

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2021

**For the Month Ended:** February 28, 2021

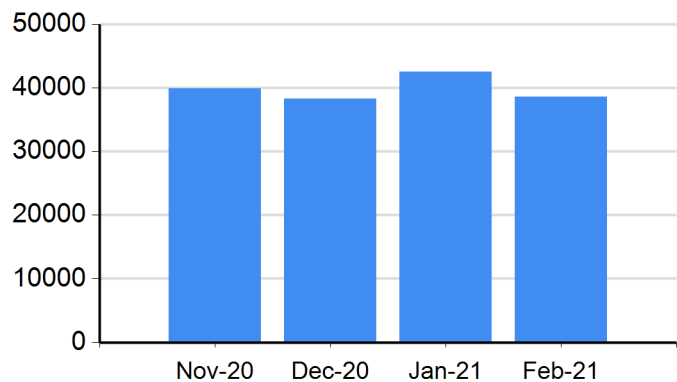
**CASH SUMMARY**

	This Month	Last Month	Change in Cash	
Operating Cash	443,037.11	402,762.98	Increase in Cash	40,274.13
Reserve Cash	1,184,760.13	1,170,235.15	Increase in Cash	14,524.98
Average budgeted expenses / months	149,467.31			
Average # of months of available cash	2.96			

**ASSESSMENT SUMMARY**

Monthly Assessment Budget	146,157.00
Assessment Cash Received	149,259.62
<u>Total Assessments Receivable</u>	
current month due	10,872.31
31-60 days late	4,238.58
61-90 days late	2,265.59
over 90 days late	21,177.22
Total Assessments Due	38,553.70
Past Owners Assessments Rec.	83,504.20
Past % of Total	68%
Prepaid Assessments	44,601.33

**Accounts Receivable Trending**



**OPERATING SUMMARY**

Category	February Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$148,832.24	\$296,286.26	\$298,934.62	(\$2,648.36)
ADMINISTRATIVE	\$3,656.95	\$7,425.40	\$16,068.00	(\$8,642.60)
LOAN SERVICING	\$48,026.95	\$96,053.90	\$96,055.74	(\$1.84)
SALARY ADMINISTRATIVE	\$2,666.97	\$5,200.47	\$9,270.00	(\$4,069.53)
SALARY PAINTING	\$0.00	\$0.00	\$7,416.00	(\$7,416.00)
SALARY MAINTENANCE	\$5,111.63	\$8,774.72	\$15,450.00	(\$6,675.28)
INSURANCE	\$16,163.65	\$32,327.30	\$33,213.16	(\$885.86)
TAXES	\$1,020.87	\$1,881.59	\$2,286.60	(\$405.01)
CONTRACTED SERVICES	\$6,060.67	\$16,230.98	\$19,225.98	(\$2,995.00)
MAINTENANCE	\$2,902.81	\$9,284.48	\$42,024.00	(\$32,739.52)
PROVISION FOR RESERVES	\$28,926.91	\$57,889.48	\$57,925.14	(\$35.66)
UTILITIES INCOME	(\$37,946.98)	(\$75,399.44)	\$0.00	(\$75,399.44)
UTILITY EXPENSE	\$36,967.49	\$74,885.46	\$0.00	\$74,885.46
Total EXPENSES	\$113,557.92	\$234,554.34	\$298,934.62	(\$64,380.28)
Net Surplus or (Deficit)	\$35,274.32	\$61,731.92		

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2021

**For the Month Ended:** February 28, 2021

**RESERVE SUMMARY**

Contribution to Reserves this month:	28,962.57	Reserve Disbursements this month:	14,200.00
Contribution to Reserves Year-to-Date:	57,925.14	Reserve Disbursements Year-to-Date:	14,200.00

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 02/28/2021

Year End: December

ASSETS

CURRENT ASSETS			
10100	Checking - Union xxxxxx4124	\$402,277.39	
11100	J Street Drain Project	\$35,401.35	
11500	CIT CR on deposit	\$2,299.47	
11700	Union Petty Cash xxxxx3424	\$3,058.90	
	Total CURRENT ASSETS	\$443,037.11	
CURRENT RESERVE ASSETS			
10300	Cap Res - Union xxxxxx7978	\$505,321.98	IMMA
11600	JP Morgan/Edward Jones	\$679,438.15	
	Total CURRENT RESERVE ASSETS	\$1,184,760.13	
ACCOUNTS RECEIVABLE			
15500	Accounts Receivable	\$122,057.90	
	Total ACCOUNTS RECEIVABLE	\$122,057.90	
PREPAID EXPENSES			
25900	Prepaid insurance	\$29,797.63	
	Total PREPAID EXPENSES	\$29,797.63	
FIXED ASSETS			
25000	Improvements	\$6,894,145.00	
25100	Accumulated depreciation	\$(250,696.00)	
	Total FIXED ASSETS	\$6,643,449.00	
	Total ASSETS	<b>\$8,423,101.77</b>	

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 02/28/2021

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$44,601.33
	Total CURRENT LIABILITIES	\$44,601.33

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$305.12
	Total ACCOUNTS PAYABLE	\$305.12

LOANS

31400	2nd LOC Mutual of Omaha	\$1,067,873.92
31900	LOC Mutual of Omaha	\$3,967,505.93
	Total LOANS	\$5,035,379.85

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	\$1,148,858.87
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Total	LIABILITIES	<b>\$6,264,525.39</b>
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EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$2,096,844.46
	Current Year Surplus (Deficit)	\$61,731.92
	Total RETAINED SURPLUS/(DEFICIT)	\$2,158,576.38

Total	EQUITY	<b>\$2,158,576.38</b>
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Total	Liabilities and Equity	<b>\$8,423,101.77</b>
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Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2021 Through 02/28/2021

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	12,085.00	0.00	0.00	0.00	0.00	12,085.00
40104	Concrete deck/walk - repair(B)	0.00	(6,500.00)	0.00	0.00	0.00	0.00	(6,500.00)
40200	Asphalt - seal and repair	0.00	(12,085.00)	0.00	14,200.00	0.00	0.00	(26,285.00)
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	3,551.84	0.00	0.00	0.00	0.00	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	(12,600.00)	0.00	0.00	0.00	0.00	(12,600.00)
41800	Entry gates - replace	0.00	0.00	0.00	0.00	0.00	1,340.25	(1,340.25)
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	43,975.00	0.00	0.00	0.00	0.00	43,975.00
43800	Structural Maintenance/Repair - Communal	28,962.57	993,047.14	57,925.14	0.00	0.00	0.00	1,050,972.28
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Reserves:</b>		<b>28,962.57</b>	<b>1,106,473.98</b>	<b>57,925.14</b>	<b>14,200.00</b>	<b>0.00</b>	<b>1,340.25</b>	<b>1,148,858.87</b>

**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2021 Through 02/28/2021  
 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	\$146,157.00	\$146,157.00	\$292,314.00	\$292,314.00	\$0.00	100
	Total ASSESSMENT INCOME	\$146,157.00	\$146,157.00	\$292,314.00	\$292,314.00	\$0.00	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$73.80	\$121.00	\$202.84	\$242.00	(\$39.16)	84
50500	Lien assessments	\$0.00	\$409.00	\$0.00	\$818.00	(\$818.00)	0
50600	Legal assessments	\$262.00	\$401.00	\$639.00	\$802.00	(\$163.00)	80
50700	Parking assessments	\$1,320.00	\$98.00	\$1,400.00	\$196.00	\$1,204.00	714
50800	Nsf check collection	\$0.00	\$408.00	\$0.00	\$816.00	(\$816.00)	0
51000	Resident Key/gate card income	\$170.00	\$134.00	\$272.00	\$268.00	\$4.00	101
	Total OTHER MEMBER INCOME	\$1,825.80	\$1,571.00	\$2,513.84	\$3,142.00	(\$628.16)	80
OTHER INCOME							
51200	Violation / Fine	\$200.00	\$78.06	\$200.00	\$156.12	\$43.88	128
51300	Interest income	(\$235.81)	\$1,396.25	(\$215.88)	\$2,792.50	(\$3,008.38)	-8
51500	Reimbursement income-bill backs	\$26.25	\$98.00	\$515.30	\$196.00	\$319.30	263
52700	Move In/Move Out Registration Fee	\$400.00	\$167.00	\$500.00	\$334.00	\$166.00	150
54200	Adjustment	\$459.00	\$0.00	\$459.00	\$0.00	\$459.00	0
	Total OTHER INCOME	\$849.44	\$1,739.31	\$1,458.42	\$3,478.62	(\$2,020.20)	42
	Total INCOME	<b>\$148,832.24</b>	<b>\$149,467.31</b>	<b>\$296,286.26</b>	<b>\$298,934.62</b>	<b>(\$2,648.36)</b>	<b>99</b>
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$0.00	\$283.00	\$0.00	\$566.00	(\$566.00)	0
60101	Study reserve	\$0.00	\$125.00	\$0.00	\$250.00	(\$250.00)	0
60103	Payroll service	\$9.10	\$320.00	\$796.65	\$640.00	\$156.65	124
60200	Bank/Other Fees	\$185.00	\$76.00	\$190.00	\$152.00	\$38.00	125
60205	Office Expense	\$871.03	\$1,040.00	\$1,382.16	\$2,080.00	(\$697.84)	66
60206	Office equipment (computers)	\$0.00	\$20.00	\$0.00	\$40.00	(\$40.00)	0
60300	Legal expense, reimbursable	\$0.00	\$418.00	(\$75.00)	\$836.00	(\$911.00)	-9

**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2021 Through 02/28/2021  
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
60303	Legal	\$481.00	\$1,632.00	\$858.00	\$3,264.00	(\$2,406.00)	26
60400	License,fees and permits	\$0.00	\$454.00	\$0.00	\$908.00	(\$908.00)	0
60510	Employee Extra (uniforms, etc.)	\$0.00	\$230.00	\$0.00	\$460.00	(\$460.00)	0
60513	Bonuses	\$0.00	\$110.00	\$0.00	\$220.00	(\$220.00)	0
60600	Management services	\$1,700.00	\$1,700.00	\$3,400.00	\$3,400.00	\$0.00	100
60601	Management services extras	\$0.00	\$50.00	\$0.00	\$100.00	(\$100.00)	0
60603	Board Management Expense	(\$60.00)	\$20.00	\$0.00	\$40.00	(\$40.00)	0
60800	Printing & postage	\$280.82	\$820.00	\$588.59	\$1,640.00	(\$1,051.41)	36
60900	Assessment refunds	\$0.00	\$47.00	\$0.00	\$94.00	(\$94.00)	0
61000	Non-sufficient fund checks	\$0.00	\$612.00	\$0.00	\$1,224.00	(\$1,224.00)	0
62000	Miscellaneous expense	\$190.00	\$42.00	\$285.00	\$84.00	\$201.00	339
63100	Wireless access point	\$0.00	\$35.00	\$0.00	\$70.00	(\$70.00)	0
	Total ADMINISTRATIVE	\$3,656.95	\$8,034.00	\$7,425.40	\$16,068.00	(\$8,642.60)	46
	LOAN SERVICING						
64001	Loan Servicing Principle	\$28,404.79	\$27,720.87	\$56,699.94	\$55,441.74	\$1,258.20	102
64002	Loan Servicing Interest	\$19,622.16	\$20,307.00	\$39,353.96	\$40,614.00	(\$1,260.04)	97
	Total LOAN SERVICING	\$48,026.95	\$48,027.87	\$96,053.90	\$96,055.74	(\$1.84)	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$2,666.97	\$4,635.00	\$5,200.47	\$9,270.00	(\$4,069.53)	56
	Total SALARY ADMINISTRATIVE	\$2,666.97	\$4,635.00	\$5,200.47	\$9,270.00	(\$4,069.53)	56
	SALARY PAINTING						
60509	Paint Maintenance Salary Gross	\$0.00	\$3,708.00	\$0.00	\$7,416.00	(\$7,416.00)	0
	Total SALARY PAINTING	\$0.00	\$3,708.00	\$0.00	\$7,416.00	(\$7,416.00)	0
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$5,111.63	\$6,425.00	\$8,774.72	\$12,850.00	(\$4,075.28)	68
60503	Clubhouse Salaries Gross	\$0.00	\$1,300.00	\$0.00	\$2,600.00	(\$2,600.00)	0
	Total SALARY MAINTENANCE	\$5,111.63	\$7,725.00	\$8,774.72	\$15,450.00	(\$6,675.28)	57
	INSURANCE						

