

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2022

**For the Month Ended:** October 31, 2022

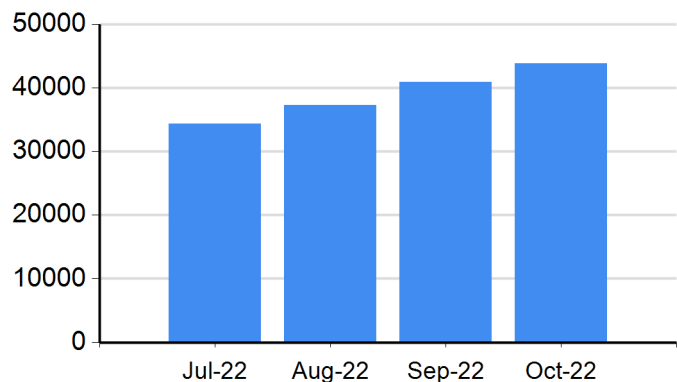
**CASH SUMMARY**

	This Month	Last Month	Change in Cash	
Operating Cash	567,894.95	619,852.32	Decrease in Cash	51,957.37
Reserve Cash	1,569,587.69	1,558,979.34	Increase in Cash	10,608.35
Average budgeted expenses / months	152,954.00			
Average # of months of available cash	3.71			

**ASSESSMENT SUMMARY**

Monthly Assessment Budget	151,101.00
Assessment Cash Received	148,821.07
<u>Total Assessments Receivable</u>	
current month due	14,675.73
31-60 days late	5,427.01
61-90 days late	0.00
over 90 days late	23,671.57
Total Assessments Due	43,774.31
Past Owners Assessments Rec.	77,315.78
Past % of Total	64%
Prepaid Assessments	54,667.95

**Accounts Receivable Trending**



**OPERATING SUMMARY**

Category	October Actual	YTD Actual	YTD Budget	YTD Variance
Total INCOME	\$156,293.82	\$1,522,222.58	\$1,529,540.00	(\$7,317.42)
ADMINISTRATIVE	\$5,856.92	\$66,299.80	\$63,050.00	\$3,249.80
LOAN SERVICING	\$46,804.00	\$468,040.00	\$468,040.00	\$0.00
SALARY ADMINISTRATIVE	\$0.00	\$11,941.06	\$34,000.00	(\$22,058.94)
SALARY MAINTENANCE	\$9,159.67	\$88,615.93	\$69,000.00	\$19,615.93
SALARY PORTER	\$0.00	\$0.00	\$13,000.00	(\$13,000.00)
INSURANCE	\$17,940.11	\$189,873.13	\$189,560.00	\$313.13
TAXES	\$732.80	\$10,465.72	\$14,140.00	(\$3,674.28)
CONTRACTED SERVICES	\$13,281.31	\$126,451.90	\$102,210.00	\$24,241.90
MAINTENANCE	\$32,185.27	\$224,955.34	\$134,670.00	\$90,285.34
PROVISION FOR RESERVES	\$44,187.00	\$442,631.98	\$441,870.00	\$761.98
UTILITIES INCOME	(\$43,044.76)	(\$409,322.75)	\$0.00	(\$409,322.75)
UTILITY EXPENSE	\$40,003.75	\$411,481.24	\$0.00	\$411,481.24
Total EXPENSES	\$167,106.07	\$1,631,433.35	\$1,529,540.00	\$101,893.35
Net Surplus or (Deficit)	(\$10,812.25)	(\$109,210.77)		

Surfside III Condominium Owners Association

**FINANCIAL OVERVIEW**

**Fiscal Year End:** December 31, 2022

**For the Month Ended:** October 31, 2022

**RESERVE SUMMARY**

Contribution to Reserves this month:	44,187.00	Reserve Disbursements this month:	39,909.00
Contribution to Reserves Year-to-Date:	441,870.00	Reserve Disbursements Year-to-Date:	232,941.59

Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 10/31/2022

Year End: December

ASSETS

CURRENT ASSETS

10100	Checking - Pacific Western xxxxxx4124	\$523,549.60	
11100	J Street Drain Project	\$35,427.13	
11500	CIT CR on deposit	\$2,305.99	
11700	Pacific Western Petty Cash xxxxxx3424	\$6,612.23	
	Total CURRENT ASSETS	\$567,894.95	

