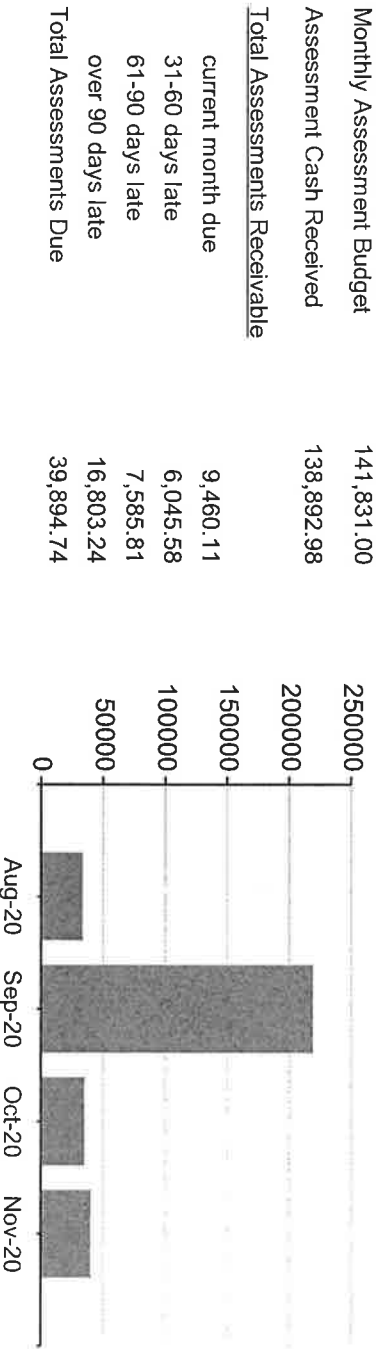


Surfside III Condominium Owners Association FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2020
 For the Month Ended: November 30, 2020

	This Month	Last Month	Change in Cash
Operating Cash	366,694.88	363,271.34	Increase in Cash 3,423.54
Reserve Cash	1,131,915.26	1,101,773.34	Increase in Cash 30,141.92
Average budgeted expenses / months	146,970.00		
Average # of months of available cash	2.50		

ASSESSMENT SUMMARY



Past Owners Assessments Rec. 83,611.70
 Past % of Total 68%
 Prepaid Assessments 52,589.87

OPERATING SUMMARY

Category	November Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$145,202.85	\$1,629,465.40	\$1,616,670.00	\$12,795.40
ADMINISTRATIVE	\$4,696.75	\$87,971.87	\$83,270.00	\$4,701.87
LOAN SERVICING	\$48,026.95	\$528,296.45	\$522,115.00	\$6,181.45
SALARY ADMINISTRATIVE	\$2,983.08	\$36,533.82	\$71,379.00	(\$34,845.18)
SALARY PAINTING	\$0.00	\$12,558.28	\$30,965.00	(\$18,406.72)
SALARY MAINTENANCE	\$4,317.35	\$57,731.98	\$74,910.00	(\$17,178.02)
SALARY PORTER	\$0.00	\$7,537.03	\$0.00	\$7,537.03
INSURANCE	\$15,870.05	\$189,094.17	\$165,968.00	\$23,126.17
TAXES	\$556.73	\$16,024.95	\$18,150.00	(\$2,125.05)
CONTRACTED SERVICES	\$6,416.51	\$84,318.30	\$91,773.00	(\$7,454.70)
MAINTENANCE	\$6,796.02	\$154,249.81	\$248,831.00	(\$94,581.19)
PROVISION FOR RESERVES	\$28,119.00	\$309,309.00	\$309,309.00	\$0.00
UTILITIES INCOME	(\$37,388.05)	(\$453,439.69)	\$0.00	(\$453,439.69)
UTILITY EXPENSE	\$38,468.03	\$478,058.93	\$0.00	\$478,058.93
Total EXPENSES	\$118,862.42	\$1,508,244.90	\$1,616,670.00	(\$108,425.10)
Net Surplus or (Deficit)	\$26,340.43	\$121,220.50		

Surfside III Condominium Owners Association
FINANCIAL OVERVIEW

Fiscal Year End: December 31, 2020

For the Month Ended: November 30, 2020

RESERVE SUMMARY

Contribution to Reserves this month:	28,119.00	Reserve Disbursements this month:	0.00
Contribution to Reserves Year-to-Date:	309,309.00	Reserve Disbursements Year-to-Date:	112,038.95

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 11/30/2020

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Union xxxxxx4124	\$324,585.19	
11100	J Street Drain Project	\$35,396.93	
11500	CIT CR on deposit	\$2,298.61	
11700	Union Petty Cash xxxxx3424	\$4,414.15	
	Total CURRENT ASSETS	\$366,694.88	

CURRENT RESERVE ASSETS

10300	Cap Res - Union xxxxxx7978	\$452,529.07	IMMA
11600	JP Morgan/Edward Jones	\$679,386.19	
	Total CURRENT RESERVE ASSETS	\$1,131,915.26	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$123,506.44	
	Total ACCOUNTS RECEIVABLE	\$123,506.44	

PREPAID EXPENSES

25900	Prepaid insurance	\$59,595.34	
	Total PREPAID EXPENSES	\$59,595.34	

FIXED ASSETS

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

Total ASSETS		\$8,325,160.92	
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 11/30/2020

Year End: December

LIABILITIES		
CURRENT LIABILITIES		
37000	Prepaid Assessments	\$52,589.87
	Total CURRENT LIABILITIES	\$52,589.87
LOANS		
31400	2nd LOC Mutual of Omaha	\$1,086,010.61
31900	LOC Mutual of Omaha	\$4,034,892.74
	Total LOANS	\$5,120,903.35
OTHER LIABILITIES		
31200	J Street drain project income	\$147,882.40
31201	J Street drain project expenses	\$(112,502.18)
	Total OTHER LIABILITIES	\$35,380.22
RESERVES		
	See Status of Reserves	\$1,097,454.98
	Total LIABILITIES	<u>\$6,306,328.42</u>
EQUITY		
RETAINED SURPLUS/(DEFICIT)		
45100	Retained funds	\$1,897,612.00
	Current Year Surplus (Deficit)	\$121,220.50
	Total RETAINED SURPLUS/(DEFICIT)	\$2,018,832.50
	Total EQUITY	<u>\$2,018,832.50</u>
	Total Liabilities and Equity	<u>\$8,325,160.92</u>

Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2020 Through 11/30/2020

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>Monthly Budget</u>	<u>Beginning Balance</u>	<u>----- Activity -----</u>		<u>--- Adjustments ---</u>		<u>Ending Balance</u>
				<u>Deposits</u>	<u>Expenses</u>	<u>Additions</u>	<u>Deductions</u>	
40100	Asphalt - parking areas - replace	0.00	0.00	0.00	0.00	12,085.00	0.00	12,085.00
40200	Asphalt - seal and repair	0.00	0.00	0.00	0.00	0.00	12,085.00	(12,085.00)
40203	Resurface common walkway 1 bldg	0.00	25,000.00	0.00	0.00	0.00	0.00	25,000.00
40306	Bridge	0.00	100,000.00	0.00	96,013.95	0.00	434.21	3,551.84
41003	Carports (20 x \$700)	0.00	25,000.00	0.00	0.00	0.00	0.00	25,000.00
41300	Campus lighting - replace	0.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00
42003	Balcony Flooring Replace (5 x \$3000)	0.00	15,000.00	0.00	0.00	0.00	0.00	15,000.00
42513	Electrical Panel Replacement	0.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00
43400	Plumbing main - replace/repair	0.00	60,000.00	0.00	16,025.00	0.00	0.00	43,975.00
43800	Structural Maintenance/Repair - Comm	28,119.00	655,619.14	309,309.00	0.00	0.00	0.00	964,928.14
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Reserves:	28,119.00	900,619.14	309,309.00	112,038.95	12,085.00	12,519.21	1,097,454.98

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2020 Through 11/30/2020

Year End: December

GL No	GL Description	.... Current Month Actual	.... Budget	.... Year To Date Actual	.... Budget	Variance	Percent of Budget
INCOME							
ASSESSMENT INCOME							
50100	Regular assessments	\$141,831.00	\$141,831.00	\$1,560,291.00	\$1,560,141.00	\$150.00	100
	Total ASSESSMENT INCOME	\$141,831.00	\$141,831.00	\$1,560,291.00	\$1,560,141.00	\$150.00	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$108.70	\$70.00	\$1,170.67	\$770.00	\$400.67	152
50500	Lien assessments	\$40.00	\$60.00	\$4,020.00	\$660.00	\$3,360.00	609
50600	Legal assessments	\$968.50	\$600.00	\$6,890.41	\$6,600.00	\$290.41	104
50700	Parking assessments	\$80.00	\$200.00	\$1,040.00	\$2,200.00	(\$1,160.00)	47
50800	Nsf check collection	\$0.00	\$300.00	\$9,524.52	\$3,300.00	\$6,224.52	289
51000	Resident Key/gate card income	\$0.00	\$200.00	\$1,217.00	\$2,200.00	(\$983.00)	55
	Total OTHER MEMBER INCOME	\$1,197.20	\$1,430.00	\$23,862.60	\$15,730.00	\$8,132.60	152
OTHER INCOME							
51200	Violation / Fine	\$50.00	\$50.00	\$800.00	\$550.00	\$250.00	145
51300	Interest income	\$2,024.65	\$3,399.00	\$16,143.62	\$37,389.00	(\$21,245.38)	43
51500	Reimbursement income	\$0.00	\$25.00	\$998.41	\$275.00	\$723.41	363
52700	Move In/Move Out Registration Fee	\$100.00	\$235.00	\$1,600.00	\$2,585.00	(\$985.00)	62
54100	Bad Debt	\$0.00	\$0.00	\$26,241.35	\$0.00	\$26,241.35	0
54200	Adjustment	\$0.00	\$0.00	(\$471.58)	\$0.00	(\$471.58)	0
	Total OTHER INCOME	\$2,174.65	\$3,709.00	\$45,311.80	\$40,799.00	\$4,512.80	111
	Total INCOME	\$145,202.85	\$146,970.00	\$1,629,465.40	\$1,616,670.00	\$12,795.40	101
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$165.00	\$2,548.00	\$1,815.00	\$733.00	140
60101	Study reserve	\$0.00	\$125.00	\$0.00	\$1,375.00	(\$1,375.00)	0
60103	Payroll service	\$73.20	\$385.00	\$2,550.30	\$4,235.00	(\$1,684.70)	60
60105	Professional Services	\$0.00	\$0.00	\$473.06	\$0.00	\$473.06	0
60200	Bank/Other Fees	\$75.30	\$80.00	\$833.58	\$880.00	(\$46.42)	95
60205	Office Expense	\$49.91	\$800.00	\$11,218.11	\$8,800.00	\$2,418.11	127

