

Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 12/31/2020

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Union xxxxxx4124	\$411,457.01	
11100	J Street Drain Project	\$35,398.37	
11500	CIT CR on deposit	\$2,298.89	
11700	Union Petty Cash xxxxx3424	\$4,409.15	
	Total CURRENT ASSETS	\$453,563.42	

CURRENT RESERVE ASSETS

10300	Cap Res - Union xxxxxx7978	\$461,559.51	IMMA
11600	JP Morgan/Edward Jones	\$679,643.93	
	Total CURRENT RESERVE ASSETS	\$1,141,203.44	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$121,813.43	
	Total ACCOUNTS RECEIVABLE	\$121,813.43	

PREPAID EXPENSES

25900	Prepaid insurance	\$49,662.77	
	Total PREPAID EXPENSES	\$49,662.77	

FIXED ASSETS

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

Total ASSETS		\$8,409,692.06	
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Surfside III Condominium Owners Association

BALANCE SHEET

As Of: 12/31/2020

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$90,485.21
	Total CURRENT LIABILITIES	\$90,485.21

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$32,499.50
	Total ACCOUNTS PAYABLE	\$32,499.50

LOANS

31400	2nd LOC Mutual of Omaha	\$1,079,898.09
31900	LOC Mutual of Omaha	\$4,012,181.70
	Total LOANS	\$5,092,079.79

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	\$1,106,473.98
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Total	LIABILITIES	\$6,356,918.70
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EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,926,435.56
	Current Year Surplus (Deficit)	\$126,337.80
	Total RETAINED SURPLUS/(DEFICIT)	\$2,052,773.36

Total	EQUITY	\$2,052,773.36
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Total	Liabilities and Equity	\$8,409,692.06
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Surfside III Condominium Owners Association

STATUS OF RESERVES

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity -----		--- Adjustments ---		Ending Balance
				Deposits	Expenses	Additions	Deductions	
40100	Asphalt - parking areas - replace	0.00	0.00	0.00	0.00	12,085.00	0.00	12,085.00
40104	Concrete deck/walk - repair(B)	0.00	0.00	0.00	6,500.00	0.00	0.00	(6,500.00)
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
41401	Water heaters - replace(A)	0.00	0.00	0.00	12,600.00	0.00	0.00	(12,600.00)
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 - Communal	28,119.00	655,619.14	337,428.00	0.00	0.00	0.00	993,047.14
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	337,428.00	131,138.95	12,085.00	12,519.21	1,106,473.98

OPERATING STATEMENT
 Surfside III Condominium Owners Association
 01/01/2020 Through 12/31/2020
 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	\$141,831.00	\$141,831.00	\$1,702,122.00	\$1,701,972.00	\$150.00	100
	Total ASSESSMENT INCOME	\$141,831.00	\$141,831.00	\$1,702,122.00	\$1,701,972.00	\$150.00	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$144.89	\$70.00	\$1,315.56	\$840.00	\$475.56	157
50500	Lien assessments	\$430.00	\$60.00	\$4,450.00	\$720.00	\$3,730.00	618
50600	Legal assessments	\$1,015.50	\$600.00	\$7,905.91	\$7,200.00	\$705.91	110
50700	Parking assessments	\$80.00	\$200.00	\$1,120.00	\$2,400.00	(\$1,280.00)	47
50800	Nsf check collection	\$0.00	\$300.00	\$9,524.52	\$3,600.00	\$5,924.52	265
51000	Resident Key/gate card income	\$36.00	\$200.00	\$1,253.00	\$2,400.00	(\$1,147.00)	52
	Total OTHER MEMBER INCOME	\$1,706.39	\$1,430.00	\$25,568.99	\$17,160.00	\$8,408.99	149
OTHER INCOME							
51200	Violation / Fine	\$100.00	\$50.00	\$900.00	\$600.00	\$300.00	150
51300	Interest income	\$270.90	\$3,399.00	\$16,414.52	\$40,788.00	(\$24,373.48)	40
51500	Reimbursement income	\$2,322.00	\$25.00	\$3,320.41	\$300.00	\$3,020.41	1,107
52700	Move In/Move Out Registration Fee	\$100.00	\$235.00	\$1,700.00	\$2,820.00	(\$1,120.00)	60
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	\$2,792.90	\$3,709.00	\$48,104.70	\$44,508.00	\$3,596.70	108
	Total INCOME	\$146,330.29	\$146,970.00	\$1,775,795.69	\$1,763,640.00	\$12,155.69	101
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$165.00	\$2,548.00	\$1,980.00	\$568.00	129
60101	Study reserve	\$0.00	\$125.00	\$0.00	\$1,500.00	(\$1,500.00)	0
60103	Payroll service	\$0.00	\$385.00	\$2,550.30	\$4,620.00	(\$2,069.70)	55
60105	Professional Services	\$148.49	\$0.00	\$621.55	\$0.00	\$621.55	0
60200	Bank/Other Fees	\$75.30	\$80.00	\$908.88	\$960.00	(\$51.12)	95
60205	Office Expense	\$267.49	\$800.00	\$11,485.60	\$9,600.00	\$1,885.60	120

OPERATING STATEMENT
 Surfside III Condominium Owners Association
 01/01/2020 Through 12/31/2020
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60206	Office equipment (computers)	\$0.00	\$100.00	\$402.34	\$1,200.00	(\$797.66)	34
60300	Legal expense, reimbursable	\$355.00	\$500.00	\$5,247.36	\$6,000.00	(\$752.64)	87
60303	Legal	\$1,327.50	\$1,500.00	\$24,111.76	\$18,000.00	\$6,111.76	134
60400	License, fees and permits	\$2,279.00	\$150.00	\$7,333.14	\$1,800.00	\$5,533.14	407
60510	Employee Extra (uniforms, etc.)	\$16.56	\$265.00	\$330.47	\$3,180.00	(\$2,849.53)	10
60513	Bonuses	\$0.00	\$125.00	\$0.00	\$1,500.00	(\$1,500.00)	0
60600	Management services	\$1,700.00	\$1,700.00	\$20,400.00	\$20,400.00	\$0.00	100
60601	Management services extras	\$0.00	\$80.00	\$0.00	\$960.00	(\$960.00)	0
60603	Board Management Expense	\$525.05	\$225.00	\$525.05	\$2,700.00	(\$2,174.95)	19
60800	Printing & postage	\$1,707.28	\$1,000.00	\$9,667.05	\$12,000.00	(\$2,332.95)	81
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	\$3,600.00	\$5,834.52	262
62000	Miscellaneous expense	\$208.98	\$35.00	\$589.58	\$420.00	\$169.58	140
63100	Wireless access point	\$0.00	\$35.00	\$0.00	\$420.00	(\$420.00)	0
63900	Board conference calls/CAI	\$0.00	\$0.00	\$4.00	\$0.00	\$4.00	0
	Total ADMINISTRATIVE	\$8,610.65	\$7,570.00	\$96,582.52	\$90,840.00	\$5,742.52	106
	LOAN SERVICING						
64001	Loan Servicing Principle	\$28,823.56	\$25,465.00	\$334,995.42	\$305,580.00	\$29,415.42	110
64002	Loan Servicing Interest	\$19,203.39	\$22,000.00	\$241,327.98	\$264,000.00	(\$22,672.02)	91
	Total LOAN SERVICING	\$48,026.95	\$47,465.00	\$576,323.40	\$569,580.00	\$6,743.40	101
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$1,199.18	\$6,489.00	\$36,241.46	\$77,868.00	(\$41,626.54)	47
	Total SALARY ADMINISTRATIVE	\$1,199.18	\$6,489.00	\$36,241.46	\$77,868.00	(\$41,626.54)	47
	SALARY PAINTING						
60509	Paint Maintenance Salary Gross	\$0.00	\$2,815.00	\$12,558.28	\$33,780.00	(\$21,221.72)	37
	Total SALARY PAINTING	\$0.00	\$2,815.00	\$12,558.28	\$33,780.00	(\$21,221.72)	37
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$2,132.67	\$6,810.00	\$49,606.04	\$81,720.00	(\$32,113.96)	61
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 12/31/2020
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total SALARY MAINTENANCE	\$2,132.67	\$6,810.00	\$57,459.02	\$81,720.00	(\$24,260.98)	70
	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	\$1,440.00	(\$144.00)	90
70300	Insurance master policy	\$5,391.08	\$4,900.00	\$63,670.09	\$58,800.00	\$4,870.09	108
70400	Worker's compensation	\$840.00	\$1,250.00	\$13,798.20	\$15,000.00	(\$1,201.80)	92
70500	Insurance-earthquake	\$9,932.57	\$8,060.00	\$121,772.53	\$96,720.00	\$25,052.53	126
70700	D & O/Cyber insurance	\$0.00	\$508.00	\$4,721.00	\$6,096.00	(\$1,375.00)	77
74900	Medical insurance	\$0.00	\$250.00	\$0.00	\$3,000.00	(\$3,000.00)	0
	Total INSURANCE	\$16,163.65	\$15,088.00	\$205,257.82	\$181,056.00	\$24,201.82	113
	TAXES						
75100	Payroll taxes	\$254.00	\$1,647.00	\$9,866.69	\$19,764.00	(\$9,897.31)	50
75400	State & federal taxes	\$1,284.00	\$3.00	\$7,399.00	\$36.00	\$7,363.00	20,553
	Total TAXES	\$1,538.00	\$1,650.00	\$17,265.69	\$19,800.00	(\$2,534.31)	87
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,280.00	\$18,763.88	\$15,360.00	\$3,403.88	122
80202	Elevator repairs	\$0.00	\$313.00	\$397.50	\$3,756.00	(\$3,358.50)	11
80301	Contracted gardening service	\$4,100.00	\$4,000.00	\$46,682.00	\$48,000.00	(\$1,318.00)	97
80302	Landscape - Irrigation	\$0.00	\$200.00	\$7,052.00	\$2,400.00	\$4,652.00	294
80303	Gardening extras/supplies	\$0.00	\$200.00	\$450.00	\$2,400.00	(\$1,950.00)	19
80304	Tree Trimming	\$24,465.00	\$300.00	\$24,465.00	\$3,600.00	\$20,865.00	680
80317	Landscape replacement	\$0.00	\$25.00	\$0.00	\$300.00	(\$300.00)	0
80500	Pest Control	\$0.00	\$200.00	\$1,965.00	\$2,400.00	(\$435.00)	82
80501	Contracted pest control servic	\$480.00	\$300.00	\$5,760.00	\$3,600.00	\$2,160.00	160
80503	Pest control extras/supplies	\$0.00	\$150.00	\$0.00	\$1,800.00	(\$1,800.00)	0
80505	Contracted termite control	\$185.00	\$350.00	\$185.00	\$4,200.00	(\$4,015.00)	4
80509	Contracted Termite Control Treatment	\$0.00	\$200.00	\$0.00	\$2,400.00	(\$2,400.00)	0

OPERATING STATEMENT
 Surfside III Condominium Owners Association
 01/01/2020 Through 12/31/2020
 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	\$3,614.00	\$3,000.00	\$614.00	120
80602	Pool & spa repairs	\$0.00	\$100.00	\$316.72	\$1,200.00	(\$883.28)	26
80603	Pool & spa extras/supplies	\$316.19	\$200.00	\$4,491.39	\$2,400.00	\$2,091.39	187
80617	Landscape Supplies	\$0.00	\$25.00	\$0.00	\$300.00	(\$300.00)	0
80707	Alarm Monitoring	\$0.00	\$100.00	\$0.00	\$1,200.00	(\$1,200.00)	0
81002	Contracted software	\$0.00	\$150.00	\$0.00	\$1,800.00	(\$1,800.00)	0
	Total CONTRACTED SERVICES	\$29,824.19	\$8,343.00	\$114,142.49	\$100,116.00	\$14,026.49	114
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$1,695.45	\$705.00	(\$1,004.54)	\$8,460.00	(\$9,464.54)	-12
86000	Gate Repairs	\$0.00	\$250.00	\$0.00	\$3,000.00	(\$3,000.00)	0
86101	Fire Alarm	\$385.50	\$200.00	\$1,927.50	\$2,400.00	(\$472.50)	80
86200	Furnishings Communal	\$0.00	\$100.00	\$921.14	\$1,200.00	(\$278.86)	77
86300	Bldg Maint and Repairs	\$1,165.00	\$2,000.00	\$1,165.00	\$24,000.00	(\$22,835.00)	5
86302	Equipment maintenance	\$0.00	\$300.00	\$14.13	\$3,600.00	(\$3,585.87)	0
86303	Contingency repairs	\$0.00	\$3,331.00	\$47,489.25	\$39,972.00	\$7,517.25	119
86314	Clubhouse expense	\$0.00	\$0.00	\$376.98	\$0.00	\$376.98	0
86500	Lighting maintenance	\$0.00	\$85.00	\$0.00	\$1,020.00	(\$1,020.00)	0
86600	Resident Locks & keys	\$265.79	\$170.00	\$461.42	\$2,040.00	(\$1,578.58)	23
86700	Maintenance supplies	\$571.77	\$1,600.00	\$2,718.72	\$19,200.00	(\$16,481.28)	14
86800	Painting	\$157.03	\$1.00	\$317.72	\$12.00	\$305.72	2,648
87000	Plumbing	\$0.00	\$4,400.00	\$1,513.00	\$52,800.00	(\$51,287.00)	3
87100	Roof	\$255.50	\$88.00	\$255.50	\$1,056.00	(\$800.50)	24
87111	Structural Maintenance/Repair - Commu	\$55.88	\$2,000.00	\$81,955.48	\$24,000.00	\$57,955.48	341
87300	Signs	\$0.00	\$100.00	\$0.00	\$1,200.00	(\$1,200.00)	0
87600	Landscape - Tree	\$0.00	\$1,000.00	\$14,824.00	\$12,000.00	\$2,824.00	124
88301	Sewer Line Cleanouts	\$0.00	\$1,500.00	\$275.00	\$18,000.00	(\$17,725.00)	2
88701	Landscaping- Maintenance	\$0.00	\$4,416.00	\$5,591.43	\$52,992.00	(\$47,400.57)	11
89300	Gutters	\$5,000.00	\$375.00	\$5,000.00	\$4,500.00	\$500.00	111
	Total MAINTENANCE	\$9,551.92	\$22,621.00	\$163,801.73	\$271,452.00	(\$107,650.27)	60
	PROVISION FOR RESERVES						