CURRENT RESERVE ASSETS

10300	Cap Res - Pacific Western xxxxxx7978	\$909,553.39	IMMA
11600	JP Morgan/Edward Jones	\$660,034.30	
	Total CURRENT RESERVE ASSETS	\$1,569,587.69	

ACCOUNTS RECEIVABLE

15500	Accounts Receivable	\$121,090.09	
	Total ACCOUNTS RECEIVABLE	\$121,090.09	

PREPAID EXPENSES

25900	Prepaid insurance	\$0.00	
	Total PREPAID EXPENSES	\$0.00	

FIXED ASSETS

25000	Improvements	\$6,894,145.00	
25100	Accumulated depreciation	\$(1,754,873.00)	
	Total FIXED ASSETS	\$5,139,272.00	

Total ASSETS		<b>\$7,397,844.73</b>	
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Surfside III Condominium Owners Association

**BALANCE SHEET**

As Of: 10/31/2022

Year End: December

LIABILITIES

CURRENT LIABILITIES

37000	Prepaid Assessments	\$54,667.95
	Total CURRENT LIABILITIES	\$54,667.95

ACCOUNTS PAYABLE

10101	AP - Checks Not Released	\$1.00
	Total ACCOUNTS PAYABLE	\$1.00

LOANS

31400	2nd LOC Mutual of Omaha	\$(6,390.85)
31500	Loan Pacific Premier Bank xxx4718	\$4,481,694.12
31900	LOC Mutual of Omaha	\$(23,745.16)
	Total LOANS	\$4,451,558.11

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	\$1,542,446.60
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Total	LIABILITIES	<b>\$6,084,053.88</b>
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EQUITY

RETAINED SURPLUS/(DEFICIT)

45100	Retained funds	\$1,423,001.62
	Current Year Surplus (Deficit)	\$(109,210.77)
	Total RETAINED SURPLUS/(DEFICIT)	\$1,313,790.85

Total	EQUITY	<b>\$1,313,790.85</b>
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Total	Liabilities and Equity	<b>\$7,397,844.73</b>
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Surfside III Condominium Owners Association

**STATUS OF RESERVES**

01/01/2022 Through 10/31/2022

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
40103	Concrete - replace	0.00	(2,500.00)	0.00	0.00	0.00	0.00	(2,500.00)
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	(59,057.04)	0.00	0.00	0.00	0.00	(59,057.04)
40203	Resurface common walkway 1 bldg	0.00	25,000.00	0.00	0.00	0.00	0.00	25,000.00
40303	Wrought iron	0.00	(17,030.89)	0.00	47,808.00	48,303.89	0.00	(16,535.00)
40306	Bridge	0.00	3,551.84	0.00	0.00	0.00	0.00	3,551.84
40323	Railings	0.00	(25,632.06)	0.00	126,692.00	0.00	48,303.89	(200,627.95)
40401	Spa equipment - replace	0.00	(585.50)	0.00	0.00	0.00	0.00	(585.50)
40506	Roof	0.00	0.00	0.00	14,230.00	7,115.00	0.00	(7,115.00)
40600	Exterior surfaces - repaint	0.00	0.00	0.00	729.00	0.00	0.00	(729.00)
41003	Carports (20 x \$700)	0.00	25,000.00	0.00	13,440.00	6,245.00	0.00	17,805.00
41300	Campus lighting - replace	0.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00
41309	Basketball court - resurface	0.00	(3,650.00)	0.00	0.00	0.00	0.00	(3,650.00)
41401	Water heaters - replace(A)	0.00	(12,600.00)	0.00	15,527.59	0.00	0.00	(28,127.59)
41800	Entry gates - replace	0.00	(1,340.25)	0.00	0.00	0.00	0.00	(1,340.25)
41803	Intercom - replace	0.00	0.00	0.00	4,826.00	0.00	0.00	(4,826.00)
42003	Balcony Flooring Replace (5 x \$3000)	0.00	7,832.13	0.00	5,864.00	0.00	0.00	1,968.13
42513	Electrical Panel Replacement	0.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00
43007	Trash enclosures - replace	0.00	(7,500.00)	0.00	0.00	0.00	0.00	(7,500.00)
43400	Plumbing main - replace/repair	0.00	38,085.00	0.00	8,200.00	0.00	0.00	29,885.00
43800	Structural Maintenance/Repair - Communal	44,187.00	1,340,597.98	441,870.00	0.00	761.98	0.00	1,783,229.96
43813	Loan principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44000	Sidewalks	0.00	(3,000.00)	0.00	8,985.00	0.00	0.00	(11,985.00)
<b>Total Reserves:</b>		<b>44,187.00</b>	<b>1,332,756.21</b>	<b>441,870.00</b>	<b>246,301.59</b>	<b>62,425.87</b>	<b>48,303.89</b>	<b>1,542,446.60</b>