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2020 Through 11/30/2020

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60206	Office equipment (computers)	\$380.61	\$100.00	\$402.34	\$1,100.00	(\$697.66)	37
60300	Legal expense, reimbursable	\$40.00	\$500.00	\$4,892.36	\$5,500.00	(\$607.64)	89
60303	Legal	\$1,603.50	\$1,500.00	\$22,784.26	\$16,500.00	\$6,284.26	138
60400	License, fees and permits	\$450.00	\$150.00	\$5,054.14	\$1,650.00	\$3,404.14	306
60510	Employee Extra (uniforms, etc.)	\$0.00	\$265.00	\$313.91	\$2,915.00	(\$2,601.09)	11
60513	Bonuses	\$0.00	\$125.00	\$0.00	\$1,375.00	(\$1,375.00)	0
60600	Management services	\$1,700.00	\$1,700.00	\$18,700.00	\$18,700.00	\$0.00	100
60601	Management services extras	\$0.00	\$80.00	\$0.00	\$880.00	(\$880.00)	0
60603	Board Management Expense	\$0.00	\$225.00	\$0.00	\$2,475.00	(\$2,475.00)	0
60800	Printing & postage	\$324.23	\$1,000.00	\$7,959.77	\$11,000.00	(\$3,040.23)	72
60900	Assessment refunds	\$0.00	\$0.00	\$422.92	\$0.00	\$422.92	0
61000	Non-sufficient fund checks	\$0.00	\$300.00	\$9,434.52	\$3,300.00	\$6,134.52	286
62000	Miscellaneous expense	\$0.00	\$35.00	\$380.60	\$385.00	(\$4.40)	99
63100	Wireless access point	\$0.00	\$35.00	\$0.00	\$385.00	(\$385.00)	0
63900	Board conference calls/CAI	\$0.00	\$0.00	\$4.00	\$0.00	\$4.00	0
	Total ADMINISTRATIVE	\$4,696.75	\$7,570.00	\$87,971.87	\$83,270.00	\$4,701.87	106
	LOAN SERVICING						
64001	Loan Servicing Principle	\$28,074.66	\$25,465.00	\$306,171.86	\$280,115.00	\$26,056.86	109
64002	Loan Servicing Interest	\$19,952.29	\$22,000.00	\$222,124.59	\$242,000.00	(\$19,875.41)	92
	Total LOAN SERVICING	\$48,026.95	\$47,465.00	\$528,296.45	\$522,115.00	\$6,181.45	101
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$2,983.08	\$6,489.00	\$36,533.82	\$71,379.00	(\$34,845.18)	51
	Total SALARY ADMINISTRATIVE	\$2,983.08	\$6,489.00	\$36,533.82	\$71,379.00	(\$34,845.18)	51
	SALARY PAINTING						
60509	Paint Maintenance Salary Gross	\$0.00	\$2,815.00	\$12,558.28	\$30,965.00	(\$18,406.72)	41
	Total SALARY PAINTING	\$0.00	\$2,815.00	\$12,558.28	\$30,965.00	(\$18,406.72)	41
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$4,317.35	\$6,810.00	\$49,879.00	\$74,910.00	(\$25,031.00)	67
60503	Clubhouse Salaries Gross	\$0.00	\$0.00	\$7,852.98	\$0.00	\$7,852.98	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2020 Through 11/30/2020

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total SALARY MAINTENANCE	\$4,317.35	\$6,810.00	\$57,731.98	\$74,910.00	(\$17,178.02)	77
	SALARY PORTER						
60512	Porter Salaries Gross	\$0.00	\$0.00	\$7,537.03	\$0.00	\$7,537.03	0
	Total SALARY PORTER	\$0.00	\$0.00	\$7,537.03	\$0.00	\$7,537.03	0
	INSURANCE						
70100	Fidelity bond	\$0.00	\$120.00	\$1,296.00	\$1,320.00	(\$24.00)	98
70300	Insurance master policy	\$5,391.08	\$4,900.00	\$58,279.01	\$53,900.00	\$4,379.01	108
70400	Worker's compensation	\$546.40	\$1,250.00	\$12,958.20	\$13,750.00	(\$791.80)	94
70500	Insurance-earthquake	\$9,932.57	\$8,060.00	\$111,839.96	\$88,660.00	\$23,179.96	126
70700	D & O/Cyber insurance	\$0.00	\$508.00	\$4,721.00	\$5,588.00	(\$867.00)	84
74900	Medical insurance	\$0.00	\$250.00	\$0.00	\$2,750.00	(\$2,750.00)	0
	Total INSURANCE	\$15,870.05	\$15,088.00	\$189,094.17	\$165,968.00	\$23,126.17	114
	TAXES						
75100	Payroll taxes	\$556.73	\$1,647.00	\$9,909.95	\$18,117.00	(\$8,207.05)	55
75400	State & federal taxes	\$0.00	\$3.00	\$6,115.00	\$33.00	\$6,082.00	18,530
	Total TAXES	\$556.73	\$1,650.00	\$16,024.95	\$18,150.00	(\$2,125.05)	88
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,280.00	\$18,763.88	\$14,080.00	\$4,683.88	133
80202	Elevator repairs	\$397.50	\$313.00	\$397.50	\$3,443.00	(\$3,045.50)	12
80301	Contracted gardening service	\$4,100.00	\$4,000.00	\$42,582.00	\$44,000.00	(\$1,418.00)	97
80302	Landscape - Irrigation	\$0.00	\$200.00	\$7,052.00	\$2,200.00	\$4,852.00	321
80303	Gardening extras/supplies	\$0.00	\$200.00	\$450.00	\$2,200.00	(\$1,750.00)	20
80304	Tree Trimming	\$0.00	\$300.00	\$0.00	\$3,300.00	(\$3,300.00)	0
80317	Landscape replacement	\$0.00	\$25.00	\$0.00	\$275.00	(\$275.00)	0
80500	Pest Control	\$830.00	\$200.00	\$1,965.00	\$2,200.00	(\$235.00)	89
80501	Contracted pest control servic	\$480.00	\$300.00	\$5,280.00	\$3,300.00	\$1,980.00	160
80503	Pest control extras/supplies	\$0.00	\$150.00	\$0.00	\$1,650.00	(\$1,650.00)	0
80505	Contracted termite control	\$0.00	\$350.00	\$0.00	\$3,850.00	(\$3,850.00)	0
80509	Contracted Termite Control Treatme	\$0.00	\$200.00	\$0.00	\$2,200.00	(\$2,200.00)	0

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2020 Through 11/30/2020

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
80601	Contracted pool & spa service	\$278.00	\$250.00	\$3,336.00	\$2,750.00	\$586.00	121
80602	Pool & spa repairs	\$0.00	\$100.00	\$316.72	\$1,100.00	(\$783.28)	29
80603	Pool & spa extras/supplies	\$331.01	\$200.00	\$4,175.20	\$2,200.00	\$1,975.20	190
80617	Landscape Supplies	\$0.00	\$25.00	\$0.00	\$275.00	(\$275.00)	0
80707	Alarm Monitoring	\$0.00	\$100.00	\$0.00	\$1,100.00	(\$1,100.00)	0
81002	Contracted software	\$0.00	\$150.00	\$0.00	\$1,650.00	(\$1,650.00)	0
	Total CONTRACTED SERVICES	\$6,416.51	\$8,343.00	\$84,318.30	\$91,773.00	(\$7,454.70)	92
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$0.00	\$705.00	(\$2,699.99)	\$7,755.00	(\$10,454.99)	-35
86000	Gate Repairs	\$0.00	\$250.00	\$0.00	\$2,750.00	(\$2,750.00)	0
86101	Fire Alarm	\$0.00	\$200.00	\$1,542.00	\$2,200.00	(\$658.00)	70
86200	Furnishings Communal	\$0.00	\$100.00	\$921.14	\$1,100.00	(\$178.86)	84
86300	Bldg Maint and Repairs	\$0.00	\$2,000.00	\$0.00	\$22,000.00	(\$22,000.00)	0
86302	Equipment maintenance	\$0.00	\$300.00	\$14.13	\$3,300.00	(\$3,285.87)	0
86303	Contingency repairs	\$0.00	\$3,331.00	\$47,489.25	\$36,641.00	\$10,848.25	130
86314	Clubhouse expense	\$332.76	\$0.00	\$376.98	\$0.00	\$376.98	0
86500	Lighting maintenance	\$0.00	\$85.00	\$0.00	\$935.00	(\$935.00)	0
86600	Resident Locks & keys	\$0.00	\$170.00	\$195.63	\$1,870.00	(\$1,674.37)	10
86700	Maintenance supplies	\$91.94	\$1,600.00	\$2,146.95	\$17,600.00	(\$15,453.05)	12
86800	Painting	(\$381.14)	\$1.00	\$160.69	\$11.00	\$149.69	1,461
87000	Plumbing	\$0.00	\$4,400.00	\$1,513.00	\$48,400.00	(\$46,887.00)	3
87100	Roof	\$0.00	\$88.00	\$0.00	\$968.00	(\$968.00)	0
87111	Structural Maintenance/Repair - Con	\$6,002.46	\$2,000.00	\$81,899.60	\$22,000.00	\$59,899.60	372
87300	Signs	\$0.00	\$100.00	\$0.00	\$1,100.00	(\$1,100.00)	0
87600	Landscape - Tree	\$750.00	\$1,000.00	\$14,824.00	\$11,000.00	\$3,824.00	135
88301	Sewer Line Cleanouts	\$0.00	\$1,500.00	\$275.00	\$16,500.00	(\$16,225.00)	2
88701	Landscaping- Maintenance	\$0.00	\$4,416.00	\$5,591.43	\$48,576.00	(\$42,984.57)	12
89300	Gutters	\$0.00	\$375.00	\$0.00	\$4,125.00	(\$4,125.00)	0
	Total MAINTENANCE	\$6,796.02	\$22,621.00	\$154,249.81	\$248,831.00	(\$94,581.19)	62
	PROVISION FOR RESERVES						

OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2020 Through 11/30/2020

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
98800	Structure Maintenance/Repair - Com	\$28,119.00	\$28,119.00	\$309,309.00	\$309,309.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$28,119.00	\$28,119.00	\$309,309.00	\$309,309.00	\$0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$37,388.05)	\$0.00	(\$453,439.69)	\$0.00	(\$453,439.69)	0
	Total UTILITIES INCOME	(\$37,388.05)	\$0.00	(\$453,439.69)	\$0.00	(\$453,439.69)	0
	UTILITY EXPENSE						
65100	Utility-electric	\$2,165.63	\$0.00	\$23,546.80	\$0.00	\$23,546.80	0
65200	Utility gas	\$2,090.41	\$0.00	\$31,159.12	\$0.00	\$31,159.12	0
65300	Utility phone	\$784.35	\$0.00	\$9,479.29	\$0.00	\$9,479.29	0
65400	Utility trash	\$5,160.72	\$0.00	\$57,305.94	\$0.00	\$57,305.94	0
65500	Utility water & sewer	\$28,136.97	\$0.00	\$355,268.28	\$0.00	\$355,268.28	0
81001	Contracted internet	\$129.95	\$0.00	\$1,299.50	\$0.00	\$1,299.50	0
	Total UTILITY EXPENSE	\$38,468.03	\$0.00	\$478,058.93	\$0.00	\$478,058.93	0
	Total Expenses Before Reserves	\$90,743.42	\$118,851.00	\$1,198,935.90	\$1,307,361.00	(\$108,425.10)	92
	Total EXPENSES	\$118,862.42	\$146,970.00	\$1,508,244.90	\$1,616,670.00	(\$108,425.10)	93
	Net Surplus or (Deficit)	\$26,340.43	\$0.00	\$121,220.50	\$0.00	\$121,220.50	

OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2020 Through 11/30/2020

Year End: December

	.... Current Month .....	.... Year To Date			Percent of	
	Actual	Budget	Actual	Budget	Variance	Budget
INCOME						
ASSESSMENT INCOME	\$141,831.00	\$141,831.00	\$1,560,291.00	\$1,560,141.00	\$150.00	100
OTHER MEMBER INCOME	\$1,197.20	\$1,430.00	\$23,862.60	\$15,730.00	\$8,132.60	152
OTHER INCOME	\$2,174.65	\$3,709.00	\$45,311.80	\$40,799.00	\$4,512.80	111
Total INCOME	\$145,202.85	\$146,970.00	\$1,629,465.40	\$1,616,670.00	\$12,795.40	101
EXPENSES						
ADMINISTRATIVE	\$4,696.75	\$7,570.00	\$87,971.87	\$83,270.00	\$4,701.87	106
LOAN SERVICING	\$48,026.95	\$47,465.00	\$528,296.45	\$522,115.00	\$6,181.45	101
SALARY ADMINISTRATIVE	\$2,983.08	\$6,489.00	\$36,533.82	\$71,379.00	(\$34,845.18)	51
SALARY PAINTING	\$0.00	\$2,815.00	\$12,558.28	\$30,965.00	(\$18,406.72)	41
SALARY MAINTENANCE	\$4,317.35	\$6,810.00	\$57,731.98	\$74,910.00	(\$17,178.02)	77
SALARY PORTER	\$0.00	\$0.00	\$7,537.03	\$0.00	\$7,537.03	0
INSURANCE	\$15,870.05	\$15,088.00	\$189,094.17	\$165,968.00	\$23,126.17	114
TAXES	\$556.73	\$1,650.00	\$16,024.95	\$18,150.00	(\$2,125.05)	88
CONTRACTED SERVICES	\$6,416.51	\$8,343.00	\$84,318.30	\$91,773.00	(\$7,454.70)	92
MAINTENANCE	\$6,796.02	\$22,621.00	\$154,249.81	\$248,831.00	(\$94,581.19)	62
PROVISION FOR RESERVES	\$28,119.00	\$28,119.00	\$309,309.00	\$309,309.00	\$0.00	100
UTILITIES INCOME	(\$37,388.05)	\$0.00	(\$453,439.69)	\$0.00	(\$453,439.69)	0
UTILITY EXPENSE	\$38,468.03	\$0.00	\$478,058.93	\$0.00	\$478,058.93	0
Total EXPENSES	\$118,862.42	\$146,970.00	\$1,508,244.90	\$1,616,670.00	(\$108,425.10)	93
Net Surplus or (Deficit)	\$26,340.43	\$0.00	\$121,220.50	\$0.00	\$121,220.50	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2020 Through 11/30/2020

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	141831	141831	141831	141831	141831	141831	141831	141831	141981	141831	141831		1560291	1560141	100
	Total-ASSESSMENT INCOME	141831	141831	141831	141831	141831	141831	141831	141831	141981	141831	141831		1560291	1560141	100
OTHER MEMBER INCOME																
50400	Late charge assessments	111	146	168	143	116	157	110	64	79	(33)	109		1171	770	152
50500	Lien assessments	415	980	120	120	740	390	160	390	665	0	40		4020	660	609
50600	Legal assessments	50	262	1258	0	(492)	277	572	956	1332	1706	969		6890	6600	104
50700	Parking assessments	120	120	120	120	80	80	80	80	80	80	80		1040	2200	47
50800	Nsf check collection	0	0	0	0	1824	1180	637	4350	1534	0	0		9525	3300	289
51000	Resident Key/gate card income	262	86	198	62	125	74	100	148	150	12	0		1217	2200	55
	Total-OTHER MEMBER INCOM	958	1594	1864	445	2393	2158	1659	5988	3840	1766	1197		23863	15730	152
OTHER INCOME																
51200	Violation / Fine	0	(500)	0	0	0	0	0	0	1200	50	50		800	550	145
51300	Interest income	1787	6449	13	5490	770	(755)	(413)	14	(507)	1271	2025		16144	37389	43
51500	Reimbursement income	178	381	(195)	0	0	0	634	0	0	0	0		998	275	363
52700	Move In/Move Out Registratio	0	100	0	200	400	0	300	200	300	0	100		1600	2585	62
54100	Bad Debt	0	5747	0	0	(200)	20694	0	0	0	0	0		26241	0	0
54200	Adjustment	1844	0	(2315)	0	0	0	(578)	578	0	0	0		(472)	0	0
	Total-OTHER INCOME	3809	12178	(2497)	5690	970	19939	(56)	791	993	1321	2175		45312	40799	111
Total INCOME		146597	155603	141198	147966	145195	163927	143434	148611	146814	144917	145203		1629465	1616670	101
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	0	0	1298	0	0	0	1250	0	0		2548	1815	140
60101	Study reserve	0	0	0	0	0	0	0	0	0	0	0		0	1375	0
60103	Payroll service	605	0	86	257	429	201	149	67	451	233	73		2550	4235	60
60105	Professional Services	16	162	108	117	0	0	35	0	0	35	0		473	0	0
60200	Bank/Other Fees	25	170	391	15	5	20	5	13	44	71	75		834	880	95
60205	Office Expense	3403	410	1295	807	890	556	853	1381	1157	415	50		11218	8800	127
60206	Office equipment (computers)	0	0	22	0	0	0	0	0	0	0	381		402	1100	37
60300	Legal expense, reimbursable	355	755	495	120	740	315	310	390	1372	0	40		4892	5500	89

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2020 Through 11/30/2020

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60303	Legal	4823	4552	2024	1024	1519	1788	780	1786	1000	1886	1604		22784	16500	138
60400	License,fees and permits	4050	206	0	(206)	0	0	554	0	228	(228)	450		5054	1650	306
60510	Employee Extra (uniforms, etc.	0	299	0	0	0	0	0	15	0	0	0		314	2915	11
60513	Bonuses	0	0	0	0	0	0	0	0	0	0	0		0	1375	0
60600	Management services	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700		18700	18700	100
60601	Management services extras	0	0	0	0	0	0	0	0	0	0	0		0	880	0
60603	Board Management Expense	0	0	0	0	0	0	0	0	0	0	0		0	2475	0
60800	Printing & postage	1495	1152	904	383	230	1024	681	678	799	288	324		7960	11000	72
60900	Assessment refunds	75	198	0	0	0	0	0	0	150	0	0		423	0	0
61000	Non-sufficient fund checks	0	0	0	0	1794	1170	617	4330	1524	0	0		9435	3300	286
62000	Miscellaneous expense	0	0	0	0	0	0	381	0	0	0	0		381	385	99
63100	Wireless access point	0	0	0	0	0	0	0	0	0	0	0		0	385	0
63900	Board conference calls/CAI	0	0	4	0	0	0	0	0	0	0	0		4	0	0
	Total-ADMINISTRATIVE	16548	9604	7029	4217	8605	6774	6065	10360	9675	4399	4697		87972	83270	106
	LOAN SERVICING															
64001	Loan Servicing Principle	26997	27102	28550	27317	28088	27532	28296	27748	27856	28611	28075		306172	280115	109
64002	Loan Servicing Interest	21030	20925	19477	20710	19939	20495	19731	20279	20171	19416	19952		222125	242000	92
	Total-LOAN SERVICING	48027	48027	48027	48027	48027	48027	48027	48027	48027	48027	48027		528296	522115	101
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	4362	2727	2417	2961	2838	4475	3163	1492	4401	4715	2983		36534	71379	51
	Total-SALARY ADMINISTRATIVE	4362	2727	2417	2961	2838	4475	3163	1492	4401	4715	2983		36534	71379	51
	SALARY PAINTING															
60509	Paint Maintenance Salary Gros	3881	3681	2127	1831	1039	0	0	0	0	0	0		12558	30965	41
	Total-SALARY PAINTING	3881	3681	2127	1831	1039	0	0	0	0	0	0		12558	30965	41
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	5422	3709	3985	3744	4032	5787	3956	1848	6620	6459	4317		49879	74910	67
60503	Clubhouse Salaries Gross	2445	1999	1970	722	581	137	0	0	0	0	0		7853	0	0
	Total-SALARY MAINTENANCE	7867	5708	5955	4465	4613	5923	3956	1848	6620	6459	4317		57732	74910	77
	SALARY PORTER															
60512	Porter Salaries Gross	2612	1922	1739	772	492	0	0	0	0	0	0		7537	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2020 Through 11/30/2020

