60103	Payroll service	\$383.44	\$356.00	\$701.18	\$712.00	(\$10.82)	98
60105	Professional Services	\$34.00	\$151.00	\$34.00	\$302.00	(\$268.00)	11
60200	Bank/Other Fees	\$70.00	\$54.00	\$177.81	\$108.00	\$69.81	165
60205	Office Expense	\$293.07	\$278.00	\$385.68	\$556.00	(\$170.32)	69
60206	Office equipment (computers)	\$435.27	\$227.00	\$480.27	\$454.00	\$26.27	106
60300	Legal expense, reimbursable	\$261.25	\$200.00	\$781.25	\$400.00	\$381.25	195
60303	Legal	\$2,161.50	\$1,500.00	\$2,301.50	\$3,000.00	(\$698.50)	77

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2017 Through 02/28/2017

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60400	License,fees and permits	\$0.00	\$100.00	\$0.00	\$200.00	(\$200.00)	0
60510	Employee Extra (uniforms, etc.)	\$17.27	\$0.00	\$17.27	\$0.00	\$17.27	0
60600	Management services	\$1,466.00	\$1,740.00	\$3,306.00	\$3,480.00	(\$174.00)	95
60601	Management services extras	\$451.70	\$30.00	\$451.70	\$60.00	\$391.70	753
60603	Board Management Expense	\$72.00	\$170.00	\$204.00	\$340.00	(\$136.00)	60
60800	Printing & postage	\$329.33	\$550.00	\$492.03	\$1,100.00	(\$607.97)	45
60900	Assessment refunds	(\$574.00)	\$300.00	\$0.00	\$600.00	(\$600.00)	0
62000	Miscellaneous expense	\$580.66	\$0.00	\$580.66	\$0.00	\$580.66	0
62501	Committee Expense	\$0.00	\$400.00	\$0.00	\$800.00	(\$800.00)	0
	Total ADMINISTRATIVE	\$5,981.49	\$6,391.00	\$9,913.35	\$12,782.00	(\$2,868.65)	78
	LOAN SERVICING						
64000	Loan Servicing	\$0.00	\$48,027.00	\$0.00	\$96,054.00	(\$96,054.00)	0
64001	Loan Servicing Principle	\$23,516.90	\$0.00	\$46,948.87	\$0.00	\$46,948.87	0
64002	Loan Servicing Interest	\$24,510.05	\$0.00	\$49,105.03	\$0.00	\$49,105.03	0
	Total LOAN SERVICING	\$48,026.95	\$48,027.00	\$96,053.90	\$96,054.00	(\$0.10)	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$5,180.88	\$5,000.00	\$10,283.99	\$10,000.00	\$283.99	103
	Total SALARY ADMINISTRATIVE	\$5,180.88	\$5,000.00	\$10,283.99	\$10,000.00	\$283.99	103
	SALARY PAINTING						
60509	Paint Maintenance Salary Gross	\$1,780.00	\$4,688.00	\$4,340.00	\$9,376.00	(\$5,036.00)	46
	Total SALARY PAINTING	\$1,780.00	\$4,688.00	\$4,340.00	\$9,376.00	(\$5,036.00)	46
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$4,256.80	\$5,700.00	\$9,353.50	\$11,400.00	(\$2,046.50)	82
60503	Clubhouse Salaries Gross	\$1,080.00	\$1,300.00	\$1,470.00	\$2,600.00	(\$1,130.00)	57
	Total SALARY MAINTENANCE	\$5,336.80	\$7,000.00	\$10,823.50	\$14,000.00	(\$3,176.50)	77
	INSURANCE						
70100	Fidelity bond	\$0.00	\$85.00	\$0.00	\$170.00	(\$170.00)	0
70300	Insurance master policy	\$13,745.33	\$14,000.00	\$27,490.66	\$28,000.00	(\$509.34)	98

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2017 Through 02/28/2017

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
70400	Worker's compensation	\$729.08	\$1,502.00	\$1,600.59	\$3,004.00	(\$1,403.41)	53
70700	D & O/Cyber insurance	\$0.00	\$124.00	\$0.00	\$248.00	(\$248.00)	0
74900	Medical insurance	\$298.57	\$0.00	\$597.14	\$0.00	\$597.14	0
	Total INSURANCE	\$14,772.98	\$15,711.00	\$29,688.39	\$31,422.00	(\$1,733.61)	94
	TAXES						
75100	Payroll taxes	\$1,777.00	\$1,468.00	\$3,677.14	\$2,936.00	\$741.14	125
75400	State & federal taxes	\$0.00	\$10.00	\$0.00	\$20.00	(\$20.00)	0
	Total TAXES	\$1,777.00	\$1,478.00	\$3,677.14	\$2,956.00	\$721.14	124
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$4,257.97	\$1,413.00	\$4,257.97	\$2,826.00	\$1,431.97	151
80202	Elevator repairs	\$1,571.50	\$200.00	\$1,571.50	\$400.00	\$1,171.50	393
80301	Contracted gardening service	\$4,250.00	\$4,378.00	\$12,750.00	\$8,756.00	\$3,994.00	146
80302	Sprinkler repairs	\$0.00	\$135.00	\$0.00	\$270.00	(\$270.00)	0
80303	Gardening extras/supplies	\$857.52	\$412.00	\$1,637.52	\$824.00	\$813.52	199
80304	Tree Trimming	\$4,000.00	\$500.00	\$4,000.00	\$1,000.00	\$3,000.00	400
80501	Contracted pest control servic	\$480.00	\$495.00	\$960.00	\$990.00	(\$30.00)	97
80505	Contracted termite control	\$0.00	\$420.00	\$0.00	\$840.00	(\$840.00)	0
80509	Contracted Termite Control Treatment	\$395.00	\$1,250.00	\$545.00	\$2,500.00	(\$1,955.00)	22
80601	Contracted pool & spa service	\$278.00	\$286.00	\$556.00	\$572.00	(\$16.00)	97
80602	Pool & spa repairs	\$323.68	\$67.00	\$323.68	\$134.00	\$189.68	242
80603	Pool & spa extras/supplies	\$357.70	\$665.00	\$723.10	\$1,330.00	(\$606.90)	54
80707	Alarm Monitoring	\$0.00	\$141.00	\$0.00	\$282.00	(\$282.00)	0
81002	Contracted software	\$250.00	\$255.00	\$250.00	\$510.00	(\$260.00)	49
	Total CONTRACTED SERVICES	\$17,021.37	\$10,617.00	\$27,574.77	\$21,234.00	\$6,340.77	130
	MAINTENANCE						
86000	Gate Repairs	\$0.00	\$225.00	\$775.85	\$450.00	\$325.85	172
86101	Fire Alarm	\$0.00	\$203.00	\$0.00	\$406.00	(\$406.00)	0
86300	Bldg Maint and Repairs	\$638.86	\$1,166.00	\$1,158.86	\$2,332.00	(\$1,173.14)	50
86302	Equipment maintenance	\$352.22	\$35.00	\$352.22	\$70.00	\$282.22	503