**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2022 Through 10/31/2022  
 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	\$151,101.00	\$151,101.00	\$1,510,412.18	\$1,511,010.00	(\$597.82)	100
	Total ASSESSMENT INCOME	\$151,101.00	\$151,101.00	\$1,510,412.18	\$1,511,010.00	(\$597.82)	100
OTHER MEMBER INCOME							
50400	Late charge assessments	\$184.63	\$20.00	\$1,759.28	\$200.00	\$1,559.28	880
50500	Lien assessments	\$40.00	\$150.00	\$480.00	\$1,500.00	(\$1,020.00)	32
50600	Legal assessments	\$0.00	\$375.00	\$110.00	\$3,750.00	(\$3,640.00)	3
50700	Parking assessments	\$320.00	\$200.00	\$3,040.00	\$2,000.00	\$1,040.00	152
50800	Nsf check collection	\$0.00	\$500.00	\$1,941.16	\$5,000.00	(\$3,058.84)	39
51000	Resident Key/gate card income	\$182.00	\$200.00	\$4,178.00	\$2,000.00	\$2,178.00	209
	Total OTHER MEMBER INCOME	\$726.63	\$1,445.00	\$11,508.44	\$14,450.00	(\$2,941.56)	80
OTHER INCOME							
51200	Violation / Fine	\$50.00	\$83.00	\$4,515.00	\$830.00	\$3,685.00	544
51300	Interest income	\$352.45	\$25.00	(\$13,744.58)	\$250.00	(\$13,994.58)	-5,498
51500	Reimbursement income-bill backs	\$0.00	\$50.00	\$770.18	\$500.00	\$270.18	154
51700	Tax refund income	\$2,418.97	\$0.00	\$2,918.97	\$0.00	\$2,918.97	0
52700	Move In/Move Out Registration Fee	\$400.00	\$250.00	\$3,700.00	\$2,500.00	\$1,200.00	148
54200	Adjustment	\$1,244.77	\$0.00	\$2,142.39	\$0.00	\$2,142.39	0
	Total OTHER INCOME	\$4,466.19	\$408.00	\$301.96	\$4,080.00	(\$3,778.04)	7
	Total INCOME	\$156,293.82	\$152,954.00	\$1,522,222.58	\$1,529,540.00	(\$7,317.42)	100
EXPENSES							
ADMINISTRATIVE							
60100	Accounting & Audit Services	\$1,250.00	\$220.00	\$3,014.10	\$2,200.00	\$814.10	137
60101	Study reserve	\$0.00	\$125.00	\$1,798.50	\$1,250.00	\$548.50	144
60103	Payroll service	\$191.00	\$310.00	\$2,981.28	\$3,100.00	(\$118.72)	96
60105	Professional Services	\$0.00	\$0.00	\$46.00	\$0.00	\$46.00	0
60200	Bank/Other Fees	\$5.00	\$42.00	\$3,771.45	\$420.00	\$3,351.45	898
60205	Office Expense	\$64.15	\$800.00	\$5,211.74	\$8,000.00	(\$2,788.26)	65