**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2021 Through 02/28/2021  
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
70100	Fidelity bond	\$0.00	\$109.00	\$0.00	\$218.00	(\$218.00)	0
70300	Insurance master policy	\$5,391.08	\$5,800.00	\$10,782.16	\$11,600.00	(\$817.84)	93
70400	Worker's compensation	\$840.00	\$1,400.00	\$1,680.00	\$2,800.00	(\$1,120.00)	60
70500	Insurance-earthquake	\$9,932.57	\$8,700.00	\$19,865.14	\$17,400.00	\$2,465.14	114
70700	D & O/Cyber insurance	\$0.00	\$597.58	\$0.00	\$1,195.16	(\$1,195.16)	0
	Total INSURANCE	\$16,163.65	\$16,606.58	\$32,327.30	\$33,213.16	(\$885.86)	97
	TAXES						
75100	Payroll taxes	\$1,020.87	\$944.00	\$1,881.59	\$1,888.00	(\$6.41)	100
75400	State & federal taxes	\$0.00	\$199.30	\$0.00	\$398.60	(\$398.60)	0
	Total TAXES	\$1,020.87	\$1,143.30	\$1,881.59	\$2,286.60	(\$405.01)	82
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$0.00	\$1,563.00	\$4,844.91	\$3,126.00	\$1,718.91	155
80202	Elevator repairs	\$0.00	\$155.00	\$0.00	\$310.00	(\$310.00)	0
80301	Contracted gardening service	\$4,100.00	\$4,100.00	\$8,200.00	\$8,200.00	\$0.00	100
80302	Landscape - Irrigation	\$0.00	\$300.00	\$0.00	\$600.00	(\$600.00)	0
80303	Gardening extras/supplies	\$0.00	\$250.00	\$0.00	\$500.00	(\$500.00)	0
80304	Tree Trimming	\$1,275.00	\$450.00	\$1,275.00	\$900.00	\$375.00	142
80317	Landscape replacement	\$10.00	\$250.00	\$10.00	\$500.00	(\$490.00)	2
80500	Pest Control	\$0.00	\$39.99	\$0.00	\$79.98	(\$79.98)	0
80501	Contracted pest control servic	\$0.00	\$480.00	\$480.00	\$960.00	(\$480.00)	50
80503	Pest control extras/supplies	\$0.00	\$30.00	\$0.00	\$60.00	(\$60.00)	0
80505	Contracted termite control	\$55.00	\$325.00	\$55.00	\$650.00	(\$595.00)	8
80509	Contracted Termite Control Treatment	\$55.00	\$485.00	\$55.00	\$970.00	(\$915.00)	6
80601	Contracted pool & spa service	\$278.00	\$653.00	\$556.00	\$1,306.00	(\$750.00)	43
80602	Pool & spa repairs	\$0.00	\$160.00	\$0.00	\$320.00	(\$320.00)	0
80603	Pool & spa extras/supplies	\$287.67	\$30.00	\$579.57	\$60.00	\$519.57	966
80617	Landscape Supplies	\$0.00	\$40.00	\$0.00	\$80.00	(\$80.00)	0
80707	Alarm Monitoring	\$0.00	\$282.00	\$175.50	\$564.00	(\$388.50)	31
81002	Contracted software	\$0.00	\$20.00	\$0.00	\$40.00	(\$40.00)	0



**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2021 Through 02/28/2021  
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total CONTRACTED SERVICES	\$6,060.67	\$9,612.99	\$16,230.98	\$19,225.98	(\$2,995.00)	84
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$799.62	\$250.00	\$1,334.93	\$500.00	\$834.93	267
86000	Gate Repairs	\$425.32	\$300.00	\$719.32	\$600.00	\$119.32	120
86101	Fire Alarm	\$0.00	\$300.00	\$0.00	\$600.00	(\$600.00)	0
86200	Furnishings Communal	\$0.00	\$150.00	\$0.00	\$300.00	(\$300.00)	0
86300	Bldg Maint and Repairs	\$475.04	\$350.00	\$634.19	\$700.00	(\$65.81)	91
86302	Equipment maintenance	\$0.00	\$300.00	\$249.56	\$600.00	(\$350.44)	42
86303	Contingency repairs	\$0.00	\$7,000.00	\$0.00	\$14,000.00	(\$14,000.00)	0
86500	Lighting maintenance	\$0.00	\$800.00	\$0.00	\$1,600.00	(\$1,600.00)	0
86600	Resident Locks & keys	\$0.00	\$55.00	\$0.00	\$110.00	(\$110.00)	0
86700	Maintenance supplies	\$890.41	\$350.00	\$1,034.06	\$700.00	\$334.06	148
86800	Painting	\$0.00	\$800.00	\$0.00	\$1,600.00	(\$1,600.00)	0
87000	Plumbing	\$0.00	\$1,907.00	\$0.00	\$3,814.00	(\$3,814.00)	0
87100	Roof	\$0.00	\$450.00	\$0.00	\$900.00	(\$900.00)	0
87111	Structural Maintenance/Repair - Commu	\$162.42	\$6,000.00	\$162.42	\$12,000.00	(\$11,837.58)	1
87300	Signs	\$0.00	\$100.00	\$0.00	\$200.00	(\$200.00)	0
87600	Landscape - Tree	\$0.00	\$300.00	\$0.00	\$600.00	(\$600.00)	0
88301	Sewer Line Cleanouts	\$0.00	\$1,000.00	\$0.00	\$2,000.00	(\$2,000.00)	0
88701	Landscaping- Maintenance	\$0.00	\$250.00	\$0.00	\$500.00	(\$500.00)	0
89300	Gutters	\$150.00	\$350.00	\$5,150.00	\$700.00	\$4,450.00	736
	Total MAINTENANCE	\$2,902.81	\$21,012.00	\$9,284.48	\$42,024.00	(\$32,739.52)	22
	PROVISION FOR RESERVES						
10000	Bldg Env paid from CR	(\$35.66)	\$0.00	(\$35.66)	\$0.00	(\$35.66)	0
98800	Structure Maintenance/Repair - Commun	\$28,962.57	\$28,962.57	\$57,925.14	\$57,925.14	\$0.00	100
	Total PROVISION FOR RESERVES	\$28,926.91	\$28,962.57	\$57,889.48	\$57,925.14	(\$35.66)	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$37,946.98)	\$0.00	(\$75,399.44)	\$0.00	(\$75,399.44)	0

**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2021 Through 02/28/2021  
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total UTILITIES INCOME	(\$37,946.98)	\$0.00	(\$75,399.44)	\$0.00	(\$75,399.44)	0
	UTILILITY EXPENSE						
65100	Utility-electric	\$2,072.56	\$0.00	\$4,417.20	\$0.00	\$4,417.20	0
65200	Utility gas	\$2,638.13	\$0.00	\$5,233.18	\$0.00	\$5,233.18	0
65300	Utility phone	\$802.14	\$0.00	\$1,474.27	\$0.00	\$1,474.27	0
65400	Utility trash	\$4,867.64	\$0.00	\$4,867.64	\$0.00	\$4,867.64	0
65500	Utility water & sewer	\$26,457.07	\$0.00	\$58,633.27	\$0.00	\$58,633.27	0
81001	Contracted internet	\$129.95	\$0.00	\$259.90	\$0.00	\$259.90	0
	Total UTILILITY EXPENSE	\$36,967.49	\$0.00	\$74,885.46	\$0.00	\$74,885.46	0
	Total Expenses Before Reserves	\$84,631.01	\$120,504.74	\$176,664.86	\$241,009.48	(\$64,344.62)	73
	Total EXPENSES	<b>\$113,557.92</b>	<b>\$149,467.31</b>	<b>\$234,554.34</b>	<b>\$298,934.62</b>	<b>(\$64,380.28)</b>	<b>78</b>
	Net Surplus or (Deficit)	<b>\$35,274.32</b>	<b>\$0.00</b>	<b>\$61,731.92</b>	<b>\$0.00</b>	<b>\$61,731.92</b>	

## OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2021 Through 02/28/2021

Year End: December

	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
	Actual	Budget	Actual	Budget		
INCOME						
ASSESSMENT INCOME	\$146,157.00	\$146,157.00	\$292,314.00	\$292,314.00	\$0.00	100
OTHER MEMBER INCOME	\$1,825.80	\$1,571.00	\$2,513.84	\$3,142.00	(\$628.16)	80
OTHER INCOME	\$849.44	\$1,739.31	\$1,458.42	\$3,478.62	(\$2,020.20)	42
Total INCOME	<b>\$148,832.24</b>	<b>\$149,467.31</b>	<b>\$296,286.26</b>	<b>\$298,934.62</b>	<b>(\$2,648.36)</b>	<b>99</b>
EXPENSES						
ADMINISTRATIVE	\$3,656.95	\$8,034.00	\$7,425.40	\$16,068.00	(\$8,642.60)	46
LOAN SERVICING	\$48,026.95	\$48,027.87	\$96,053.90	\$96,055.74	(\$1.84)	100
SALARY ADMINISTRATIVE	\$2,666.97	\$4,635.00	\$5,200.47	\$9,270.00	(\$4,069.53)	56
SALARY PAINTING	\$0.00	\$3,708.00	\$0.00	\$7,416.00	(\$7,416.00)	0
SALARY MAINTENANCE	\$5,111.63	\$7,725.00	\$8,774.72	\$15,450.00	(\$6,675.28)	57
INSURANCE	\$16,163.65	\$16,606.58	\$32,327.30	\$33,213.16	(\$885.86)	97
TAXES	\$1,020.87	\$1,143.30	\$1,881.59	\$2,286.60	(\$405.01)	82
CONTRACTED SERVICES	\$6,060.67	\$9,612.99	\$16,230.98	\$19,225.98	(\$2,995.00)	84
MAINTENANCE	\$2,902.81	\$21,012.00	\$9,284.48	\$42,024.00	(\$32,739.52)	22
PROVISION FOR RESERVES	\$28,926.91	\$28,962.57	\$57,889.48	\$57,925.14	(\$35.66)	100
UTILITIES INCOME	(\$37,946.98)	\$0.00	(\$75,399.44)	\$0.00	(\$75,399.44)	0
UTILITY EXPENSE	\$36,967.49	\$0.00	\$74,885.46	\$0.00	\$74,885.46	0
Total EXPENSES	<b>\$113,557.92</b>	<b>\$149,467.31</b>	<b>\$234,554.34</b>	<b>\$298,934.62</b>	<b>(\$64,380.28)</b>	<b>78</b>
Net Surplus or (Deficit)	<b>\$35,274.32</b>	<b>\$0.00</b>	<b>\$61,731.92</b>	<b>\$0.00</b>	<b>\$61,731.92</b>	

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2021 Through 02/28/2021

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	146157	146157											292314	292314	100
	Total-ASSESSMENT INCOME	146157	146157											292314	292314	100
OTHER MEMBER INCOME																
50400	Late charge assessments	129	74											203	242	84
50500	Lien assessments	0	0											0	818	0
50600	Legal assessments	377	262											639	802	80
50700	Parking assessments	80	1320											1400	196	714
50800	Nsf check collection	0	0											0	816	0
51000	Resident Key/gate card income	102	170											272	268	101
	Total-OTHER MEMBER INCOM	688	1826											2514	3142	80
OTHER INCOME																
51200	Violation / Fine	0	200											200	156	128
51300	Interest income	20	(236)											(216)	2793	-8
51500	Reimbursement income-bill backs	489	26											515	196	263
52700	Move In/Move Out Registration F	100	400											500	334	150
54200	Adjustment	0	459											459	0	0
	Total-OTHER INCOME	609	849											1458	3479	42
Total INCOME		147454	148832											296286	298935	99
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0											0	566	0
60101	Study reserve	0	0											0	250	0
60103	Payroll service	788	9											797	640	124
60200	Bank/Other Fees	5	185											190	152	125
60205	Office Expense	511	871											1382	2080	66
60206	Office equipment (computers)	0	0											0	40	0
60300	Legal expense, reimbursable	(75)	0											(75)	836	-9
60303	Legal	377	481											858	3264	26
60400	License,fees and permits	0	0											0	908	0

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2021 Through 02/28/2021

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60510	Employee Extra (uniforms, etc.)	0	0											0	460	0
60513	Bonuses	0	0											0	220	0
60600	Management services	1700	1700											3400	3400	100
60601	Management services extras	0	0											0	100	0
60603	Board Management Expense	60	(60)											0	40	0
60800	Printing & postage	308	281											589	1640	36
60900	Assessment refunds	0	0											0	94	0
61000	Non-sufficient fund checks	0	0											0	1224	0
62000	Miscellaneous expense	95	190											285	84	339
63100	Wireless access point	0	0											0	70	0
	Total-ADMINISTRATIVE	3768	3657											7425	16068	46
	LOAN SERVICING															
64001	Loan Servicing Principle	28295	28405											56700	55442	102
64002	Loan Servicing Interest	19732	19622											39354	40614	97
	Total-LOAN SERVICING	48027	48027											96054	96056	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	2534	2667											5200	9270	56
	Total-SALARY ADMINISTRATI	2534	2667											5200	9270	56
	SALARY PAINTING															
60509	Paint Maintenance Salary Gross	0	0											0	7416	0
	Total-SALARY PAINTING	0	0											0	7416	0
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	3663	5112											8775	12850	68
60503	Clubhouse Salaries Gross	0	0											0	2600	0
	Total-SALARY MAINTENANCE	3663	5112											8775	15450	57
	INSURANCE															
70100	Fidelity bond	0	0											0	218	0
70300	Insurance master policy	5391	5391											10782	11600	93
70400	Worker's compensation	840	840											1680	2800	60
70500	Insurance-earthquake	9933	9933											19865	17400	114