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2017 Through 02/28/2017

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
86500	Lighting maintenance	\$0.00	\$354.00	\$0.00	\$708.00	(\$708.00)	0
86600	Resident Locks & keys	\$275.28	\$334.00	\$275.28	\$668.00	(\$392.72)	41
86700	Maintenance supplies	\$2,355.53	\$938.00	\$4,261.65	\$1,876.00	\$2,385.65	227
87000	Building Interior Repairs	\$5,936.65	\$1,167.00	\$6,596.65	\$2,334.00	\$4,262.65	283
87300	Signs	\$0.00	\$40.00	\$0.00	\$80.00	(\$80.00)	0
88301	Sewer Line Cleanouts	\$1,695.00	\$2,344.00	\$3,395.00	\$4,688.00	(\$1,293.00)	72
89300	Gutters	\$1,300.00	\$750.00	\$1,300.00	\$1,500.00	(\$200.00)	87
	Total MAINTENANCE	\$12,553.54	\$7,556.00	\$18,115.51	\$15,112.00	\$3,003.51	120
	PROVISION FOR RESERVES						
98800	Major projects	\$20,085.00	\$20,085.00	\$40,170.00	\$40,170.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$20,085.00	\$20,085.00	\$40,170.00	\$40,170.00	\$0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$43,445.87)	(\$44,000.00)	(\$87,114.01)	(\$88,000.00)	\$886.00	99
	Total UTILITIES INCOME	(\$43,445.87)	(\$44,000.00)	(\$87,114.01)	(\$88,000.00)	\$886.00	99
	UTILITY EXPENSE						
65100	Utility-electric	\$2,082.66	\$1,750.00	\$4,315.96	\$3,500.00	\$815.96	123
65200	Utility gas	\$4,006.44	\$3,100.00	\$7,737.11	\$6,200.00	\$1,537.11	125
65300	Utility phone	\$765.76	\$750.00	\$1,867.99	\$1,500.00	\$367.99	125
65400	Utility trash	\$5,255.28	\$5,300.00	\$10,285.92	\$10,600.00	(\$314.08)	97
65500	Utility water & sewer	\$0.00	\$0.00	\$63,164.10	\$69,742.00	(\$6,577.90)	91
81001	Contracted internet	\$104.95	\$185.00	\$209.90	\$370.00	(\$160.10)	57
	Total UTILITY EXPENSE	\$12,215.09	\$11,085.00	\$87,580.98	\$91,912.00	(\$4,331.02)	95
	Total Expenses Before Reserves	\$81,200.24	\$73,553.00	\$210,937.53	\$216,848.00	(\$5,910.48)	97
	Total EXPENSES	<b>\$101,285.24</b>	<b>\$93,638.00</b>	<b>\$251,107.53</b>	<b>\$257,018.00</b>	<b>(\$5,910.48)</b>	<b>98</b>
	Net Surplus or (Deficit)	<b>\$28,026.60</b>	<b>\$32,743.00</b>	<b>\$6,786.44</b>	<b>(\$4,256.00)</b>	<b>\$11,042.44</b>	

Surfside III Condominium Owners Association

**CHECKS WRITTEN**

Period Ending: 02/28/2017

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>GL No</u>	<u>Description</u>	<u>PO No</u>	<u>Amount</u>	<u>Total</u>
8839	02/01/17	Surfside III HOA	98800	Feb Reserve		20,085.00	68,112.00
			98813	Feb Reserve		48,027.00	
8840	02/01/17	Lordon Management	60200	21 x 1099-Misc and 1 x 1096 form for 2016		440.00	2,180.00
			60600	Management services - Feb 2017		1,740.00	
8841	02/01/17	Lordon Management	60800	Printing & postage - Jan 2017		319.53	319.53
8842	02/01/17	Lordon Management	60600	February Management services		100.00	100.00
8843	02/01/17	Pamela A. Moore	60300	Legal expense, reimbursable - 191000131		100.00	181.25
			60300	Legal expense, reimbursable - 191001000		81.25	
8850	02/02/17	Frontier Communications	65300	February Utility phone		55.75	148.54
			65300	February Utility phone		92.79	
8851	02/09/17	State Farm	70300	Master- Installment Acct: 0068-8489-23		13,745.33	13,745.33
8852	02/13/17	Lordon Management	60300	Demand letter fee for account 191001300		40.00	80.00
			60300	Demand letter fee for account 191000140		40.00	
8853	02/13/17	Conejo Valley Rain Gutters	89300	Gutters		485.00	485.00
8854	02/13/17	Donlon Plumbing Inc.	87000	Building Interior Repairs		65.00	455.00
			87000	Building Interior Repairs		390.00	
8855	02/13/17	Superior Restoration, Inc	87000	Building Interior Repairs		4,341.10	4,341.10
8856	02/13/17	ACRAnet-CBS Branch	60105	Professional Services		34.00	34.00
8857	02/13/17	Garcia's Landscaping & Maintenance, Inc	80304	Tree Trimming		4,000.00	4,000.00
8858	02/13/17	Marquez Termite & Pest Control	80509	Contracted Termite Control Treatment		395.00	395.00
8859	02/13/17	Dunn Edwards Corp	86700	Maintenance supplies		875.94	875.94
8860	02/13/17	Carol Short	62000	Miscellaneous expense		355.66	355.66
8861	02/13/17	Carol Short	60205	Office Expense		136.35	348.04
			60206	Office equipment (computers)		199.99	
			60601	Management services extras		11.70	



Surfside III Condominium Owners Association

**CHECKS WRITTEN**

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<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>GL No</u>	<u>Description</u>	<u>PO No</u>	<u>Amount</u>	<u>Total</u>
8862	02/15/17	State Farm	70400	WC Installment Acc# 1033-3627-12		729.08	729.08
8863	02/16/17	SenEarthCo Inc.	81002	Contracted software		250.00	250.00
8864	02/16/17	Garrett Folmer	41300	Campus lighting - replace		10.00	10.00
8865	02/20/17	Pt. Hueneme Marine Supply Co.	86700	Maintenance supplies		4.08	4.08
8866	02/20/17	Proctor, Slaughter, & Reagan	60303	Legal		300.00	300.00
8867	02/20/17	Thyssen Krupp Elevator	80202	Elevator repairs		449.00	1,571.50
			80202	Elevator repairs		1,122.50	
8868	02/20/17	Thyssen Krupp Elevator	80201	March Contracted elevator service		4,257.97	4,257.97
8869	02/20/17	Computer Affair	81002	Contracted software		235.28	235.28
8870	02/20/17	Dewey Pest Control	80501	February Contracted pest control servic		480.00	480.00
8871	02/20/17	Superior Restoration, Inc	87000	Building Interior Repairs		439.50	439.50
8872	02/20/17	Joshua's Pool & Spa Service	80601	January Contracted pool & spa service		278.00	959.38
			80602	January Pool & spa repairs		323.68	
			80603	January Pool & spa extras/supplies		357.70	
8873	02/20/17	Clay Commercial Security	87000	Building Interior Repairs		342.05	342.05
8874	02/20/17	Ocean View Plumbing & Rooter	88301	Sewer Line Cleanouts		170.00	595.00
			88301	Sewer Line Cleanouts		425.00	
8875	02/20/17	Pacific Coast Construction Services	43400	Plumbing main - replace/repair		10,950.00	10,950.00
8876	02/20/17	Christine Nelson	87000	Building Interior Repairs		150.00	150.00
8877	02/22/17	Josh Brown	60900	Assessment refunds/rwt 8682		58.67	58.67
8878	02/23/17	Conejo Valley Rain Gutters	89300	Gutters		815.00	815.00
8879	02/23/17	Pt. Hueneme Marine Supply Co.	86700	Maintenance supplies		48.56	143.34
			86700	Maintenance supplies		94.78	
8880	02/23/17	Straight Line Electric	41300	Campus lighting - replace		382.50	382.50