**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2022 Through 10/31/2022  
 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	\$20.00	\$1,616.46	\$200.00	\$1,416.46	808
60207	1099 forms	\$0.00	\$0.00	\$11.76	\$0.00	\$11.76	0
60300	Legal expense, reimbursable	\$328.00	\$300.00	\$963.00	\$3,000.00	(\$2,037.00)	32
60303	Legal	\$84.00	\$1,000.00	\$10,593.78	\$10,000.00	\$593.78	106
60400	License, fees and permits	\$1,641.99	\$100.00	\$2,223.84	\$1,000.00	\$1,223.84	222
60510	Employee Extra (uniforms, etc.)	\$0.00	\$90.00	\$0.00	\$900.00	(\$900.00)	0
60513	Bonuses	\$0.00	\$110.00	\$0.00	\$1,100.00	(\$1,100.00)	0
60600	Management services	\$1,700.00	\$1,700.00	\$17,000.00	\$17,000.00	\$0.00	100
60601	Management services extras	\$0.00	\$20.00	\$0.00	\$200.00	(\$200.00)	0
60603	Board Management Expense	\$0.00	\$50.00	\$633.09	\$500.00	\$133.09	127
60800	Printing & postage	\$592.78	\$600.00	\$6,063.29	\$6,000.00	\$63.29	101
60900	Assessment refunds	\$0.00	\$12.00	\$0.00	\$120.00	(\$120.00)	0
61000	Non-sufficient fund checks	\$0.00	\$571.00	\$1,931.16	\$5,710.00	(\$3,778.84)	34
62000	Miscellaneous expense	\$0.00	\$200.00	\$8,440.35	\$2,000.00	\$6,440.35	422
63100	Wireless access point	\$0.00	\$35.00	\$0.00	\$350.00	(\$350.00)	0
	Total ADMINISTRATIVE	\$5,856.92	\$6,305.00	\$66,299.80	\$63,050.00	\$3,249.80	105
	LOAN SERVICING						
64001	Loan Servicing Principle	\$31,384.32	\$28,000.00	\$305,921.52	\$280,000.00	\$25,921.52	109
64002	Loan Servicing Interest	\$15,419.68	\$18,804.00	\$162,118.48	\$188,040.00	(\$25,921.52)	86
	Total LOAN SERVICING	\$46,804.00	\$46,804.00	\$468,040.00	\$468,040.00	\$0.00	100
	SALARY ADMINISTRATIVE						
60502	Office Salaries Gross	\$0.00	\$3,400.00	\$11,941.06	\$34,000.00	(\$22,058.94)	35
	Total SALARY ADMINISTRATIVE	\$0.00	\$3,400.00	\$11,941.06	\$34,000.00	(\$22,058.94)	35
	SALARY MAINTENANCE						
60501	Maintenance Salaries Gross	\$3,948.23	\$4,200.00	\$44,949.46	\$42,000.00	\$2,949.46	107
60503	Clubhouse Salaries Gross	\$5,211.44	\$2,700.00	\$43,666.47	\$27,000.00	\$16,666.47	162
	Total SALARY MAINTENANCE	\$9,159.67	\$6,900.00	\$88,615.93	\$69,000.00	\$19,615.93	128
	SALARY PORTER						
60512	Porter Salaries Gross	\$0.00	\$1,300.00	\$0.00	\$13,000.00	(\$13,000.00)	0