OPERATING STATEMENT
 Surfside III Condominium Owners Association
 01/01/2020 Through 12/31/2020
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
98800	Structure Maintenance/Repair - Commun	\$28,119.00	\$28,119.00	\$337,428.00	\$337,428.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$28,119.00	\$28,119.00	\$337,428.00	\$337,428.00	\$0.00	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$37,862.79)	\$0.00	(\$491,302.48)	\$0.00	(\$491,302.48)	0
	Total UTILITIES INCOME	(\$37,862.79)	\$0.00	(\$491,302.48)	\$0.00	(\$491,302.48)	0
	UTILITY EXPENSE						
65100	Utility-electric	\$2,129.66	\$0.00	\$25,676.46	\$0.00	\$25,676.46	0
65200	Utility gas	\$2,110.34	\$0.00	\$33,269.46	\$0.00	\$33,269.46	0
65300	Utility phone	\$906.72	\$0.00	\$10,386.01	\$0.00	\$10,386.01	0
65400	Utility trash	\$4,867.64	\$0.00	\$62,173.58	\$0.00	\$62,173.58	0
65500	Utility water & sewer	\$27,434.69	\$0.00	\$382,702.97	\$0.00	\$382,702.97	0
81001	Contracted internet	\$654.95	\$0.00	\$1,954.45	\$0.00	\$1,954.45	0
	Total UTILITY EXPENSE	\$38,104.00	\$0.00	\$516,162.93	\$0.00	\$516,162.93	0
	Total Expenses Before Reserves	\$117,288.42	\$118,851.00	\$1,312,029.89	\$1,426,212.00	(\$114,182.11)	92
	Total EXPENSES	\$145,407.42	\$146,970.00	\$1,649,457.89	\$1,763,640.00	(\$114,182.11)	94
	Net Surplus or (Deficit)	\$922.87	\$0.00	\$126,337.80	\$0.00	\$126,337.80	

OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2020 Through 12/31/2020

Year End: December

	.... Current Month ....		.... Year To Date		Variance	Percent of Budget
	Actual	Budget	Actual	Budget		
INCOME						
ASSESSMENT INCOME	\$141,831.00	\$141,831.00	\$1,702,122.00	\$1,701,972.00	\$150.00	100
OTHER MEMBER INCOME	\$1,706.39	\$1,430.00	\$25,568.99	\$17,160.00	\$8,408.99	149
OTHER INCOME	\$2,792.90	\$3,709.00	\$48,104.70	\$44,508.00	\$3,596.70	108
Total INCOME	\$146,330.29	\$146,970.00	\$1,775,795.69	\$1,763,640.00	\$12,155.69	101
EXPENSES						
ADMINISTRATIVE	\$8,610.65	\$7,570.00	\$96,582.52	\$90,840.00	\$5,742.52	106
LOAN SERVICING	\$48,026.95	\$47,465.00	\$576,323.40	\$569,580.00	\$6,743.40	101
SALARY ADMINISTRATIVE	\$1,199.18	\$6,489.00	\$36,241.46	\$77,868.00	(\$41,626.54)	47
SALARY PAINTING	\$0.00	\$2,815.00	\$12,558.28	\$33,780.00	(\$21,221.72)	37
SALARY MAINTENANCE	\$2,132.67	\$6,810.00	\$57,459.02	\$81,720.00	(\$24,260.98)	70
SALARY PORTER	\$0.00	\$0.00	\$7,537.03	\$0.00	\$7,537.03	0
INSURANCE	\$16,163.65	\$15,088.00	\$205,257.82	\$181,056.00	\$24,201.82	113
TAXES	\$1,538.00	\$1,650.00	\$17,265.69	\$19,800.00	(\$2,534.31)	87
CONTRACTED SERVICES	\$29,824.19	\$8,343.00	\$114,142.49	\$100,116.00	\$14,026.49	114
MAINTENANCE	\$9,551.92	\$22,621.00	\$163,801.73	\$271,452.00	(\$107,650.27)	60
PROVISION FOR RESERVES	\$28,119.00	\$28,119.00	\$337,428.00	\$337,428.00	\$0.00	100
UTILITIES INCOME	(\$37,862.79)	\$0.00	(\$491,302.48)	\$0.00	(\$491,302.48)	0
UTILITY EXPENSE	\$38,104.00	\$0.00	\$516,162.93	\$0.00	\$516,162.93	0
Total EXPENSES	\$145,407.42	\$146,970.00	\$1,649,457.89	\$1,763,640.00	(\$114,182.11)	94
Net Surplus or (Deficit)	\$922.87	\$0.00	\$126,337.80	\$0.00	\$126,337.80	

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2020 Through 12/31/2020

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	141831	1702122	1701972	100
	Total-ASSESSMENT INCOME	141831	141831	141831	141831	141831	141831	141831	141831	141981	141831	141831	141831	1702122	1701972	100
OTHER MEMBER INCOME																
50400	Late charge assessments	111	146	168	143	116	157	110	64	79	(33)	109	145	1316	840	157
50500	Lien assessments	415	980	120	120	740	390	160	390	665	0	40	430	4450	720	618
50600	Legal assessments	50	262	1258	0	(492)	277	572	956	1332	1706	969	1016	7906	7200	110
50700	Parking assessments	120	120	120	120	80	80	80	80	80	80	80	80	1120	2400	47
50800	Nsf check collection	0	0	0	0	1824	1180	637	4350	1534	0	0	0	9525	3600	265
51000	Resident Key/gate card income	262	86	198	62	125	74	100	148	150	12	0	36	1253	2400	52
	Total-OTHER MEMBER INCOM	958	1594	1864	445	2393	2158	1659	5988	3840	1766	1197	1706	25569	17160	149
OTHER INCOME																
51200	Violation / Fine	0	(500)	0	0	0	0	0	0	1200	50	50	100	900	600	150
51300	Interest income	1787	6449	13	5490	770	(755)	(413)	14	(507)	1271	2025	271	16415	40788	40
51500	Reimbursement income	178	381	(195)	0	0	0	634	0	0	0	0	2322	3320	300	1107
52700	Move In/Move Out Registration F	0	100	0	200	400	0	300	200	300	0	100	100	1700	2820	60
54100	Bad Debt	0	5747	0	0	(200)	20694	0	0	0	0	0	0	26241	0	0
54200	Adjustment	1844	0	(2315)	0	0	0	(578)	578	0	0	0	0	(472)	0	0
	Total-OTHER INCOME	3809	12178	(2497)	5690	970	19939	(56)	791	993	1321	2175	2793	48105	44508	108
	Total INCOME	146597	155603	141198	147966	145195	163927	143434	148611	146814	144917	145203	146330	1775796	1763640	101
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	0	0	1298	0	0	0	1250	0	0	0	2548	1980	129
60101	Study reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	1500	0
60103	Payroll service	605	0	86	257	429	201	149	67	451	233	73	0	2550	4620	55
60105	Professional Services	16	162	108	117	0	0	35	0	0	35	0	148	622	0	0
60200	Bank/Other Fees	25	170	391	15	5	20	5	13	44	71	75	75	909	960	95
60205	Office Expense	3403	410	1295	807	890	556	853	1381	1157	415	50	267	11486	9600	120
60206	Office equipment (computers)	0	0	22	0	0	0	0	0	0	0	381	0	402	1200	34
60300	Legal expense, reimbursable	355	755	495	120	740	315	310	390	1372	0	40	355	5247	6000	87

Surfside III Condominium Owners Association

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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	1328	24112	18000	134
60400	License,fees and permits	4050	206	0	(206)	0	0	554	0	228	(228)	450	2279	7333	1800	407
60510	Employee Extra (uniforms, etc.)	0	299	0	0	0	0	0	15	0	0	0	17	330	3180	10
60513	Bonuses	0	0	0	0	0	0	0	0	0	0	0	0	0	1500	0
60600	Management services	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	20400	20400	100
60601	Management services extras	0	0	0	0	0	0	0	0	0	0	0	0	0	960	0
60603	Board Management Expense	0	0	0	0	0	0	0	0	0	0	0	525	525	2700	19
60800	Printing & postage	1495	1152	904	383	230	1024	681	678	799	288	324	1707	9667	12000	81
60900	Assessment refunds	75	198	0	0	0	0	0	0	150	0	0	0	423	0	0
61000	Non-sufficient fund checks	0	0	0	0	1794	1170	617	4330	1524	0	0	0	9435	3600	262
62000	Miscellaneous expense	0	0	0	0	0	0	381	0	0	0	0	209	590	420	140
63100	Wireless access point	0	0	0	0	0	0	0	0	0	0	0	0	0	420	0
63900	Board conference calls/CAI	0	0	4	0	0	0	0	0	0	0	0	0	4	0	0
	Total-ADMINISTRATIVE	16548	9604	7029	4217	8605	6774	6065	10360	9675	4399	4697	8611	96583	90840	106
	LOAN SERVICING															
64001	Loan Servicing Principle	26997	27102	28550	27317	28088	27532	28296	27748	27856	28611	28075	28824	334995	305580	110
64002	Loan Servicing Interest	21030	20925	19477	20710	19939	20495	19731	20279	20171	19416	19952	19203	241328	264000	91
	Total-LOAN SERVICING	48027	48027	48027	48027	48027	48027	48027	48027	48027	48027	48027	48027	576323	569580	101
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	4362	2727	2417	2961	2838	4475	3163	1492	4401	4715	1492	1199	36241	77868	47
	Total-SALARY ADMINISTRATIVE	4362	2727	2417	2961	2838	4475	3163	1492	4401	4715	1492	1199	36241	77868	47
	SALARY PAINTING															
60509	Paint Maintenance Salary Gross	3881	3681	2127	1831	1039	0	0	0	0	0	0	0	12558	33780	37
	Total-SALARY PAINTING	3881	3681	2127	1831	1039	0	0	0	0	0	0	0	12558	33780	37
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	5422	3709	3985	3744	4032	5787	3956	1848	6620	6459	1912	2133	49606	81720	61
60503	Clubhouse Salaries Gross	2445	1999	1970	722	581	137	0	0	0	0	0	0	7853	0	0
	Total-SALARY MAINTENANCE	7867	5708	5955	4465	4613	5923	3956	1848	6620	6459	1912	2133	57459	81720	70
	SALARY PORTER															
60512	Porter Salaries Gross	2612	1922	1739	772	492	0	0	0	0	0	0	0	7537	0	0