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8881	02/23/17	CAI-Channel Island Chapter	60603	Board Management Expense		72.00	72.00
8882	02/23/17	Action Key Safe & Locksmith	86600	Resident Locks & keys		275.28	275.28
8883	02/23/17	Garcia's Landscaping & Maintenance, Inc	80303	Gardening extras/supplies		450.00	850.00
			80303	Gardening extras/supplies		400.00	
8884	02/23/17	Frontier Communications	65300	March Utility phone		528.56	528.56
8885	02/23/17	Dunn Edwards Corp	86700	Maintenance supplies		471.30	1,020.46
			86700	Maintenance supplies		549.16	
8886	02/23/17	Roseman & Associates	60303	Legal		1,834.75	1,861.50
			60303	Legal		26.75	
8887	02/23/17	Andy Santamaria	41300	Campus lighting - replace		15.00	1,336.99
			60205	Office Expense		26.88	
			60800	Printing & postage		9.80	
			62000	Miscellaneous expense		225.00	
			80303	Gardening extras/supplies		7.52	
			86300	Bldg Maint and Repairs		388.86	
			86302	Equipment maintenance		352.22	
			86700	Maintenance supplies		311.71	
8888	02/28/17	Garcia's Landscaping & Maintenance, Inc	80301	February Contracted gardening service		4,250.00	4,250.00
8889	03/01/17	Fence Works, Inc	40315	Surfside drive fence - replace		18,457.30	18,457.30
8890	03/01/17	All American Roofing	86300	Bldg Maint and Repairs		250.00	250.00
8891	03/01/17	Donlon Plumbing Inc.	87000	Building Interior Repairs		209.00	209.00
8892	03/01/17	Ocean View Plumbing & Rooter	88301	Sewer Line Cleanouts		1,100.00	1,100.00
8893	03/01/17	Antonio Ruiz	74900	Medical insurance		298.57	298.57
<b>Total Checks:</b>							<b>149,339.40</b>

Surfside III Condominium Owners Association

**CHECKS RELEASED**

Period Ending: 02/28/2017

<b>Check No</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Check Total</b>
8834	01/24/17	California Door & Hardware	Utility doors - replace(A)	38,187.00
8839	02/01/17	Surfside III HOA	Feb Reserve	68,112.00
8840	02/01/17	Lordon Management	Management services - Feb 2017	2,180.00
8841	02/01/17	Lordon Management	Printing & postage - Jan 2017	319.53
8842	02/01/17	Lordon Management	February Management services	100.00
8843	02/01/17	Pamela A. Moore	Legal expense, reimbursable - 191000131	181.25
8844	02/01/17	Garcia's Landscaping & Maintenance, Inc	January Contracted gardening service	4,310.00
8845	02/01/17	Garcia's Landscaping & Maintenance, Inc	Gardening extras/supplies	720.00
8846	02/01/17	Clay Commercial Security	Maintenance supplies	736.88
8847	02/01/17	Verizon Wireless	January Utility phone	117.93
8848	02/01/17	Pt. Hueneme Marine Supply Co.	Maintenance supplies	4.08
8849	02/01/17	Dunn Edwards Corp	Maintenance supplies	54.85
8850	02/02/17	Frontier Communications	February Utility phone	148.54
8851	02/09/17	State Farm	Master- Installment Acct: 0068-8489-23	13,745.33
8852	02/13/17	Lordon Management	Demand letter fee for account 191001300	80.00
8853	02/13/17	Conejo Valley Rain Gutters	Gutters	485.00
8854	02/13/17	Donlon Plumbing Inc.	Building Interior Repairs	455.00
8855	02/13/17	Superior Restoration, Inc	Building Interior Repairs	4,341.10
8856	02/13/17	ACRAnet-CBS Branch	Professional Services	34.00
8858	02/13/17	Marquez Termite & Pest Control	Contracted Termite Control Treatment	395.00
8859	02/13/17	Dunn Edwards Corp	Maintenance supplies	875.94
8860	02/13/17	Carol Short	Miscellaneous expense	355.66
8861	02/13/17	Carol Short	Management services extras	348.04
8862	02/15/17	State Farm	WC Installment Acc# 1033-3627-12	729.08
8863	02/16/17	SenEarthCo Inc.	Contracted software	250.00
8888	02/28/17	Garcia's Landscaping & Maintenance, Inc	February Contracted gardening service	4,250.00
8889	03/01/17	Fence Works, Inc	Surfside drive fence - replace	18,457.30
8890	03/01/17	All American Roofing	Bldg Maint and Repairs	250.00
8891	03/01/17	Donlon Plumbing Inc.	Building Interior Repairs	209.00
8892	03/01/17	Ocean View Plumbing & Rooter	Sewer Line Cleanouts	1,100.00
8893	03/01/17	Antonio Ruiz	Medical insurance	298.57
<b>Total Checks:</b>				<b>161,831.08</b>

Surfside III Condominium Owners Association

**CHECKS VOIDED**

Period Ending: 02/28/2017

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Check Total</u>
8682	10/24/16	Josh Brown	Assessment refunds	58.67
<b>Total Checks:</b>				<b>58.67</b>

Surfside III Condominium Owners Association

**CHECKS NOT RELEASED**

Period Ending: 02/28/2017

<b>Check No</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Check Total</b>
8828	01/23/17	Absolute Security & Technology	Fire control panel - replace	675.00
8857	02/13/17	Garcia's Landscaping & Maintenance, Inc	Tree Trimming	4,000.00
8864	02/16/17	Garrett Folmer	Campus lighting - replace	10.00
8865	02/20/17	Pt. Hueneme Marine Supply Co.	Maintenance supplies	4.08
8866	02/20/17	Proctor, Slaughter, & Reagan	Legal	300.00
8867	02/20/17	Thyssen Krupp Elevator	Elevator repairs	1,571.50
8868	02/20/17	Thyssen Krupp Elevator	March Contracted elevator service	4,257.97
8869	02/20/17	Computer Affair	Contracted software	235.28
8870	02/20/17	Dewey Pest Control	February Contracted pest control servic	480.00
8871	02/20/17	Superior Restoration, Inc	Building Interior Repairs	439.50
8872	02/20/17	Joshua's Pool & Spa Service	January Contracted pool & spa service	959.38
8873	02/20/17	Clay Commercial Security	Building Interior Repairs	342.05
8874	02/20/17	Ocean View Plumbing & Rooter	Sewer Line Cleanouts	595.00
8875	02/20/17	Pacific Coast Construction Services	Plumbing main - replace/repair	10,950.00
8876	02/20/17	Christine Nelson	Building Interior Repairs	150.00
8877	02/22/17	Josh Brown	Assessment refunds/rwt 8682	58.67
8878	02/23/17	Conejo Valley Rain Gutters	Gutters	815.00
8879	02/23/17	Pt. Hueneme Marine Supply Co.	Maintenance supplies	143.34
8880	02/23/17	Straight Line Electric	Campus lighting - replace	382.50
8881	02/23/17	CAI-Channel Island Chapter	Board Management Expense	72.00
8882	02/23/17	Action Key Safe & Locksmith	Resident Locks & keys	275.28
8883	02/23/17	Garcia's Landscaping & Maintenance, Inc	Gardening extras/supplies	850.00
8884	02/23/17	Frontier Communications	March Utility phone	528.56
8885	02/23/17	Dunn Edwards Corp	Maintenance supplies	1,020.46
8886	02/23/17	Roseman & Associates	Legal	1,861.50
8887	02/23/17	Andy Santamaria	Campus lighting - replace	1,336.99
<b>Total Checks:</b>				<b>32,314.06</b>