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-SALARY PORTER	2612	1922	1739	772	492	0	0	0	0	0	0		7537	0	0
	INSURANCE															
70100	Fidelity bond	0	0	1296	0	0	0	0	0	0	0	0		1296	1320	98
70300	Insurance master policy	4763	4777	8122	4763	4763	4763	4763	5391	5391	5391	5391		58279	53900	108
70400	Worker's compensation	759	1733	1733	1733	1733	1733	0	1254	1734	0	546		12958	13750	94
70500	Insurance-earthquake	8707	8707	8707	18640	8707	8707	9933	9933	9933	9933	9933		111840	88660	126
70700	D & O/Cyber insurance	0	0	4721	0	0	0	0	0	0	0	0		4721	5588	84
74900	Medical insurance	0	0	0	0	0	0	0	0	0	0	0		0	2750	0
	Total-INSURANCE	14230	15218	24579	25136	15204	15204	14696	16578	17057	15324	15870		189094	165968	114
	TAXES															
75100	Payroll taxes	2168	1707	555	914	740	773	544	255	840	857	557		9910	18117	55
75400	State & federal taxes	0	0	0	0	0	0	5210	0	905	0	0		6115	33	18530
	Total-TAXES	2168	1707	555	914	740	773	5754	255	1745	857	557		16025	18150	88
	CONTRACTED SERVICES															
80201	Contracted elevator service	4691	0	0	0	4691	0	4691	0	0	4691	0		18764	14080	133
80202	Elevator repairs	0	0	0	0	0	0	0	0	0	0	398		398	3443	12
80301	Contracted gardening service	0	0	4326	4326	12978	0	4326	4326	4325	3875	4100		42582	44000	97
80302	Landscape - Irrigation	0	0	120	0	180	0	1950	645	0	4157	0		7052	2200	321
80303	Gardening extras/supplies	0	0	0	0	0	0	0	0	450	0	0		450	2200	20
80304	Tree Trimming	0	0	0	0	0	0	0	0	0	0	0		0	3300	0
80317	Landscape replacement	0	0	0	0	0	0	0	0	0	0	0		0	275	0
80500	Pest Control	0	0	560	0	150	0	0	0	0	425	830		1965	2200	89
80501	Contracted pest control servic	480	480	480	480	480	480	480	480	480	480	480		5280	3300	160
80503	Pest control extras/supplies	0	0	0	0	0	0	0	0	0	0	0		0	1650	0
80505	Contracted termite control	0	0	0	0	0	0	0	0	0	0	0		0	3850	0
80509	Contracted Termite Control Tr	0	0	0	0	0	0	0	0	0	0	0		0	2200	0
80601	Contracted pool & spa service	556	278	278	278	278	278	278	278	278	278	278		3336	2750	121
80602	Pool & spa repairs	0	0	0	317	0	0	0	0	0	0	0		317	1100	29
80603	Pool & spa extras/supplies	900	399	386	339	264	333	299	0	548	375	331		4175	2200	190
80617	Landscape Supplies	0	0	0	0	0	0	0	0	0	0	0		0	275	0
80707	Alarm Monitoring	0	0	0	0	0	0	0	0	0	0	0		0	1100	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2020 Through 11/30/2020

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
81002	Contracted software	0	0	0	0	0	0	0	0	0	0	0	0	0	1650	0
	Total-CONTRACTED SERVICE:	6627	1157	6150	5740	19021	1091	12024	5729	6081	14282	6417		84318	91773	92
	MAINTENANCE															
63000	Unit Maintenance/Repair	178	(628)	(375)	0	0	0	(1875)	0	0	0	0		(2700)	7755	-35
86000	Gate Repairs	0	0	0	0	0	0	0	0	0	0	0		0	2750	0
86101	Fire Alarm	386	0	386	0	0	0	386	0	386	0	0		1542	2200	70
86200	Furnishings Communal	0	0	921	0	0	0	0	0	0	0	0		921	1100	84
86300	Bldg Maint and Repairs	0	0	0	0	0	0	0	0	0	0	0		0	22000	0
86302	Equipment maintenance	0	14	0	0	0	0	0	0	0	0	0		14	3300	0
86303	Contingency repairs	0	0	29464	0	2780	5112	10133	0	0	0	0		47489	36641	130
86314	Clubhouse expense	0	0	0	0	0	0	44	0	0	0	333		377	0	0
86500	Lighting maintenance	0	0	0	0	0	0	0	0	0	0	0		0	935	0
86600	Resident Locks & keys	196	0	0	0	0	0	0	0	0	0	0		196	1870	10
86700	Maintenance supplies	0	55	455	730	102	16	381	220	63	32	92		2147	17600	12
86800	Painting	0	2359	0	0	(2359)	0	542	0	0	0	(381)		161	11	1461
87000	Plumbing	0	0	0	0	898	390	0	0	0	225	0		1513	48400	3
87100	Roof	0	0	0	0	0	0	0	0	0	0	0		0	968	0
87111	Structural Maintenance/Repair	10861	27807	9263	4280	1858	891	9948	2095	397	8498	6002		81900	22000	372
87300	Signs	0	0	0	0	0	0	0	0	0	0	0		0	1100	0
87600	Landscape - Tree	0	0	4999	700	2500	450	4625	800	0	0	750		14824	11000	135
88301	Sewer Line Cleanouts	0	0	0	0	0	0	275	0	0	0	0		275	16500	2
88701	Landscaping- Maintenance	4326	4576	4705	0	(8652)	0	0	0	637	0	0		5591	48576	12
89300	Gutters	0	0	0	0	0	0	0	0	0	0	0		0	4125	0
	Total-MAINTENANCE	15946	34183	49818	5710	(2873)	6859	24459	3115	1482	8755	6796		154250	248831	62
	PROVISION FOR RESERVES															
98800	Structure Maintenance/Repair	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119		309309	309309	100
	Total-PROVISION FOR RESERVES	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119		309309	309309	100
	UTILITIES INCOME															
50900	Utility reimbursement	(44830)	(42582)	(43555)	(42124)	(41216)	(40350)	(40958)	(40521)	(40238)	(39677)	(37388)		(453440)	0	0
	Total-UTILITIES INCOME	(44830)	(42582)	(43555)	(42124)	(41216)	(40350)	(40958)	(40521)	(40238)	(39677)	(37388)		(453440)	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2020 Through 11/30/2020

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>YTD Act</u>	<u>YTD Bud</u>	<u>YTD%</u>
	UTILITY EXPENSE															
65100	Utility-electric	2269	2136	2964	1671	1759	1897	2229	2277	2168	2011	2166		23547	0	0
65200	Utility gas	3407	4508	4296	3639	2845	2186	2182	2238	1886	1881	2090		31159	0	0
65300	Utility phone	923	896	763	1005	893	877	864	782	909	784	784		9479	0	0
65400	Utility trash	5125	5159	5124	5416	5112	5574	4868	5453	5153	5162	5161		57306	0	0
65500	Utility water & sewer	61763	0	59248	0	59528	30291	29749	29863	29265	27423	28137		355268	0	0
81001	Contracted internet	130	130	130	130	130	130	130	130	0	130	130		1300	0	0
	Total-UTILITY EXPENSE	73616	12829	72525	11862	70266	40956	40022	40743	39383	37390	38468		478059	0	0
	Total-Expenses Before Reserves	151053	94180	177365	69512	126756	89732	117209	87624	94232	100531	90743		1198936	1307361	92
	Total EXPENSES	179172	122299	205484	97631	154875	117851	145328	115743	122351	128650	118862		1508245	1616670	93
	Net Surplus or (Deficit)	(32574)	33304	(64286)	50335	(9680)	46076	(1893)	32868	24463	16267	26340		121221	0	

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 11/30/2020

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	\$1,560,291.00	\$1,701,972.00	(\$141,681.00)	92
	Total ASSESSMENT INCOME	\$1,560,291.00	\$1,701,972.00	(\$141,681.00)	92
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$1,170.67	\$840.00	\$330.67	139
50500	Lien assessments	\$4,020.00	\$720.00	\$3,300.00	558
50600	Legal assessments	\$6,890.41	\$7,200.00	(\$309.59)	96
50700	Parking assessments	\$1,040.00	\$2,400.00	(\$1,360.00)	43
50800	Nsf check collection	\$9,524.52	\$3,600.00	\$5,924.52	265
51000	Resident Key/gate card income	\$1,217.00	\$2,400.00	(\$1,183.00)	51
	Total OTHER MEMBER INCOME	\$23,862.60	\$17,160.00	\$6,702.60	139
	OTHER INCOME				
51200	Violation / Fine	\$800.00	\$600.00	\$200.00	133
51300	Interest income	\$16,143.62	\$40,788.00	(\$24,644.38)	40
51500	Reimbursement income	\$998.41	\$300.00	\$698.41	333
52700	Move In/Move Out Registration Fee	\$1,600.00	\$2,820.00	(\$1,220.00)	57
54100	Bad Debt	\$26,241.35	\$0.00	\$26,241.35	0
54200	Adjustment	(\$471.58)	\$0.00	(\$471.58)	0
	Total OTHER INCOME	\$45,311.80	\$44,508.00	\$803.80	102
	Total INCOME	\$1,629,465.40	\$1,763,640.00	(\$134,174.60)	92
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	\$2,548.00	\$1,980.00	\$568.00	129
60101	Study reserve	\$0.00	\$1,500.00	(\$1,500.00)	0
60103	Payroll service	\$2,550.30	\$4,620.00	(\$2,069.70)	55
60105	Professional Services	\$473.06	\$0.00	\$473.06	0
60200	Bank/Other Fees	\$833.58	\$960.00	(\$126.42)	87
60205	Office Expense	\$11,218.11	\$9,600.00	\$1,618.11	117
60206	Office equipment (computers)	\$402.34	\$1,200.00	(\$797.66)	34
60300	Legal expense, reimbursable	\$4,892.36	\$6,000.00	(\$1,107.64)	82

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
01/01/2020 Through 11/30/2020
Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
60303	Legal	\$22,784.26	\$18,000.00	\$4,784.26	127
60400	License,fees and permits	\$5,054.14	\$1,800.00	\$3,254.14	281
60510	Employee Extra (uniforms, etc.)	\$313.91	\$3,180.00	(\$2,866.09)	10
60513	Bonuses	\$0.00	\$1,500.00	(\$1,500.00)	0
60600	Management services	\$18,700.00	\$20,400.00	(\$1,700.00)	92
60601	Management services extras	\$0.00	\$960.00	(\$960.00)	0
60603	Board Management Expense	\$0.00	\$2,700.00	(\$2,700.00)	0
60800	Printing & postage	\$7,959.77	\$12,000.00	(\$4,040.23)	66
60900	Assessment refunds	\$422.92	\$0.00	\$422.92	0
61000	Non-sufficient fund checks	\$9,434.52	\$3,600.00	\$5,834.52	262
62000	Miscellaneous expense	\$380.60	\$420.00	(\$39.40)	91
63100	Wireless access point	\$0.00	\$420.00	(\$420.00)	0
63900	Board conference calls/CAI	\$4.00	\$0.00	\$4.00	0
	Total ADMINISTRATIVE	\$87,971.87	\$90,840.00	(\$2,868.13)	97
	LOAN SERVICING				
64001	Loan Servicing Principle	\$306,171.86	\$305,580.00	\$591.86	100
64002	Loan Servicing Interest	\$222,124.59	\$264,000.00	(\$41,875.41)	84
	Total LOAN SERVICING	\$528,296.45	\$569,580.00	(\$41,283.55)	93
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	\$36,533.82	\$77,868.00	(\$41,334.18)	47
	Total SALARY ADMINISTRATIVE	\$36,533.82	\$77,868.00	(\$41,334.18)	47
	SALARY PAINTING				
60509	Paint Maintenance Salary Gross	\$12,558.28	\$33,780.00	(\$21,221.72)	37
	Total SALARY PAINTING	\$12,558.28	\$33,780.00	(\$21,221.72)	37
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	\$49,879.00	\$81,720.00	(\$31,841.00)	61
60503	Clubhouse Salaries Gross	\$7,852.98	\$0.00	\$7,852.98	0
	Total SALARY MAINTENANCE	\$57,731.98	\$81,720.00	(\$23,988.02)	71
	SALARY PORTER				