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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	0	7537	0	0
	INSURANCE															
70100	Fidelity bond	0	0	1296	0	0	0	0	0	0	0	0	0	1296	1440	90
70300	Insurance master policy	4763	4777	8122	4763	4763	4763	4763	5391	5391	5391	5391	5391	63670	58800	108
70400	Worker's compensation	759	1733	1733	1733	1733	1733	0	1254	1734	0	546	840	13798	15000	92
70500	Insurance-earthquake	8707	8707	8707	18640	8707	8707	9933	9933	9933	9933	9933	9933	121773	96720	126
70700	D & O/Cyber insurance	0	0	4721	0	0	0	0	0	0	0	0	0	4721	6096	77
74900	Medical insurance	0	0	0	0	0	0	0	0	0	0	0	0	0	3000	0
	Total-INSURANCE	14230	15218	24579	25136	15204	15204	14696	16578	17057	15324	15870	16164	205258	181056	113
	TAXES															
75100	Payroll taxes	2168	1707	555	914	740	773	544	255	840	857	259	254	9867	19764	50
75400	State & federal taxes	0	0	0	0	0	0	5210	0	905	0	0	1284	7399	36	20553
	Total-TAXES	2168	1707	555	914	740	773	5754	255	1745	857	259	1538	17266	19800	87
	CONTRACTED SERVICES															
80201	Contracted elevator service	4691	0	0	0	4691	0	4691	0	0	4691	0	0	18764	15360	122
80202	Elevator repairs	0	0	0	0	0	0	0	0	0	0	398	0	398	3756	11
80301	Contracted gardening service	0	0	4326	4326	12978	0	4326	4326	4325	3875	4100	4100	46682	48000	97
80302	Landscape - Irrigation	0	0	120	0	180	0	1950	645	0	4157	0	0	7052	2400	294
80303	Gardening extras/supplies	0	0	0	0	0	0	0	0	450	0	0	0	450	2400	19
80304	Tree Trimming	0	0	0	0	0	0	0	0	0	0	0	24465	24465	3600	680
80317	Landscape replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
80500	Pest Control	0	0	560	0	150	0	0	0	0	425	830	0	1965	2400	82
80501	Contracted pest control servic	480	480	480	480	480	480	480	480	480	480	480	480	5760	3600	160
80503	Pest control extras/supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	1800	0
80505	Contracted termite control	0	0	0	0	0	0	0	0	0	0	0	185	185	4200	4
80509	Contracted Termite Control Treatn	0	0	0	0	0	0	0	0	0	0	0	0	0	2400	0
80601	Contracted pool & spa service	556	278	278	278	278	278	278	278	278	278	278	278	3614	3000	120
80602	Pool & spa repairs	0	0	0	317	0	0	0	0	0	0	0	0	317	1200	26
80603	Pool & spa extras/supplies	900	399	386	339	264	333	299	0	548	375	331	316	4491	2400	187
80617	Landscape Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
80707	Alarm Monitoring	0	0	0	0	0	0	0	0	0	0	0	0	0	1200	0

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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	1800	0
	Total-CONTRACTED SERVICES	6627	1157	6150	5740	19021	1091	12024	5729	6081	14282	6417	29824	114142	100116	114
	MAINTENANCE															
63000	Unit Maintenance/Repair	178	(628)	(375)	0	0	0	(1875)	0	0	0	0	1695	(1005)	8460	-12
86000	Gate Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	3000	0
86101	Fire Alarm	386	0	386	0	0	0	386	0	386	0	0	386	1928	2400	80
86200	Furnishings Communal	0	0	921	0	0	0	0	0	0	0	0	0	921	1200	77
86300	Bldg Maint and Repairs	0	0	0	0	0	0	0	0	0	0	0	1165	1165	24000	5
86302	Equipment maintenance	0	14	0	0	0	0	0	0	0	0	0	0	14	3600	0
86303	Contingency repairs	0	0	29464	0	2780	5112	10133	0	0	0	0	0	47489	39972	119
86314	Clubhouse expense	0	0	0	0	0	0	44	0	0	0	333	0	377	0	0
86500	Lighting maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	1020	0
86600	Resident Locks & keys	196	0	0	0	0	0	0	0	0	0	0	266	461	2040	23
86700	Maintenance supplies	0	55	455	730	102	16	381	220	63	32	92	572	2719	19200	14
86800	Painting	0	2359	0	0	(2359)	0	542	0	0	0	(381)	157	318	12	2648
87000	Plumbing	0	0	0	0	898	390	0	0	0	225	0	0	1513	52800	3
87100	Roof	0	0	0	0	0	0	0	0	0	0	0	256	256	1056	24
87111	Structural Maintenance/Repair - C	10861	27807	9263	4280	1858	891	9948	2095	397	8498	6002	56	81955	24000	341
87300	Signs	0	0	0	0	0	0	0	0	0	0	0	0	0	1200	0
87600	Landscape - Tree	0	0	4999	700	2500	450	4625	800	0	0	750	0	14824	12000	124
88301	Sewer Line Cleanouts	0	0	0	0	0	0	275	0	0	0	0	0	275	18000	2
88701	Landscaping- Maintenance	4326	4576	4705	0	(8652)	0	0	0	637	0	0	0	5591	52992	11
89300	Gutters	0	0	0	0	0	0	0	0	0	0	0	5000	5000	4500	111
	Total-MAINTENANCE	15946	34183	49818	5710	(2873)	6859	24459	3115	1482	8755	6796	9552	163802	271452	60
	PROVISION FOR RESERVES															
98800	Structure Maintenance/Repair - Cc	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119	337428	337428	100
	Total-PROVISION FOR RESERV	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119	28119	337428	337428	100
	UTILITIES INCOME															
50900	Utility reimbursement	(44830)	(42582)	(43555)	(42124)	(41216)	(40350)	(40958)	(40521)	(40238)	(39677)	(37388)	(37863)	(491302)	0	0
	Total-UTILITIES INCOME	(44830)	(42582)	(43555)	(42124)	(41216)	(40350)	(40958)	(40521)	(40238)	(39677)	(37388)	(37863)	(491302)	0	0

Surfside III Condominium Owners Association

YTD OPERATING STATEMENT

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
	UTILITY EXPENSE															
65100	Utility-electric	2269	2136	2964	1671	1759	1897	2229	2277	2168	2011	2166	2130	25676	0	0
65200	Utility gas	3407	4508	4296	3639	2845	2186	2182	2238	1886	1881	2090	2110	33269	0	0
65300	Utility phone	923	896	763	1005	893	877	864	782	909	784	784	907	10386	0	0
65400	Utility trash	5125	5159	5124	5416	5112	5574	4868	5453	5153	5162	5161	4868	62174	0	0
65500	Utility water & sewer	61763	0	59248	0	59528	30291	29749	29863	29265	27423	28137	27435	382703	0	0
81001	Contracted internet	130	130	130	130	130	130	130	130	0	130	130	655	1954	0	0
	Total-UTILITY EXPENSE	73616	12829	72525	11862	70266	40956	40022	40743	39383	37390	38468	38104	516163	0	0
	Total-Expenses Before Reserves	151053	94180	177365	69512	126756	89732	117209	87624	94232	100531	86549	117288	1312030	1426212	92
	Total EXPENSES	179172	122299	205484	97631	154875	117851	145328	115743	122351	128650	114668	145407	1649458	1763640	94
	Net Surplus or (Deficit)	(32574)	33304	(64286)	50335	(9680)	46076	(1893)	32868	24463	16267	30535	923	126338	0	

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

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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	\$1,702,122.00	\$1,701,972.00	\$150.00	100
	Total ASSESSMENT INCOME	\$1,702,122.00	\$1,701,972.00	\$150.00	100
OTHER MEMBER INCOME					
50400	Late charge assessments	\$1,315.56	\$840.00	\$475.56	157
50500	Lien assessments	\$4,450.00	\$720.00	\$3,730.00	618
50600	Legal assessments	\$7,905.91	\$7,200.00	\$705.91	110
50700	Parking assessments	\$1,120.00	\$2,400.00	(\$1,280.00)	47
50800	Nsf check collection	\$9,524.52	\$3,600.00	\$5,924.52	265
51000	Resident Key/gate card income	\$1,253.00	\$2,400.00	(\$1,147.00)	52
	Total OTHER MEMBER INCOME	\$25,568.99	\$17,160.00	\$8,408.99	149
OTHER INCOME					
51200	Violation / Fine	\$900.00	\$600.00	\$300.00	150
51300	Interest income	\$16,414.52	\$40,788.00	(\$24,373.48)	40
51500	Reimbursement income	\$3,320.41	\$300.00	\$3,020.41	1,107
52700	Move In/Move Out Registration Fee	\$1,700.00	\$2,820.00	(\$1,120.00)	60
54100	Bad Debt	\$26,241.35	\$0.00	\$26,241.35	0
54200	Adjustment	(\$471.58)	\$0.00	(\$471.58)	0
	Total OTHER INCOME	\$48,104.70	\$44,508.00	\$3,596.70	108
	Total INCOME	\$1,775,795.69	\$1,763,640.00	\$12,155.69	101
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	\$621.55	\$0.00	\$621.55	0
60200	Bank/Other Fees	\$908.88	\$960.00	(\$51.12)	95
60205	Office Expense	\$11,485.60	\$9,600.00	\$1,885.60	120
60206	Office equipment (computers)	\$402.34	\$1,200.00	(\$797.66)	34
60300	Legal expense, reimbursable	\$5,247.36	\$6,000.00	(\$752.64)	87

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 12/31/2020

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	\$24,111.76	\$18,000.00	\$6,111.76	134
60400	License,fees and permits	\$7,333.14	\$1,800.00	\$5,533.14	407
60510	Employee Extra (uniforms, etc.)	\$330.47	\$3,180.00	(\$2,849.53)	10
60513	Bonuses	\$0.00	\$1,500.00	(\$1,500.00)	0
60600	Management services	\$20,400.00	\$20,400.00	\$0.00	100
60601	Management services extras	\$0.00	\$960.00	(\$960.00)	0
60603	Board Management Expense	\$525.05	\$2,700.00	(\$2,174.95)	19
60800	Printing & postage	\$9,667.05	\$12,000.00	(\$2,332.95)	81
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	\$589.58	\$420.00	\$169.58	140
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	\$96,582.52	\$90,840.00	\$5,742.52	106
	LOAN SERVICING				
64001	Loan Servicing Principle	\$334,995.42	\$305,580.00	\$29,415.42	110
64002	Loan Servicing Interest	\$241,327.98	\$264,000.00	(\$22,672.02)	91
	Total LOAN SERVICING	\$576,323.40	\$569,580.00	\$6,743.40	101
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	\$36,241.46	\$77,868.00	(\$41,626.54)	47
	Total SALARY ADMINISTRATIVE	\$36,241.46	\$77,868.00	(\$41,626.54)	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	\$49,606.04	\$81,720.00	(\$32,113.96)	61
60503	Clubhouse Salaries Gross	\$7,852.98	\$0.00	\$7,852.98	0
	Total SALARY MAINTENANCE	\$57,459.02	\$81,720.00	(\$24,260.98)	70
	SALARY PORTER				

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YTD ACTUAL vs. ANNUAL BUDGET

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<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
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	\$63,670.09	\$58,800.00	\$4,870.09	108
70400	Worker's compensation	\$13,798.20	\$15,000.00	(\$1,201.80)	92
70500	Insurance-earthquake	\$121,772.53	\$96,720.00	\$25,052.53	126
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	\$205,257.82	\$181,056.00	\$24,201.82	113
	TAXES				
75100	Payroll taxes	\$9,866.69	\$19,764.00	(\$9,897.31)	50
75400	State & federal taxes	\$7,399.00	\$36.00	\$7,363.00	20,553
	Total TAXES	\$17,265.69	\$19,800.00	(\$2,534.31)	87
	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	\$46,682.00	\$48,000.00	(\$1,318.00)	97
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	\$24,465.00	\$3,600.00	\$20,865.00	680
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	\$5,760.00	\$3,600.00	\$2,160.00	160
80503	Pest control extras/supplies	\$0.00	\$1,800.00	(\$1,800.00)	0
80505	Contracted termite control	\$185.00	\$4,200.00	(\$4,015.00)	4
80509	Contracted Termite Control Treatment	\$0.00	\$2,400.00	(\$2,400.00)	0
80601	Contracted pool & spa service	\$3,614.00	\$3,000.00	\$614.00	120
80602	Pool & spa repairs	\$316.72	\$1,200.00	(\$883.28)	26
80603	Pool & spa extras/supplies	\$4,491.39	\$2,400.00	\$2,091.39	187
80617	Landscape Supplies	\$0.00	\$300.00	(\$300.00)	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 12/31/2020

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	\$114,142.49	\$100,116.00	\$14,026.49	114
	MAINTENANCE				
63000	Unit Maintenance/Repair	(\$1,004.54)	\$8,460.00	(\$9,464.54)	-12
86000	Gate Repairs	\$0.00	\$3,000.00	(\$3,000.00)	0
86101	Fire Alarm	\$1,927.50	\$2,400.00	(\$472.50)	80
86200	Furnishings Communal	\$921.14	\$1,200.00	(\$278.86)	77
86300	Bldg Maint and Repairs	\$1,165.00	\$24,000.00	(\$22,835.00)	5
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	\$461.42	\$2,040.00	(\$1,578.58)	23
86700	Maintenance supplies	\$2,718.72	\$19,200.00	(\$16,481.28)	14
86800	Painting	\$317.72	\$12.00	\$305.72	2,648
87000	Plumbing	\$1,513.00	\$52,800.00	(\$51,287.00)	3
87100	Roof	\$255.50	\$1,056.00	(\$800.50)	24
87111	Structural Maintenance/Repair - Communal	\$81,955.48	\$24,000.00	\$57,955.48	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	\$5,000.00	\$4,500.00	\$500.00	111
	Total MAINTENANCE	\$163,801.73	\$271,452.00	(\$107,650.27)	60
	PROVISION FOR RESERVES				
98800	Structure Maintenance/Repair - Communal	\$337,428.00	\$337,428.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$337,428.00	\$337,428.00	\$0.00	100
	UTILITIES INCOME				
50900	Utility reimbursement	(\$491,302.48)	\$0.00	(\$491,302.48)	0