**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2022 Through 10/31/2022  
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total SALARY PORTER	\$0.00	\$1,300.00	\$0.00	\$13,000.00	(\$13,000.00)	0
	INSURANCE						
70100	Fidelity bond	\$0.00	\$125.00	\$1,566.00	\$1,250.00	\$316.00	125
70300	Insurance master policy	\$5,948.57	\$6,000.00	\$55,126.99	\$60,000.00	(\$4,873.01)	92
70400	Worker's compensation	\$718.93	\$1,400.00	\$4,715.68	\$14,000.00	(\$9,284.32)	34
70500	Insurance-earthquake	\$11,272.61	\$10,833.00	\$116,421.18	\$108,330.00	\$8,091.18	107
70700	D & O/Cyber insurance	\$0.00	\$598.00	\$9,522.04	\$5,980.00	\$3,542.04	159
70800	Insurance, Umbrella	\$0.00	\$0.00	\$2,521.24	\$0.00	\$2,521.24	0
	Total INSURANCE	\$17,940.11	\$18,956.00	\$189,873.13	\$189,560.00	\$313.13	100
	TAXES						
75100	Payroll taxes	\$732.80	\$900.00	\$10,465.72	\$9,000.00	\$1,465.72	116
75400	State & federal taxes	\$0.00	\$514.00	\$0.00	\$5,140.00	(\$5,140.00)	0
	Total TAXES	\$732.80	\$1,414.00	\$10,465.72	\$14,140.00	(\$3,674.28)	74
	CONTRACTED SERVICES						
80201	Contracted elevator service	\$5,003.73	\$1,800.00	\$20,015.00	\$18,000.00	\$2,015.00	111
80202	Elevator repairs	\$0.00	\$125.00	\$935.00	\$1,250.00	(\$315.00)	75
80301	Contracted gardening service	\$5,200.00	\$5,200.00	\$52,000.00	\$52,000.00	\$0.00	100
80302	Landscape - Irrigation	\$620.00	\$125.00	\$4,129.00	\$1,250.00	\$2,879.00	330
80303	Gardening extras/supplies	\$0.00	\$68.00	\$0.00	\$680.00	(\$680.00)	0
80304	Tree Trimming	\$0.00	\$500.00	\$27,895.00	\$5,000.00	\$22,895.00	558
80317	Landscape replacement	\$1,000.00	\$133.00	\$1,000.00	\$1,330.00	(\$330.00)	75
80500	Pest Control	\$0.00	\$40.00	\$300.00	\$400.00	(\$100.00)	75
80501	Contracted pest control servic	\$485.00	\$480.00	\$4,825.00	\$4,800.00	\$25.00	101
80503	Pest control extras/supplies	\$0.00	\$25.00	\$0.00	\$250.00	(\$250.00)	0
80505	Contracted termite control	\$0.00	\$300.00	\$195.00	\$3,000.00	(\$2,805.00)	7
80509	Contracted Termite Control Treatment	\$0.00	\$483.00	\$2,830.00	\$4,830.00	(\$2,000.00)	59
80601	Contracted pool & spa service	\$298.00	\$417.00	\$2,980.00	\$4,170.00	(\$1,190.00)	71
80602	Pool & spa repairs	\$0.00	\$45.00	\$2,110.90	\$450.00	\$1,660.90	469
80603	Pool & spa extras/supplies	\$674.58	\$167.00	\$6,665.49	\$1,670.00	\$4,995.49	399