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 11/30/2020

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
60512	Porter Salaries Gross	\$7,537.03	\$0.00	\$7,537.03	0
	Total SALARY PORTER	\$7,537.03	\$0.00	\$7,537.03	0
	INSURANCE				
70100	Fidelity bond	\$1,296.00	\$1,440.00	(\$144.00)	90
70300	Insurance master policy	\$58,279.01	\$58,800.00	(\$520.99)	99
70400	Worker's compensation	\$12,958.20	\$15,000.00	(\$2,041.80)	86
70500	Insurance-earthquake	\$111,839.96	\$96,720.00	\$15,119.96	116
70700	D & O/Cyber insurance	\$4,721.00	\$6,096.00	(\$1,375.00)	77
74900	Medical insurance	\$0.00	\$3,000.00	(\$3,000.00)	0
	Total INSURANCE	\$189,094.17	\$181,056.00	\$8,038.17	104
	TAXES				
75100	Payroll taxes	\$9,909.95	\$19,764.00	(\$9,854.05)	50
75400	State & federal taxes	\$6,115.00	\$36.00	\$6,079.00	16,986
	Total TAXES	\$16,024.95	\$19,800.00	(\$3,775.05)	81
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$18,763.88	\$15,360.00	\$3,403.88	122
80202	Elevator repairs	\$397.50	\$3,756.00	(\$3,358.50)	11
80301	Contracted gardening service	\$42,582.00	\$48,000.00	(\$5,418.00)	89
80302	Landscape - Irrigation	\$7,052.00	\$2,400.00	\$4,652.00	294
80303	Gardening extras/supplies	\$450.00	\$2,400.00	(\$1,950.00)	19
80304	Tree Trimming	\$0.00	\$3,600.00	(\$3,600.00)	0
80317	Landscape replacement	\$0.00	\$300.00	(\$300.00)	0
80500	Pest Control	\$1,965.00	\$2,400.00	(\$435.00)	82
80501	Contracted pest control servic	\$5,280.00	\$3,600.00	\$1,680.00	147
80503	Pest control extras/supplies	\$0.00	\$1,800.00	(\$1,800.00)	0
80505	Contracted termite control	\$0.00	\$4,200.00	(\$4,200.00)	0
80509	Contracted Termite Control Treatment	\$0.00	\$2,400.00	(\$2,400.00)	0
80601	Contracted pool & spa service	\$3,336.00	\$3,000.00	\$336.00	111
80602	Pool & spa repairs	\$316.72	\$1,200.00	(\$883.28)	26
80603	Pool & spa extras/supplies	\$4,175.20	\$2,400.00	\$1,775.20	174
80617	Landscape Supplies	\$0.00	\$300.00	(\$300.00)	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 11/30/2020

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
80707	Alarm Monitoring	\$0.00	\$1,200.00	(\$1,200.00)	0
81002	Contracted software	\$0.00	\$1,800.00	(\$1,800.00)	0
	Total CONTRACTED SERVICES	\$84,318.30	\$100,116.00	(\$15,797.70)	84
	MAINTENANCE				
63000	Unit Maintenance/Repair	(\$2,699.99)	\$8,460.00	(\$11,159.99)	-32
86000	Gate Repairs	\$0.00	\$3,000.00	(\$3,000.00)	0
86101	Fire Alarm	\$1,542.00	\$2,400.00	(\$858.00)	64
86200	Furnishings Communal	\$921.14	\$1,200.00	(\$278.86)	77
86300	Bldg Maint and Repairs	\$0.00	\$24,000.00	(\$24,000.00)	0
86302	Equipment maintenance	\$14.13	\$3,600.00	(\$3,585.87)	0
86303	Contingency repairs	\$47,489.25	\$39,972.00	\$7,517.25	119
86314	Clubhouse expense	\$376.98	\$0.00	\$376.98	0
86500	Lighting maintenance	\$0.00	\$1,020.00	(\$1,020.00)	0
86600	Resident Locks & keys	\$195.63	\$2,040.00	(\$1,844.37)	10
86700	Maintenance supplies	\$2,146.95	\$19,200.00	(\$17,053.05)	11
86800	Painting	\$160.69	\$12.00	\$148.69	1,339
87000	Plumbing	\$1,513.00	\$52,800.00	(\$51,287.00)	3
87100	Roof	\$0.00	\$1,056.00	(\$1,056.00)	0
87111	Structural Maintenance/Repair - Comm	\$81,899.60	\$24,000.00	\$57,899.60	341
87300	Signs	\$0.00	\$1,200.00	(\$1,200.00)	0
87600	Landscape - Tree	\$14,824.00	\$12,000.00	\$2,824.00	124
88301	Sewer Line Cleanouts	\$275.00	\$18,000.00	(\$17,725.00)	2
88701	Landscaping- Maintenance	\$5,591.43	\$52,992.00	(\$47,400.57)	11
89300	Gutters	\$0.00	\$4,500.00	(\$4,500.00)	0
	Total MAINTENANCE	\$154,249.81	\$271,452.00	(\$117,202.19)	57
	PROVISION FOR RESERVES				
98800	Structure Maintenance/Repair - Commu	\$309,309.00	\$337,428.00	(\$28,119.00)	92
	Total PROVISION FOR RESERVES	\$309,309.00	\$337,428.00	(\$28,119.00)	92
	UTILITIES INCOME				
50900	Utility reimbursement	(\$453,439.69)	\$0.00	(\$453,439.69)	0

Surfside III Condominium Owners Association
YTD ACTUAL vs. ANNUAL BUDGET
 01/01/2020 Through 11/30/2020
 Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	Total UTILITIES INCOME	(\$453,439.69)	\$0.00	(\$453,439.69)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$23,546.80	\$0.00	\$23,546.80	0
65200	Utility gas	\$31,159.12	\$0.00	\$31,159.12	0
65300	Utility phone	\$9,479.29	\$0.00	\$9,479.29	0
65400	Utility trash	\$57,305.94	\$0.00	\$57,305.94	0
65500	Utility water & sewer	\$355,268.28	\$0.00	\$355,268.28	0
81001	Contracted internet	\$1,299.50	\$0.00	\$1,299.50	0
	Total UTILITY EXPENSE	\$478,058.93	\$0.00	\$478,058.93	0
	Total Expenses Before Reserves	\$1,198,935.90	\$1,426,212.00	(\$227,276.10)	84
	Total EXPENSES	\$1,508,244.90	\$1,763,640.00	(\$255,395.10)	85

Surfside III Condominium Owners Association

CHECKS WRITTEN

Period Ending: 11/30/2020

<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>
10831	11/06/20	Marquez Termite & Pest Control	80500	Pest Control	328843	645.00	645.00
10832	11/06/20	Surfside III HOA	98800	Nov Reserve		28,119.00	28,119.00
10833	11/06/20	Lordon Management	60600	Management services - Nov 2020		1,700.00	1,700.00
10834	11/06/20	Lordon Management	60800	Printing & postage - Oct 2020		324.23	324.23
10835	11/06/20	Lordon Management	60300	Demand letter fee for account 191002060		40.00	40.00
10836	11/09/20	Farmers Insurance	70300	Master Inst. Acct #F007941096-001-0000		5,391.08	5,391.08
10837	11/11/20	Westguard Insurance Company	70400	WC Inst. Acct #19212303189034		546.40	546.40
10838	11/11/20	Pamela A. Moore	60303	Legal/191001351 - 191001351		130.50	968.50
			60303	Legal/191001821 - 191001821		100.00	
			60303	Legal/191001550 - 191001550		177.00	
			60303	Legal/191002270 - 191002270		268.00	
			60303	Legal/191002800 - 191002800		293.00	
10839	11/16/20	HD Supply Facilities Maint.	87111	Structural Maintenance/Repair - Commun:		160.03	160.03
10840	11/16/20	HD Supply Facilities Maint.	87111	Structural Maintenance/Repair - Commun:		83.96	83.96
10841	11/16/20	HD Supply Facilities Maint.	87111	Structural Maintenance/Repair - Commun:		2,661.50	2,661.50
10842	11/16/20	Andy Santamaria	87111	Structural Maintenance/Repair - Commun:		27.42	27.42
10843	11/16/20	John L Burke	87600	Landscape - Tree		750.00	750.00
10844	11/19/20	Thyssen Krupp Elevator	80202	Elevator repairs	329151	397.50	397.50
10845	11/19/20	CAI-Channel Island Chapter	60303	Legal		60.00	60.00
10846	11/19/20	CAI-Channel Island Chapter	60303	Legal		75.00	75.00
10847	11/19/20	Garcia's Landscaping & Maintenance	80301	October Contracted gardening service		4,100.00	4,100.00
10848	11/19/20	Marquez Termite & Pest Control	80500	Pest Control	329442	185.00	185.00
10849	11/19/20	Roseman Law, APC	60303	Legal		500.00	500.00
10850	11/19/20	Dept of Industrial Relations	60400	License,fees and permits		225.00	225.00

Surfside III Condominium Owners Association

CHECKS WRITTEN

Period Ending: 11/30/2020

<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>
10851	11/19/20	Dept of Industrial Relations	60400	License,fees and permits		225.00	225.00
10852	11/23/20	Dewey Pest Control	80501	November Contracted pest control servic		480.00	480.00
10853	11/23/20	Joshua Barros	80601	November Contracted pool & spa service		278.00	609.01
			80603	November Pool & spa extras/supplies		331.01	
10854	11/23/20	Frontier Communications	65300	December Utility phone		396.43	396.43
10855	11/23/20	Ocean View Plumbing & Rooter	87111	Structural Maintenance/Repair - Commun: 329622		85.00	85.00
10856	11/23/20	Anders Lindborg	87111	Structural Maintenance/Repair - Commun:		2,984.55	2,984.55
Total Checks:							51,739.61