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2021 Through 02/28/2021

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
70700	D & O/Cyber insurance	0	0											0	1195	0
	Total-INSURANCE	16164	16164											32327	33213	97
	TAXES															
75100	Payroll taxes	861	1021											1882	1888	100
75400	State & federal taxes	0	0											0	399	0
	Total-TAXES	861	1021											1882	2287	82
	CONTRACTED SERVICES															
80201	Contracted elevator service	4845	0											4845	3126	155
80202	Elevator repairs	0	0											0	310	0
80301	Contracted gardening service	4100	4100											8200	8200	100
80302	Landscape - Irrigation	0	0											0	600	0
80303	Gardening extras/supplies	0	0											0	500	0
80304	Tree Trimming	0	1275											1275	900	142
80317	Landscape replacement	0	10											10	500	2
80500	Pest Control	0	0											0	80	0
80501	Contracted pest control servic	480	0											480	960	50
80503	Pest control extras/supplies	0	0											0	60	0
80505	Contracted termite control	0	55											55	650	8
80509	Contracted Termite Control Treatn	0	55											55	970	6
80601	Contracted pool & spa service	278	278											556	1306	43
80602	Pool & spa repairs	0	0											0	320	0
80603	Pool & spa extras/supplies	292	288											580	60	966
80617	Landscape Supplies	0	0											0	80	0
80707	Alarm Monitoring	176	0											176	564	31
81002	Contracted software	0	0											0	40	0
	Total-CONTRACTED SERVICES	10170	6061											16231	19226	84
	MAINTENANCE															
63000	Unit Maintenance/Repair	535	800											1335	500	267
86000	Gate Repairs	294	425											719	600	120
86101	Fire Alarm	0	0											0	600	0
86200	Furnishings Communal	0	0											0	300	0

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2021 Through 02/28/2021

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
86300	Bldg Maint and Repairs	159	475											634	700	91
86302	Equipment maintenance	250	0											250	600	42
86303	Contingency repairs	0	0											0	14000	0
86500	Lighting maintenance	0	0											0	1600	0
86600	Resident Locks & keys	0	0											0	110	0
86700	Maintenance supplies	144	890											1034	700	148
86800	Painting	0	0											0	1600	0
87000	Plumbing	0	0											0	3814	0
87100	Roof	0	0											0	900	0
87111	Structural Maintenance/Repair - C	0	162											162	12000	1
87300	Signs	0	0											0	200	0
87600	Landscape - Tree	0	0											0	600	0
88301	Sewer Line Cleanouts	0	0											0	2000	0
88701	Landscaping- Maintenance	0	0											0	500	0
89300	Gutters	5000	150											5150	700	736
	Total-MAINTENANCE	6382	2903											9284	42024	22
	PROVISION FOR RESERVES															
10000	Bldg Env paid from CR	0	(36)											(36)	0	0
98800	Structure Maintenance/Repair - Cc	28963	28963											57925	57925	100
	Total-PROVISION FOR RESERV	28963	28927											57889	57925	100
	UTILITIES INCOME															
50900	Utility reimbursement	(37452)	(37947)											(75399)	0	0
	Total-UTILITIES INCOME	(37452)	(37947)											(75399)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	2345	2073											4417	0	0
65200	Utility gas	2595	2638											5233	0	0
65300	Utility phone	672	802											1474	0	0
65400	Utility trash	0	4868											4868	0	0
65500	Utility water & sewer	32176	26457											58633	0	0
81001	Contracted internet	130	130											260	0	0

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2021 Through 02/28/2021

Year End: December

<b>GL No</b>	<b>GL Description</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>YTD Act</b>	<b>YTD Bud</b>	<b>YTD%</b>
	Total-UTILITY EXPENSE	37918	36967											74885	0	0
	Total-Expenses Before Reserves	92034	84631											176665	241009	73
	Total EXPENSES	120996	113558											234554	298935	78
	Net Surplus or (Deficit)	26458	35274											61732	0	



Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2021 Through 02/28/2021

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	\$292,314.00	\$1,753,884.00	(\$1,461,570.00)	17
	Total ASSESSMENT INCOME	\$292,314.00	\$1,753,884.00	(\$1,461,570.00)	17
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$202.84	\$1,452.00	(\$1,249.16)	14
50500	Lien assessments	\$0.00	\$4,908.00	(\$4,908.00)	0
50600	Legal assessments	\$639.00	\$4,812.00	(\$4,173.00)	13
50700	Parking assessments	\$1,400.00	\$1,176.00	\$224.00	119
50800	Nsf check collection	\$0.00	\$4,896.00	(\$4,896.00)	0
51000	Resident Key/gate card income	\$272.00	\$1,608.00	(\$1,336.00)	17
	Total OTHER MEMBER INCOME	\$2,513.84	\$18,852.00	(\$16,338.16)	13
	OTHER INCOME				
51200	Violation / Fine	\$200.00	\$936.72	(\$736.72)	21
51300	Interest income	(\$215.88)	\$16,755.00	(\$16,970.88)	-1
51500	Reimbursement income-bill backs	\$515.30	\$1,176.00	(\$660.70)	44
52700	Move In/Move Out Registration Fee	\$500.00	\$2,004.00	(\$1,504.00)	25
54200	Adjustment	\$459.00	\$0.00	\$459.00	0
	Total OTHER INCOME	\$1,458.42	\$20,871.72	(\$19,413.30)	7
	Total INCOME	<b>\$296,286.26</b>	<b>\$1,793,607.72</b>	<b>(\$1,497,321.46)</b>	<b>17</b>
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	\$0.00	\$3,396.00	(\$3,396.00)	0
60101	Study reserve	\$0.00	\$1,500.00	(\$1,500.00)	0
60103	Payroll service	\$796.65	\$3,840.00	(\$3,043.35)	21
60200	Bank/Other Fees	\$190.00	\$912.00	(\$722.00)	21
60205	Office Expense	\$1,382.16	\$12,480.00	(\$11,097.84)	11
60206	Office equipment (computers)	\$0.00	\$240.00	(\$240.00)	0
60300	Legal expense, reimbursable	(\$75.00)	\$5,016.00	(\$5,091.00)	-1
60303	Legal	\$858.00	\$19,584.00	(\$18,726.00)	4
60400	License, fees and permits	\$0.00	\$5,448.00	(\$5,448.00)	0

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2021 Through 02/28/2021

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>
60510	Employee Extra (uniforms, etc.)	\$0.00	\$2,760.00	(\$2,760.00)	0
60513	Bonuses	\$0.00	\$1,320.00	(\$1,320.00)	0
60600	Management services	\$3,400.00	\$20,400.00	(\$17,000.00)	17
60601	Management services extras	\$0.00	\$600.00	(\$600.00)	0
60603	Board Management Expense	\$0.00	\$240.00	(\$240.00)	0
60800	Printing & postage	\$588.59	\$9,840.00	(\$9,251.41)	6
60900	Assessment refunds	\$0.00	\$564.00	(\$564.00)	0
61000	Non-sufficient fund checks	\$0.00	\$7,344.00	(\$7,344.00)	0
62000	Miscellaneous expense	\$285.00	\$504.00	(\$219.00)	57
63100	Wireless access point	\$0.00	\$420.00	(\$420.00)	0
	<b>Total ADMINISTRATIVE</b>	<b>\$7,425.40</b>	<b>\$96,408.00</b>	<b>(\$88,982.60)</b>	<b>8</b>
	<b>LOAN SERVICING</b>				
64001	Loan Servicing Principle	\$56,699.94	\$332,650.44	(\$275,950.50)	17
64002	Loan Servicing Interest	\$39,353.96	\$243,684.00	(\$204,330.04)	16
	<b>Total LOAN SERVICING</b>	<b>\$96,053.90</b>	<b>\$576,334.44</b>	<b>(\$480,280.54)</b>	<b>17</b>
	<b>SALARY ADMINISTRATIVE</b>				
60502	Office Salaries Gross	\$5,200.47	\$55,620.00	(\$50,419.53)	9
	<b>Total SALARY ADMINISTRATIVE</b>	<b>\$5,200.47</b>	<b>\$55,620.00</b>	<b>(\$50,419.53)</b>	<b>9</b>
	<b>SALARY PAINTING</b>				
60509	Paint Maintenance Salary Gross	\$0.00	\$44,496.00	(\$44,496.00)	0
	<b>Total SALARY PAINTING</b>	<b>\$0.00</b>	<b>\$44,496.00</b>	<b>(\$44,496.00)</b>	<b>0</b>
	<b>SALARY MAINTENANCE</b>				
60501	Maintenance Salaries Gross	\$8,774.72	\$77,100.00	(\$68,325.28)	11
60503	Clubhouse Salaries Gross	\$0.00	\$15,600.00	(\$15,600.00)	0
	<b>Total SALARY MAINTENANCE</b>	<b>\$8,774.72</b>	<b>\$92,700.00</b>	<b>(\$83,925.28)</b>	<b>9</b>
	<b>INSURANCE</b>				
70100	Fidelity bond	\$0.00	\$1,308.00	(\$1,308.00)	0
70300	Insurance master policy	\$10,782.16	\$69,600.00	(\$58,817.84)	15
70400	Worker's compensation	\$1,680.00	\$16,800.00	(\$15,120.00)	10

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2021 Through 02/28/2021

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>
70500	Insurance-earthquake	\$19,865.14	\$104,400.00	(\$84,534.86)	19
70700	D & O/Cyber insurance	\$0.00	\$7,170.96	(\$7,170.96)	0
	Total INSURANCE	\$32,327.30	\$199,278.96	(\$166,951.66)	16
	TAXES				
75100	Payroll taxes	\$1,881.59	\$11,328.00	(\$9,446.41)	17
75400	State & federal taxes	\$0.00	\$2,391.60	(\$2,391.60)	0
	Total TAXES	\$1,881.59	\$13,719.60	(\$11,838.01)	14
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$4,844.91	\$18,756.00	(\$13,911.09)	26
80202	Elevator repairs	\$0.00	\$1,860.00	(\$1,860.00)	0
80301	Contracted gardening service	\$8,200.00	\$49,200.00	(\$41,000.00)	17
80302	Landscape - Irrigation	\$0.00	\$3,600.00	(\$3,600.00)	0
80303	Gardening extras/supplies	\$0.00	\$3,000.00	(\$3,000.00)	0
80304	Tree Trimming	\$1,275.00	\$5,400.00	(\$4,125.00)	24
80317	Landscape replacement	\$10.00	\$3,000.00	(\$2,990.00)	0
80500	Pest Control	\$0.00	\$479.88	(\$479.88)	0
80501	Contracted pest control serv	\$480.00	\$5,760.00	(\$5,280.00)	8
80503	Pest control extras/supplies	\$0.00	\$360.00	(\$360.00)	0
80505	Contracted termite control	\$55.00	\$3,900.00	(\$3,845.00)	1
80509	Contracted Termite Control Treatment	\$55.00	\$5,820.00	(\$5,765.00)	1
80601	Contracted pool & spa service	\$556.00	\$7,836.00	(\$7,280.00)	7
80602	Pool & spa repairs	\$0.00	\$1,920.00	(\$1,920.00)	0
80603	Pool & spa extras/supplies	\$579.57	\$360.00	\$219.57	161
80617	Landscape Supplies	\$0.00	\$480.00	(\$480.00)	0
80707	Alarm Monitoring	\$175.50	\$3,384.00	(\$3,208.50)	5
81002	Contracted software	\$0.00	\$240.00	(\$240.00)	0
	Total CONTRACTED SERVICES	\$16,230.98	\$115,355.88	(\$99,124.90)	14
	MAINTENANCE				
63000	Unit Maintenance/Repair	\$1,334.93	\$3,000.00	(\$1,665.07)	44
86000	Gate Repairs	\$719.32	\$3,600.00	(\$2,880.68)	20
86101	Fire Alarm	\$0.00	\$3,600.00	(\$3,600.00)	0