Surfside III Condominium Owners Association

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 12/31/2020

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	(\$491,302.48)	\$0.00	(\$491,302.48)	0
	UTILILITY EXPENSE				
65100	Utility-electric	\$25,676.46	\$0.00	\$25,676.46	0
65200	Utility gas	\$33,269.46	\$0.00	\$33,269.46	0
65300	Utility phone	\$10,386.01	\$0.00	\$10,386.01	0
65400	Utility trash	\$62,173.58	\$0.00	\$62,173.58	0
65500	Utility water & sewer	\$382,702.97	\$0.00	\$382,702.97	0
81001	Contracted internet	\$1,954.45	\$0.00	\$1,954.45	0
	Total UTILITY EXPENSE	\$516,162.93	\$0.00	\$516,162.93	0
	Total Expenses Before Reserves	\$1,312,029.89	\$1,426,212.00	(\$114,182.11)	92
	Total EXPENSES	\$1,649,457.89	\$1,763,640.00	(\$114,182.11)	93

Surfside III Condominium Owners Association

CHECKS WRITTEN

Period Ending: 12/31/2020

<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>
10857	12/02/20	Surfside III HOA	98800	Dec Reserve		28,119.00	28,119.00
10858	12/03/20	Lordon Management	60600	Management services - Dec 2020		1,700.00	1,700.00
10859	12/03/20	Lordon Management	60800	Printing & postage - Nov 2020		1,707.28	1,707.28
10860	12/07/20	Lordon Management	60300	Demand letter fee for account 191003020		40.00	80.00
			60300	Demand letter fee for account 191000770		40.00	
10861	12/08/20	Lordon Management	60300	Lien fee for account 191002060		200.00	200.00
10862	12/10/20	Farmers Insurance	70300	Master Inst. Acct #F007941096-001-000001		5,391.08	5,391.08
10863	12/10/20	BPR	40104	Concrete deck/walk - repair(B)	330115	6,500.00	6,500.00
10864	12/10/20	Verizon - GTE	65300	November Utility phone		120.67	120.67
10865	12/10/20	CAI-Channel Island Chapter	60603	Board Management Expense		30.00	30.00
10866	12/10/20	Natural Green Landscape	86300	Bldg Maint and Repairs	330119	985.00	985.00
10867	12/10/20	Clay Commercial Security	86600	Resident Locks & keys	330163	265.79	265.79
10868	12/10/20	Marquez Termite & Pest Control	80505	Contracted termite control	330116	185.00	185.00
10869	12/10/20	Roseman Law, APC	60303	Legal		312.00	312.00
10870	12/10/20	Dept of Industrial Relations	60400	License,fees and permits		225.00	225.00
10871	12/10/20	Dept of Industrial Relations	60400	License,fees and permits		225.00	225.00
10872	12/10/20	Dept of Industrial Relations	60400	License,fees and permits		225.00	225.00
10873	12/10/20	Dept of Industrial Relations	60400	License,fees and permits		225.00	225.00
10874	12/10/20	Dept of Industrial Relations	60400	License,fees and permits		225.00	225.00
10875	12/10/20	Dept of Industrial Relations	60400	License,fees and permits		225.00	225.00
10876	12/10/20	Premier Electric A Jones Group Corp	86300	Bldg Maint and Repairs	330118	180.00	180.00
10877	12/11/20	Pamela A. Moore	60303	Legal/191001351 - 191001351		15.50	1,015.50
			60303	Legal/191001821 - 191001821		125.00	

Surfside III Condominium Owners Association

CHECKS WRITTEN

Period Ending: 12/31/2020

<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>
10877	12/11/20	Pamela A. Moore	60303	Legal/191001550 - 191001550		15.00	1,015.50
			60303	Legal/191002270 - 191002270		710.00	
			60303	Legal/191002800 - 191002800		150.00	
10878	12/15/20	Dewey Pest Control	80501	December Contracted pest control servic		480.00	480.00
10879	12/15/20	ACRAnet-CBS Branch	60105	Professional Services		113.50	113.50
10880	12/15/20	Westguard Insurance Company	70400	WC Inst. Acct #19212303189034		840.00	840.00
10881	12/17/20	Garcia's Landscaping & Maintenance	80301	November Contracted gardening service		4,100.00	4,100.00
10882	12/17/20	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	330295	85.00	85.00
10883	12/18/20	Ocean View Plumbing & Rooter	41401	Water heaters - replace(A)	330354	12,600.00	12,600.00
10884	12/21/20	County Recorder	60300	County Recording Fee - Lien		75.00	75.00
10885	12/22/20	Joshua Barros	80601	December Contracted pool & spa service		278.00	594.19
			80603	December Pool & spa extras/supplies		316.19	
10886	12/23/20	Bay Alarm	86101	April Fire Alarm		385.50	385.50
10887	12/23/20	Frontier Communications	65300	January Utility phone		397.90	397.90
10888	01/04/21	James Stewart	60603	Board Management Expense		465.05	465.05
10889	01/04/21	CAI-Channel Island Chapter	60603	Board Management Expense		30.00	30.00
10890	01/04/21	Michael Gonzan	89300	Gutters		5,000.00	5,000.00
10891	01/04/21	Garcia's Landscaping & Maintenance	60400	License,fees and permits		929.00	929.00
10892	01/04/21	Garcia's Landscaping & Maintenance	80304	Tree Trimming		2,555.00	2,555.00
10893	01/04/21	Garcia's Landscaping & Maintenance	80304	Tree Trimming		6,180.00	6,180.00
10894	01/04/21	Garcia's Landscaping & Maintenance	80304	Tree Trimming		15,730.00	15,730.00
10895	01/04/21	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair		1,229.08	1,229.08
10896	01/04/21	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair		151.37	151.37

Surfside III Condominium Owners Association

CHECKS WRITTEN

Period Ending: 12/31/2020

<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>
10897	01/04/21	Premier Electric A Jones Group Corp	63000	Unit Maintenance/Repair		230.00	230.00
Total Checks:							100,311.91

Surfside III Condominium Owners Association

CHECKS RELEASED

Period Ending: 12/31/2020

Check No	Date	Payee	Description	Check Total
10857	12/02/20	Surfside III HOA	Dec Reserve	28,119.00
10858	12/03/20	Lordon Management	Management services - Dec 2020	1,700.00
10859	12/03/20	Lordon Management	Printing & postage - Nov 2020	1,707.28
10860	12/07/20	Lordon Management	Demand letter fee for account 191003020	80.00
10861	12/08/20	Lordon Management	Lien fee for account 191002060	200.00
10862	12/10/20	Farmers Insurance	Master Inst. Acct #F007941096-001-000001	5,391.08
10863	12/10/20	BPR	Concrete deck/walk - repair(B)	6,500.00
10864	12/10/20	Verizon - GTE	November Utility phone	120.67
10865	12/10/20	CAI-Channel Island Chapter	Board Management Expense	30.00
10866	12/10/20	Natural Green Landscape	Bldg Maint and Repairs	985.00
10867	12/10/20	Clay Commercial Security	Resident Locks & keys	265.79
10868	12/10/20	Marquez Termite & Pest Control	Contracted termite control	185.00
10869	12/10/20	Roseman Law, APC	Legal	312.00
10870	12/10/20	Dept of Industrial Relations	License,fees and permits	225.00
10871	12/10/20	Dept of Industrial Relations	License,fees and permits	225.00
10872	12/10/20	Dept of Industrial Relations	License,fees and permits	225.00
10873	12/10/20	Dept of Industrial Relations	License,fees and permits	225.00
10874	12/10/20	Dept of Industrial Relations	License,fees and permits	225.00
10875	12/10/20	Dept of Industrial Relations	License,fees and permits	225.00
10876	12/10/20	Premier Electric A Jones Group Corp	Bldg Maint and Repairs	180.00
10877	12/11/20	Pamela A. Moore	Legal/191001351 - 191001351	1,015.50
10878	12/15/20	Dewey Pest Control	December Contracted pest control servic	480.00
10879	12/15/20	ACRAnet-CBS Branch	Professional Services	113.50
10880	12/15/20	Westguard Insurance Company	WC Inst. Acct #19212303189034	840.00
10881	12/17/20	Garcia's Landscaping & Maintenance	November Contracted gardening service	4,100.00
10882	12/17/20	Ocean View Plumbing & Rooter	Unit Maintenance/Repair	85.00
10883	12/18/20	Ocean View Plumbing & Rooter	Water heaters - replace(A)	12,600.00
10884	12/21/20	County Recorder	County Recording Fee - Lien	75.00
10885	12/22/20	Joshua Barros	December Contracted pool & spa service	594.19
10886	12/23/20	Bay Alarm	April Fire Alarm	385.50
10887	12/23/20	Frontier Communications	January Utility phone	397.90
Total Checks:				67,812.41

CHECKS VOIDED

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

Surfside III Condominium Owners Association

CHECKS NOT RELEASED

Period Ending: 12/31/2020

Check No	Date	Payee	Description	Check Total
10888	01/04/21	James Stewart	Board Management Expense	465.05
10889	01/04/21	CAI-Channel Island Chapter	Board Management Expense	30.00
10890	01/04/21	Michael Gonzan	Gutters	5,000.00
10891	01/04/21	Garcia's Landscaping & Maintenance	License,fees and permits	929.00
10892	01/04/21	Garcia's Landscaping & Maintenance	Tree Trimming	2,555.00
10893	01/04/21	Garcia's Landscaping & Maintenance	Tree Trimming	6,180.00
10894	01/04/21	Garcia's Landscaping & Maintenance	Tree Trimming	15,730.00
10895	01/04/21	Ocean View Plumbing & Rooter	Unit Maintenance/Repair	1,229.08
10896	01/04/21	Ocean View Plumbing & Rooter	Unit Maintenance/Repair	151.37
10897	01/04/21	Premier Electric A Jones Group Corp	Unit Maintenance/Repair	230.00
Total Checks:				32,499.50

Surfside III Condominium Owners Association

WORK ORDER LIST

As Of: 12/31/2020

<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>	<u>Stat</u>
191	330115	12/07/2020	005939	BPR Inv. 20189099: Repair of sidewalk trip hazards.	6,500.00	Common Area	6,500.00	12/22/2020	20189099	Compl
191	330116	12/07/2020	008757	Marquez Termite & Pest Control Inv. 12453: Termite treatment of upstairs ceiling.	185.00	984 Lighthouse Way	185.00	12/15/2020	12453	Compl
191	330118	12/07/2020	010261	Premier Electric A Jones Group Corp Inv. 7162: Assessed balcony outlet not functioning.	180.00	620 Sunfish Way	180.00	12/15/2020	7162	Compl
191	330119	12/07/2020	008272	Natural Green Landscape Inv. 16384: Repair opening in hallway ceiling of building 4 close to 608 SFW.	985.00	608 Sunfish Way	985.00	12/15/2020	16384	Compl
191	330163	12/08/2020	008647	Clay Commercial Security Inv. 3135: 10 pedestrian keys.	265.79	Common Area	265.79	12/15/2020	3135	Compl
191	330295	12/10/2020	008817	Ocean View Plumbing & Rooter Inv. 3358092920: Dripping at bathroom ceiling after roof was fixed. No source of leak found.	85.00	651 Bluewater Way	85.00	12/22/2020	3358092920	Compl
191	330354	12/11/2020	008817	Ocean View Plumbing & Rooter Inv. 3655110420: Water heater for building 7 Lighthouse not working. Replaced both and recirc pump.	12,600.00	Common Area	12,600.00	12/23/2020	3655110420	Compl