Surfside III Condominium Owners Association

CHECKS RELEASED

Period Ending: 11/30/2020

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Check Total</u>
10831	11/06/20	Marquez Termite & Pest Control	Pest Control	645.00
10832	11/06/20	Surfside III HOA	Nov Reserve	28,119.00
10833	11/06/20	Lordon Management	Management services - Nov 2020	1,700.00
10834	11/06/20	Lordon Management	Printing & postage - Oct 2020	324.23
10835	11/06/20	Lordon Management	Demand letter fee for account 191002060	40.00
10836	11/09/20	Farmers Insurance	Master Inst. Acct #F007941096-001-000001	5,391.08
10837	11/11/20	Westguard Insurance Company	WC Inst. Acct #19212303189034	546.40
10838	11/11/20	Pamela A. Moore	Legal/191001351 - 191001351	968.50
10839	11/16/20	HD Supply Facilities Maint.	Structural Maintenance/Repair - Communal	160.03
10840	11/16/20	HD Supply Facilities Maint.	Structural Maintenance/Repair - Communal	83.96
10841	11/16/20	HD Supply Facilities Maint.	Structural Maintenance/Repair - Communal	2,661.50
10842	11/16/20	Andy Santamaria	Structural Maintenance/Repair - Communal	27.42
10843	11/16/20	John L Burke	Landscape - Tree	750.00
10844	11/19/20	Thyssen Krupp Elevator	Elevator repairs	397.50
10845	11/19/20	CAI-Channel Island Chapter	Legal	60.00
10846	11/19/20	CAI-Channel Island Chapter	Legal	75.00
10847	11/19/20	Garcia's Landscaping & Maintenance	October Contracted gardening service	4,100.00
10848	11/19/20	Marquez Termite & Pest Control	Pest Control	185.00
10849	11/19/20	Roseman Law, APC	Legal	500.00
10850	11/19/20	Dept of Industrial Relations	License,fees and permits	225.00
10851	11/19/20	Dept of Industrial Relations	License,fees and permits	225.00
10852	11/23/20	Dewey Pest Control	November Contracted pest control servic	480.00
10853	11/23/20	Joshua Barros	November Contracted pool & spa service	609.01
10854	11/23/20	Frontier Communications	December Utility phone	396.43
10855	11/23/20	Ocean View Plumbing & Rooter	Structural Maintenance/Repair - Communal	85.00
10856	11/23/20	Anders Lindborg	Structural Maintenance/Repair - Communal	2,984.55
Total Checks:				51,739.61

CHECKS VOIDED

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Check Total</u>
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Total Checks:

Surfside III Condominium Owners Association

WORK ORDER LIST

As Of: 11/30/2020

<u>Assn</u>	<u>PO No</u>	<u>Date Created</u>	<u>Ven No</u>	<u>Vendor Name</u>	<u>Total Cost</u>	<u>Location</u>	<u>Total Paid</u>	<u>Last Paid</u>	<u>Invoice No</u>
191	328152	10/09/2020	008817	Ocean View Plumbing & Rooter Per invoice 1343021920 - Leak at attic.	610.00	655 Reef Circle	0.00		
191	328843	10/28/2020	008757	Marquez Termite & Pest Control Inv. 12407: Termite work completed.	645.00	784 Seawind Way	645.00	11/10/2020	12407
191	329151	11/06/2020	006404	Thyssen Krupp Elevator Inv. Elevator stuck.	397.50	Common Area	397.50	11/20/2020	5001377429
191	329442	11/16/2020	008757	Marquez Termite & Pest Control Per invoice 12437 - Termite treatment.	185.00	633 Lighthouse Way	185.00	11/20/2020	12437
191	329622	11/19/2020	008817	Ocean View Plumbing & Rooter Inv. 3312091820: Tub backs up when upstairs uses garbage disposal.	85.00	908 Lighthouse Way	85.00	11/23/2020	3312091820
Count: 5				Total Amount:	1,922.50				

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 11/30/2020

<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				321,158.38
		5339	11/04/20	10//28 Amazon			35.78	
		5341	11/11/20	11/2 Water 9/21-10/19			28,136.97	
		5342	11/11/20	10/18 Phone 9/19-10/18			120.67	
		5343	11/11/20	11/2 Trash 10/31-11/30			5,160.72	
		5344	11/11/20	Transfer			48,026.95	
		5345	11/16/20	7/28 Vista			119.93	
		5345	11/16/20	Rev Dup J/E 7/16 Hardwai		16.30		
		5345	11/16/20	Rev Dup J/E 7/30 Paint		501.07		
		5346	11/16/20	J/E correction 9/5 Gas			90.03	
		5347	11/17/20	11/16 Amazon			39.13	
		5348	11/17/20	11/11 Hardware			40.85	
		5350	11/19/20	10/06 Amazon Prime			14.13	
		5351	11/21/20	10/30 Paychex			73.20	
		5352	11/21/20	11/13 Paychex			70.30	
		5353	11/21/20	11/16 AP Spectrum 10/29-1			129.95	
		5353	11/21/20	11/17 AP Spectrum 10/30-			90.24	
		5354	11/21/20	Amazon			78.26	
		5355	11/21/20	PR 11/13			1,553.42	
		5355	11/21/20	Ck 26946			1,199.18	
		5355	11/21/20	Employee Withholdings			910.13	
		5356	11/21/20	PR 10/30			2,004.93	
		5356	11/21/20	Ck 26944			1,199.18	
		5356	11/21/20	Employee Withholdings			990.32	
		5357	11/21/20	11/3 AP Gas 9/10-10/12			2,000.38	
		5358	11/21/20	11/17 AP Phone 10/25-11/2			105.83	
		5358	11/21/20	11/18 AP Phone 10/25-11/2			71.18	
		5359	11/23/20	Staples			380.61	
		5360	11/23/20	11/29 AP Electric 10/16-11			2,165.63	
		5361	12/02/20	Amazon			282.76	
			11/02/20	Payments		21,837.60		
			11/03/20	Payments		8,752.90		
			11/04/20	Payments		12,182.23		
			11/04/20	Payments		1,000.58		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 11/30/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
			11/05/20	Payments		7,034.42		
			11/06/20	Payments		75.00		
			11/06/20	Payments		19,634.31		
			11/06/20	Payments		578.00		
			11/09/20	Payments		868.02		
			11/09/20	Payments		19,831.57		
10836			11/09/20	Released Check 10836	Farmers Insurance		5,391.08	
10832			11/10/20	Released Check 10832	Surfside III HOA		28,119.00	
10831			11/10/20	Released Check 10831	Marquez Termite & Pest (		645.00	
			11/10/20	Payments		8,736.48		
			11/10/20	Payments		559.00		
10833			11/10/20	Released Check 10833	Lordon Management		1,700.00	
10834			11/10/20	Released Check 10834	Lordon Management		324.23	
10835			11/10/20	Released Check 10835	Lordon Management		40.00	
10837			11/11/20	Released Check 10837	Westguard Insurance Con		546.40	
			11/12/20	Payments		160.00		
			11/12/20	Payments		9,971.47		
			11/13/20	Payments		5,212.56		
			11/16/20	Payments		8,843.29		
			11/17/20	Payments		1,377.00		
			11/17/20	Payments		1,887.97		
10838			11/17/20	Released Check 10838	Pamela A. Moore		968.50	
10842			11/17/20	Released Check 10842	Andy Santamaria		27.42	
10839			11/17/20	Released Check 10839	HD Supply Facilities Mai		160.03	
10840			11/17/20	Released Check 10840	HD Supply Facilities Mai		83.96	
10841			11/17/20	Released Check 10841	HD Supply Facilities Mai		2,661.50	
10843			11/17/20	Released Check 10843	John L Burke		750.00	
			11/18/20	Payments		1,148.82		
			11/19/20	Payments		2,303.95		
10850			11/20/20	Released Check 10850	Dept of Industrial Relatio		225.00	
10851			11/20/20	Released Check 10851	Dept of Industrial Relatio		225.00	
			11/20/20	Payments		469.26		
10844			11/20/20	Released Check 10844	Thyssen Krupp Elevator		397.50	
10847			11/20/20	Released Check 10847	Garcia's Landscaping & N		4,100.00	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 11/30/2020

<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>
		10845	11/20/20	Released Check 10845	CAI-Channel Island Chap		60.00	
		10846	11/20/20	Released Check 10846	CAI-Channel Island Chap		75.00	
		10849	11/20/20	Released Check 10849	Roseman Law, APC		500.00	
		10848	11/20/20	Released Check 10848	Marquez Termite & Pest t		185.00	
		10855	11/23/20	Released Check 10855	Ocean View Plumbing &		85.00	
		10853	11/23/20	Released Check 10853	Joshua Barros		609.01	
		10854	11/23/20	Released Check 10854	Frontier Communications		396.43	
		10852	11/23/20	Released Check 10852	Dewey Pest Control		480.00	
		10856	11/23/20	Released Check 10856	Anders Lindborg		2,984.55	
			11/23/20	Payments		1,200.00		
			11/24/20	Payments		5,752.00		
			11/25/20	Payments		593.13		
			11/27/20	Payments		2,267.98		
			11/30/20	Payments		7,462.17		
				Ending Balance				324,585.19
10101	AP - Checks Not Released			Begining Balance				0.00
		10833	11/06/20		Lordon Management		1,700.00	
		10834	11/06/20		Lordon Management		324.23	
		10835	11/06/20		Lordon Management		40.00	
		10832	11/06/20		Surfside III HOA		28,119.00	
		10831	11/06/20		Marquez Termite & Pest t		645.00	
		10836	11/09/20		Farmers Insurance		5,391.08	
		10836	11/09/20	Released Check 10836	Farmers Insurance	5,391.08		
		10832	11/10/20	Released Check 10832	Surfside III HOA	28,119.00		
		10831	11/10/20	Released Check 10831	Marquez Termite & Pest t	645.00		
		10833	11/10/20	Released Check 10833	Lordon Management	1,700.00		
		10834	11/10/20	Released Check 10834	Lordon Management	324.23		
		10835	11/10/20	Released Check 10835	Lordon Management	40.00		
		10838	11/11/20		Pamela A. Moore		968.50	
		10837	11/11/20	Released Check 10837	Westguard Insurance Con	546.40		
		10837	11/11/20		Westguard Insurance Con		546.40	
		10842	11/16/20		Andy Santamaria		27.42	
		10839	11/16/20		HD Supply Facilities Mai		160.03	