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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				304,788.27
		4285	01/25/17	2/6 AP Gas 12/12/16-1/12/17			4,006.44	
		4292	02/01/17	12/30 Paychex			133.10	
		4293	02/01/17	1/27 Paychex			126.92	
		4297	02/07/17	Reimb National Translation		15.00		
		4297	02/07/17	Key McGee 417		50.00		
		4297	02/07/17	Key Sadikyan 1254		50.00		
		4297	02/07/17	Keys Santamaria 8680		75.00		
		4301	02/14/17	2/21 AP Trash 1/31/17-2/28/1			4,867.64	
		4301	02/14/17	Trash 2/21/17			387.64	
		4302	02/14/17	TWC 1/29-2/28/17			104.95	
		4302	02/14/17	TWC 1/30-2/28/17			88.66	
		4307	02/21/17	2/10 Paychex			123.42	
		4309	02/22/17	Key Bahr 195		25.00		
		4309	02/22/17	Key Grissinger 8418		25.00		
		4309	02/22/17	Key Reitz 112		25.00		
		4309	02/22/17	Remote Brayton 146		25.00		
		4309	02/22/17	Key Ahmad 131		50.00		
		4310	02/22/17	2/27 Electric 1/17-2/15			2,082.66	
		4311	02/22/17	P/R 2/10			3,423.69	
		4311	02/22/17	Ck 26302			950.60	
		4311	02/22/17	Employer liabilities			896.26	
		4311	02/22/17	Employee with holdings			837.20	
		4311	02/22/17	Ck 26298			540.50	
		4311	02/22/17	Ck 26299			319.27	
		4311	02/22/17	Garnishment			106.42	
		4311	02/22/17	Dep ins			24.75	
		4312	02/22/17	Debit Card Office Supplies			129.84	
		4312	02/22/17	Debit Card Employee extras			4.79	
		4313	02/23/17	Debit Card Emploee Extras			12.48	
		4314	02/27/17	S/C			60.00	
		4315	02/27/17	CPH			4,867.64	
		4315	02/27/17	Ck 26230			596.92	
		4315	02/27/17	CPH			348.48	

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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>
		4315	02/27/17	Lowes			190.41	
		4315	02/27/17	Home Depot			70.70	
		4315	02/27/17	Lowes			31.71	
		4315	02/27/17	Office Depot			12.57	
		4315	02/27/17	Rev dup J/E		2,918.58		
		4316	02/27/17	Refund Jan/Feb Mgmt fee		374.00		
		4319	03/02/17	P/R 2/24/17			3,303.55	
		4319	03/02/17	Ck# 26309			999.05	
		4319	03/02/17	Garnishment			880.74	
		4319	03/02/17	Employee withholdings			805.51	
		4319	03/02/17	Ck#26305			438.96	
		4319	03/02/17	Ck#26306			373.82	
		4319	03/02/17	Garnishment			124.61	
		4319	03/02/17	Garnishment			25.00	
		4319	03/02/17	Dep Ins			24.75	
			01/25/17	Payments		545.00		
			01/27/17	Payments		638.00		
			01/30/17	Payments		1,645.09		
			01/31/17	Payments		300.00		
			01/31/17	Payments		50.00		
			01/31/17	Payments		88.00		
			01/31/17	Payments		3,728.16		
			02/01/17	Payments		6,656.87		
			02/02/17	Payments		33,648.12		
			02/03/17	Payments		6,268.05		
			02/03/17	Payments		540.08		
			02/06/17	Payments		17,620.57		
			02/07/17	Payments		22,155.78		
			02/08/17	Payments		1,740.62		
			02/08/17	Payments		20,827.52		
			02/08/17	Payments		1,000.00		
			02/09/17	Payments		9,334.17		
		8843	02/09/17	Released Check 8843	Pamela A. Moore		181.25	
		8851	02/09/17	Released Check 8851	State Farm		13,745.33	

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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>
		8847	02/09/17	Released Check 8847	Verizon Wireless		117.93	
		8840	02/09/17	Released Check 8840	Lordon Management		2,180.00	
		8841	02/09/17	Released Check 8841	Lordon Management		319.53	
		8842	02/09/17	Released Check 8842	Lordon Management		100.00	
		8839	02/09/17	Released Check 8839	Surfside III HOA		68,112.00	
		8848	02/09/17	Released Check 8848	Pt. Hueneme Marine Supply		4.08	
		8849	02/09/17	Released Check 8849	Dunn Edwards Corp		54.85	
		8844	02/09/17	Released Check 8844	Garcia's Landscaping & Mai		4,310.00	
		8845	02/09/17	Released Check 8845	Garcia's Landscaping & Mai		720.00	
		8850	02/09/17	Released Check 8850	Frontier Communications		148.54	
		8846	02/09/17	Released Check 8846	Clay Commercial Security		736.88	
			02/10/17	Payments		9,568.17		
			02/13/17	Payments		7,629.44		
			02/14/17	Payments		10,663.74		
			02/15/17	Payments		1,607.00		
			02/15/17	Payments		4,438.48		
		8862	02/15/17	Released Check 8862	State Farm		729.08	
			02/16/17	Payments		3,680.21		
			02/16/17	ACH Transaction		10,800.00		
			02/17/17	Payments		1,156.54		
			02/20/17	Payments		300.00		
			02/21/17	Payments		1,865.35		
			02/21/17	ACH Transaction		38,187.00		
			02/22/17	Payments		62.74		
			02/22/17	Payments		547.86		
		8682	02/22/17	Voided Check 8682	Josh Brown	58.67		
			02/24/17	Payments		550.00		
			02/27/17	Payments		643.33		
			02/28/17	Payments		2,628.63		
		8889	03/01/17	Released Check 8889	Fence Works, Inc		18,457.30	
		8890	03/01/17	Released Check 8890	All American Roofing		250.00	
		8853	03/01/17	Released Check 8853	Conejo Valley Rain Gutters		485.00	
		8852	03/01/17	Released Check 8852	Lordon Management		80.00	
		8863	03/01/17	Released Check 8863	SenEarthCo Inc.		250.00	



Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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>
		8858	03/01/17	Released Check 8858	Marquez Termite & Pest Co		395.00	
		8892	03/01/17	Released Check 8892	Ocean View Plumbing & Rc		1,100.00	
		8834	03/01/17	Released Check 8834	California Door & Hardware		38,187.00	
		8888	03/01/17	Released Check 8888	Garcia's Landscaping & Mai		4,250.00	
		8859	03/01/17	Released Check 8859	Dunn Edwards Corp		875.94	
		8893	03/01/17	Released Check 8893	Antonio Ruiz		298.57	
		8860	03/01/17	Released Check 8860	Carol Short		355.66	
		8861	03/01/17	Released Check 8861	Carol Short		348.04	
		8854	03/01/17	Released Check 8854	Donlon Plumbing Inc.		455.00	
		8891	03/01/17	Released Check 8891	Donlon Plumbing Inc.		209.00	
		8855	03/01/17	Released Check 8855	Superior Restoration, Inc		4,341.10	
		8856	03/01/17	Released Check 8856	ACRAnet-CBS Branch		34.00	
				Ending Balance				335,441.31
<b>10101</b>	<b>AP - Checks Not Released</b>			Begining Balance				(44,805.74)
		8840	02/01/17		Lordon Management		2,180.00	
		8841	02/01/17		Lordon Management		319.53	
		8843	02/01/17		Pamela A. Moore		181.25	
		8842	02/01/17		Lordon Management		100.00	
		8839	02/01/17	Feb Reserve	Surfside III HOA		68,112.00	
		8850	02/02/17		Frontier Communications		148.54	
		8846	02/09/17	Released Check 8846	Clay Commercial Security	736.88		
		8844	02/09/17	Released Check 8844	Garcia's Landscaping & Mai	4,310.00		
		8845	02/09/17	Released Check 8845	Garcia's Landscaping & Mai	720.00		
		8850	02/09/17	Released Check 8850	Frontier Communications	148.54		
		8839	02/09/17	Released Check 8839	Surfside III HOA	68,112.00		
		8851	02/09/17		State Farm		13,745.33	
		8851	02/09/17	Released Check 8851	State Farm	13,745.33		
		8847	02/09/17	Released Check 8847	Verizon Wireless	117.93		
		8848	02/09/17	Released Check 8848	Pt. Hueneme Marine Supply	4.08		
		8849	02/09/17	Released Check 8849	Dunn Edwards Corp	54.85		
		8843	02/09/17	Released Check 8843	Pamela A. Moore	181.25		
		8841	02/09/17	Released Check 8841	Lordon Management	319.53		
		8842	02/09/17	Released Check 8842	Lordon Management	100.00		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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>
		8840	02/09/17	Released Check 8840	Lordon Management	2,180.00		
		8852	02/13/17		Lordon Management		80.00	
		8859	02/13/17		Dunn Edwards Corp		875.94	
		8861	02/13/17		Carol Short		348.04	
		8854	02/13/17		Donlon Plumbing Inc.		455.00	
		8860	02/13/17		Carol Short		355.66	
		8858	02/13/17		Marquez Termite & Pest Co		395.00	
		8857	02/13/17		Garcia's Landscaping & Mai		4,000.00	
		8855	02/13/17		Superior Restoration, Inc		4,341.10	
		8856	02/13/17		ACRAnet-CBS Branch		34.00	
		8853	02/13/17		Conejo Valley Rain Gutters		485.00	
		8862	02/15/17		State Farm		729.08	
		8862	02/15/17	Released Check 8862	State Farm	729.08		
		8863	02/16/17		SenEarthCo Inc.		250.00	
		8864	02/16/17		Garrett Folmer		10.00	
		8876	02/20/17		Christine Nelson		150.00	
		8874	02/20/17		Ocean View Plumbing & Rc		595.00	
		8873	02/20/17		Clay Commercial Security		342.05	
		8872	02/20/17		Joshua's Pool & Spa Service		959.38	
		8870	02/20/17		Dewey Pest Control		480.00	
		8865	02/20/17		Pt. Hueneme Marine Supply		4.08	
		8871	02/20/17		Superior Restoration, Inc		439.50	
		8867	02/20/17		Thyssen Krupp Elevator		1,571.50	
		8868	02/20/17		Thyssen Krupp Elevator		4,257.97	
		8869	02/20/17		Computer Affair		235.28	
		8866	02/20/17		Proctor, Slaughter, & Reaga		300.00	
		8875	02/20/17		Pacific Coast Construction S		10,950.00	
		8877	02/22/17		Josh Brown		58.67	
		8883	02/23/17		Garcia's Landscaping & Mai		850.00	
		8887	02/23/17		Andy Santamaria		1,336.99	
		8884	02/23/17		Frontier Communications		528.56	
		8880	02/23/17		Straight Line Electric		382.50	
		8879	02/23/17		Pt. Hueneme Marine Supply		143.34	
		8881	02/23/17		CAI-Channel Island Chapter		72.00	