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2021 Through 02/28/2021

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>
86200	Furnishings Communal	\$0.00	\$1,800.00	(\$1,800.00)	0
86300	Bldg Maint and Repairs	\$634.19	\$4,200.00	(\$3,565.81)	15
86302	Equipment maintenance	\$249.56	\$3,600.00	(\$3,350.44)	7
86303	Contingency repairs	\$0.00	\$84,000.00	(\$84,000.00)	0
86500	Lighting maintenance	\$0.00	\$9,600.00	(\$9,600.00)	0
86600	Resident Locks & keys	\$0.00	\$660.00	(\$660.00)	0
86700	Maintenance supplies	\$1,034.06	\$4,200.00	(\$3,165.94)	25
86800	Painting	\$0.00	\$9,600.00	(\$9,600.00)	0
87000	Plumbing	\$0.00	\$22,884.00	(\$22,884.00)	0
87100	Roof	\$0.00	\$5,400.00	(\$5,400.00)	0
87111	Structural Maintenance/Repair - Communal	\$162.42	\$72,000.00	(\$71,837.58)	0
87300	Signs	\$0.00	\$1,200.00	(\$1,200.00)	0
87600	Landscape - Tree	\$0.00	\$3,600.00	(\$3,600.00)	0
88301	Sewer Line Cleanouts	\$0.00	\$12,000.00	(\$12,000.00)	0
88701	Landscaping- Maintenance	\$0.00	\$3,000.00	(\$3,000.00)	0
89300	Gutters	\$5,150.00	\$4,200.00	\$950.00	123
	Total MAINTENANCE	\$9,284.48	\$252,144.00	(\$242,859.52)	4
	PROVISION FOR RESERVES				
10000	Bldg Env paid from CR	(\$35.66)	\$0.00	(\$35.66)	0
98800	Structure Maintenance/Repair - Communal	\$57,925.14	\$347,550.84	(\$289,625.70)	17
	Total PROVISION FOR RESERVES	\$57,889.48	\$347,550.84	(\$289,661.36)	17
	UTILITIES INCOME				
50900	Utility reimbursement	(\$75,399.44)	\$0.00	(\$75,399.44)	0
	Total UTILITIES INCOME	(\$75,399.44)	\$0.00	(\$75,399.44)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$4,417.20	\$0.00	\$4,417.20	0
65200	Utility gas	\$5,233.18	\$0.00	\$5,233.18	0
65300	Utility phone	\$1,474.27	\$0.00	\$1,474.27	0
65400	Utility trash	\$4,867.64	\$0.00	\$4,867.64	0
65500	Utility water & sewer	\$58,633.27	\$0.00	\$58,633.27	0
81001	Contracted internet	\$259.90	\$0.00	\$259.90	0

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2021 Through 02/28/2021

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	UTILITY EXPENSE	\$74,885.46	\$0.00	\$74,885.46	0
Total	Expenses Before Reserves	\$176,664.86	\$1,446,056.88	(\$1,269,392.02)	12
Total	EXPENSES	<b>\$234,554.34</b>	<b>\$1,793,607.72</b>	<b>(\$1,559,053.38)</b>	<b>13</b>

Surfside III Condominium Owners Association

**CHECKS WRITTEN**

Period Ending: 02/28/2021

Check No	Date	Payee	GL No	Description	PO No	Amount	Total
	02/23/21	So. California Edison	65100	February Utility-electric		2,072.56	2,072.56
		Southern California Gas	65200	January Utility gas		2,638.13	2,638.13
	02/09/21	Verizon - GTE	65300	January Utility phone		126.86	126.86
		Frontier Communications	65300	February Utility phone 2 bills		180.91	180.91
	02/16/21	Time Warner Cable	65300	February Utility phone		90.79	90.79
	02/09/21	City of Port Hueneme	65400	February Utility trash		4,867.64	4,867.64
			65500	January Utility water & sewer		26,457.07	26,457.07
	02/16/21	Time Warner Cable	81001	February Contracted internet		129.95	129.95
10926	02/02/21	Roseman Law, APC	60303	Legal		112.00	112.00
10927	02/03/21	Farmers Insurance	70300	Master Inst. Acct #F007941096-001-000001		5,391.08	5,391.08
10928	02/03/21	Surfside III HOA	98800	Feb Reserve		28,962.57	28,962.57
10929	02/03/21	Lordon Management	60600	Management services - Feb 2021		1,700.00	1,700.00
10930	02/03/21	Lordon Management	60800	Printing & postage - Jan 2021		280.82	280.82
10931	02/04/21	Pt. Hueneme Marine Supply Co.	87111	Structural Maintenance/Repair - Communal 21		17.22	162.42
			87111	Structural Maintenance/Repair - Communal 21		20.45	
			87111	Structural Maintenance/Repair - Communal 21		101.07	
			87111	Structural Maintenance/Repair - Communal K		23.68	
10932	02/04/21	David Vadbunker	86000	Gate Repairs		260.32	260.32
10933	02/04/21	Michael Gonzan	89300	Gutters	332029	150.00	150.00
10934	02/04/21	Garcia's Landscaping & Maintenance	80304	Tree Trimming	332025	525.00	525.00
10935	02/04/21	Clay Commercial Security	86000	Gate Repairs	332022	165.00	165.00
10936	02/04/21	Marquez Termite & Pest Control	80509	Contracted Termite Control Treatment	332163	55.00	55.00
10937	02/04/21	Ocean View Plumbing & Rooter	86300	Bldg Maint and Repairs	332030	475.04	475.04
10938	02/04/21	JSL Mastery Paving Inc	40200	Asphalt - seal and repair	332028	2,700.00	2,700.00
10939	02/04/21	JSL Mastery Paving Inc	40200	Asphalt - seal and repair	332026	11,500.00	11,500.00
10940	02/12/21	Garcia's Landscaping & Maintenance	80301	January Contracted gardening service		4,100.00	4,110.00

Surfside III Condominium Owners Association

**CHECKS WRITTEN**

Period Ending: 02/28/2021

<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>
10940	02/12/21	Garcia's Landscaping & Maintenance	80317	Landscape replacement		10.00	4,110.00
10941	02/12/21	Susan Bradley	60205	Office Expense		332.00	332.00
10942	02/16/21	Pamela A. Moore	60303	Legal/191000721 - 191000721		185.00	369.00
			60303	Legal/191001821 - 191001821		77.00	
			60303	Legal/191002270		107.00	
10943	02/17/21	Lordon Management	60200	8 x 1099-Misc and 1 x 1096 form for 2020		180.00	180.00
10944	02/22/21	Westguard Insurance Company	70400	WC Inst. Acct #19212303189034		840.00	840.00
10945	02/22/21	David Vadbunker	63000	Unit Maintenance/Repair	332733	197.00	197.00
10946	02/22/21	Joshua Barros	80601	February Contracted pool & spa service		278.00	565.67
			80603	February Pool & spa extras/supplies		287.67	
10947	02/22/21	Frontier Communications	65300	March Utility phone		403.58	403.58
10948	02/22/21	Marquez Termite & Pest Control	80505	Contracted termite control	332731	55.00	55.00
10949	02/22/21	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	332728	85.00	85.00
10950	02/22/21	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	332727	212.50	212.50
10951	02/22/21	Julie's Cleaning	62000	Miscellaneous expense		95.00	95.00
10952	02/22/21	Julie's Cleaning	62000	Miscellaneous expense		95.00	95.00
10953	02/22/21	Garcia's Tree Maintenance Service Inc	80304	Tree Trimming	332025	525.00	525.00
10954	02/22/21	Garcia's Tree Maintenance Service Inc	80304	Tree Trimming	332730	750.00	750.00
10955	02/22/21	Ann Marie Skullr	60205	Office Expense		84.52	84.52
10956	02/24/21	David Vadbunker	63000	Unit Maintenance/Repair	332920	177.62	177.62
10957	02/24/21	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	332966	127.50	127.50
<b>Total Checks:</b>							<b>98,207.55</b>

Surfside III Condominium Owners Association

**CHECKS RELEASED**

Period Ending: 02/28/2021

Check No	Date	Payee	Description	Check Total
	02/09/21	City of Port Hueneme	January Utility water & sewer	26,457.07
10924	01/27/21	Thyssen Krupp Elevator	March Contracted elevator service	4,844.91
10925	01/27/21	Julie's Cleaning	Bldg Maint and Repairs	95.00
10926	02/02/21	Roseman Law, APC	Legal	112.00
10927	02/03/21	Farmers Insurance	Master Inst. Acct #F007941096-001-000001	5,391.08
10928	02/03/21	Surfside III HOA	Feb Reserve	28,962.57
10929	02/03/21	Lordon Management	Management services - Feb 2021	1,700.00
10930	02/03/21	Lordon Management	Printing & postage - Jan 2021	280.82
10931	02/04/21	Pt. Hueneme Marine Supply Co.	Structural Maintenance/Repair - Communal 21643	162.42
10932	02/04/21	David Vadbunker	Gate Repairs	260.32
10933	02/04/21	Michael Gonzan	Gutters	150.00
10935	02/04/21	Clay Commercial Security	Gate Repairs	165.00
10936	02/04/21	Marquez Termite & Pest Control	Contracted Termite Control Treatment	55.00
10937	02/04/21	Ocean View Plumbing & Rooter	Bldg Maint and Repairs	475.04
10938	02/04/21	JSL Mastery Paving Inc	Asphalt - seal and repair	2,700.00
10939	02/04/21	JSL Mastery Paving Inc	Asphalt - seal and repair	11,500.00
10940	02/12/21	Garcia's Landscaping & Maintenance	January Contracted gardening service	4,110.00
10941	02/12/21	Susan Bradley	Office Expense	332.00
10942	02/16/21	Pamela A. Moore	Legal/191000721 - 191000721	369.00
10943	02/17/21	Lordon Management	8 x 1099-Misc and 1 x 1096 form for 2020	180.00
10944	02/22/21	Westguard Insurance Company	WC Inst. Acct #19212303189034	840.00
10945	02/22/21	David Vadbunker	Unit Maintenance/Repair	197.00
10946	02/22/21	Joshua Barros	February Contracted pool & spa service	565.67
10947	02/22/21	Frontier Communications	March Utility phone	403.58
10948	02/22/21	Marquez Termite & Pest Control	Contracted termite control	55.00
10949	02/22/21	Ocean View Plumbing & Rooter	Unit Maintenance/Repair	85.00
10950	02/22/21	Ocean View Plumbing & Rooter	Unit Maintenance/Repair	212.50
10951	02/22/21	Julie's Cleaning	Miscellaneous expense	95.00
10952	02/22/21	Julie's Cleaning	Miscellaneous expense	95.00
10953	02/22/21	Garcia's Tree Maintenance Service Inc	Tree Trimming	525.00
10954	02/22/21	Garcia's Tree Maintenance Service Inc	Tree Trimming	750.00
10955	02/22/21	Ann Marie Skullr	Office Expense	84.52



Surfside III Condominium Owners Association

**CHECKS RELEASED**

Period Ending: 02/28/2021

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Check Total</u>
			<b>Total Checks:</b>	<b>92,210.50</b>

Surfside III Condominium Owners Association

**CHECKS VOIDED**

Period Ending: 02/28/2021

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Check Total</u>
10823	10/20/20	Ronald Vackar	Adjustment - Sept Dues Reimb	459.00
10902	01/08/21	CAI-Channel Island Chapter	Board Management Expense	60.00
10934	02/04/21	Garcia's Landscaping & Maintenance	Tree Trimming	525.00
			<b>Total Checks:</b>	<b>1,044.00</b>

Surfside III Condominium Owners Association

**CHECKS NOT RELEASED**

Period Ending: 02/28/2021

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Check Total</u>
10956	02/24/21	David Vadbunker	Unit Maintenance/Repair	177.62
10957	02/24/21	Ocean View Plumbing & Rooter	Unit Maintenance/Repair	127.50
<b>Total Checks:</b>				<b>305.12</b>

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 02/28/2021

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	02/23/21		Checks Released	10100	Checking - Union xxxxxx4124		102,842.34
	02/23/21		Checks Released	10101	AP - Checks Not Released	102,842.34	
Check	02/09/21		City of Port Hueneme	10101	AP - Checks Not Released		26,457.07
	02/09/21		City of Port Hueneme	10101	AP - Checks Not Released		4,867.64
	02/09/21		Verizon - GTE	10101	AP - Checks Not Released		126.86
	02/09/21		Frontier Communications	10101	AP - Checks Not Released		180.91
	02/09/21		Verizon - GTE	65300	Utility phone	126.86	
	02/09/21		Frontier Communications	65300	Utility phone	180.91	
	02/09/21		City of Port Hueneme	65400	Utility trash	4,867.64	
	02/09/21		City of Port Hueneme	65500	Utility water & sewer	26,457.07	
Check	02/16/21		Time Warner Cable	10101	AP - Checks Not Released		90.79
	02/16/21		Time Warner Cable	10101	AP - Checks Not Released		129.95
	02/16/21		Time Warner Cable	65300	Utility phone	90.79	
	02/16/21		Time Warner Cable	81001	Contracted internet	129.95	
Check	02/23/21		Southern California Gas	10101	AP - Checks Not Released		2,638.13
	02/23/21		So. California Edison	10101	AP - Checks Not Released		2,072.56
	02/23/21		So. California Edison	65100	Utility-electric	2,072.56	
	02/23/21		Southern California Gas	65200	Utility gas	2,638.13	
Check	02/23/21	10823	Ronald Vackar	10100	Checking - Union xxxxxx4124	459.00	
	02/23/21	10823	Ronald Vackar	54200	Adjustment		459.00
Check	02/23/21	10902	CAI-Channel Island Chapter	10100	Checking - Union xxxxxx4124	60.00	
	02/23/21	10902	CAI-Channel Island Chapter	60603	Board Management Expense		60.00
Check	02/02/21	10926	Roseman Law, APC	10101	AP - Checks Not Released		112.00
	02/02/21	10926	Roseman Law, APC	60303	Legal	112.00	
Check	02/03/21	10927	Farmers Insurance	10101	AP - Checks Not Released		5,391.08
	02/03/21	10927	Farmers Insurance	70300	Insurance master policy	5,391.08	
Check	02/03/21	10928	Surfside III HOA	10101	AP - Checks Not Released		28,962.57
	02/03/21	10928	Surfside III HOA	98800	Structure Maintenance/Repair - Communal	28,962.57	
Check	02/10/21	10928	Surfside III HOA	10300	Cap Res - Union xxxxxx7978	28,962.57	
	02/10/21	10928	Surfside III HOA	43800	Structural Maintenance/Repair - Communal		28,962.57
Check	02/03/21	10929	Lordon Management	10101	AP - Checks Not Released		1,700.00
	02/03/21	10929	Lordon Management	60600	Management services	1,700.00	