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		10840	11/16/20		HD Supply Facilities Mai		83.96	
		10841	11/16/20		HD Supply Facilities Mai		2,661.50	
		10843	11/16/20		John L Burke		750.00	
		10840	11/17/20	Released Check 10840	HD Supply Facilities Mai	83.96		
		10841	11/17/20	Released Check 10841	HD Supply Facilities Mai	2,661.50		
		10842	11/17/20	Released Check 10842	Andy Santamaria	27.42		
		10839	11/17/20	Released Check 10839	HD Supply Facilities Mai	160.03		
		10843	11/17/20	Released Check 10843	John L Burke	750.00		
		10838	11/17/20	Released Check 10838	Pamela A. Moore	968.50		
		10851	11/19/20		Dept of Industrial Relatio		225.00	
		10849	11/19/20		Roseman Law, APC		500.00	
		10848	11/19/20		Marquez Termite & Pest C		185.00	
		10847	11/19/20		Garcia's Landscaping & M		4,100.00	
		10850	11/19/20		Dept of Industrial Relatio		225.00	
		10844	11/19/20		Thyssen Krupp Elevator		397.50	
		10845	11/19/20		CAI-Channel Island Chap		60.00	
		10846	11/19/20		CAI-Channel Island Chap		75.00	
		10846	11/20/20	Released Check 10846	CAI-Channel Island Chap	75.00		
		10844	11/20/20	Released Check 10844	Thyssen Krupp Elevator	397.50		
		10845	11/20/20	Released Check 10845	CAI-Channel Island Chap	60.00		
		10850	11/20/20	Released Check 10850	Dept of Industrial Relatio	225.00		
		10851	11/20/20	Released Check 10851	Dept of Industrial Relatio	225.00		
		10847	11/20/20	Released Check 10847	Garcia's Landscaping & M	4,100.00		
		10848	11/20/20	Released Check 10848	Marquez Termite & Pest C	185.00		
		10849	11/20/20	Released Check 10849	Roseman Law, APC	500.00		
		10855	11/23/20	Released Check 10855	Ocean View Plumbing &	85.00		
		10855	11/23/20		Ocean View Plumbing &		85.00	
		10854	11/23/20		Frontier Communications		396.43	
		10854	11/23/20	Released Check 10854	Frontier Communications	396.43		
		10853	11/23/20	Released Check 10853	Joshua Barros	609.01		
		10853	11/23/20		Joshua Barros		609.01	
		10852	11/23/20		Dewey Pest Control		480.00	
		10852	11/23/20	Released Check 10852	Dewey Pest Control	480.00		
		10856	11/23/20		Anders Lindborg		2,984.55	

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		10856	11/23/20	Released Check 10856	Anders Lindborg	2,984.55		
				Ending Balance				0.00
10300	Cap Res - Union xxxxxx7978			Begining Balance				424,399.95
		5344	11/11/20	Nov Loan			37,841.89	
		5344	11/11/20	Nov Loan			10,185.06	
		5344	11/11/20	Transfer		48,026.95		
		5350	11/19/20	Int		10.12		
		10832	11/10/20	Released Reserve Check 1(Surfside III HOA		28,119.00		
				Ending Balance				452,529.07
11100	J Street Drain Project			Begining Balance				35,395.49
		5350	11/19/20	Int		1.44		
				Ending Balance				35,396.93
11500	CIT CR on deposit			Begining Balance				2,298.32
		5349	11/19/20	Int		0.29		
				Ending Balance				2,298.61
11600	JP Morgan/Edward Jones			Begining Balance				677,373.39
		5349	11/19/20	Change in value			380.06	
		5349	11/19/20	Change in value			225.00	
		5349	11/19/20	Int		5.23		
		5349	11/19/20	Int		2,612.63		
				Ending Balance				679,386.19
11700	Union Petty Cash xxxxx3424			Begining Balance				4,419.15
		5350	11/19/20	S/C			5.00	
				Ending Balance				4,414.15
15500	Accounts Receivable			Begining Balance				118,482.19

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			11/02/20	Payments			21,837.60	
			11/03/20	Payments			8,752.90	
			11/04/20	Payments			13,182.81	
			11/05/20	Payments			7,034.42	
			11/06/20	Payments			20,287.31	
			11/09/20	Payments			20,699.59	
			11/10/20	Payments			9,295.48	
			11/12/20	Payments			10,131.47	
			11/13/20	Payments			5,212.56	
			11/16/20	Payments			8,843.29	
			11/17/20	Payments			3,264.97	
			11/18/20	Payments			1,148.82	
			11/19/20	Payments			2,303.95	
			11/20/20	Payments			469.26	
			11/23/20	Payments			1,200.00	
			11/24/20	Payments			5,752.00	
			11/25/20	Payments			593.13	
			11/27/20	Payments			2,267.98	
			11/30/20	Payments			7,462.17	
			11/30/20	Assessments Charged		181,025.30		
			11/30/20	Adjustment Credits			459.05	
			11/30/20	Prepaid Assessments Oct			78,392.16	
			11/30/20	Prepaid Assessments Nov		52,589.87		
				Ending Balance				123,506.44
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)
25900	Prepaid insurance			Begining Balance				69,527.91
		5291	08/26/20	Nov ins			9,932.57	

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				Ending Balance				59,595.34
31200	J Street drain project income			Begining Balance				(147,882.40)
				Ending Balance				(147,882.40)
31201	J Street drain project expenses			Begining Balance				112,502.18
				Ending Balance				112,502.18
31400	2nd LOC Mutual of Omaha			Begining Balance				(1,091,964.31)
		5344	11/11/20	Nov Loan		5,953.70		
				Ending Balance				(1,086,010.61)
31900	LOC Mutual of Omaha			Begining Balance				(4,057,013.70)
		5344	11/11/20	Nov Loan		22,120.96		
				Ending Balance				(4,034,892.74)
37000	Prepaid Assessments			Begining Balance				(78,392.16)
			11/30/20	Prepaid Assessments Oct		78,392.16		
			11/30/20	Prepaid Assessments Nov			52,589.87	
				Ending Balance				(52,589.87)
40100	Asphalt - parking areas - replace			Begining Balance				(12,085.00)
				Ending Balance				(12,085.00)
40200	Asphalt - seal and repair			Begining Balance				12,085.00
				Ending Balance				12,085.00
40203	Resurface common walkway 1 bldg			Begining Balance				(25,000.00)
				Ending Balance				(25,000.00)

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40306	Bridge			Begining Balance				(3,551.84)
				Ending Balance				(3,551.84)
41003	Carports (20 x \$700)			Begining Balance				(25,000.00)
				Ending Balance				(25,000.00)
41300	Campus lighting - replace			Begining Balance				(10,000.00)
				Ending Balance				(10,000.00)
42003	Balcony Flooring Replace (5 x \$3000)			Begining Balance				(15,000.00)
				Ending Balance				(15,000.00)
42513	Electrical Panel Replacement			Begining Balance				(10,000.00)
				Ending Balance				(10,000.00)
43400	Plumbing main - replace/repair			Begining Balance				(43,975.00)
				Ending Balance				(43,975.00)
43800	Structural Maintenance/Repair - Communal			Begining Balance				(936,809.14)
		10832	11/10/20	Released Reserve Check 1(Surfside III HOA			28,119.00	
				Ending Balance				(964,928.14)
43813	Loan principal			Begining Balance				0.00
				Ending Balance				0.00
45100	Retained funds			Begining Balance				0.00
		5344	11/11/20	Principal			22,120.96	
		5344	11/11/20	Principal			5,953.70	
				Ending Balance				(28,074.66)

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50100	Regular assessments			Begining Balance				(1,418,460.00)
			11/30/20	Assessments Charged			141,831.00	
				Ending Balance				(1,560,291.00)
50400	Late charge assessments			Begining Balance				(1,061.97)
			11/30/20	Assessments Charged			108.75	
			11/30/20	Adjustment Credits		0.05		
				Ending Balance				(1,170.67)
50500	Lien assessments			Begining Balance				(3,980.00)
			11/30/20	Assessments Charged			40.00	
				Ending Balance				(4,020.00)
50600	Legal assessments			Begining Balance				(5,921.91)
			11/30/20	Assessments Charged			968.50	
				Ending Balance				(6,890.41)
50700	Parking assessments			Begining Balance				(960.00)
			11/30/20	Assessments Charged			80.00	
				Ending Balance				(1,040.00)
50800	Nsf check collection			Begining Balance				(9,524.52)
				Ending Balance				(9,524.52)
50900	Utility reimbursement			Begining Balance				(416,051.64)
			11/30/20	Assessments Charged			37,388.05	
				Ending Balance				(453,439.69)
51000	Resident Key/gate card income			Begining Balance				(1,217.00)

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				Ending Balance				(1,217.00)
51200	Violation / Fine			Beginning Balance				(750.00)
			11/30/20	Assessments Charged			50.00	
				Ending Balance				(800.00)
51300	Interest income			Beginning Balance				(14,118.97)
		5349	11/19/20	Int			2,612.63	
		5349	11/19/20	Int			5.23	
		5349	11/19/20	Int			0.29	
		5349	11/19/20	Change in value		225.00		
		5349	11/19/20	Change in value		380.06		
		5350	11/19/20	Int			10.12	
		5350	11/19/20	Int			1.44	
				Ending Balance				(16,143.62)
51500	Reimbursement income			Beginning Balance				(998.41)
				Ending Balance				(998.41)
52700	Move In/Move Out Registration Fee			Beginning Balance				(1,500.00)
			11/30/20	Assessments Charged			100.00	
				Ending Balance				(1,600.00)
54100	Bad Debt			Beginning Balance				(26,241.35)
				Ending Balance				(26,241.35)
54200	Adjustment			Beginning Balance				471.58
			11/30/20	Assessments Charged			459.00	
			11/30/20	Adjustment Credits		459.00		
				Ending Balance				471.58