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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>
		8878	02/23/17		Conejo Valley Rain Gutters		815.00	
		8885	02/23/17		Dunn Edwards Corp		1,020.46	
		8882	02/23/17		Action Key Safe & Locksmi		275.28	
		8886	02/23/17		Roseman & Associates		1,861.50	
		8888	02/28/17		Garcia's Landscaping & Mai		4,250.00	
		8888	03/01/17	Released Check 8888	Garcia's Landscaping & Mai	4,250.00		
		8856	03/01/17	Released Check 8856	ACRAnet-CBS Branch	34.00		
		8863	03/01/17	Released Check 8863	SenEarthCo Inc.	250.00		
		8858	03/01/17	Released Check 8858	Marquez Termite & Pest Co	395.00		
		8892	03/01/17		Ocean View Plumbing & Rc		1,100.00	
		8892	03/01/17	Released Check 8892	Ocean View Plumbing & Rc	1,100.00		
		8834	03/01/17	Released Check 8834	California Door & Hardware	38,187.00		
		8853	03/01/17	Released Check 8853	Conejo Valley Rain Gutters	485.00		
		8890	03/01/17		All American Roofing		250.00	
		8890	03/01/17	Released Check 8890	All American Roofing	250.00		
		8893	03/01/17	Released Check 8893	Antonio Ruiz	298.57		
		8893	03/01/17		Antonio Ruiz		298.57	
		8855	03/01/17	Released Check 8855	Superior Restoration, Inc	4,341.10		
		8860	03/01/17	Released Check 8860	Carol Short	355.66		
		8861	03/01/17	Released Check 8861	Carol Short	348.04		
		8854	03/01/17	Released Check 8854	Donlon Plumbing Inc.	455.00		
		8891	03/01/17	Released Check 8891	Donlon Plumbing Inc.	209.00		
		8891	03/01/17		Donlon Plumbing Inc.		209.00	
		8852	03/01/17	Released Check 8852	Lordon Management	80.00		
		8859	03/01/17	Released Check 8859	Dunn Edwards Corp	875.94		
		8889	03/01/17	Released Check 8889	Fence Works, Inc	18,457.30		
		8889	03/01/17		Fence Works, Inc		18,457.30	
				Ending Balance				(32,314.06)
<b>10300</b>	<b>Cap Res - Union xxxxxx7978</b>			Begining Balance				1,031,041.11
		4308	02/21/17	Feb loan			37,841.89	
		4308	02/21/17	Feb loan			10,185.06	
		4314	02/27/17	S/C			10.00	
		4314	02/27/17	Int		41.08		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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>
		8839	02/09/17	Released Reserve Check 8839	Surfside III HOA	68,112.00		
			02/16/17	ACH Transaction			10,800.00	
			02/21/17	ACH Transaction			38,187.00	
				Ending Balance				1,002,170.24
<b>11100</b>	<b>J Street Drain Project</b>			Begining Balance				46,653.09
		4314	02/27/17	Int		1.89		
		4314	02/27/17	Int		1.89		
				Ending Balance				46,656.87
<b>11500</b>	<b>Mutual of Omaha CR on deposit</b>			Begining Balance				2,275.70
		4314	02/27/17	Int		0.29		
				Ending Balance				2,275.99
<b>15500</b>	<b>Accounts Receivable</b>			Begining Balance				239,892.07
			01/25/17	Payments			545.00	
			01/27/17	Payments			638.00	
			01/30/17	Payments			1,645.09	
			01/31/17	Payments			4,166.16	
			02/01/17	Payments			6,656.87	
			02/02/17	Payments			33,648.12	
			02/03/17	Payments			6,808.13	
			02/06/17	Payments			17,620.57	
			02/07/17	Payments			22,155.78	
			02/08/17	Payments			23,568.14	
			02/09/17	Payments			9,334.17	
			02/10/17	Payments			9,568.17	
			02/13/17	Payments			7,629.44	
			02/14/17	Payments			10,663.74	
			02/15/17	Payments			6,045.48	
			02/16/17	Payments			3,680.21	
			02/17/17	Payments			1,156.54	
			02/20/17	Payments			300.00	

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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>
			02/21/17	Payments			1,865.35	
			02/22/17	Payments			610.60	
			02/24/17	Payments			550.00	
			02/27/17	Payments			643.33	
			02/28/17	Payments			2,628.63	
			02/28/17	Assessments Charged		179,531.29		
			02/28/17	Adjustment Credits			7,158.74	
			02/28/17	Prepaid Assessments Jan			19,217.38	
			02/28/17	Prepaid Assessments Feb		23,114.92		
				Ending Balance				244,034.63
<b>25000</b>	<b>Improvements</b>			Begining Balance				6,894,145.00
				Ending Balance				6,894,145.00
<b>25100</b>	<b>Accumulated depreciation</b>			Begining Balance				(250,696.00)
				Ending Balance				(250,696.00)
<b>31200</b>	<b>J Street drain project income</b>			Begining Balance				(147,882.40)
				Ending Balance				(147,882.40)
<b>31201</b>	<b>J Street drain project expenses</b>			Begining Balance				101,124.18
				Ending Balance				101,124.18
<b>31400</b>	<b>2nd LOC Mutual of Omaha</b>			Begining Balance				(1,341,075.62)
		4308	02/21/17	Feb loan		4,987.15		
				Ending Balance				(1,336,088.47)
<b>31900</b>	<b>LOC Mutual of Omaha</b>			Begining Balance				(4,982,586.08)
		4308	02/21/17	Feb loan		18,529.75		
				Ending Balance				(4,964,056.33)