**OPERATING STATEMENT**  
 Surfside III Condominium Owners Association  
 01/01/2022 Through 10/31/2022  
 Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
80617	Landscape Supplies	\$0.00	\$25.00	\$0.00	\$250.00	(\$250.00)	0
80707	Alarm Monitoring	\$0.00	\$280.00	\$571.51	\$2,800.00	(\$2,228.49)	20
81002	Contracted software	\$0.00	\$8.00	\$0.00	\$80.00	(\$80.00)	0
	Total CONTRACTED SERVICES	\$13,281.31	\$10,221.00	\$126,451.90	\$102,210.00	\$24,241.90	124
	MAINTENANCE						
63000	Unit Maintenance/Repair	\$0.00	\$250.00	\$11,246.62	\$2,500.00	\$8,746.62	450
86000	Gate Repairs	\$2,698.00	\$300.00	\$11,201.62	\$3,000.00	\$8,201.62	373
86101	Fire Alarm	\$0.00	\$300.00	\$2,457.00	\$3,000.00	(\$543.00)	82
86200	Furnishings Communal	\$0.00	\$75.00	\$0.00	\$750.00	(\$750.00)	0
86300	Bldg Maint and Repairs	\$235.00	\$800.00	\$31,121.58	\$8,000.00	\$23,121.58	389
86302	Equipment maintenance	\$609.13	\$200.00	\$2,195.32	\$2,000.00	\$195.32	110
86303	Contingency repairs	\$0.00	\$3,525.00	\$0.00	\$35,250.00	(\$35,250.00)	0
86304	Clubhouse cleaning	\$940.00	\$0.00	\$4,872.40	\$0.00	\$4,872.40	0
86305	Bldg #3 Asbestos abatement	\$0.00	\$0.00	\$66,214.00	\$0.00	\$66,214.00	0
86306	Bldg #3 design consultant	\$25,555.00	\$0.00	\$57,704.29	\$0.00	\$57,704.29	0
86307	Bldf #3 Structural repairs	\$0.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00	0
86314	Clubhouse expense	\$0.00	\$400.00	\$0.00	\$4,000.00	(\$4,000.00)	0
86500	Lighting maintenance	\$492.00	\$250.00	\$1,736.99	\$2,500.00	(\$763.01)	69
86600	Resident Locks & keys	\$704.94	\$25.00	\$3,222.88	\$250.00	\$2,972.88	1,289
86700	Maintenance supplies	\$372.16	\$400.00	\$5,552.10	\$4,000.00	\$1,552.10	139
86800	Painting	\$0.00	\$167.00	\$0.00	\$1,670.00	(\$1,670.00)	0
87000	Plumbing	\$455.55	\$1,476.00	\$6,721.65	\$14,760.00	(\$8,038.35)	46
87100	Roof	\$0.00	\$450.00	\$875.00	\$4,500.00	(\$3,625.00)	19
87111	Structural Maintenance/Repair - Commu	\$123.49	\$3,525.00	\$2,595.61	\$35,250.00	(\$32,654.39)	7
87300	Signs	\$0.00	\$83.00	\$53.28	\$830.00	(\$776.72)	6
87600	Landscape - Tree	\$0.00	\$83.00	\$0.00	\$830.00	(\$830.00)	0
88301	Sewer Line Cleanouts	\$0.00	\$700.00	\$185.00	\$7,000.00	(\$6,815.00)	3
88701	Landscaping- Maintenance	\$0.00	\$83.00	\$0.00	\$830.00	(\$830.00)	0
89300	Gutters	\$0.00	\$375.00	\$5,000.00	\$3,750.00	\$1,250.00	133
	Total MAINTENANCE	\$32,185.27	\$13,467.00	\$224,955.34	\$134,670.00	\$90,285.34	167

## OPERATING STATEMENT

Surfside III Condominium Owners Association

01/01/2022 Through 10/31/2022

Year End: December

GL No	GL Description	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	PROVISION FOR RESERVES						
98200	Interest	\$0.00	\$0.00	\$761.98	\$0.00	\$761.98	0
98800	Structure Maintenance/Repair - Commun	\$44,187.00	\$44,187.00	\$441,870.00	\$441,870.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$44,187.00	\$44,187.00	\$442,631.98	\$441,870.00	\$761.98	100
	UTILITIES INCOME						
50900	Utility reimbursement	(\$43,044.76)	\$0.00	(\$409,322.75)	\$0.00	(\$409,322.75)	0
	Total UTILITIES INCOME	(\$43,044.76)	\$0.00	(\$409,322.75)	\$0.00	(\$409,322.75)	0
	UTILITY EXPENSE						
65100	Utility-electric	\$2,587.12	\$0.00	\$31,449.33	\$0.00	\$31,449.33	0
65200	Utility gas	\$4,822.30	\$0.00	\$49,870.77	\$0.00	\$49,870.77	0
65300	Utility phone	\$967.80	\$0.00	\$9,839.09	\$0.00	\$9,839.09	0
65400	Utility trash	\$5,816.37	\$0.00	\$56,225.40	\$0.00	\$56,225.40	0
65500	Utility water & sewer	\$25,665.22	\$0.00	\$262,677.23	\$0.00	\$262,677.23	0
81001	Contracted internet	\$144.94	\$0.00	\$1,419.42	\$0.00	\$1,419.42	0
	Total UTILITY EXPENSE	\$40,003.75	\$0.00	\$411,481.24	\$0.00	\$411,481.24	0
	Total Expenses Before Reserves	\$122,919.07	\$108,767.00	\$1,188,801.37	\$1,087,670.00	\$101,131.37	109
	Total EXPENSES	\$167,106.07	\$152,954.00	\$1,631,433.35	\$1,529,540.00	\$101,893.35	107
	Net Surplus or (Deficit)	(\$10,812.25)	\$0.00	(\$109,210.77)	\$0.00	(\$109,210.77)	