Count: 7

Total Amount: 20,800.79

Surfside III Condominium Owners Association

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	12/31/20		Checks Released	10100	Checking - Union xxxxxx4124		67,812.41
	12/31/20		Checks Released	10101	AP - Checks Not Released	67,812.41	
Check	12/02/20	10857	Surfside III HOA	10101	AP - Checks Not Released		28,119.00
	12/02/20	10857	Surfside III HOA	98800	Structure Maintenance/Repair - Communal	28,119.00	
Check	12/07/20	10857	Surfside III HOA	10300	Cap Res - Union xxxxxx7978	28,119.00	
	12/07/20	10857	Surfside III HOA	43800	Structural Maintenance/Repair - Communal		28,119.00
Check	12/03/20	10858	Lordon Management	10101	AP - Checks Not Released		1,700.00
	12/03/20	10858	Lordon Management	60600	Management services	1,700.00	
Check	12/03/20	10859	Lordon Management	10101	AP - Checks Not Released		1,707.28
	12/03/20	10859	Lordon Management	60800	Printing & postage	1,707.28	
Check	12/07/20	10860	Lordon Management	10101	AP - Checks Not Released		80.00
	12/07/20	10860	Lordon Management	60300	Legal expense, reimbursable	40.00	
	12/07/20	10860	Lordon Management	60300	Legal expense, reimbursable	40.00	
Check	12/08/20	10861	Lordon Management	10101	AP - Checks Not Released		200.00
	12/08/20	10861	Lordon Management	60300	Legal expense, reimbursable	200.00	
Check	12/10/20	10862	Farmers Insurance	10101	AP - Checks Not Released		5,391.08
	12/10/20	10862	Farmers Insurance	70300	Insurance master policy	5,391.08	
Check	12/10/20	10863	BPR	10101	AP - Checks Not Released		6,500.00
	12/10/20	10863	BPR	40104	Concrete deck/walk - repair(B)	6,500.00	
Check	12/10/20	10864	Verizon - GTE	10101	AP - Checks Not Released		120.67
	12/10/20	10864	Verizon - GTE	65300	Utility phone	120.67	
Check	12/10/20	10865	CAI-Channel Island Chapter	10101	AP - Checks Not Released		30.00
	12/10/20	10865	CAI-Channel Island Chapter	60603	Board Management Expense	30.00	
Check	12/10/20	10866	Natural Green Landscape	10101	AP - Checks Not Released		985.00
	12/10/20	10866	Natural Green Landscape	86300	Bldg Maint and Repairs	985.00	
Check	12/10/20	10867	Clay Commercial Security	10101	AP - Checks Not Released		265.79
	12/10/20	10867	Clay Commercial Security	86600	Resident Locks & keys	265.79	
Check	12/10/20	10868	Marquez Termite & Pest Control	10101	AP - Checks Not Released		185.00
	12/10/20	10868	Marquez Termite & Pest Control	80505	Contracted termite control	185.00	

Surfside III Condominium Owners Association

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	12/10/20	10869	Roseman Law, APC	10101	AP - Checks Not Released		312.00
	12/10/20	10869	Roseman Law, APC	60303	Legal	312.00	
Check	12/10/20	10870	Dept of Industrial Relations	10101	AP - Checks Not Released		225.00
	12/10/20	10870	Dept of Industrial Relations	60400	License,fees and permits	225.00	
Check	12/10/20	10871	Dept of Industrial Relations	10101	AP - Checks Not Released		225.00
	12/10/20	10871	Dept of Industrial Relations	60400	License,fees and permits	225.00	
Check	12/10/20	10872	Dept of Industrial Relations	10101	AP - Checks Not Released		225.00
	12/10/20	10872	Dept of Industrial Relations	60400	License,fees and permits	225.00	
Check	12/10/20	10873	Dept of Industrial Relations	10101	AP - Checks Not Released		225.00
	12/10/20	10873	Dept of Industrial Relations	60400	License,fees and permits	225.00	
Check	12/10/20	10874	Dept of Industrial Relations	10101	AP - Checks Not Released		225.00
	12/10/20	10874	Dept of Industrial Relations	60400	License,fees and permits	225.00	
Check	12/10/20	10875	Dept of Industrial Relations	10101	AP - Checks Not Released		225.00
	12/10/20	10875	Dept of Industrial Relations	60400	License,fees and permits	225.00	
Check	12/10/20	10876	Premier Electric A Jones Group Corp	10101	AP - Checks Not Released		180.00
	12/10/20	10876	Premier Electric A Jones Group Corp	86300	Bldg Maint and Repairs	180.00	
Check	12/11/20	10877	Pamela A. Moore	10101	AP - Checks Not Released		1,015.50
	12/11/20	10877	Pamela A. Moore	60303	Legal	15.00	
	12/11/20	10877	Pamela A. Moore	60303	Legal	15.50	
	12/11/20	10877	Pamela A. Moore	60303	Legal	125.00	
	12/11/20	10877	Pamela A. Moore	60303	Legal	150.00	
	12/11/20	10877	Pamela A. Moore	60303	Legal	710.00	
Check	12/15/20	10878	Dewey Pest Control	10101	AP - Checks Not Released		480.00
	12/15/20	10878	Dewey Pest Control	80501	Contracted pest control servic	480.00	
Check	12/15/20	10879	ACRAnet-CBS Branch	10101	AP - Checks Not Released		113.50
	12/15/20	10879	ACRAnet-CBS Branch	60105	Professional Services	113.50	
Check	12/15/20	10880	Westguard Insurance Company	10101	AP - Checks Not Released		840.00
	12/15/20	10880	Westguard Insurance Company	70400	Worker's compensation	840.00	
Check	12/17/20	10881	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		4,100.00

Surfside III Condominium Owners Association

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	12/17/20	10881	Garcia's Landscaping & Maintenance	80301	Contracted gardening service	4,100.00	
Check	12/17/20	10882	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		85.00
	12/17/20	10882	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	85.00	
Check	12/18/20	10883	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		12,600.00
	12/18/20	10883	Ocean View Plumbing & Rooter	41401	Water heaters - replace(A)	12,600.00	
Check	12/21/20	10884	County Recorder	10101	AP - Checks Not Released		75.00
	12/21/20	10884	County Recorder	60300	Legal expense, reimbursable	75.00	
Check	12/22/20	10885	Joshua Barros	10101	AP - Checks Not Released		594.19
	12/22/20	10885	Joshua Barros	80601	Contracted pool & spa service	278.00	
	12/22/20	10885	Joshua Barros	80603	Pool & spa extras/supplies	316.19	
Check	12/23/20	10886	Bay Alarm	10101	AP - Checks Not Released		385.50
	12/23/20	10886	Bay Alarm	86101	Fire Alarm	385.50	
Check	12/23/20	10887	Frontier Communications	10101	AP - Checks Not Released		397.90
	12/23/20	10887	Frontier Communications	65300	Utility phone	397.90	
Check	01/04/21	10888	James Stewart	10101	AP - Checks Not Released		465.05
	01/04/21	10888	James Stewart	60603	Board Management Expense	465.05	
Check	01/04/21	10889	CAI-Channel Island Chapter	10101	AP - Checks Not Released		30.00
	01/04/21	10889	CAI-Channel Island Chapter	60603	Board Management Expense	30.00	
Check	01/04/21	10890	Michael Gonzan	10101	AP - Checks Not Released		5,000.00
	01/04/21	10890	Michael Gonzan	89300	Gutters	5,000.00	
Check	01/04/21	10891	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		929.00
	01/04/21	10891	Garcia's Landscaping & Maintenance	60400	License,fees and permits	929.00	
Check	01/04/21	10892	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		2,555.00
	01/04/21	10892	Garcia's Landscaping & Maintenance	80304	Tree Trimming	2,555.00	
Check	01/04/21	10893	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		6,180.00
	01/04/21	10893	Garcia's Landscaping & Maintenance	80304	Tree Trimming	6,180.00	
Check	01/04/21	10894	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		15,730.00
	01/04/21	10894	Garcia's Landscaping & Maintenance	80304	Tree Trimming	15,730.00	

Surfside III Condominium Owners Association

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	01/04/21	10895	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		1,229.08
	01/04/21	10895	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	1,229.08	
Check	01/04/21	10896	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		151.37
	01/04/21	10896	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	151.37	
Check	01/04/21	10897	Premier Electric A Jones Group Corp	10101	AP - Checks Not Released		230.00
	01/04/21	10897	Premier Electric A Jones Group Corp	63000	Unit Maintenance/Repair	230.00	
Journal	08/26/20	5292	Dec ins	25900	Prepaid insurance		9,932.57
	08/26/20	5292	Dec ins	70500	Insurance-earthquake	9,932.57	
Journal	12/04/20	5362	Free Confrence	10100	Checking - Union xxxxxx4124		74.16
	12/04/20	5362	Free Confrence	60205	Office Expense	74.16	
Journal	12/07/20	5363	11/27 Paychex	10100	Checking - Union xxxxxx4124		70.30
	12/07/20	5363	11/27 Paychex	60200	Bank/Other Fees	70.30	
Journal	12/08/20	5364	EFTPS-QTD Dec 2020	10100	Checking - Union xxxxxx4124		905.00
	12/08/20	5364	FTB-F100ES Dec 2020	10100	Checking - Union xxxxxx4124		379.00
	12/08/20	5364	FTB-F100ES Dec 2020	75400	State & federal taxes	379.00	
	12/08/20	5364	EFTPS-QTD Dec 2020	75400	State & federal taxes	905.00	
Journal	12/08/20	5365	PR 11/27	10100	Checking - Union xxxxxx4124		1,499.92
	12/08/20	5365	Ck 26948	10100	Checking - Union xxxxxx4124		1,199.18
	12/08/20	5365	Employee Withholdings	10100	Checking - Union xxxxxx4124		886.75
	12/08/20	5365	Employee Withholdings	60501	Maintenance Salaries Gross	292.36	
	12/08/20	5365	Garnish	60501	Maintenance Salaries Gross	340.39	
	12/08/20	5365	PR 11/27	60501	Maintenance Salaries Gross	1,499.92	
	12/08/20	5365	PR 11/27	60502	Office Salaries Gross	1,199.18	
	12/08/20	5365	Employee Liabilities	75100	Payroll taxes	254.00	
Journal	12/08/20	5366	Amazon	10100	Checking - Union xxxxxx4124		42.40
	12/08/20	5366	Amazon	60205	Office Expense	42.40	
Journal	12/09/20	5367	12/21 Phone 11/25-12/24	10100	Checking - Union xxxxxx4124		105.83
	12/09/20	5367	12/21 Phone 11/25-12/24	10100	Checking - Union xxxxxx4124		71.18
	12/09/20	5367	12/21 Phone 11/25-12/24	65300	Utility phone	71.18	
	12/09/20	5367	12/21 Phone 11/25-12/24	65300	Utility phone	105.83	

Surfside III Condominium Owners Association

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	12/09/20	5368	12/16 Spectrum 11/29-12/28	10100	Checking - Union xxxxxx4124		129.95
	12/09/20	5368	12/17 Spectrum 11/30-12/29	10100	Checking - Union xxxxxx4124		90.47
	12/09/20	5368	12/17 Spectrum 11/30-12/29	65300	Utility phone	90.47	
	12/09/20	5368	12/16 Spectrum 11/29-12/28	81001	Contracted internet	129.95	
Journal	12/09/20	5369	Reimb Ins Westguard 834094	10100	Checking - Union xxxxxx4124	2,322.00	
	12/09/20	5369	Reimb Ins Westguard 834094	51500	Reimbursement income		2,322.00
Journal	12/16/20	5370	Amazon	10100	Checking - Union xxxxxx4124		34.26
	12/16/20	5370	Amazon	86700	Maintenance supplies	34.26	
Journal	12/16/20	5371	Amazon	10100	Checking - Union xxxxxx4124		83.26
	12/16/20	5371	Amazon	86700	Maintenance supplies	83.26	
Journal	12/16/20	5372	Paradise Plumbing	10100	Checking - Union xxxxxx4124		525.00
	12/16/20	5372	Paradise Plumbing	81001	Contracted internet	525.00	
Journal	12/16/20	5373	Gasoline	10100	Checking - Union xxxxxx4124		16.56
	12/16/20	5373	Gasoline	60510	Employee Extra (uniforms, etc.)	16.56	
Journal	12/16/20	5374	FastSigns	10100	Checking - Union xxxxxx4124		55.88
	12/16/20	5374	FastSigns	87111	Structural Maintenance/Repair - Communal	55.88	
Journal	12/16/20	5375	Tampa Hardware	10100	Checking - Union xxxxxx4124		43.40
	12/16/20	5375	Tampa Hardware	86700	Maintenance supplies	43.40	
Journal	12/16/20	5376	AIA	10100	Checking - Union xxxxxx4124		34.99
	12/16/20	5376	AIA	60105	Professional Services	34.99	
Journal	12/16/20	5377	Amazon	10100	Checking - Union xxxxxx4124		49.46
	12/16/20	5377	Amazon	86700	Maintenance supplies	49.46	
Journal	12/16/20	5378	FastSigns	10100	Checking - Union xxxxxx4124		255.50
	12/16/20	5378	Condo Blue Book	10100	Checking - Union xxxxxx4124		74.85
	12/16/20	5378	Condo Blue Book	62000	Miscellaneous expense	74.85	
	12/16/20	5378	FastSigns	87100	Roof	255.50	
Journal	12/16/20	5379	12/1 Water 10/19-11/19	10100	Checking - Union xxxxxx4124		27,434.69
	12/16/20	5379	12/1 Water 10/19-11/19	65500	Utility water & sewer	27,434.69	
Journal	12/22/20	5380	RT 12/15 Ck 10863	10100	Checking - Union xxxxxx4124	6,500.00	