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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>
<b>37000</b>	<b>Prepaid Assessments</b>			Begining Balance				(19,217.38)
			02/28/17	Prepaid Assessments Jan		19,217.38		
			02/28/17	Prepaid Assessments Feb			23,114.92	
				Ending Balance				(23,114.92)
<b>40315</b>	<b>Surfside drive fence - replace</b>			Begining Balance				10,800.00
		8889	03/01/17	Surfside drive fence - replace	Fence Works, Inc	18,457.30		
				Ending Balance				29,257.30
<b>40320</b>	<b>Utility doors - replace/parts</b>			Begining Balance				38,187.00
				Ending Balance				38,187.00
<b>41300</b>	<b>Campus lighting - replace</b>			Begining Balance				0.00
		8864	02/16/17	Campus lighting - replace	Garrett Folmer	10.00		
		8880	02/23/17	Campus lighting - replace	Straight Line Electric	382.50		
		8887	02/23/17	Campus lighting - replace	Andy Santamaria	15.00		
				Ending Balance				407.50
<b>42500</b>	<b>Fire control panel - replace</b>			Begining Balance				675.00
				Ending Balance				675.00
<b>43400</b>	<b>Plumbing main - replace/repair</b>			Begining Balance				0.00
		8875	02/20/17	Plumbing main - replace/repair	Pacific Coast Construction S	10,950.00		
				Ending Balance				10,950.00
<b>43800</b>	<b>Major projects</b>			Begining Balance				(907,831.47)
		8839	02/09/17	Released Reserve Check 8839	Surfside III HOA		20,085.00	
				Ending Balance				(927,916.47)
<b>43813</b>	<b>Loan principal</b>			Begining Balance				0.00
		4308	02/21/17	change to process budget		48,027.00		

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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>
		8839	02/09/17	Released Reserve Check 8839	Surfside III HOA		48,027.00	
				Ending Balance				0.00
<b>45100</b>	<b>Retained funds</b>			Begining Balance				0.00
		4308	02/21/17	Principal			18,529.75	
		4308	02/21/17	Principal			4,987.15	
		4315	02/27/17	Rev dup J/E			2,918.58	
		4315	02/27/17	Office Depot		12.57		
		4315	02/27/17	Lowe's		31.71		
		4315	02/27/17	Home Depot		70.70		
		4315	02/27/17	Lowe's		190.41		
		4315	02/27/17	CPH		348.48		
		4315	02/27/17	Ck 26230		596.92		
		4315	02/27/17	CPH		4,867.64		
				Ending Balance				(20,317.05)
<b>50100</b>	<b>Regular assessments</b>			Begining Balance				(126,381.00)
			02/28/17	Assessments Charged			126,381.00	
				Ending Balance				(252,762.00)
<b>50400</b>	<b>Late charge assessments</b>			Begining Balance				(93.23)
			02/28/17	Assessments Charged			148.75	
			02/28/17	Adjustment Credits		19.32		
				Ending Balance				(222.66)
<b>50500</b>	<b>Lien assessments</b>			Begining Balance				0.00
			02/28/17	Assessments Charged			120.00	
			02/28/17	Adjustment Credits		80.00		
				Ending Balance				(40.00)
<b>50600</b>	<b>Legal assessments</b>			Begining Balance				(454.50)
			02/28/17	Assessments Charged			181.25	

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				Ending Balance				(635.75)
<b>50700</b>	<b>Parking assessments</b>			Begining Balance				(320.00)
			02/28/17	Assessments Charged			320.00	
				Ending Balance				(640.00)
<b>50900</b>	<b>Utility reimbursement</b>			Begining Balance				(43,668.14)
			02/28/17	Assessments Charged			44,573.42	
			02/28/17	Adjustment Credits		1,127.55		
				Ending Balance				(87,114.01)
<b>51000</b>	<b>Resident Key/gate card income</b>			Begining Balance				(100.00)
		4297	02/07/17	Keys Santamaria 8680			75.00	
		4297	02/07/17	Key McGee 417			50.00	
		4297	02/07/17	Key Sadikyan 1254			50.00	
		4309	02/22/17	Key Ahmad 131			25.00	
		4309	02/22/17	Key Bahr 195			25.00	
		4309	02/22/17	Key Grissinger 8418			25.00	
		4309	02/22/17	Key Reitz 112			25.00	
		4309	02/22/17	Remote Ahmad 131			25.00	
		4309	02/22/17	Remote Brayton 146			25.00	
			02/28/17	Assessments Charged			25.00	
				Ending Balance				(450.00)
<b>51200</b>	<b>Violation / Fine</b>			Begining Balance				(450.00)
			02/28/17	Assessments Charged			1,200.00	
			02/28/17	Adjustment Credits		50.00		
				Ending Balance				(1,600.00)
<b>51300</b>	<b>Interest income</b>			Begining Balance				(39.40)
		4314	02/27/17	Int			41.08	
		4314	02/27/17	Int			3.78	



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		4314	02/27/17	Int			0.29	
				Ending Balance				(84.55)
<b>51500</b>	<b>Reimbursement income</b>			Begining Balance				(644.00)
		4297	02/07/17	Reimb National Translation			15.00	
				Ending Balance				(659.00)
<b>52700</b>	<b>Move In/Move Out Registration Fee</b>			Begining Balance				(100.00)
			02/28/17	Assessments Charged			800.00	
			02/28/17	Adjustment Credits		100.00		
				Ending Balance				(800.00)
<b>54200</b>	<b>Adjustment</b>			Begining Balance				(574.00)
		4317	02/27/17	gl change 191002591		574.00		
			02/28/17	Assessments Charged			5,781.87	
			02/28/17	Adjustment Credits		5,781.87		
				Ending Balance				0.00
<b>60103</b>	<b>Payroll service</b>			Begining Balance				317.74
		4292	02/01/17	12/30 Paychex		133.10		
		4293	02/01/17	1/27 Paychex		126.92		
		4307	02/21/17	2/10 Paychex		123.42		
				Ending Balance				701.18
<b>60105</b>	<b>Professional Services</b>			Begining Balance				0.00
		8856	02/13/17	Professional Services	ACRAnet-CBS Branch	34.00		
				Ending Balance				34.00
<b>60200</b>	<b>Bank/Other Fees</b>			Begining Balance				107.81
		4314	02/27/17	S/C		10.00		
		4314	02/27/17	S/C		60.00		

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		4322	03/10/17	recode per susan ck #8840			440.00	
		8840	02/01/17	21 x 1099-Misc and 1 x 1096 Lordon Management		440.00		
				Ending Balance				177.81
<b>60205</b>	<b>Office Expense</b>			Begining Balance				92.61
		4312	02/22/17	Debit Card Office Supplies		129.84		
		8861	02/13/17	Office Expense	Carol Short	136.35		
		8887	02/23/17	Office Expense	Andy Santamaria	26.88		
				Ending Balance				385.68
<b>60206</b>	<b>Office equipment (computers)</b>			Begining Balance				45.00
		4322	03/10/17	recode #8869 per susan		235.28		
		8861	02/13/17	Office equipment (computers)	Carol Short	199.99		
				Ending Balance				480.27
<b>60300</b>	<b>Legal expense, reimbursable</b>			Begining Balance				520.00
		8843	02/01/17	Legal expense, reimbursable -Pamela A. Moore		81.25		
		8843	02/01/17	Legal expense, reimbursable -Pamela A. Moore		100.00		
		8852	02/13/17	Demand letter fee for account	Lordon Management	40.00		
		8852	02/13/17	Demand letter fee for account	Lordon Management	40.00		
				Ending Balance				781.25
<b>60303</b>	<b>Legal</b>			Begining Balance				140.00
		8866	02/20/17	Legal	Proctor, Slaughter, & Reaga	300.00		
		8886	02/23/17	Legal	Roseman & Associates	26.75		
		8886	02/23/17	Legal	Roseman & Associates	1,834.75		
				Ending Balance				2,301.50
<b>60501</b>	<b>Maintenance Salaries Gross</b>			Begining Balance				5,096.70
		4311	02/22/17	Dep ins		24.75		
		4311	02/22/17	Garnishment		106.42		
		4311	02/22/17	Ck 26298		274.26		