## OPERATING STATEMENT SUMMARY

Surfside III Condominium Owners Association

01/01/2022 Through 10/31/2022

Year End: December

	.... Current Month ....		.... Year To Date ....		Variance	Percent of Budget
	Actual	Budget	Actual	Budget		
INCOME						
ASSESSMENT INCOME	\$151,101.00	\$151,101.00	\$1,510,412.18	\$1,511,010.00	(\$597.82)	100
OTHER MEMBER INCOME	\$726.63	\$1,445.00	\$11,508.44	\$14,450.00	(\$2,941.56)	80
OTHER INCOME	\$4,466.19	\$408.00	\$301.96	\$4,080.00	(\$3,778.04)	7
Total INCOME	<b>\$156,293.82</b>	<b>\$152,954.00</b>	<b>\$1,522,222.58</b>	<b>\$1,529,540.00</b>	<b>(\$7,317.42)</b>	<b>100</b>
EXPENSES						
ADMINISTRATIVE	\$5,856.92	\$6,305.00	\$66,299.80	\$63,050.00	\$3,249.80	105
LOAN SERVICING	\$46,804.00	\$46,804.00	\$468,040.00	\$468,040.00	\$0.00	100
SALARY ADMINISTRATIVE	\$0.00	\$3,400.00	\$11,941.06	\$34,000.00	(\$22,058.94)	35
SALARY MAINTENANCE	\$9,159.67	\$6,900.00	\$88,615.93	\$69,000.00	\$19,615.93	128
SALARY PORTER	\$0.00	\$1,300.00	\$0.00	\$13,000.00	(\$13,000.00)	0
INSURANCE	\$17,940.11	\$18,956.00	\$189,873.13	\$189,560.00	\$313.13	100
TAXES	\$732.80	\$1,414.00	\$10,465.72	\$14,140.00	(\$3,674.28)	74
CONTRACTED SERVICES	\$13,281.31	\$10,221.00	\$126,451.90	\$102,210.00	\$24,241.90	124
MAINTENANCE	\$32,185.27	\$13,467.00	\$224,955.34	\$134,670.00	\$90,285.34	167
PROVISION FOR RESERVES	\$44,187.00	\$44,187.00	\$442,631.98	\$441,870.00	\$761.98	100
UTILITIES INCOME	(\$43,044.76)	\$0.00	(\$409,322.75)	\$0.00	(\$409,322.75)	0
UTILITY EXPENSE	\$40,003.75	\$0.00	\$411,481.24	\$0.00	\$411,481.24	0
Total EXPENSES	<b>\$167,106.07</b>	<b>\$152,954.00</b>	<b>\$1,631,433.35</b>	<b>\$1,529,540.00</b>	<b>\$101,893.35</b>	<b>107</b>
Net Surplus or (Deficit)	<b>(\$10,812.25)</b>	<b>\$0.00</b>	<b>(\$109,210.77)</b>	<b>\$0.00</b>	<b>(\$109,210.77)</b>	