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 02/28/2021

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	02/03/21	10930	Lordon Management	10101	AP - Checks Not Released		280.82
	02/03/21	10930	Lordon Management	60800	Printing & postage	280.82	
Check	02/04/21	10931	Pt. Hueneme Marine Supply Co.	10101	AP - Checks Not Released		162.42
	02/04/21	10931	Pt. Hueneme Marine Supply Co.	87111	Structural Maintenance/Repair - Communal	17.22	
	02/04/21	10931	Pt. Hueneme Marine Supply Co.	87111	Structural Maintenance/Repair - Communal	20.45	
	02/04/21	10931	Pt. Hueneme Marine Supply Co.	87111	Structural Maintenance/Repair - Communal	101.07	
	02/04/21	10931	Pt. Hueneme Marine Supply Co.	87111	Structural Maintenance/Repair - Communal	23.68	
Check	02/04/21	10932	David Vadbunker	10101	AP - Checks Not Released		260.32
	02/04/21	10932	David Vadbunker	86000	Gate Repairs	260.32	
Check	02/04/21	10933	Michael Gonzan	10101	AP - Checks Not Released		150.00
	02/04/21	10933	Michael Gonzan	89300	Gutters	150.00	
Check	02/04/21	10934	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		525.00
	02/04/21	10934	Garcia's Landscaping & Maintenance	80304	Tree Trimming	525.00	
Check	02/18/21	10934	Garcia's Landscaping & Maintenance	10100	Checking - Union xxxxxx4124	525.00	
	02/18/21	10934	Garcia's Landscaping & Maintenance	80304	Tree Trimming		525.00
Check	02/04/21	10935	Clay Commercial Security	10101	AP - Checks Not Released		165.00
	02/04/21	10935	Clay Commercial Security	86000	Gate Repairs	165.00	
Check	02/04/21	10936	Marquez Termite & Pest Control	10101	AP - Checks Not Released		55.00
	02/04/21	10936	Marquez Termite & Pest Control	80509	Contracted Termite Control Treatment	55.00	
Check	02/04/21	10937	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		475.04
	02/04/21	10937	Ocean View Plumbing & Rooter	86300	Bldg Maint and Repairs	475.04	
Check	02/04/21	10938	JSL Mastery Paving Inc	10101	AP - Checks Not Released		2,700.00
	02/04/21	10938	JSL Mastery Paving Inc	40200	Asphalt - seal and repair	2,700.00	
Check	02/04/21	10939	JSL Mastery Paving Inc	10101	AP - Checks Not Released		11,500.00
	02/04/21	10939	JSL Mastery Paving Inc	40200	Asphalt - seal and repair	11,500.00	
Check	02/12/21	10940	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		4,110.00
	02/12/21	10940	Garcia's Landscaping & Maintenance	80301	Contracted gardening service	4,100.00	
	02/12/21	10940	Garcia's Landscaping & Maintenance	80317	Landscape replacement	10.00	
Check	02/12/21	10941	Susan Bradley	10101	AP - Checks Not Released		332.00

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 02/28/2021

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	02/12/21	10941	Susan Bradley	60205	Office Expense	332.00	
Check	02/16/21	10942	Pamela A. Moore	10101	AP - Checks Not Released		369.00
	02/16/21	10942	Pamela A. Moore	60303	Legal	185.00	
	02/16/21	10942	Pamela A. Moore	60303	Legal	77.00	
	02/16/21	10942	Pamela A. Moore	60303	Legal	107.00	
Check	02/17/21	10943	Lordon Management	10101	AP - Checks Not Released		180.00
	02/17/21	10943	Lordon Management	60200	Bank/Other Fees	180.00	
Check	02/22/21	10944	Westguard Insurance Company	10101	AP - Checks Not Released		840.00
	02/22/21	10944	Westguard Insurance Company	70400	Worker's compensation	840.00	
Check	02/22/21	10945	David Vadbunker	10101	AP - Checks Not Released		197.00
	02/22/21	10945	David Vadbunker	63000	Unit Maintenance/Repair	197.00	
Check	02/22/21	10946	Joshua Barros	10101	AP - Checks Not Released		565.67
	02/22/21	10946	Joshua Barros	80601	Contracted pool & spa service	278.00	
	02/22/21	10946	Joshua Barros	80603	Pool & spa extras/supplies	287.67	
Check	02/22/21	10947	Frontier Communications	10101	AP - Checks Not Released		403.58
	02/22/21	10947	Frontier Communications	65300	Utility phone	403.58	
Check	02/22/21	10948	Marquez Termite & Pest Control	10101	AP - Checks Not Released		55.00
	02/22/21	10948	Marquez Termite & Pest Control	80505	Contracted termite control	55.00	
Check	02/22/21	10949	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		85.00
	02/22/21	10949	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	85.00	
Check	02/22/21	10950	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		212.50
	02/22/21	10950	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	212.50	
Check	02/22/21	10951	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	02/22/21	10951	Julie's Cleaning	62000	Miscellaneous expense	95.00	
Check	02/22/21	10952	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	02/22/21	10952	Julie's Cleaning	62000	Miscellaneous expense	95.00	
Check	02/22/21	10953	Garcia's Tree Maintenance Service Inc	10101	AP - Checks Not Released		525.00
	02/22/21	10953	Garcia's Tree Maintenance Service Inc	80304	Tree Trimming	525.00	
Check	02/22/21	10954	Garcia's Tree Maintenance Service Inc	10101	AP - Checks Not Released		750.00

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 02/28/2021

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	02/22/21	10954	Garcia's Tree Maintenance Service Inc	80304	Tree Trimming	750.00	
Check	02/22/21	10955	Ann Marie Skullr	10101	AP - Checks Not Released		84.52
	02/22/21	10955	Ann Marie Skullr	60205	Office Expense	84.52	
Check	02/24/21	10956	David Vadbunker	10101	AP - Checks Not Released		177.62
	02/24/21	10956	David Vadbunker	63000	Unit Maintenance/Repair	177.62	
Check	02/24/21	10957	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		127.50
	02/24/21	10957	Ocean View Plumbing & Rooter	63000	Unit Maintenance/Repair	127.50	
Journal	08/26/20	5294	Feb ins	25900	Prepaid insurance		9,932.57
	08/26/20	5294	Feb ins	70500	Insurance-earthquake	9,932.57	
Journal	02/08/21	5407	Amazon	10100	Checking - Union xxxxxx4124		41.21
	02/08/21	5407	Amazon	60205	Office Expense	41.21	
Journal	02/08/21	5408	Amazon	10100	Checking - Union xxxxxx4124		7.60
	02/08/21	5408	Amazon	10100	Checking - Union xxxxxx4124		28.26
	02/08/21	5408	Amazon	10100	Checking - Union xxxxxx4124		124.51
	02/08/21	5408	Amazon	60205	Office Expense	28.26	
	02/08/21	5408	Amazon	60205	Office Expense	7.60	
	02/08/21	5408	Amazon	60205	Office Expense	124.51	
Journal	02/19/21	5409	Ck 105 Pro Garage Door	11700	Union Petty Cash xxxxx3424		1,340.25
	02/19/21	5409	Ck 105 Pro Garage Door	41800	Entry gates - replace	1,340.25	
Journal	02/19/21	5410	RT 2/10/21 ck 10938,10939	10100	Checking - Union xxxxxx4124	14,200.00	
	02/19/21	5410	RT 2/10/21 ck 10938,10939	10300	Cap Res - Union xxxxxx7978		14,200.00
Journal	02/22/21	5411	WATER CO	10100	Checking - Union xxxxxx4124		3.99
	02/22/21	5411	1/19 PAYCHEX INV	10100	Checking - Union xxxxxx4124		118.50
	02/22/21	5411	REV DUP J/E 12/11 PAYCHEX	10100	Checking - Union xxxxxx4124	73.20	
	02/22/21	5411	REV DUP J/E 1/8 PAYCHEX	10100	Checking - Union xxxxxx4124	141.30	
	02/22/21	5411	WATER CO	10100	Checking - Union xxxxxx4124		3.99
	02/22/21	5411	WATER CO	10100	Checking - Union xxxxxx4124		3.99
	02/22/21	5411	AMAZON PRIME	10100	Checking - Union xxxxxx4124		14.13
	02/22/21	5411	AMAZON PRIME	10100	Checking - Union xxxxxx4124		14.13
	02/22/21	5411	REV DUP J/E 1/8 PAYCHEX	60103	Payroll service		141.30

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 02/28/2021

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	02/22/21	5411	REV DUP J/E 12/11 PAYCHEX	60103	Payroll service		73.20
	02/22/21	5411	1/19 PAYCHEX INV	60103	Payroll service	118.50	
	02/22/21	5411	WATER CO	60205	Office Expense	3.99	
	02/22/21	5411	WATER CO	60205	Office Expense	3.99	
	02/22/21	5411	AMAZON PRIME	60205	Office Expense	14.13	
	02/22/21	5411	AMAZON PRIME	60205	Office Expense	14.13	
	02/22/21	5411	WATER CO	60205	Office Expense	3.99	
Journal	02/22/21	5412	INT	10300	Cap Res - Union xxxxxx7978	19.18	
	02/22/21	5412	INT	11100	J Street Drain Project	1.49	
	02/22/21	5412	S/C	11700	Union Petty Cash xxxxx3424		5.00
	02/22/21	5412	INT	51300	Interest income		19.18
	02/22/21	5412	INT	51300	Interest income		1.49
	02/22/21	5412	S/C	60200	Bank/Other Fees	5.00	
Journal	02/22/21	5413	2/19 PAYCHEX	10100	Checking - Union xxxxxx4124		70.30
	02/22/21	5413	2/5 PAYCHEX	10100	Checking - Union xxxxxx4124		34.80
	02/22/21	5413	2/5 PAYCHEX	60103	Payroll service	34.80	
	02/22/21	5413	2/19 PAYCHEX	60103	Payroll service	70.30	
Journal	02/23/21	5414	PR 1/8	10100	Checking - Union xxxxxx4124		331.68
	02/23/21	5414	Employee withholdings	10100	Checking - Union xxxxxx4124		88.88
	02/23/21	5414	Employee withholdings	60501	Maintenance Salaries Gross	33.76	
	02/23/21	5414	PR 1/8	60501	Maintenance Salaries Gross	331.68	
	02/23/21	5414	Employee liabilities	75100	Payroll taxes	55.12	
Journal	02/23/21	5415	PR 2/19	10100	Checking - Union xxxxxx4124		2,253.73
	02/23/21	5415	Ck 26967	10100	Checking - Union xxxxxx4124		1,325.60
	02/23/21	5415	Employee withholdings	10100	Checking - Union xxxxxx4124		1,245.97
	02/23/21	5415	Employee withholdings	60501	Maintenance Salaries Gross	600.16	
	02/23/21	5415	PR 2/19	60501	Maintenance Salaries Gross	2,253.73	
	02/23/21	5415	Employee withholdings	60502	Office Salaries Gross	128.71	
	02/23/21	5415	PR 2/19	60502	Office Salaries Gross	1,325.60	
	02/23/21	5415	Employee liabilities	75100	Payroll taxes	517.10	
Journal	02/23/21	5416	PR 2/5	10100	Checking - Union xxxxxx4124		1,537.30
	02/23/21	5416	Ck 26965	10100	Checking - Union xxxxxx4124		1,105.35
	02/23/21	5416	Employee withholdings	10100	Checking - Union xxxxxx4124		910.96



Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 02/28/2021

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	02/23/21	5416	PR 2/5	60501	Maintenance Salaries Gross	1,537.30	
	02/23/21	5416	Employee withholdings	60501	Maintenance Salaries Gross	355.00	
	02/23/21	5416	Employee withholdings	60502	Office Salaries Gross	107.31	
	02/23/21	5416	PR 2/5	60502	Office Salaries Gross	1,105.35	
	02/23/21	5416	Employee liabilities	75100	Payroll taxes	448.65	
Journal	02/23/21	5417	flex tape	10100	Checking - Union xxxxxx4124		27.86
	02/23/21	5417	flex tape	86700	Maintenance supplies	27.86	
Journal	02/23/21	5418	Garden gloves	10100	Checking - Union xxxxxx4124		17.86
	02/23/21	5418	Trash Bags	10100	Checking - Union xxxxxx4124		34.26
	02/23/21	5418	Trash Bags	86700	Maintenance supplies	34.26	
	02/23/21	5418	Garden gloves	86700	Maintenance supplies	17.86	
Journal	02/23/21	5419	INT	11500	CIT CR on deposit	0.29	
	02/23/21	5419	INT	51300	Interest income		0.29
Journal	02/24/21	5420	2/24 Amazon	10000	Bldg Env paid from CR		35.66
	02/24/21	5420	2/23 Amazon	10100	Checking - Union xxxxxx4124		64.14
	02/24/21	5420	2/23 Amazon	60205	Office Expense	64.14	
	02/24/21	5420	2/24 Amazon	86700	Maintenance supplies	35.66	
Journal	02/24/21	5421	Transfer	10100	Checking - Union xxxxxx4124		48,026.95
	02/24/21	5421	Feb Loan	10300	Cap Res - Union xxxxxx7978		37,841.89
	02/24/21	5421	Feb Loan	10300	Cap Res - Union xxxxxx7978		10,185.06
	02/24/21	5421	Transfer	10300	Cap Res - Union xxxxxx7978	48,026.95	
	02/24/21	5421	Feb Loan	31400	2nd LOC Mutual of Omaha	6,023.71	
	02/24/21	5421	Feb Loan	31900	LOC Mutual of Omaha	22,381.08	
	02/24/21	5421	Principal	45100	Retained funds		6,023.71
	02/24/21	5421	Principal	45100	Retained funds		22,381.08
	02/24/21	5421	Principal	64001	Loan Servicing Principle	22,381.08	
	02/24/21	5421	Principal	64001	Loan Servicing Principle	6,023.71	
	02/24/21	5421	Feb Loan	64002	Loan Servicing Interest	4,161.35	
	02/24/21	5421	Feb Loan	64002	Loan Servicing Interest	15,460.81	
Journal	03/01/21	5423	DIY Home	10100	Checking - Union xxxxxx4124		107.09
	03/01/21	5423	Amazon	10100	Checking - Union xxxxxx4124		81.82
	03/01/21	5423	Sherwin Williams	10100	Checking - Union xxxxxx4124		209.38

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 02/28/2021

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	03/01/21	5423	Free Conference	10100	Checking - Union xxxxxx4124		85.56
	03/01/21	5423	Home Depot	10100	Checking - Union xxxxxx4124		439.48
	03/01/21	5423	Amazon	60205	Office Expense	63.00	
	03/01/21	5423	Free Conference	60205	Office Expense	85.56	
	03/01/21	5423	DIY Home	86700	Maintenance supplies	107.09	
	03/01/21	5423	Sherwin Williams	86700	Maintenance supplies	209.38	
	03/01/21	5423	Home Depot	86700	Maintenance supplies	439.48	
	03/01/21	5423	Amazon	86700	Maintenance supplies	18.82	
Journal	03/05/21	5424	Change in Value	11600	JP Morgan/Edward Jones		262.00
	03/05/21	5424	INT	11600	JP Morgan/Edward Jones	5.23	
	03/05/21	5424	INT	51300	Interest income		5.23
	03/05/21	5424	Change in Value	51300	Interest income	262.00	
Other	02/28/21	02/28/21	Assessments Charged	15500	Accounts Receivable	189,261.99	
	02/28/21	02/28/21	Adjustment Credits	15500	Accounts Receivable		2,705.96
	02/28/21	02/28/21	Prepaid Assessments Jan	15500	Accounts Receivable		47,670.09
	02/28/21	02/28/21	Prepaid Assessments Feb	15500	Accounts Receivable	44,601.33	
	02/28/21	02/28/21	Prepaid Assessments Jan	37000	Prepaid Assessments	47,670.09	
	02/28/21	02/28/21	Prepaid Assessments Feb	37000	Prepaid Assessments		44,601.33
	02/28/21	02/28/21	Assessments Charged	50100	Regular assessments		146,630.00
	02/28/21	02/28/21	Adjustment Credits	50100	Regular assessments	473.00	
	02/28/21	02/28/21	Assessments Charged	50400	Late charge assessments		152.77
	02/28/21	02/28/21	Adjustment Credits	50400	Late charge assessments	78.97	
	02/28/21	02/28/21	Assessments Charged	50600	Legal assessments		262.00
	02/28/21	02/28/21	Assessments Charged	50700	Parking assessments		1,320.00
	02/28/21	02/28/21	Assessments Charged	50900	Utility reimbursement		38,057.60
	02/28/21	02/28/21	Adjustment Credits	50900	Utility reimbursement	110.62	
	02/28/21	02/28/21	Assessments Charged	51000	Resident Key/gate card income		170.00
	02/28/21	02/28/21	Assessments Charged	51200	Violation / Fine		200.00
	02/28/21	02/28/21	Assessments Charged	51500	Reimbursement income-bill backs		177.62
	02/28/21	02/28/21	Adjustment Credits	51500	Reimbursement income-bill backs	151.37	
	02/28/21	02/28/21	Assessments Charged	52700	Move In/Move Out Registration Fee		400.00
	02/28/21	02/28/21	Assessments Charged	54200	Adjustment		1,892.00
	02/28/21	02/28/21	Adjustment Credits	54200	Adjustment	1,892.00	

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 02/28/2021

<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>
Payment	02/26/21		Payments	10100	Checking - Union xxxxxx4124	187,360.72	
	02/26/21		Payments	15500	Accounts Receivable		187,360.72
<b>Totals:</b>						<b>863,463.74</b>	<b>863,463.74</b>

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2021

<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>
10000	Bldg Env paid from CR			Begining Balance				0.00
		5420	02/24/21	2/24 Amazon			35.66	
				Ending Balance				(35.66)
10100	Checking - Union xxxxxx4124			Begining Balance				360,659.79
		5407	02/08/21	Amazon			41.21	
		5408	02/08/21	Amazon			124.51	
		5408	02/08/21	Amazon			28.26	
		5408	02/08/21	Amazon			7.60	
		5410	02/19/21	RT 2/10/21 ck 10938,10939		14,200.00		
		5411	02/22/21	1/19 PAYCHEX INV			118.50	
		5411	02/22/21	AMAZON PRIME			14.13	
		5411	02/22/21	AMAZON PRIME			14.13	
		5411	02/22/21	WATER CO			3.99	
		5411	02/22/21	WATER CO			3.99	
		5411	02/22/21	WATER CO			3.99	
		5411	02/22/21	REV DUP J/E 12/11 PAYCHE		73.20		
		5411	02/22/21	REV DUP J/E 1/8 PAYCHEX		141.30		
		5413	02/22/21	2/19 PAYCHEX			70.30	
		5413	02/22/21	2/5 PAYCHEX			34.80	
		5414	02/23/21	PR 1/8			331.68	
		5414	02/23/21	Employee withholdings			88.88	
		5415	02/23/21	PR 2/19			2,253.73	
		5415	02/23/21	Ck 26967			1,325.60	
		5415	02/23/21	Employee withholdings			1,245.97	
		5416	02/23/21	PR 2/5			1,537.30	
		5416	02/23/21	Ck 26965			1,105.35	
		5416	02/23/21	Employee withholdings			910.96	
		5417	02/23/21	flex tape			27.86	
		5418	02/23/21	Trash Bags			34.26	
		5418	02/23/21	Garden gloves			17.86	
		5420	02/24/21	2/23 Amazon			64.14	
		5421	02/24/21	Transfer			48,026.95	

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2021

<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>
		5423	03/01/21	Home Depot			439.48	
		5423	03/01/21	Sherwin Williams			209.38	
		5423	03/01/21	DIY Home			107.09	
		5423	03/01/21	Free Conference			85.56	
		5423	03/01/21	Amazon			81.82	
			02/01/21	Payments		48,286.07		
			02/02/21	Payments		1,252.48		
			02/02/21	Payments		4,749.12		
			02/03/21	Payments		5,425.00		
			02/03/21	Payments		949.80		
		10927	02/03/21	Released Check 10927	Farmers Insurance		5,391.08	
			02/04/21	Payments		17,249.17		
			02/05/21	Payments		19,739.41		
			02/05/21	Payments		591.64		
		10932	02/05/21	Released Check 10932	David Vadbunker		260.32	
		10931	02/05/21	Released Check 10931	Pt. Hueneme Marine Supply		162.42	
		10924	02/05/21	Released Check 10924	Thyssen Krupp Elevator		4,844.91	
		10933	02/05/21	Released Check 10933	Michael Gonzan		150.00	
		10934	02/05/21	Released Check 10934	Garcia's Landscaping & Mai		525.00	
		10935	02/05/21	Released Check 10935	Clay Commercial Security		165.00	
		10936	02/05/21	Released Check 10936	Marquez Termite & Pest Co		55.00	
		10937	02/05/21	Released Check 10937	Ocean View Plumbing & Ro		475.04	
		10926	02/05/21	Released Check 10926	Roseman Law, APC		112.00	
		10925	02/05/21	Released Check 10925	Julie's Cleaning		95.00	
		10938	02/05/21	Released Check 10938	JSL Mastery Paving Inc		2,700.00	
		10939	02/05/21	Released Check 10939	JSL Mastery Paving Inc		11,500.00	
			02/08/21	Payments		75.00		
			02/08/21	Payments		15,487.78		
			02/08/21	Payments		578.00		
			02/09/21	Payments		6,766.50		
			02/09/21	Payments		16,044.77		
		0	02/09/21	Released Check	Frontier Communications		180.91	
		0	02/09/21	Released Check	City of Port Hueneme		26,457.07	
		0	02/09/21	Released Check	City of Port Hueneme		4,867.64	

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2021

<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>
		0	02/09/21	Released Check	Verizon - GTE		126.86	
10929			02/10/21	Released Check 10929	Lordon Management		1,700.00	
10930			02/10/21	Released Check 10930	Lordon Management		280.82	
10928			02/10/21	Released Check 10928	Surfside III HOA		28,962.57	
			02/10/21	Payments		1,486.24		
			02/10/21	Payments		12,317.53		
			02/11/21	Payments		3,052.63		
			02/12/21	Payments		100.00		
			02/12/21	Payments		7,854.33		
			02/15/21	Payments		595.72		
			02/15/21	Payments		1,318.00		
			02/16/21	Payments		594.40		
			02/16/21	Payments		5,915.56		
0			02/16/21	Released Check	Time Warner Cable		90.79	
0			02/16/21	Released Check	Time Warner Cable		129.95	
10941			02/17/21	Released Check 10941	Susan Bradley		332.00	
10940			02/17/21	Released Check 10940	Garcia's Landscaping & Mai		4,110.00	
			02/17/21	Payments		120.00		
			02/17/21	Payments		1,820.79		
			02/18/21	Payments		2,914.04		
			02/18/21	Payments		360.15		
10934			02/18/21	Voided Check 10934	Garcia's Landscaping & Mai	525.00		
10942			02/19/21	Released Check 10942	Pamela A. Moore		369.00	
			02/19/21	Payments		1,814.40		
			02/22/21	Payments		4,289.31		
			02/22/21	Payments		469.26		
			02/23/21	Payments		1,770.47		
0			02/23/21	Released Check	Southern California Gas		2,638.13	
10943			02/23/21	Released Check 10943	Lordon Management		180.00	
0			02/23/21	Released Check	So. California Edison		2,072.56	
10945			02/23/21	Released Check 10945	David Vadbunker		197.00	
10902			02/23/21	Voided Check 10902	CAI-Channel Island Chapter	60.00		
10946			02/23/21	Released Check 10946	Joshua Barros		565.67	
10947			02/23/21	Released Check 10947	Frontier Communications		403.58	

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2021

<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>
		10951	02/23/21	Released Check 10951	Julie's Cleaning		95.00	
		10952	02/23/21	Released Check 10952	Julie's Cleaning		95.00	
		10944	02/23/21	Released Check 10944	Westguard Insurance Compa		840.00	
		10949	02/23/21	Released Check 10949	Ocean View Plumbing & Ro		85.00	
		10950	02/23/21	Released Check 10950	Ocean View Plumbing & Ro		212.50	
		10948	02/23/21	Released Check 10948	Marquez Termite & Pest Coi		55.00	
		10823	02/23/21	Voided Check 10823	Ronald Vackar	459.00		
		10953	02/23/21	Released Check 10953	Garcia's Tree Maintenance S		525.00	
		10954	02/23/21	Released Check 10954	Garcia's Tree Maintenance S		750.00	
		10955	02/23/21	Released Check 10955	Ann Marie Skullr		84.52	
			02/24/21	Payments		1,102.99		
			02/25/21	Payments		1,187.16		
			02/26/21	Payments		1,083.00		
				Ending Balance				402,277.39
<b>10101</b>	<b>AP - Checks Not Released</b>			Begining Balance				(4,939.91)
		10926	02/02/21		Roseman Law, APC		112.00	
		10927	02/03/21		Farmers Insurance		5,391.08	
		10927	02/03/21	Released Check 10927	Farmers Insurance	5,391.08		
		10928	02/03/21		Surfside III HOA		28,962.57	
		10929	02/03/21		Lordon Management		1,700.00	
		10930	02/03/21		Lordon Management		280.82	
		10932	02/04/21		David Vadbunker		260.32	
		10931	02/04/21		Pt. Hueneme Marine Supply		162.42	
		10935	02/04/21		Clay Commercial Security		165.00	
		10936	02/04/21		Marquez Termite & Pest Coi		55.00	
		10937	02/04/21		Ocean View Plumbing & Ro		475.04	
		10933	02/04/21		Michael Gonzan		150.00	
		10934	02/04/21		Garcia's Landscaping & Mai		525.00	
		10938	02/04/21		JSL Mastery Paving Inc		2,700.00	
		10939	02/04/21		JSL Mastery Paving Inc		11,500.00	
		10938	02/05/21	Released Check 10938	JSL Mastery Paving Inc	2,700.00		
		10939	02/05/21	Released Check 10939	JSL Mastery Paving Inc	11,500.00		
		10934	02/05/21	Released Check 10934	Garcia's Landscaping & Mai	525.00		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2021