Surfside III Condominium Owners Association

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	12/22/20	5380	RT 12/15 Ck 10863	10300	Cap Res - Union xxxxxx7978		6,500.00
Journal	12/22/20	5381	12/1 Trash 11/30-12/31	10100	Checking - Union xxxxxx4124		4,867.64
	12/22/20	5381	12/1 Trash 11/30-12/31	65400	Utility trash	4,867.64	
Journal	12/22/20	5382	12/8 Gas 10/12-11/12	10100	Checking - Union xxxxxx4124		2,110.34
	12/22/20	5382	12/8 Gas 10/12-11/12	65200	Utility gas	2,110.34	
Journal	12/22/20	5383	12/29 Electric 11/17-12/17	10100	Checking - Union xxxxxx4124		2,129.66
	12/22/20	5383	12/29 Electric 11/17-12/17	65100	Utility-electric	2,129.66	
Journal	12/22/20	5384	Transfer	10100	Checking - Union xxxxxx4124		48,026.95
	12/22/20	5384	Dec Loan	10300	Cap Res - Union xxxxxx7978		37,841.89
	12/22/20	5384	Dec Loan	10300	Cap Res - Union xxxxxx7978		10,185.06
	12/22/20	5384	Transfer	10300	Cap Res - Union xxxxxx7978	48,026.95	
	12/22/20	5384	Dec Loan	31400	2nd LOC Mutual of Omaha	6,112.52	
	12/22/20	5384	Dec Loan	31900	LOC Mutual of Omaha	22,711.04	
	12/22/20	5384	Principal	45100	Retained funds		22,711.04
	12/22/20	5384	Principal	45100	Retained funds		6,112.52
	12/22/20	5384	Principal	64001	Loan Servicing Principle	6,112.52	
	12/22/20	5384	Principal	64001	Loan Servicing Principle	22,711.04	
	12/22/20	5384	Dec Loan	64002	Loan Servicing Interest	4,072.54	
	12/22/20	5384	Dec Loan	64002	Loan Servicing Interest	15,130.85	
Journal	12/23/20	5386	WATER CO	10100	Checking - Union xxxxxx4124		38.75
	12/23/20	5386	WATER CO	10100	Checking - Union xxxxxx4124		38.75
	12/23/20	5386	AMAZON PRIME	10100	Checking - Union xxxxxx4124		14.13
	12/23/20	5386	INT	10300	Cap Res - Union xxxxxx7978	11.44	
	12/23/20	5386	INT	11100	J Street Drain Project	1.44	
	12/23/20	5386	INT	11500	CIT CR on deposit	0.28	
	12/23/20	5386	CHANGE IN VALUE	11600	JP Morgan/Edward Jones		260.34
	12/23/20	5386	INT	11600	JP Morgan/Edward Jones	518.08	
	12/23/20	5386	S/C	11700	Union Petty Cash xxxxx3424		5.00
	12/23/20	5386	INT	51300	Interest income		518.08
	12/23/20	5386	INT	51300	Interest income		11.44
	12/23/20	5386	INT	51300	Interest income		1.44
	12/23/20	5386	INT	51300	Interest income		0.28
	12/23/20	5386	CHANGE IN VALUE	51300	Interest income	260.34	

Surfside III Condominium Owners Association

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	12/23/20	5386	S/C	60200	Bank/Other Fees	5.00	
	12/23/20	5386	AMAZON PRIME	60205	Office Expense	14.13	
	12/23/20	5386	WATER CO	60205	Office Expense	38.75	
	12/23/20	5386	WATER CO	60205	Office Expense	38.75	
Journal	12/23/20	5387	R/T 12/22 ck# 10883	10100	Checking - Union xxxxxx4124	12,600.00	
	12/23/20	5387	R/T 12/22 ck# 10883	10300	Cap Res - Union xxxxxx7978		12,600.00
Journal	12/23/20	5388	American Plastic Corp	10100	Checking - Union xxxxxx4124		117.98
	12/23/20	5388	American Plastic Corp	86700	Maintenance supplies	117.98	
Journal	12/30/20	5389	DIY Home center	10100	Checking - Union xxxxxx4124		243.41
	12/30/20	5389	Sherwin-Williams	10100	Checking - Union xxxxxx4124		157.03
	12/30/20	5389	Amazon	10100	Checking - Union xxxxxx4124		134.13
	12/30/20	5389	Amazon	62000	Miscellaneous expense	134.13	
	12/30/20	5389	DIY Home center	86700	Maintenance supplies	243.41	
	12/30/20	5389	Sherwin-Williams	86800	Painting	157.03	
Journal	12/30/20	5390	Free conference	10100	Checking - Union xxxxxx4124		49.78
	12/30/20	5390	Free conference	60205	Office Expense	49.78	
Journal	01/04/21	5391	12/25 Pitney Bowes	10100	Checking - Union xxxxxx4124		9.52
	01/04/21	5391	12/25 Pitney Bowes	60205	Office Expense	9.52	
Journal	01/04/21	5392	12/10 Verizon 10/19-11/18	10100	Checking - Union xxxxxx4124		120.67
	01/04/21	5392	12/10 Verizon 10/19-11/18	65300	Utility phone	120.67	
Other	12/31/20	12/31/20	Assessments Charged	15500	Accounts Receivable	182,121.40	
	12/31/20	12/31/20	Adjustment Credits	15500	Accounts Receivable		521.22
	12/31/20	12/31/20	Prepaid Assessments Nov	15500	Accounts Receivable		52,589.87
	12/31/20	12/31/20	Prepaid Assessments Dec	15500	Accounts Receivable	90,485.21	
	12/31/20	12/31/20	Prepaid Assessments Nov	37000	Prepaid Assessments	52,589.87	
	12/31/20	12/31/20	Prepaid Assessments Dec	37000	Prepaid Assessments		90,485.21
	12/31/20	12/31/20	Assessments Charged	50100	Regular assessments		141,831.00
	12/31/20	12/31/20	Assessments Charged	50400	Late charge assessments		144.89
	12/31/20	12/31/20	Assessments Charged	50500	Lien assessments		430.00
	12/31/20	12/31/20	Assessments Charged	50600	Legal assessments		1,015.50
	12/31/20	12/31/20	Assessments Charged	50700	Parking assessments		80.00

Surfside III Condominium Owners Association

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

<u>Type</u>	<u>Date</u>	<u>Item No</u>	<u>Payee / Description</u>	<u>GL No</u>	<u>GL Description</u>	<u>Debit</u>	<u>Credit</u>
Other	12/31/20	12/31/20	Assessments Charged	50900	Utility reimbursement		38,384.01
	12/31/20	12/31/20	Adjustment Credits	50900	Utility reimbursement	521.22	
	12/31/20	12/31/20	Assessments Charged	51000	Resident Key/gate card income		36.00
	12/31/20	12/31/20	Assessments Charged	51200	Violation / Fine		100.00
	12/31/20	12/31/20	Assessments Charged	52700	Move In/Move Out Registration Fee		100.00
Payment	12/30/20		Payments	10100	Checking - Union xxxxxx4124	221,188.53	
	12/30/20		Payments	15500	Accounts Receivable		221,188.53
Totals:						944,271.94	944,271.94

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 12/31/2020

<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				328,779.62
		5362	12/04/20	Free Confrence			74.16	
		5363	12/07/20	11/27 Paychex			70.30	
		5364	12/08/20	EFTPS-QTD Dec 2020			905.00	
		5364	12/08/20	FTB-F100ES Dec 2020			379.00	
		5365	12/08/20	PR 11/27			1,499.92	
		5365	12/08/20	Ck 26948			1,199.18	
		5365	12/08/20	Employee Withholdings			886.75	
		5366	12/08/20	Amazon			42.40	
		5367	12/09/20	12/21 Phone 11/25-12/24			105.83	
		5367	12/09/20	12/21 Phone 11/25-12/24			71.18	
		5368	12/09/20	12/16 Spectrum 11/29-12/28			129.95	
		5368	12/09/20	12/17 Spectrum 11/30-12/29			90.47	
		5369	12/09/20	Reimb Ins Westguard 834094		2,322.00		
		5370	12/16/20	Amazon			34.26	
		5371	12/16/20	Amazon			83.26	
		5372	12/16/20	Paradise Plumbing			525.00	
		5373	12/16/20	Gasoline			16.56	
		5374	12/16/20	FastSigns			55.88	
		5375	12/16/20	Tampa Hardware			43.40	
		5376	12/16/20	AIA			34.99	
		5377	12/16/20	Amazon			49.46	
		5378	12/16/20	FastSigns			255.50	
		5378	12/16/20	Condo Blue Book			74.85	
		5379	12/16/20	12/1 Water 10/19-11/19			27,434.69	
		5380	12/22/20	RT 12/15 Ck 10863		6,500.00		
		5381	12/22/20	12/1 Trash 11/30-12/31			4,867.64	
		5382	12/22/20	12/8 Gas 10/12-11/12			2,110.34	
		5383	12/22/20	12/29 Electric 11/17-12/17			2,129.66	
		5384	12/22/20	Transfer			48,026.95	
		5386	12/23/20	WATER CO			38.75	
		5386	12/23/20	WATER CO			38.75	
		5386	12/23/20	AMAZON PRIME			14.13	
		5387	12/23/20	R/T 12/22 ck# 10883		12,600.00		

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 12/31/2020

<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>
		5388	12/23/20	American Plastic Corp			117.98	
		5389	12/30/20	DIY Home center			243.41	
		5389	12/30/20	Sherwin-Williams			157.03	
		5389	12/30/20	Amazon			134.13	
		5390	12/30/20	Free conference			49.78	
		5391	01/04/21	12/25 Pitney Bowes			9.52	
		5392	01/04/21	12/10 Verizon 10/19-11/18			120.67	
			12/01/20	Payments		581.19		
			12/01/20	Payments		45,184.54		
			12/02/20	Payments		9,339.45		
			12/03/20	Payments		5,788.43		
			12/03/20	Payments		295.58		
			12/04/20	Payments		17,649.36		
			12/07/20	Payments		75.00		
			12/07/20	Payments		21,660.53		
		10858	12/07/20	Released Check 10858	Lordon Management		1,700.00	
		10859	12/07/20	Released Check 10859	Lordon Management		1,707.28	
		10857	12/07/20	Released Check 10857	Surfside III HOA		28,119.00	
			12/08/20	Payments		2,248.80		
			12/08/20	Payments		1,151.35		
			12/08/20	Payments		6,312.08		
			12/09/20	Payments		12,292.73		
			12/10/20	Payments		1,404.64		
		10862	12/10/20	Released Check 10862	Farmers Insurance		5,391.08	
			12/11/20	Payments		8,265.96		
			12/14/20	Payments		11,644.95		
			12/15/20	Payments		577.12		
			12/15/20	Payments		2,193.64		
		10865	12/15/20	Released Check 10865	CAI-Channel Island Chapter		30.00	
		10870	12/15/20	Released Check 10870	Dept of Industrial Relations		225.00	
		10871	12/15/20	Released Check 10871	Dept of Industrial Relations		225.00	
		10872	12/15/20	Released Check 10872	Dept of Industrial Relations		225.00	
		10873	12/15/20	Released Check 10873	Dept of Industrial Relations		225.00	
		10874	12/15/20	Released Check 10874	Dept of Industrial Relations		225.00	