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		4311	02/22/17	P/R 2/10		1,614.57		
		4319	03/02/17	Dep Ins		24.75		
		4319	03/02/17	Garnishment		124.61		
		4319	03/02/17	P/R 2/24/17		328.93		
		4319	03/02/17	P/R 2/24/17		1,758.51		
				Ending Balance				9,353.50
<b>60502</b>	<b>Office Salaries Gross</b>			Begining Balance				5,103.11
		4311	02/22/17	PR 2/10		376.67		
		4311	02/22/17	PR 2/10		2,232.76		
		4319	03/02/17	P/R 2/24/17		362.61		
		4319	03/02/17	P/R 2/24/17		2,208.84		
				Ending Balance				10,283.99
<b>60503</b>	<b>Clubhouse Salaries Gross</b>			Begining Balance				390.00
		4311	02/22/17	Ck 26302		59.50		
		4311	02/22/17	Ck 26299		540.50		
		4319	03/02/17	P/R 2/24/17		41.04		
		4319	03/02/17	P/R 2/24/17		438.96		
				Ending Balance				1,470.00
<b>60509</b>	<b>Paint Maintenance Salary Gross</b>			Begining Balance				2,560.00
		4311	02/22/17	PR 2/10		126.77		
		4311	02/22/17	Employee with holdings		846.23		
		4319	03/02/17	Garnishment		25.00		
		4319	03/02/17	P/R 2/24/17		72.93		
		4319	03/02/17	P/R 2/24/17		709.07		
				Ending Balance				4,340.00
<b>60510</b>	<b>Employee Extra (uniforms, etc.)</b>			Begining Balance				0.00
		4312	02/22/17	Debit Card Employee extras		4.79		
		4313	02/23/17	Debit Card Employee Extras		12.48		

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				Ending Balance				17.27
<b>60600</b>	<b>Management services</b>			Begining Balance				1,840.00
		4316	02/27/17	Refund Jan/Feb Mgmt fee			374.00	
		8840	02/01/17	Management services - Feb 2(Lordon Management		1,740.00		
		8842	02/01/17	February Management serviccLordon Management		100.00		
				Ending Balance				3,306.00
<b>60601</b>	<b>Management services extras</b>			Begining Balance				0.00
		4322	03/10/17	recode per susan ck #8840		440.00		
		8861	02/13/17	Management services extras	Carol Short	11.70		
				Ending Balance				451.70
<b>60603</b>	<b>Board Management Expense</b>			Begining Balance				132.00
		8881	02/23/17	Board Management Expense	CAI-Channel Island Chapter	72.00		
				Ending Balance				204.00
<b>60800</b>	<b>Printing &amp; postage</b>			Begining Balance				162.70
		8841	02/01/17	Printing & postage - Jan 2017	Lordon Management	319.53		
		8887	02/23/17	Printing & postage	Andy Santamaria	9.80		
				Ending Balance				492.03
<b>60900</b>	<b>Assessment refunds</b>			Begining Balance				574.00
		4317	02/27/17	gl change 191002591			574.00	
		8682	02/22/17	Voided Check 8682	Josh Brown		58.67	
		8877	02/22/17	Assessment refunds/rwt 8682	Josh Brown	58.67		
				Ending Balance				0.00
<b>62000</b>	<b>Miscellaneous expense</b>			Begining Balance				0.00
		8860	02/13/17	Miscellaneous expense	Carol Short	355.66		
		8887	02/23/17	Miscellaneous expense	Andy Santamaria	225.00		

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				Ending Balance				580.66
<b>64001</b>	<b>Loan Servicing Principle</b>			Beginning Balance				23,431.97
		4308	02/21/17	Principal		4,987.15		
		4308	02/21/17	Principal		18,529.75		
				Ending Balance				46,948.87
<b>64002</b>	<b>Loan Servicing Interest</b>			Beginning Balance				24,594.98
		4308	02/21/17	Feb loan		5,197.91		
		4308	02/21/17	Feb loan		19,312.14		
				Ending Balance				49,105.03
<b>65100</b>	<b>Utility-electric</b>			Beginning Balance				2,233.30
		4310	02/22/17	2/27 Electric 1/17-2/15		2,082.66		
				Ending Balance				4,315.96
<b>65200</b>	<b>Utility gas</b>			Beginning Balance				3,730.67
		4285	01/25/17	2/6 AP Gas 12/12/16-1/12/17		4,006.44		
				Ending Balance				7,737.11
<b>65300</b>	<b>Utility phone</b>			Beginning Balance				1,102.23
		4302	02/14/17	TWC 1/30-2/28/17		88.66		
		8850	02/02/17	February Utility phone	Frontier Communications	55.75		
		8850	02/02/17	February Utility phone	Frontier Communications	92.79		
		8884	02/23/17	March Utility phone	Frontier Communications	528.56		
				Ending Balance				1,867.99
<b>65400</b>	<b>Utility trash</b>			Beginning Balance				5,030.64
		4301	02/14/17	Trash 2/21/17		387.64		
		4301	02/14/17	2/21 AP Trash 1/31/17-2/28/1		4,867.64		

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				Ending Balance				10,285.92
<b>65500</b>	<b>Utility water &amp; sewer</b>			Begining Balance				63,164.10
				Ending Balance				63,164.10
<b>70300</b>	<b>Insurance master policy</b>			Begining Balance				13,745.33
		8851	02/09/17	Master- Installment Acct: 006State Farm		13,745.33		
				Ending Balance				27,490.66
<b>70400</b>	<b>Worker's compensation</b>			Begining Balance				871.51
		8862	02/15/17	WC Installment Acc# 1033-3(State Farm		729.08		
				Ending Balance				1,600.59
<b>74900</b>	<b>Medical insurance</b>			Begining Balance				298.57
		8893	03/01/17	Medical insurance	Antonio Ruiz	298.57		
				Ending Balance				597.14
<b>75100</b>	<b>Payroll taxes</b>			Begining Balance				1,900.14
		4311	02/22/17	Employer liabilities		896.26		
		4319	03/02/17	Employer Liabilities		880.74		
				Ending Balance				3,677.14
<b>80201</b>	<b>Contracted elevator service</b>			Begining Balance				0.00
		8868	02/20/17	March Contracted elevator serThyssen Krupp Elevator		4,257.97		
				Ending Balance				4,257.97
<b>80202</b>	<b>Elevator repairs</b>			Begining Balance				0.00
		8867	02/20/17	Elevator repairs	Thyssen Krupp Elevator	449.00		
		8867	02/20/17	Elevator repairs	Thyssen Krupp Elevator	1,122.50		