<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>
		10935	02/05/21	Released Check 10935	Clay Commercial Security	165.00		
		10924	02/05/21	Released Check 10924	Thyssen Krupp Elevator	4,844.91		
		10936	02/05/21	Released Check 10936	Marquez Termite & Pest Co	55.00		
		10937	02/05/21	Released Check 10937	Ocean View Plumbing & Ro	475.04		
		10926	02/05/21	Released Check 10926	Roseman Law, APC	112.00		
		10925	02/05/21	Released Check 10925	Julie's Cleaning	95.00		
		10933	02/05/21	Released Check 10933	Michael Gonzan	150.00		
		10931	02/05/21	Released Check 10931	Pt. Hueneme Marine Supply	162.42		
		10932	02/05/21	Released Check 10932	David Vadbunker	260.32		
		0	02/09/21		City of Port Hueneme		26,457.07	
		0	02/09/21	Released Check	City of Port Hueneme	26,457.07		
		0	02/09/21	Released Check	City of Port Hueneme	4,867.64		
		0	02/09/21		City of Port Hueneme		4,867.64	
		0	02/09/21		Verizon - GTE		126.86	
		0	02/09/21	Released Check	Verizon - GTE	126.86		
		0	02/09/21	Released Check	Frontier Communications	180.91		
		0	02/09/21		Frontier Communications		180.91	
		10930	02/10/21	Released Check 10930	Lordon Management	280.82		
		10928	02/10/21	Released Check 10928	Surfside III HOA	28,962.57		
		10929	02/10/21	Released Check 10929	Lordon Management	1,700.00		
		10941	02/12/21		Susan Bradley		332.00	
		10940	02/12/21		Garcia's Landscaping & Mai		4,110.00	
		0	02/16/21		Time Warner Cable		90.79	
		0	02/16/21	Released Check	Time Warner Cable	90.79		
		0	02/16/21	Released Check	Time Warner Cable	129.95		
		0	02/16/21		Time Warner Cable		129.95	
		10942	02/16/21		Pamela A. Moore		369.00	
		10943	02/17/21		Lordon Management		180.00	
		10940	02/17/21	Released Check 10940	Garcia's Landscaping & Mai	4,110.00		
		10941	02/17/21	Released Check 10941	Susan Bradley	332.00		
		10942	02/19/21	Released Check 10942	Pamela A. Moore	369.00		
		10945	02/22/21		David Vadbunker		197.00	
		10947	02/22/21		Frontier Communications		403.58	
		10946	02/22/21		Joshua Barros		565.67	



Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2021

<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>
		10951	02/22/21		Julie's Cleaning		95.00	
		10955	02/22/21		Ann Marie Skullr		84.52	
		10944	02/22/21		Westguard Insurance Compa		840.00	
		10948	02/22/21		Marquez Termite & Pest Coi		55.00	
		10950	02/22/21		Ocean View Plumbing & Ro		212.50	
		10949	02/22/21		Ocean View Plumbing & Ro		85.00	
		10954	02/22/21		Garcia's Tree Maintenance S		750.00	
		10953	02/22/21		Garcia's Tree Maintenance S		525.00	
		10952	02/22/21		Julie's Cleaning		95.00	
		10953	02/23/21	Released Check 10953	Garcia's Tree Maintenance S	525.00		
		10954	02/23/21	Released Check 10954	Garcia's Tree Maintenance S	750.00		
		10949	02/23/21	Released Check 10949	Ocean View Plumbing & Ro	85.00		
		10950	02/23/21	Released Check 10950	Ocean View Plumbing & Ro	212.50		
		10948	02/23/21	Released Check 10948	Marquez Termite & Pest Coi	55.00		
		10944	02/23/21	Released Check 10944	Westguard Insurance Compa	840.00		
		10955	02/23/21	Released Check 10955	Ann Marie Skullr	84.52		
		10951	02/23/21	Released Check 10951	Julie's Cleaning	95.00		
		10952	02/23/21	Released Check 10952	Julie's Cleaning	95.00		
		10946	02/23/21	Released Check 10946	Joshua Barros	565.67		
		10947	02/23/21	Released Check 10947	Frontier Communications	403.58		
		10945	02/23/21	Released Check 10945	David Vadbunker	197.00		
		0	02/23/21		So. California Edison		2,072.56	
		0	02/23/21	Released Check	So. California Edison	2,072.56		
		10943	02/23/21	Released Check 10943	Lordon Management	180.00		
		0	02/23/21	Released Check	Southern California Gas	2,638.13		
		0	02/23/21		Southern California Gas		2,638.13	
		10956	02/24/21		David Vadbunker		177.62	
		10957	02/24/21		Ocean View Plumbing & Ro		127.50	
				Ending Balance				(305.12)
<b>10300</b>	<b>Cap Res - Union xxxxxx7978</b>			Begining Balance				490,540.23
		5410	02/19/21	RT 2/10/21 ck 10938,10939			14,200.00	
		5412	02/22/21	INT		19.18		
		5421	02/24/21	Feb Loan			37,841.89	

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<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
		5421	02/24/21	Feb Loan			10,185.06	
		5421	02/24/21	Transfer		48,026.95		
		10928	02/10/21	Released Reserve Check 1092	Surfside III HOA	28,962.57		
				Ending Balance				505,321.98
<b>11100</b>	<b>J Street Drain Project</b>			Begining Balance				35,399.86
		5412	02/22/21	INT		1.49		
				Ending Balance				35,401.35
<b>11500</b>	<b>CIT CR on deposit</b>			Begining Balance				2,299.18
		5419	02/23/21	INT		0.29		
				Ending Balance				2,299.47
<b>11600</b>	<b>JP Morgan/Edward Jones</b>			Begining Balance				679,694.92
		5424	03/05/21	Change in Value			262.00	
		5424	03/05/21	INT		5.23		
				Ending Balance				679,438.15
<b>11700</b>	<b>Union Petty Cash xxxxx3424</b>			Begining Balance				4,404.15
		5409	02/19/21	Ck 105 Pro Garage Door			1,340.25	
		5412	02/22/21	S/C			5.00	
				Ending Balance				3,058.90
<b>15500</b>	<b>Accounts Receivable</b>			Begining Balance				125,931.35
			02/01/21	Payments			48,286.07	
			02/02/21	Payments			6,001.60	
			02/03/21	Payments			6,374.80	
			02/04/21	Payments			17,249.17	
			02/05/21	Payments			20,331.05	
			02/08/21	Payments			16,140.78	
			02/09/21	Payments			22,811.27	
			02/10/21	Payments			13,803.77	

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<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
			02/11/21	Payments			3,052.63	
			02/12/21	Payments			7,954.33	
			02/15/21	Payments			1,913.72	
			02/16/21	Payments			6,509.96	
			02/17/21	Payments			1,940.79	
			02/18/21	Payments			3,274.19	
			02/19/21	Payments			1,814.40	
			02/22/21	Payments			4,758.57	
			02/23/21	Payments			1,770.47	
			02/24/21	Payments			1,102.99	
			02/25/21	Payments			1,187.16	
			02/26/21	Payments			1,083.00	
			02/28/21	Assessments Charged		189,261.99		
			02/28/21	Adjustment Credits			2,705.96	
			02/28/21	Prepaid Assessments Jan			47,670.09	
			02/28/21	Prepaid Assessments Feb		44,601.33		
				Ending Balance				122,057.90
<b>25000</b>	<b>Improvements</b>			Begining Balance				6,894,145.00
				Ending Balance				6,894,145.00
<b>25100</b>	<b>Accumulated depreciation</b>			Begining Balance				(250,696.00)
				Ending Balance				(250,696.00)
<b>25900</b>	<b>Prepaid insurance</b>			Begining Balance				39,730.20
		5294	08/26/20	Feb ins			9,932.57	
				Ending Balance				29,797.63
<b>31200</b>	<b>J Street drain project income</b>			Begining Balance				(147,882.40)
				Ending Balance				(147,882.40)
<b>31201</b>	<b>J Street drain project expenses</b>			Begining Balance				112,502.18

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				Ending Balance				112,502.18
<b>31400</b>	<b>2nd LOC Mutual of Omaha</b>			Begining Balance				(1,073,897.63)
		5421	02/24/21	Feb Loan		6,023.71		
				Ending Balance				(1,067,873.92)
<b>31900</b>	<b>LOC Mutual of Omaha</b>			Begining Balance				(3,989,887.01)
		5421	02/24/21	Feb Loan		22,381.08		
				Ending Balance				(3,967,505.93)
<b>37000</b>	<b>Prepaid Assessments</b>			Begining Balance				(47,670.09)
			02/28/21	Prepaid Assessments Jan		47,670.09		
			02/28/21	Prepaid Assessments Feb			44,601.33	
				Ending Balance				(44,601.33)
<b>40100</b>	<b>Asphalt - parking areas - replace</b>			Begining Balance				(12,085.00)
				Ending Balance				(12,085.00)
<b>40104</b>	<b>Concrete deck/walk - repair(B)</b>			Begining Balance				6,500.00
				Ending Balance				6,500.00
<b>40200</b>	<b>Asphalt - seal and repair</b>			Begining Balance				12,085.00
		10938	02/04/21	Asphalt - seal and repair	JSL Mastery Paving Inc	2,700.00		
		10939	02/04/21	Asphalt - seal and repair	JSL Mastery Paving Inc	11,500.00		
				Ending Balance				26,285.00
<b>40203</b>	<b>Resurface common walkway 1 bldg</b>			Begining Balance				(25,000.00)
				Ending Balance				(25,000.00)
<b>40306</b>	<b>Bridge</b>			Begining Balance				(3,551.84)

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				Ending Balance				(3,551.84)
41003	<b>Carpports (20 x \$700)</b>			Begining Balance				(25,000.00)
				Ending Balance				(25,000.00)
41300	<b>Campus lighting - replace</b>			Begining Balance				(10,000.00)
				Ending Balance				(10,000.00)
41401	<b>Water heaters - replace(A)</b>			Begining Balance				12,600.00
				Ending Balance				12,600.00
41800	<b>Entry gates - replace</b>			Begining Balance				0.00
		5409	02/19/21	Ck 105 Pro Garage Door		1,340.25		
				Ending Balance				1,340.25
42003	<b>Balcony Flooring Replace (5 x \$3000)</b>			Begining Balance				(15,000.00)
				Ending Balance				(15,000.00)
42513	<b>Electrical Panel Replacement</b>			Begining Balance				(10,000.00)
				Ending Balance				(10,000.00)
43400	<b>Plumbing main - replace/repair</b>			Begining Balance				(43,975.00)
				Ending Balance				(43,975.00)
43800	<b>Structural Maintenance/Repair - Communal</b>			Begining Balance				(1,022,009.71)
		10928	02/10/21	Released Reserve Check 1092Surfside III HOA			28,962.57	
				Ending Balance				(1,050,972.28)
43813	<b>Loan principal</b>			Begining Balance				0.00

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				Ending Balance				0.00
<b>45100</b>	<b>Retained funds</b>			Beginning Balance				0.00
		5421	02/24/21	Principal			22,381.08	
		5421	02/24/21	Principal			6,023.71	
				Ending Balance				(28,404.79)
<b>50100</b>	<b>Regular assessments</b>			Beginning Balance				(146,157.00)
			02/28/21	Assessments Charged			146,630.00	
			02/28/21	Adjustment Credits		473.00		
				Ending Balance				(292,314.00)
<b>50400</b>	<b>Late charge assessments</b>			Beginning Balance				(129.04)
			02/28/21	Assessments Charged			152.77	
			02/28/21	Adjustment Credits		78.97		
				Ending Balance				(202.84)
<b>50600</b>	<b>Legal assessments</b>			Beginning Balance				(377.00)
			02/28/21	Assessments Charged			262.00	
				Ending Balance				(639.00)
<b>50700</b>	<b>Parking assessments</b>			Beginning Balance				(80.00)
			02/28/21	Assessments Charged			1,320.00	
				Ending Balance				(1,400.00)
<b>50900</b>	<b>Utility reimbursement</b>			Beginning Balance				(37,452.46)
			02/28/21	Assessments Charged			38,057.60	
			02/28/21	Adjustment Credits		110.62		
				Ending Balance				(75,399.44)
<b>51000</b>	<b>Resident Key/gate card income</b>			Beginning Balance				(102.00)