Surfside III Condominium Owners Association

GENERAL LEDGER

Period Ending: 12/31/2020

<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>
		10875	12/15/20	Released Check 10875	Dept of Industrial Relations		225.00	
		10864	12/15/20	Released Check 10864	Verizon - GTE		120.67	
		10866	12/15/20	Released Check 10866	Natural Green Landscape		985.00	
		10867	12/15/20	Released Check 10867	Clay Commercial Security		265.79	
		10868	12/15/20	Released Check 10868	Marquez Termite & Pest Coi		185.00	
		10869	12/15/20	Released Check 10869	Roseman Law, APC		312.00	
		10876	12/15/20	Released Check 10876	Premier Electric A Jones Grc		180.00	
		10880	12/16/20	Released Check 10880	Westguard Insurance Compa		840.00	
		10877	12/16/20	Released Check 10877	Pamela A. Moore		1,015.50	
			12/16/20	Payments		1,318.00		
			12/16/20	Payments		1,620.00		
			12/16/20	Payments		6,376.07		
		10860	12/16/20	Released Check 10860	Lordon Management		80.00	
		10861	12/16/20	Released Check 10861	Lordon Management		200.00	
			12/17/20	Payments		2,944.96		
			12/17/20	Payments		295.58		
			12/18/20	Payments		574.64		
			12/21/20	Payments		3,549.32		
			12/22/20	Payments		469.26		
		10863	12/22/20	Released Check 10863	BPR		6,500.00	
		10878	12/22/20	Released Check 10878	Dewey Pest Control		480.00	
		10882	12/22/20	Released Check 10882	Ocean View Plumbing & Ro		85.00	
		10879	12/22/20	Released Check 10879	ACRAnet-CBS Branch		113.50	
		10881	12/22/20	Released Check 10881	Garcia's Landscaping & Mai		4,100.00	
		10883	12/23/20	Released Check 10883	Ocean View Plumbing & Ro		12,600.00	
			12/23/20	Payments		1,160.23		
			12/24/20	Payments		611.93		
			12/28/20	Payments		8,733.85		
			12/29/20	Payments		5,948.71		
			12/30/20	Payments		6,548.90		
			12/30/20	Payments		34,371.73		
		10886	12/31/20	Released Check 10886	Bay Alarm		385.50	
		10887	12/31/20	Released Check 10887	Frontier Communications		397.90	
		10885	12/31/20	Released Check 10885	Joshua Barros		594.19	

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		10884	12/31/20	Released Check 10884	County Recorder		75.00	
				Ending Balance				411,457.01
10101	AP - Checks Not Released			Begining Balance				0.00
		10857	12/02/20		Surfside III HOA		28,119.00	
		10858	12/03/20		Lordon Management		1,700.00	
		10859	12/03/20		Lordon Management		1,707.28	
		10860	12/07/20		Lordon Management		80.00	
		10858	12/07/20	Released Check 10858	Lordon Management	1,700.00		
		10859	12/07/20	Released Check 10859	Lordon Management	1,707.28		
		10857	12/07/20	Released Check 10857	Surfside III HOA	28,119.00		
		10861	12/08/20		Lordon Management		200.00	
		10864	12/10/20		Verizon - GTE		120.67	
		10870	12/10/20		Dept of Industrial Relations		225.00	
		10875	12/10/20		Dept of Industrial Relations		225.00	
		10871	12/10/20		Dept of Industrial Relations		225.00	
		10872	12/10/20		Dept of Industrial Relations		225.00	
		10873	12/10/20		Dept of Industrial Relations		225.00	
		10874	12/10/20		Dept of Industrial Relations		225.00	
		10862	12/10/20		Farmers Insurance		5,391.08	
		10862	12/10/20	Released Check 10862	Farmers Insurance	5,391.08		
		10863	12/10/20		BPR		6,500.00	
		10865	12/10/20		CAI-Channel Island Chapter		30.00	
		10876	12/10/20		Premier Electric A Jones Grc		180.00	
		10869	12/10/20		Roseman Law, APC		312.00	
		10866	12/10/20		Natural Green Landscape		985.00	
		10868	12/10/20		Marquez Termite & Pest Co		185.00	
		10867	12/10/20		Clay Commercial Security		265.79	
		10877	12/11/20		Pamela A. Moore		1,015.50	
		10874	12/15/20	Released Check 10874	Dept of Industrial Relations	225.00		
		10875	12/15/20	Released Check 10875	Dept of Industrial Relations	225.00		
		10872	12/15/20	Released Check 10872	Dept of Industrial Relations	225.00		
		10873	12/15/20	Released Check 10873	Dept of Industrial Relations	225.00		
		10870	12/15/20	Released Check 10870	Dept of Industrial Relations	225.00		

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		10871	12/15/20	Released Check 10871	Dept of Industrial Relations	225.00		
		10864	12/15/20	Released Check 10864	Verizon - GTE	120.67		
		10865	12/15/20	Released Check 10865	CAI-Channel Island Chapter	30.00		
		10878	12/15/20		Dewey Pest Control		480.00	
		10868	12/15/20	Released Check 10868	Marquez Termite & Pest Co	185.00		
		10867	12/15/20	Released Check 10867	Clay Commercial Security	265.79		
		10866	12/15/20	Released Check 10866	Natural Green Landscape	985.00		
		10879	12/15/20		ACRAnet-CBS Branch		113.50	
		10869	12/15/20	Released Check 10869	Roseman Law, APC	312.00		
		10876	12/15/20	Released Check 10876	Premier Electric A Jones Gr	180.00		
		10880	12/15/20		Westguard Insurance Compa		840.00	
		10880	12/16/20	Released Check 10880	Westguard Insurance Compa	840.00		
		10877	12/16/20	Released Check 10877	Pamela A. Moore	1,015.50		
		10860	12/16/20	Released Check 10860	Lordon Management	80.00		
		10861	12/16/20	Released Check 10861	Lordon Management	200.00		
		10882	12/17/20		Ocean View Plumbing & Ro		85.00	
		10881	12/17/20		Garcia's Landscaping & Mai		4,100.00	
		10883	12/18/20		Ocean View Plumbing & Ro		12,600.00	
		10884	12/21/20		County Recorder		75.00	
		10881	12/22/20	Released Check 10881	Garcia's Landscaping & Mai	4,100.00		
		10885	12/22/20		Joshua Barros		594.19	
		10879	12/22/20	Released Check 10879	ACRAnet-CBS Branch	113.50		
		10882	12/22/20	Released Check 10882	Ocean View Plumbing & Ro	85.00		
		10878	12/22/20	Released Check 10878	Dewey Pest Control	480.00		
		10863	12/22/20	Released Check 10863	BPR	6,500.00		
		10886	12/23/20		Bay Alarm		385.50	
		10887	12/23/20		Frontier Communications		397.90	
		10883	12/23/20	Released Check 10883	Ocean View Plumbing & Ro	12,600.00		
		10884	12/31/20	Released Check 10884	County Recorder	75.00		
		10887	12/31/20	Released Check 10887	Frontier Communications	397.90		
		10885	12/31/20	Released Check 10885	Joshua Barros	594.19		
		10886	12/31/20	Released Check 10886	Bay Alarm	385.50		
		10888	01/04/21		James Stewart		465.05	
		10889	01/04/21		CAI-Channel Island Chapter		30.00	

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		10890	01/04/21		Michael Gonzan		5,000.00	
		10891	01/04/21		Garcia's Landscaping & Mai		929.00	
		10892	01/04/21		Garcia's Landscaping & Mai		2,555.00	
		10893	01/04/21		Garcia's Landscaping & Mai		6,180.00	
		10894	01/04/21		Garcia's Landscaping & Mai		15,730.00	
		10897	01/04/21		Premier Electric A Jones Grc		230.00	
		10895	01/04/21		Ocean View Plumbing & Ro		1,229.08	
		10896	01/04/21		Ocean View Plumbing & Ro		151.37	
				Ending Balance				(32,499.50)
10300	Cap Res - Union xxxxxx7978			Begining Balance				452,529.07
		5380	12/22/20	RT 12/15 Ck 10863			6,500.00	
		5384	12/22/20	Dec Loan			37,841.89	
		5384	12/22/20	Dec Loan			10,185.06	
		5384	12/22/20	Transfer		48,026.95		
		5386	12/23/20	INT		11.44		
		5387	12/23/20	R/T 12/22 ck# 10883			12,600.00	
		10857	12/07/20	Released Reserve Check 1085	Surfside III HOA	28,119.00		
				Ending Balance				461,559.51
11100	J Street Drain Project			Begining Balance				35,396.93
		5386	12/23/20	INT		1.44		
				Ending Balance				35,398.37
11500	CIT CR on deposit			Begining Balance				2,298.61
		5386	12/23/20	INT		0.28		
				Ending Balance				2,298.89
11600	JP Morgan/Edward Jones			Begining Balance				679,386.19
		5386	12/23/20	CHANGE IN VALUE			260.34	
		5386	12/23/20	INT		518.08		

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				Ending Balance				679,643.93
11700	Union Petty Cash xxxxx3424			Begining Balance				4,414.15
		5386	12/23/20	S/C			5.00	
				Ending Balance				4,409.15
15500	Accounts Receivable			Begining Balance				123,506.44
			12/01/20	Payments			45,765.73	
			12/02/20	Payments			9,339.45	
			12/03/20	Payments			6,084.01	
			12/04/20	Payments			17,649.36	
			12/07/20	Payments			21,735.53	
			12/08/20	Payments			9,712.23	
			12/09/20	Payments			12,292.73	
			12/10/20	Payments			1,404.64	
			12/11/20	Payments			8,265.96	
			12/14/20	Payments			11,644.95	
			12/15/20	Payments			2,770.76	
			12/16/20	Payments			9,314.07	
			12/17/20	Payments			3,240.54	
			12/18/20	Payments			574.64	
			12/21/20	Payments			3,549.32	
			12/22/20	Payments			469.26	
			12/23/20	Payments			1,160.23	
			12/24/20	Payments			611.93	
			12/28/20	Payments			8,733.85	
			12/29/20	Payments			5,948.71	
			12/30/20	Payments			40,920.63	
			12/31/20	Assessments Charged		182,121.40		
			12/31/20	Adjustment Credits			521.22	
			12/31/20	Prepaid Assessments Nov			52,589.87	
			12/31/20	Prepaid Assessments Dec		90,485.21		

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				Ending Balance				121,813.43
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				59,595.34
		5292	08/26/20	Dec ins			9,932.57	
				Ending Balance				49,662.77
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				(1,086,010.61)
		5384	12/22/20	Dec Loan		6,112.52		
				Ending Balance				(1,079,898.09)
31900	LOC Mutual of Omaha			Begining Balance				(4,034,892.74)
		5384	12/22/20	Dec Loan		22,711.04		
				Ending Balance				(4,012,181.70)
37000	Prepaid Assessments			Begining Balance				(52,589.87)
			12/31/20	Prepaid Assessments Nov		52,589.87		
			12/31/20	Prepaid Assessments Dec			90,485.21	

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				Ending Balance				(90,485.21)
40100	Asphalt - parking areas - replace			Begining Balance				(12,085.00)
				Ending Balance				(12,085.00)
40104	Concrete deck/walk - repair(B)			Begining Balance				0.00
		10863	12/10/20	Concrete deck/walk - repair(BBPR)		6,500.00		
				Ending Balance				6,500.00
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)
40306	Bridge			Begining Balance				(3,551.84)
				Ending Balance				(3,551.84)
41003	Carpports (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)
41401	Water heaters - replace(A)			Begining Balance				0.00
		10883	12/18/20	Water heaters - replace(A)	Ocean View Plumbing & Ro	12,600.00		
				Ending Balance				12,600.00
42003	Balcony Flooring Replace (5 x \$3000)			Begining Balance				(15,000.00)

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				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				(964,928.14)
		10857	12/07/20	Released Reserve Check 1085	Surfside III HOA		28,119.00	
				Ending Balance				(993,047.14)
43813	Loan principal			Begining Balance				0.00
				Ending Balance				0.00
45100	Retained funds			Begining Balance				0.00
		5384	12/22/20	Principal			22,711.04	
		5384	12/22/20	Principal			6,112.52	
				Ending Balance				(28,823.56)
50100	Regular assessments			Begining Balance				(1,560,291.00)
			12/31/20	Assessments Charged			141,831.00	
				Ending Balance				(1,702,122.00)
50400	Late charge assessments			Begining Balance				(1,170.67)
			12/31/20	Assessments Charged			144.89	
				Ending Balance				(1,315.56)
50500	Lien assessments			Begining Balance				(4,020.00)
			12/31/20	Assessments Charged			430.00	

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				Ending Balance				(4,450.00)
50600	Legal assessments			Begining Balance				(6,890.41)
			12/31/20	Assessments Charged			1,015.50	
				Ending Balance				(7,905.91)
50700	Parking assessments			Begining Balance				(1,040.00)
			12/31/20	Assessments Charged			80.00	
				Ending Balance				(1,120.00)
50800	Nsf check collection			Begining Balance				(9,524.52)
				Ending Balance				(9,524.52)
50900	Utility reimbursement			Begining Balance				(453,439.69)
			12/31/20	Assessments Charged			38,384.01	
			12/31/20	Adjustment Credits		521.22		
				Ending Balance				(491,302.48)
51000	Resident Key/gate card income			Begining Balance				(1,217.00)
			12/31/20	Assessments Charged			36.00	
				Ending Balance				(1,253.00)
51200	Violation / Fine			Begining Balance				(800.00)
			12/31/20	Assessments Charged			100.00	
				Ending Balance				(900.00)
51300	Interest income			Begining Balance				(16,143.62)
		5386	12/23/20	INT			518.08	
		5386	12/23/20	INT			11.44	
		5386	12/23/20	INT			1.44	
		5386	12/23/20	INT			0.28	