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				Ending Balance				1,571.50
<b>80301</b>	<b>Contracted gardening service</b>			Begining Balance				8,500.00
		8888	02/28/17	February Contracted gardenin	Garcia's Landscaping & Mai	4,250.00		
				Ending Balance				12,750.00
<b>80303</b>	<b>Gardening extras/supplies</b>			Begining Balance				780.00
		8887	02/23/17	Gardening extras/supplies	Andy Santamaria	7.52		
		8883	02/23/17	Gardening extras/supplies	Garcia's Landscaping & Mai	400.00		
		8883	02/23/17	Gardening extras/supplies	Garcia's Landscaping & Mai	450.00		
				Ending Balance				1,637.52
<b>80304</b>	<b>Tree Trimming</b>			Begining Balance				0.00
		8857	02/13/17	Tree Trimming	Garcia's Landscaping & Mai	4,000.00		
				Ending Balance				4,000.00
<b>80501</b>	<b>Contracted pest control servic</b>			Begining Balance				480.00
		8870	02/20/17	February Contracted pest cont	Dewey Pest Control	480.00		
				Ending Balance				960.00
<b>80509</b>	<b>Contracted Termite Control Treatment</b>			Begining Balance				150.00
		8858	02/13/17	Contracted Termite Control T	Marquez Termite & Pest Co	395.00		
				Ending Balance				545.00
<b>80601</b>	<b>Contracted pool &amp; spa service</b>			Begining Balance				278.00
		8872	02/20/17	January Contracted pool & sp	Joshua's Pool & Spa Service	278.00		
				Ending Balance				556.00
<b>80602</b>	<b>Pool &amp; spa repairs</b>			Begining Balance				0.00
		8872	02/20/17	January Pool & spa repairs	Joshua's Pool & Spa Service	323.68		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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				323.68
<b>80603</b>	<b>Pool &amp; spa extras/supplies</b>			Begining Balance				365.40
		8872	02/20/17	January Pool & spa extras/sup.	Joshua's Pool & Spa Service	357.70		
				Ending Balance				723.10
<b>81001</b>	<b>Contracted internet</b>			Begining Balance				104.95
		4302	02/14/17	TWC 1/29-2/28/17		104.95		
				Ending Balance				209.90
<b>81002</b>	<b>Contracted software</b>			Begining Balance				0.00
		4322	03/10/17	recode #8869 per susan			235.28	
		8863	02/16/17	Contracted software	SenEarthCo Inc.	250.00		
		8869	02/20/17	Contracted software	Computer Affair	235.28		
				Ending Balance				250.00
<b>86000</b>	<b>Gate Repairs</b>			Begining Balance				775.85
				Ending Balance				775.85
<b>86300</b>	<b>Bldg Maint and Repairs</b>			Begining Balance				520.00
		8887	02/23/17	Bldg Maint and Repairs	Andy Santamaria	388.86		
		8890	03/01/17	Bldg Maint and Repairs	All American Roofing	250.00		
				Ending Balance				1,158.86
<b>86302</b>	<b>Equipment maintenance</b>			Begining Balance				0.00
		8887	02/23/17	Equipment maintenance	Andy Santamaria	352.22		
				Ending Balance				352.22
<b>86600</b>	<b>Resident Locks &amp; keys</b>			Begining Balance				0.00
		8882	02/23/17	Resident Locks & keys	Action Key Safe & Locksmi	275.28		



Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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				275.28
<b>86700</b>	<b>Maintenance supplies</b>			Begining Balance				1,906.12
		8859	02/13/17	Maintenance supplies	Dunn Edwards Corp	875.94		
		8865	02/20/17	Maintenance supplies	Pt. Hueneme Marine Supply	4.08		
		8879	02/23/17	Maintenance supplies	Pt. Hueneme Marine Supply	48.56		
		8879	02/23/17	Maintenance supplies	Pt. Hueneme Marine Supply	94.78		
		8887	02/23/17	Maintenance supplies	Andy Santamaria	311.71		
		8885	02/23/17	Maintenance supplies	Dunn Edwards Corp	471.30		
		8885	02/23/17	Maintenance supplies	Dunn Edwards Corp	549.16		
				Ending Balance				4,261.65
<b>87000</b>	<b>Building Interior Repairs</b>			Begining Balance				660.00
		8854	02/13/17	Building Interior Repairs	Donlon Plumbing Inc.	65.00		
		8854	02/13/17	Building Interior Repairs	Donlon Plumbing Inc.	390.00		
		8855	02/13/17	Building Interior Repairs	Superior Restoration, Inc	4,341.10		
		8871	02/20/17	Building Interior Repairs	Superior Restoration, Inc	439.50		
		8873	02/20/17	Building Interior Repairs	Clay Commercial Security	342.05		
		8876	02/20/17	Building Interior Repairs	Christine Nelson	150.00		
		8891	03/01/17	Building Interior Repairs	Donlon Plumbing Inc.	209.00		
				Ending Balance				6,596.65
<b>88301</b>	<b>Sewer Line Cleanouts</b>			Begining Balance				1,700.00
		8874	02/20/17	Sewer Line Cleanouts	Ocean View Plumbing & Rc	170.00		
		8874	02/20/17	Sewer Line Cleanouts	Ocean View Plumbing & Rc	425.00		
		8892	03/01/17	Sewer Line Cleanouts	Ocean View Plumbing & Rc	1,100.00		
				Ending Balance				3,395.00
<b>89300</b>	<b>Gutters</b>			Begining Balance				0.00
		8853	02/13/17	Gutters	Conejo Valley Rain Gutters	485.00		
		8878	02/23/17	Gutters	Conejo Valley Rain Gutters	815.00		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2017

<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				1,300.00
<b>98800</b>	<b>Major projects</b>			Begining Balance				20,085.00
		8839	02/01/17	Feb Reserve	Surfside III HOA	20,085.00		
				Ending Balance				40,170.00
<b>98813</b>	<b>Loan Servicing</b>			Begining Balance				0.00
		4308	02/21/17	change to process budget			48,027.00	
		8839	02/01/17	Feb Reserve	Surfside III HOA	48,027.00		
				Ending Balance				0.00
<b>Totals:</b>						<b>986,307.50</b>	<b>986,307.50</b>	

Surfside III Condominium Owners Association

**CASH FLOW STATEMENT**

Period Ending: 02/28/2017

	<u>CURRENT ASSETS</u>	<u>CURRENT LIABILITIES</u>	<u>TOTAL</u>
Beginning Balance	\$308,911.32	\$1,031,041.11	\$1,339,952.43
Cash receipts	\$172,127.52		\$172,127.52
Cash disbursements	(\$149,339.40)		(\$149,339.40)
Checks Voided	\$58.67		\$58.67
Transfers/miscellaneous	\$20,302.00	(\$96,982.87)	(\$76,680.87)
Reserve Transfers		\$68,112.00	\$68,112.00
Interest earned			
<b>Ending Balance</b>	<b>\$352,060.11</b>	<b>\$1,002,170.24</b>	<b>\$1,354,230.35</b>

**Reserves Funding Summary:**

Total Reserves:	\$1,002,170.24
Total Reserve Liabilities:	(\$848,439.67)
Reserve Fund Overages (Shortage):	\$153,730.57
Reserve Checks Not Released:	\$0.00

This cash basis report is for information only and should not be confused with the attached financial statements.

Surfside III Condominium Owners Association  
**RESERVE EXPENSE BREAKDOWN**

2/28/2017

	Jan-17	Feb-17	Total
<b>Opening Balance</b>	<b>887,746.47</b>	<b>858,169.47</b>	
<b>Contributions</b>	<b>68,112.00</b>	<b>68,112.00</b>	
40315-Surfside drive fence - replace	-10,800.00	-18,457.30	-29,257.30
40320-Utility doors - replace/parts	-38,187.00		-38,187.00
41300-Campus lighting - replace		-407.50	-407.50
42500-Fire control panel - replace	-675.00		-675.00
43400-Plumbing main - replace/repair		-10,950.00	-10,950.00
43800-Major projects			
43813-Loan principal	-48,027.00	-48,027.00	-96,054.00
<b>Activity Total</b>	<b>-97,689.00</b>	<b>-77,841.80</b>	-175,530.80
<b>Closing Balance</b>	<b>858,169.47</b>	<b>848,439.67</b>	