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			02/28/21	Assessments Charged			170.00	
				Ending Balance				(272.00)
<b>51200</b>	<b>Violation / Fine</b>			Begining Balance				0.00
			02/28/21	Assessments Charged			200.00	
				Ending Balance				(200.00)
<b>51300</b>	<b>Interest income</b>			Begining Balance				(19.93)
		5412	02/22/21	INT			19.18	
		5412	02/22/21	INT			1.49	
		5419	02/23/21	INT			0.29	
		5424	03/05/21	INT			5.23	
		5424	03/05/21	Change in Value		262.00		
				Ending Balance				215.88
<b>51500</b>	<b>Reimbursement income-bill backs</b>			Begining Balance				(489.05)
			02/28/21	Assessments Charged			177.62	
			02/28/21	Adjustment Credits		151.37		
				Ending Balance				(515.30)
<b>52700</b>	<b>Move In/Move Out Registration Fee</b>			Begining Balance				(100.00)
			02/28/21	Assessments Charged			400.00	
				Ending Balance				(500.00)
<b>54200</b>	<b>Adjustment</b>			Begining Balance				0.00
		10823	02/23/21	Voided Check 10823	Ronald Vackar		459.00	
			02/28/21	Assessments Charged			1,892.00	
			02/28/21	Adjustment Credits		1,892.00		
				Ending Balance				(459.00)
<b>60103</b>	<b>Payroll service</b>			Begining Balance				787.55

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		5411	02/22/21	REV DUP J/E 1/8 PAYCHEX			141.30	
		5411	02/22/21	REV DUP J/E 12/11 PAYCHI			73.20	
		5411	02/22/21	1/19 PAYCHEX INV		118.50		
		5413	02/22/21	2/5 PAYCHEX		34.80		
		5413	02/22/21	2/19 PAYCHEX		70.30		
				Ending Balance				796.65
<b>60200</b>	<b>Bank/Other Fees</b>			Begining Balance				5.00
		5412	02/22/21	S/C		5.00		
		10943	02/17/21	8 x 1099-Misc and 1 x 1096 ftLordon Management		180.00		
				Ending Balance				190.00
<b>60205</b>	<b>Office Expense</b>			Begining Balance				511.13
		5407	02/08/21	Amazon		41.21		
		5408	02/08/21	Amazon		7.60		
		5408	02/08/21	Amazon		28.26		
		5408	02/08/21	Amazon		124.51		
		5411	02/22/21	WATER CO		3.99		
		5411	02/22/21	WATER CO		3.99		
		5411	02/22/21	WATER CO		3.99		
		5411	02/22/21	AMAZON PRIME		14.13		
		5411	02/22/21	AMAZON PRIME		14.13		
		5420	02/24/21	2/23 Amazon		64.14		
		5423	03/01/21	Amazon		63.00		
		5423	03/01/21	Free Conference		85.56		
		10941	02/12/21	Office Expense	Susan Bradley	332.00		
		10955	02/22/21	Office Expense	Ann Marie Skullr	84.52		
				Ending Balance				1,382.16
<b>60300</b>	<b>Legal expense, reimbursable</b>			Begining Balance				(75.00)
				Ending Balance				(75.00)



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<b>60303</b>	<b>Legal</b>			Begining Balance				377.00
		10926	02/02/21	Legal	Roseman Law, APC	112.00		
		10942	02/16/21	Legal/191001821 - 19100182	Pamela A. Moore	77.00		
		10942	02/16/21	Legal/191002270	Pamela A. Moore	107.00		
		10942	02/16/21	Legal/191000721 - 19100072	Pamela A. Moore	185.00		
				Ending Balance				858.00
<b>60501</b>	<b>Maintenance Salaries Gross</b>			Begining Balance				3,663.09
		5414	02/23/21	Employee withholdings		33.76		
		5414	02/23/21	PR 1/8		331.68		
		5415	02/23/21	Employee withholdings		600.16		
		5415	02/23/21	PR 2/19		2,253.73		
		5416	02/23/21	Employee withholdings		355.00		
		5416	02/23/21	PR 2/5		1,537.30		
				Ending Balance				8,774.72
<b>60502</b>	<b>Office Salaries Gross</b>			Begining Balance				2,533.50
		5415	02/23/21	Employee withholdings		128.71		
		5415	02/23/21	PR 2/19		1,325.60		
		5416	02/23/21	Employee withholdings		107.31		
		5416	02/23/21	PR 2/5		1,105.35		
				Ending Balance				5,200.47
<b>60600</b>	<b>Management services</b>			Begining Balance				1,700.00
		10929	02/03/21	Management services - Feb 2	Lordon Management	1,700.00		
				Ending Balance				3,400.00
<b>60603</b>	<b>Board Management Expense</b>			Begining Balance				60.00
		10902	02/23/21	Voided Check 10902	CAI-Channel Island Chapter		60.00	
				Ending Balance				0.00
<b>60800</b>	<b>Printing &amp; postage</b>			Begining Balance				307.77

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		10930	02/03/21	Printing & postage - Jan 2021	Lordon Management	280.82		
				Ending Balance				588.59
<b>62000</b>	<b>Miscellaneous expense</b>			Begining Balance				95.00
		10951	02/22/21	Miscellaneous expense	Julie's Cleaning	95.00		
		10952	02/22/21	Miscellaneous expense	Julie's Cleaning	95.00		
				Ending Balance				285.00
<b>63000</b>	<b>Unit Maintenance/Repair</b>			Begining Balance				535.31
		10945	02/22/21	Unit Maintenance/Repair	David Vadbunker	197.00		
		10949	02/22/21	Unit Maintenance/Repair	Ocean View Plumbing & Ro	85.00		
		10950	02/22/21	Unit Maintenance/Repair	Ocean View Plumbing & Ro	212.50		
		10957	02/24/21	Unit Maintenance/Repair	Ocean View Plumbing & Ro	127.50		
		10956	02/24/21	Unit Maintenance/Repair	David Vadbunker	177.62		
				Ending Balance				1,334.93
<b>64001</b>	<b>Loan Servicing Principle</b>			Begining Balance				28,295.15
		5421	02/24/21	Principal		6,023.71		
		5421	02/24/21	Principal		22,381.08		
				Ending Balance				56,699.94
<b>64002</b>	<b>Loan Servicing Interest</b>			Begining Balance				19,731.80
		5421	02/24/21	Feb Loan		4,161.35		
		5421	02/24/21	Feb Loan		15,460.81		
				Ending Balance				39,353.96
<b>65100</b>	<b>Utility-electric</b>			Begining Balance				2,344.64
		0	02/23/21	February Utility-electric	So. California Edison	2,072.56		
				Ending Balance				4,417.20
<b>65200</b>	<b>Utility gas</b>			Begining Balance				2,595.05

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		0	02/23/21	January Utility gas	Southern California Gas	2,638.13		
				Ending Balance				5,233.18
<b>65300</b>	<b>Utility phone</b>			Begining Balance				672.13
		0	02/09/21	January Utility phone	Verizon - GTE	126.86		
		0	02/09/21	February Utility phone 2 bills	Frontier Communications	180.91		
		0	02/16/21	February Utility phone	Time Warner Cable	90.79		
		10947	02/22/21	March Utility phone	Frontier Communications	403.58		
				Ending Balance				1,474.27
<b>65400</b>	<b>Utility trash</b>			Begining Balance				0.00
		0	02/09/21	February Utility trash	City of Port Hueneme	4,867.64		
				Ending Balance				4,867.64
<b>65500</b>	<b>Utility water &amp; sewer</b>			Begining Balance				32,176.20
		0	02/09/21	January Utility water & sewer	City of Port Hueneme	26,457.07		
				Ending Balance				58,633.27
<b>70300</b>	<b>Insurance master policy</b>			Begining Balance				5,391.08
		10927	02/03/21	Master Inst. Acct #F00794105	Farmers Insurance	5,391.08		
				Ending Balance				10,782.16
<b>70400</b>	<b>Worker's compensation</b>			Begining Balance				840.00
		10944	02/22/21	WC Inst. Acct #19212303189	Westguard Insurance Compa	840.00		
				Ending Balance				1,680.00
<b>70500</b>	<b>Insurance-earthquake</b>			Begining Balance				9,932.57
		5294	08/26/20	Feb ins		9,932.57		
				Ending Balance				19,865.14
<b>75100</b>	<b>Payroll taxes</b>			Begining Balance				860.72

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Period Ending: 02/28/2021

<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>
		5414	02/23/21	Employee liabilities		55.12		
		5415	02/23/21	Employee liabilities		517.10		
		5416	02/23/21	Employee liabilities		448.65		
				Ending Balance				1,881.59
<b>80201</b>	<b>Contracted elevator service</b>			Begining Balance				4,844.91
				Ending Balance				4,844.91
<b>80301</b>	<b>Contracted gardening service</b>			Begining Balance				4,100.00
		10940	02/12/21	January Contracted gardening	Garcia's Landscaping & Mai	4,100.00		
				Ending Balance				8,200.00
<b>80304</b>	<b>Tree Trimming</b>			Begining Balance				0.00
		10934	02/04/21	Tree Trimming	Garcia's Landscaping & Mai	525.00		
		10934	02/18/21	Voided Check 10934	Garcia's Landscaping & Mai		525.00	
		10953	02/22/21	Tree Trimming	Garcia's Tree Maintenance S	525.00		
		10954	02/22/21	Tree Trimming	Garcia's Tree Maintenance S	750.00		
				Ending Balance				1,275.00
<b>80317</b>	<b>Landscape replacement</b>			Begining Balance				0.00
		10940	02/12/21	Landscape replacement	Garcia's Landscaping & Mai	10.00		
				Ending Balance				10.00
<b>80501</b>	<b>Contracted pest control servic</b>			Begining Balance				480.00
				Ending Balance				480.00
<b>80505</b>	<b>Contracted termite control</b>			Begining Balance				0.00
		10948	02/22/21	Contracted termite control	Marquez Termite & Pest Coi	55.00		
				Ending Balance				55.00
<b>80509</b>	<b>Contracted Termite Control Treatment</b>			Begining Balance				0.00

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2021

<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>
		10936	02/04/21	Contracted Termite Control	TiMarquez Termite & Pest Co	55.00		
				Ending Balance				55.00
<b>80601</b>	<b>Contracted pool &amp; spa service</b>			Begining Balance				278.00
		10946	02/22/21	February Contracted pool & s	Joshua Barros	278.00		
				Ending Balance				556.00
<b>80603</b>	<b>Pool &amp; spa extras/supplies</b>			Begining Balance				291.90
		10946	02/22/21	February Pool & spa extras/su	Joshua Barros	287.67		
				Ending Balance				579.57
<b>80707</b>	<b>Alarm Monitoring</b>			Begining Balance				175.50
				Ending Balance				175.50
<b>81001</b>	<b>Contracted internet</b>			Begining Balance				129.95
		0	02/16/21	February Contracted internet	Time Warner Cable	129.95		
				Ending Balance				259.90
<b>86000</b>	<b>Gate Repairs</b>			Begining Balance				294.00
		10932	02/04/21	Gate Repairs	David Vadbunker	260.32		
		10935	02/04/21	Gate Repairs	Clay Commercial Security	165.00		
				Ending Balance				719.32
<b>86300</b>	<b>Bldg Maint and Repairs</b>			Begining Balance				159.15
		10937	02/04/21	Bldg Maint and Repairs	Ocean View Plumbing & Ro	475.04		
				Ending Balance				634.19
<b>86302</b>	<b>Equipment maintenance</b>			Begining Balance				249.56
				Ending Balance				249.56

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 02/28/2021

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<b>86700</b>	<b>Maintenance supplies</b>			Begining Balance				143.65
		5417	02/23/21	flex tape		27.86		
		5418	02/23/21	Garden gloves		17.86		
		5418	02/23/21	Trash Bags		34.26		
		5420	02/24/21	2/24 Amazon		35.66		
		5423	03/01/21	Amazon		18.82		
		5423	03/01/21	DIY Home		107.09		
		5423	03/01/21	Sherwin Williams		209.38		
		5423	03/01/21	Home Depot		439.48		
				Ending Balance				1,034.06
<b>87111</b>	<b>Structural Maintenance/Repair - Communal</b>			Begining Balance				0.00
		10931	02/04/21	Structural Maintenance/Repai Pt. Hueneme Marine Supply		17.22		
		10931	02/04/21	Structural Maintenance/Repai Pt. Hueneme Marine Supply		20.45		
		10931	02/04/21	Structural Maintenance/Repai Pt. Hueneme Marine Supply		23.68		
		10931	02/04/21	Structural Maintenance/Repai Pt. Hueneme Marine Supply		101.07		
				Ending Balance				162.42
<b>89300</b>	<b>Gutters</b>			Begining Balance				5,000.00
		10933	02/04/21	Gutters	Michael Gonzan	150.00		
				Ending Balance				5,150.00
<b>98800</b>	<b>Structure Maintenance/Repair - Communal</b>			Begining Balance				28,962.57
		10928	02/03/21	Feb Reserve	Surfside III HOA	28,962.57		
				Ending Balance				57,925.14
<b>Totals:</b>						<b>863,463.74</b>	<b>863,463.74</b>	