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		5386	12/23/20	CHANGE IN VALUE		260.34		
				Ending Balance				(16,414.52)
51500	Reimbursement income			Begining Balance				(998.41)
		5369	12/09/20	Reimb Ins Westguard 834094			2,322.00	
				Ending Balance				(3,320.41)
52700	Move In/Move Out Registration Fee			Begining Balance				(1,600.00)
			12/31/20	Assessments Charged			100.00	
				Ending Balance				(1,700.00)
54100	Bad Debt			Begining Balance				(26,241.35)
				Ending Balance				(26,241.35)
54200	Adjustment			Begining Balance				471.58
				Ending Balance				471.58
60100	Accounting & Audit Services			Begining Balance				2,548.00
				Ending Balance				2,548.00
60103	Payroll service			Begining Balance				2,550.30
				Ending Balance				2,550.30
60105	Professional Services			Begining Balance				473.06
		5376	12/16/20	AIA		34.99		
		10879	12/15/20	Professional Services	ACRAnet-CBS Branch	113.50		
				Ending Balance				621.55
60200	Bank/Other Fees			Begining Balance				833.58
		5363	12/07/20	11/27 Paychex		70.30		

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		5386	12/23/20	S/C		5.00		
				Ending Balance				908.88
60205	Office Expense			Begining Balance				11,218.11
		5362	12/04/20	Free Confrence		74.16		
		5366	12/08/20	Amazon		42.40		
		5386	12/23/20	AMAZON PRIME		14.13		
		5386	12/23/20	WATER CO		38.75		
		5386	12/23/20	WATER CO		38.75		
		5390	12/30/20	Free conference		49.78		
		5391	01/04/21	12/25 Pitney Bowes		9.52		
				Ending Balance				11,485.60
60206	Office equipment (computers)			Begining Balance				402.34
				Ending Balance				402.34
60300	Legal expense, reimbursable			Begining Balance				4,892.36
		10860	12/07/20	Demand letter fee for account Lordon Management		40.00		
		10860	12/07/20	Demand letter fee for account Lordon Management		40.00		
		10861	12/08/20	Lien fee for account 1910020 Lordon Management		200.00		
		10884	12/21/20	County Recording Fee - Lien County Recorder		75.00		
				Ending Balance				5,247.36
60303	Legal			Begining Balance				22,784.26
		10869	12/10/20	Legal	Roseman Law, APC	312.00		
		10877	12/11/20	Legal/191002800 - 19100280	Pamela A. Moore	150.00		
		10877	12/11/20	Legal/191002270 - 19100227	Pamela A. Moore	710.00		
		10877	12/11/20	Legal/191001550 - 19100155	Pamela A. Moore	15.00		
		10877	12/11/20	Legal/191001351 - 19100135	Pamela A. Moore	15.50		
		10877	12/11/20	Legal/191001821 - 19100182	Pamela A. Moore	125.00		
				Ending Balance				24,111.76

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60400	License,fees and permits			Begining Balance				5,054.14
		10870	12/10/20	License,fees and permits	Dept of Industrial Relations	225.00		
		10871	12/10/20	License,fees and permits	Dept of Industrial Relations	225.00		
		10872	12/10/20	License,fees and permits	Dept of Industrial Relations	225.00		
		10873	12/10/20	License,fees and permits	Dept of Industrial Relations	225.00		
		10874	12/10/20	License,fees and permits	Dept of Industrial Relations	225.00		
		10875	12/10/20	License,fees and permits	Dept of Industrial Relations	225.00		
		10891	01/04/21	License,fees and permits	Garcia's Landscaping & Mai	929.00		
				Ending Balance				7,333.14
60501	Maintenance Salaries Gross			Begining Balance				47,473.37
		5365	12/08/20	Employee Withholdings		292.36		
		5365	12/08/20	Garnish		340.39		
		5365	12/08/20	PR 11/27		1,499.92		
				Ending Balance				49,606.04
60502	Office Salaries Gross			Begining Balance				35,042.28
		5365	12/08/20	PR 11/27		1,199.18		
				Ending Balance				36,241.46
60503	Clubhouse Salaries Gross			Begining Balance				7,852.98
				Ending Balance				7,852.98
60509	Paint Maintenance Salary Gross			Begining Balance				12,558.28
				Ending Balance				12,558.28
60510	Employee Extra (uniforms, etc.)			Begining Balance				313.91
		5373	12/16/20	Gasoline		16.56		
				Ending Balance				330.47
60512	Porter Salaries Gross			Begining Balance				7,537.03

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				Ending Balance				7,537.03
60600	Management services			Begining Balance				18,700.00
		10858	12/03/20	Management services - Dec 2	Lordon Management	1,700.00		
				Ending Balance				20,400.00
60603	Board Management Expense			Begining Balance				0.00
		10865	12/10/20	Board Management Expense	CAI-Channel Island Chapter	30.00		
		10889	01/04/21	Board Management Expense	CAI-Channel Island Chapter	30.00		
		10888	01/04/21	Board Management Expense	James Stewart	465.05		
				Ending Balance				525.05
60800	Printing & postage			Begining Balance				7,959.77
		10859	12/03/20	Printing & postage - Nov 202	Lordon Management	1,707.28		
				Ending Balance				9,667.05
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
		5378	12/16/20	Condo Blue Book		74.85		
		5389	12/30/20	Amazon		134.13		
				Ending Balance				589.58
63000	Unit Maintenance/Repair			Begining Balance				(2,699.99)
		10882	12/17/20	Unit Maintenance/Repair	Ocean View Plumbing & Ro	85.00		
		10895	01/04/21	Unit Maintenance/Repair	Ocean View Plumbing & Ro	1,229.08		
		10896	01/04/21	Unit Maintenance/Repair	Ocean View Plumbing & Ro	151.37		

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		10897	01/04/21	Unit Maintenance/Repair	Premier Electric A Jones Gr	230.00		
				Ending Balance				(1,004.54)
63900	Board conference calls/CAI			Begining Balance				4.00
				Ending Balance				4.00
64001	Loan Servicing Principle			Begining Balance				306,171.86
		5384	12/22/20	Principal		6,112.52		
		5384	12/22/20	Principal		22,711.04		
				Ending Balance				334,995.42
64002	Loan Servicing Interest			Begining Balance				222,124.59
		5384	12/22/20	Dec Loan		4,072.54		
		5384	12/22/20	Dec Loan		15,130.85		
				Ending Balance				241,327.98
65100	Utility-electric			Begining Balance				23,546.80
		5383	12/22/20	12/29 Electric 11/17-12/17		2,129.66		
				Ending Balance				25,676.46
65200	Utility gas			Begining Balance				31,159.12
		5382	12/22/20	12/8 Gas 10/12-11/12		2,110.34		
				Ending Balance				33,269.46
65300	Utility phone			Begining Balance				9,479.29
		5367	12/09/20	12/21 Phone 11/25-12/24		71.18		
		5367	12/09/20	12/21 Phone 11/25-12/24		105.83		
		5368	12/09/20	12/17 Spectrum 11/30-12/29		90.47		
		5392	01/04/21	12/10 Verizon 10/19-11/18		120.67		
		10864	12/10/20	November Utility phone	Verizon - GTE	120.67		
		10887	12/23/20	January Utility phone	Frontier Communications	397.90		

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				Ending Balance				10,386.01
65400	Utility trash			Begining Balance				57,305.94
		5381	12/22/20	12/1 Trash 11/30-12/31		4,867.64		
				Ending Balance				62,173.58
65500	Utility water & sewer			Begining Balance				355,268.28
		5379	12/16/20	12/1 Water 10/19-11/19		27,434.69		
				Ending Balance				382,702.97
70100	Fidelity bond			Begining Balance				1,296.00
				Ending Balance				1,296.00
70300	Insurance master policy			Begining Balance				58,279.01
		10862	12/10/20	Master Inst. Acct #F00794105Farmers Insurance		5,391.08		
				Ending Balance				63,670.09
70400	Worker's compensation			Begining Balance				12,958.20
		10880	12/15/20	WC Inst. Acct #19212303189Westguard Insurance Compa		840.00		
				Ending Balance				13,798.20
70500	Insurance-earthquake			Begining Balance				111,839.96
		5292	08/26/20	Dec ins		9,932.57		
				Ending Balance				121,772.53
70700	D & O/Cyber insurance			Begining Balance				4,721.00
				Ending Balance				4,721.00
75100	Payroll taxes			Begining Balance				9,612.69
		5365	12/08/20	Employee Liabilities		254.00		

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				Ending Balance				9,866.69
75400	State & federal taxes			Begining Balance				6,115.00
		5364	12/08/20	FTB-F100ES Dec 2020		379.00		
		5364	12/08/20	EFTPS-QTD Dec 2020		905.00		
				Ending Balance				7,399.00
80201	Contracted elevator service			Begining Balance				18,763.88
				Ending Balance				18,763.88
80202	Elevator repairs			Begining Balance				397.50
				Ending Balance				397.50
80301	Contracted gardening service			Begining Balance				42,582.00
		10881	12/17/20	November Contracted gardeni	Garcia's Landscaping & Mai	4,100.00		
				Ending Balance				46,682.00
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
80304	Tree Trimming			Begining Balance				0.00
		10892	01/04/21	Tree Trimming	Garcia's Landscaping & Mai	2,555.00		
		10893	01/04/21	Tree Trimming	Garcia's Landscaping & Mai	6,180.00		
		10894	01/04/21	Tree Trimming	Garcia's Landscaping & Mai	15,730.00		
				Ending Balance				24,465.00
80500	Pest Control			Begining Balance				1,965.00

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				Ending Balance				1,965.00
80501	Contracted pest control servic			Begining Balance				5,280.00
		10878	12/15/20	December Contracted pest con	Dewey Pest Control	480.00		
				Ending Balance				5,760.00
80505	Contracted termite control			Begining Balance				0.00
		10868	12/10/20	Contracted termite control	Marquez Termite & Pest Co	185.00		
				Ending Balance				185.00
80601	Contracted pool & spa service			Begining Balance				3,336.00
		10885	12/22/20	December Contracted pool &	Joshua Barros	278.00		
				Ending Balance				3,614.00
80602	Pool & spa repairs			Begining Balance				316.72
				Ending Balance				316.72
80603	Pool & spa extras/supplies			Begining Balance				4,175.20
		10885	12/22/20	December Pool & spa extras/s	Joshua Barros	316.19		
				Ending Balance				4,491.39
81001	Contracted internet			Begining Balance				1,299.50
		5368	12/09/20	12/16 Spectrum 11/29-12/28		129.95		
		5372	12/16/20	Paradise Plumbing		525.00		
				Ending Balance				1,954.45
86101	Fire Alarm			Begining Balance				1,542.00
		10886	12/23/20	April Fire Alarm	Bay Alarm	385.50		
				Ending Balance				1,927.50

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GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
86200	Furnishings Communal			Begining Balance				921.14
				Ending Balance				921.14
86300	Bldg Maint and Repairs			Begining Balance				0.00
		10876	12/10/20	Bldg Maint and Repairs	Premier Electric A Jones Gr	180.00		
		10866	12/10/20	Bldg Maint and Repairs	Natural Green Landscape	985.00		
				Ending Balance				1,165.00
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				376.98
				Ending Balance				376.98
86600	Resident Locks & keys			Begining Balance				195.63
		10867	12/10/20	Resident Locks & keys	Clay Commercial Security	265.79		
				Ending Balance				461.42
86700	Maintenance supplies			Begining Balance				2,146.95
		5370	12/16/20	Amazon		34.26		
		5371	12/16/20	Amazon		83.26		
		5375	12/16/20	Tampa Hardware		43.40		
		5377	12/16/20	Amazon		49.46		
		5388	12/23/20	American Plastic Corp		117.98		
		5389	12/30/20	DIY Home center		243.41		
				Ending Balance				2,718.72
86800	Painting			Begining Balance				160.69

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		5389	12/30/20	Sherwin-Williams		157.03		
				Ending Balance				317.72
87000	Plumbing			Begining Balance				1,513.00
				Ending Balance				1,513.00
87100	Roof			Begining Balance				0.00
		5378	12/16/20	FastSigns		255.50		
				Ending Balance				255.50
87111	Structural Maintenance/Repair - Communal			Begining Balance				81,899.60
		5374	12/16/20	FastSigns		55.88		
				Ending Balance				81,955.48
87600	Landscape - Tree			Begining Balance				14,824.00
				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
89300	Gutters			Begining Balance				0.00
		10890	01/04/21	Gutters	Michael Gonzan	5,000.00		
				Ending Balance				5,000.00
98800	Structure Maintenance/Repair - Communal			Begining Balance				309,309.00
		10857	12/02/20	Dec Reserve	Surfside III HOA	28,119.00		

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				Ending Balance				337,428.00
Totals:						944,271.94	944,271.94	