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60100	Accounting & Audit Services			Begining Balance				2,548.00
				Ending Balance				2,548.00
60103	Payroll service			Begining Balance				2,477.10
		5351	11/21/20	10/30 Paychex		73.20		
				Ending Balance				2,550.30
60105	Professional Services			Begining Balance				473.06
				Ending Balance				473.06
60200	Bank/Other Fees			Begining Balance				758.28
		5350	11/19/20	S/C		5.00		
		5352	11/21/20	11/13 Paychex		70.30		
				Ending Balance				833.58
60205	Office Expense			Begining Balance				11,168.20
		5339	11/04/20	10//28 Amazon		35.78		
		5350	11/19/20	10/06 Amazon Prime		14.13		
				Ending Balance				11,218.11
60206	Office equipment (computers)			Begining Balance				21.73
		5359	11/23/20	Staples		380.61		
				Ending Balance				402.34
60300	Legal expense, reimbursable			Begining Balance				4,852.36
		10835	11/06/20	Demand letter fee for acco	Lordon Management	40.00		
				Ending Balance				4,892.36
60303	Legal			Begining Balance				21,180.76
		10838	11/11/20	Legal/191001821 - 191001	Pamela A. Moore	100.00		
		10838	11/11/20	Legal/191001351 - 191001	Pamela A. Moore	130.50		

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		10838	11/11/20	Legal/191001550 - 191001	Pamela A. Moore	177.00		
		10838	11/11/20	Legal/191002270 - 191002	Pamela A. Moore	268.00		
		10838	11/11/20	Legal/191002800 - 191002	Pamela A. Moore	293.00		
		10845	11/19/20	Legal	CAI-Channel Island Chap	60.00		
		10846	11/19/20	Legal	CAI-Channel Island Chap	75.00		
		10849	11/19/20	Legal	Roseman Law, APC	500.00		
				Ending Balance				22,784.26
60400	License,fees and permits			Begining Balance				4,604.14
		10850	11/19/20	License,fees and permits	Dept of Industrial Relatio	225.00		
		10851	11/19/20	License,fees and permits	Dept of Industrial Relatio	225.00		
				Ending Balance				5,054.14
60501	Maintenance Salaries Gross			Begining Balance				45,561.65
		5355	11/21/20	Employee Withholdings		358.30		
		5355	11/21/20	PR 11/13		1,553.42		
		5356	11/21/20	Employee Withholdings		400.70		
		5356	11/21/20	PR 10/30		2,004.93		
				Ending Balance				49,879.00
60502	Office Salaries Gross			Begining Balance				33,550.74
		5355	11/21/20	Employee Withholdings		292.36		
		5355	11/21/20	PR 11/13		1,199.18		
		5356	11/21/20	Employee Withholdings		292.36		
		5356	11/21/20	PR 10/30		1,199.18		
				Ending Balance				36,533.82
60503	Clubhouse Salaries Gross			Begining Balance				7,852.98
				Ending Balance				7,852.98
60509	Paint Maintenance Salary Gross			Begining Balance				12,558.28

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				Ending Balance				12,558.28
60510	Employee Extra (uniforms, etc.)			Begining Balance				313.91
				Ending Balance				313.91
60512	Porter Salaries Gross			Begining Balance				7,537.03
				Ending Balance				7,537.03
60600	Management services			Begining Balance				17,000.00
		10833	11/06/20	Management services - No Lordon Management		1,700.00		
				Ending Balance				18,700.00
60800	Printing & postage			Begining Balance				7,635.54
		10834	11/06/20	Printing & postage - Oct 2(Lordon Management		324.23		
				Ending Balance				7,959.77
60900	Assessment refunds			Begining Balance				422.92
				Ending Balance				422.92
61000	Non-sufficient fund checks			Begining Balance				9,434.52
				Ending Balance				9,434.52
62000	Miscellaneous expense			Begining Balance				380.60
				Ending Balance				380.60
63000	Unit Maintenance/Repair			Begining Balance				(2,699.99)
				Ending Balance				(2,699.99)
63900	Board conference calls/CAI			Begining Balance				4.00

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				Ending Balance				4.00
64001	Loan Servicing Principle			Begining Balance				278,097.20
		5344	11/11/20	Principal		5,953.70		
		5344	11/11/20	Principal		22,120.96		
				Ending Balance				306,171.86
64002	Loan Servicing Interest			Begining Balance				202,172.30
		5344	11/11/20	Nov Loan		4,231.36		
		5344	11/11/20	Nov Loan		15,720.93		
				Ending Balance				222,124.59
65100	Utility-electric			Begining Balance				21,381.17
		5360	11/23/20	11/29 AP Electric 10/16-11		2,165.63		
				Ending Balance				23,546.80
65200	Utility gas			Begining Balance				29,068.71
		5346	11/16/20	J/E correction 9/5 Gas		90.03		
		5357	11/21/20	11/3 AP Gas 9/10-10/12		2,000.38		
				Ending Balance				31,159.12
65300	Utility phone			Begining Balance				8,694.94
		5342	11/11/20	10/18 Phone 9/19-10/18		120.67		
		5353	11/21/20	11/17 AP Spectrum 10/30-		90.24		
		5358	11/21/20	11/18 AP Phone 10/25-11/2		71.18		
		5358	11/21/20	11/17 AP Phone 10/25-11/2		105.83		
		10854	11/23/20	December Utility phone	Frontier Communications	396.43		
				Ending Balance				9,479.29
65400	Utility trash			Begining Balance				52,145.22
		5343	11/11/20	11/2 Trash 10/31-11/30		5,160.72		

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				Ending Balance				57,305.94
65500	Utility water & sewer			Begining Balance				327,131.31
		5341	11/11/20	11/2 Water 9/21-10/19		28,136.97		
				Ending Balance				355,268.28
70100	Fidelity bond			Begining Balance				1,296.00
				Ending Balance				1,296.00
70300	Insurance master policy			Begining Balance				52,887.93
		10836	11/09/20	Master Inst. Acct #F00794 Farmers Insurance		5,391.08		
				Ending Balance				58,279.01
70400	Worker's compensation			Begining Balance				12,411.80
		10837	11/11/20	WC Inst. Acct #192123031Westguard Insurance Con		546.40		
				Ending Balance				12,958.20
70500	Insurance-earthquake			Begining Balance				101,907.39
		5291	08/26/20	Nov ins		9,932.57		
				Ending Balance				111,839.96
70700	D & O/Cyber insurance			Begining Balance				4,721.00
				Ending Balance				4,721.00
75100	Payroll taxes			Begining Balance				9,353.22
		5355	11/21/20	Employee Liabilities		259.47		
		5356	11/21/20	Employee Liabilities		297.26		
				Ending Balance				9,909.95
75400	State & federal taxes			Begining Balance				6,115.00

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GENERAL LEDGER

Period Ending: 11/30/2020

<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				6,115.00
80201	Contracted elevator service			Begining Balance				18,763.88
				Ending Balance				18,763.88
80202	Elevator repairs			Begining Balance				0.00
		10844	11/19/20	Elevator repairs	Thyssen Krupp Elevator	397.50		
				Ending Balance				397.50
80301	Contracted gardening service			Begining Balance				38,482.00
		10847	11/19/20	October Contracted garden	Garcia's Landscaping & N	4,100.00		
				Ending Balance				42,582.00
80302	Landscape - Irrigation			Begining Balance				7,052.00
				Ending Balance				7,052.00
80303	Gardening extras/supplies			Begining Balance				450.00
				Ending Balance				450.00
80500	Pest Control			Begining Balance				1,135.00
		10831	11/06/20	Pest Control	Marquez Termite & Pest C	645.00		
		10848	11/19/20	Pest Control	Marquez Termite & Pest C	185.00		
				Ending Balance				1,965.00
80501	Contracted pest control servic			Begining Balance				4,800.00
		10852	11/23/20	November Contracted pest	Dewey Pest Control	480.00		
				Ending Balance				5,280.00
80601	Contracted pool & spa service			Begining Balance				3,058.00
		10853	11/23/20	November Contracted pool	Joshua Barros	278.00		

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				Ending Balance				3,336.00
80602	Pool & spa repairs			Begining Balance				316.72
				Ending Balance				316.72
80603	Pool & spa extras/supplies			Begining Balance				3,844.19
		10853	11/23/20	November Pool & spa extr	Joshua Barros	331.01		
				Ending Balance				4,175.20
81001	Contracted internet			Begining Balance				1,169.55
		5353	11/21/20	11/16 AP Spectrum 10/29-1		129.95		
				Ending Balance				1,299.50
86101	Fire Alarm			Begining Balance				1,542.00
				Ending Balance				1,542.00
86200	Furnishings Communal			Begining Balance				921.14
				Ending Balance				921.14
86302	Equipment maintenance			Begining Balance				14.13
				Ending Balance				14.13
86303	Contingency repairs			Begining Balance				47,489.25
				Ending Balance				47,489.25
86314	Clubhouse expense			Begining Balance				44.22
		5354	11/21/20	Amazon		17.39		
		5354	11/21/20	Amazon		32.61		
		5361	12/02/20	Amazon		282.76		

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				Ending Balance				376.98
86600	Resident Locks & keys			Begining Balance				195.63
				Ending Balance				195.63
86700	Maintenance supplies			Begining Balance				2,055.01
		5345	11/16/20	Rev Dup J/E 7/16 Hardwar			16.30	
		5347	11/17/20	11/16 Amazon		39.13		
		5348	11/17/20	11/11 Hardware		40.85		
		5354	11/21/20	Amazon		28.26		
				Ending Balance				2,146.95
86800	Painting			Begining Balance				541.83
		5345	11/16/20	Rev Dup J/E 7/30 Paint			501.07	
		5345	11/16/20	7/28 Vista		119.93		
				Ending Balance				160.69
87000	Plumbing			Begining Balance				1,513.00
				Ending Balance				1,513.00
87111	Structural Maintenance/Repair - Communal			Begining Balance				75,897.14
		10842	11/16/20	Structural Maintenance/Re Andy Santamaria		27.42		
		10839	11/16/20	Structural Maintenance/Re HD Supply Facilities Mai		160.03		
		10840	11/16/20	Structural Maintenance/Re HD Supply Facilities Mai		83.96		
		10841	11/16/20	Structural Maintenance/Re HD Supply Facilities Mai		2,661.50		
		10855	11/23/20	Structural Maintenance/Re Ocean View Plumbing &		85.00		
		10856	11/23/20	Structural Maintenance/Re Anders Lindborg		2,984.55		
				Ending Balance				81,899.60
87600	Landscape - Tree			Begining Balance				14,074.00
		10843	11/16/20	Landscape - Tree	John L Burke	750.00		

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				Ending Balance				14,824.00
88301	Sewer Line Cleanouts			Begining Balance				275.00
				Ending Balance				275.00
88701	Landscaping- Maintenance			Begining Balance				5,591.43
				Ending Balance				5,591.43
98800	Structure Maintenance/Repair - Communal			Begining Balance				281,190.00
		10832	11/06/20	Nov Reserve	Surfside III HOA	28,119.00		
				Ending Balance				309,309.00
Totals:						778,686.29	778,686.29	