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2022 Through 10/31/2022

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	151101	151101	151101	150503	151101	151101	151101	151101	151101	151101			1510412	1511010	100
	Total-ASSESSMENT INCOME	151101	151101	151101	150503	151101	151101	151101	151101	151101	151101			1510412	1511010	100
OTHER MEMBER INCOME																
50400	Late charge assessments	218	200	152	164	198	145	180	156	162	185			1759	200	880
50500	Lien assessments	120	120	80	0	0	40	40	0	40	40			480	1500	32
50600	Legal assessments	0	0	0	0	90	0	20	0	0	0			110	3750	3
50700	Parking assessments	280	280	280	360	320	400	0	400	400	320			3040	2000	152
50800	Nsf check collection	0	0	0	633	693	635	0	0	(20)	0			1941	5000	39
51000	Resident Key/gate card income	130	155	65	165	265	530	1690	465	531	182			4178	2000	209
	Total-OTHER MEMBER INCOM	748	755	577	1322	1566	1750	1930	1021	1113	727			11508	14450	80
OTHER INCOME																
51200	Violation / Fine	150	0	615	0	100	800	0	900	1900	50			4515	830	544
51300	Interest income	103	(4022)	(4595)	31	(4992)	(2966)	194	1805	345	352			(13745)	250	-5498
51500	Reimbursement income-bill backs	0	0	0	0	0	270	420	80	0	0			770	500	154
51700	Tax refund income	0	0	0	0	0	0	0	500	0	2419			2919	0	0
52700	Move In/Move Out Registration F	0	500	200	0	800	1100	100	300	300	400			3700	2500	148
54200	Adjustment	1220	1278	0	(622)	(978)	0	0	0	0	1245			2142	0	0
	Total-OTHER INCOME	1473	(2244)	(3780)	(591)	(5070)	(796)	714	3585	2545	4466			302	4080	7
Total	INCOME	153322	149612	147898	151234	147597	152054	153745	155708	154759	156294			1522223	1529540	100
EXPENSES																
ADMINISTRATIVE																
60100	Accounting & Audit Services	0	0	0	0	466	0	1298	0	0	1250			3014	2200	137
60101	Study reserve	0	0	0	0	900	899	0	0	0	0			1799	1250	144
60103	Payroll service	495	288	288	181	407	378	301	277	176	191			2981	3100	96
60105	Professional Services	0	0	0	0	0	0	46	0	0	0			46	0	0
60200	Bank/Other Fees	35	180	0	3288	66	20	5	92	81	5			3771	420	898
60205	Office Expense	528	948	384	172	1697	639	137	548	95	64			5212	8000	65
60206	Office equipment (computers)	0	0	0	0	0	1245	0	0	371	0			1616	200	808
60207	1099 forms	12	0	0	0	0	0	0	0	0	0			12	0	0

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2022 Through 10/31/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
60300	Legal expense, reimbursable	120	120	80	0	90	100	40	0	85	328			963	3000	32
60303	Legal	2764	2712	0	4166	364	84	308	0	112	84			10594	10000	106
60400	License,fees and permits	0	0	0	0	0	0	582	0	0	1642			2224	1000	222
60510	Employee Extra (uniforms, etc.)	0	0	0	0	0	0	0	0	0	0			0	900	0
60513	Bonuses	0	0	0	0	0	0	0	0	0	0			0	1100	0
60600	Management services	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700			17000	17000	100
60601	Management services extras	0	0	0	0	0	0	0	0	0	0			0	200	0
60603	Board Management Expense	1393	0	40	(1120)	320	0	0	0	0	0			633	500	127
60800	Printing & postage	447	251	1409	275	306	326	793	309	1355	593			6063	6000	101
60900	Assessment refunds	0	0	0	0	0	0	0	0	0	0			0	120	0
61000	Non-sufficient fund checks	0	0	0	623	683	625	0	0	0	0			1931	5710	34
62000	Miscellaneous expense	95	0	0	0	0	0	0	8345	0	0			8440	2000	422
63100	Wireless access point	0	0	0	0	0	0	0	0	0	0			0	350	0
	Total-ADMINISTRATIVE	7589	6199	3901	9284	6999	6016	5210	11271	3974	5857			66300	63050	105
	LOAN SERVICING															
64001	Loan Servicing Principle	28811	30003	31724	30221	30859	30436	31068	30653	30762	31384			305922	280000	109
64002	Loan Servicing Interest	17993	16801	15080	16583	15945	16368	15736	16151	16042	15420			162118	188040	86
	Total-LOAN SERVICING	46804	46804	46804	46804	46804	46804	46804	46804	46804	46804			468040	468040	100
	SALARY ADMINISTRATIVE															
60502	Office Salaries Gross	2750	2840	2661	2395	720	112	20	443	0	0			11941	34000	35
	Total-SALARY ADMINISTRATIVE	2750	2840	2661	2395	720	112	20	443	0	0			11941	34000	35
	SALARY MAINTENANCE															
60501	Maintenance Salaries Gross	3997	4987	4215	4229	3993	7165	4003	4111	4301	3948			44949	42000	107
60503	Clubhouse Salaries Gross	2203	2513	2338	2370	4940	6543	6328	5251	5970	5211			43666	27000	162
	Total-SALARY MAINTENANCE	6199	7500	6553	6598	8933	13708	10331	9362	10271	9160			88616	69000	128
	SALARY PORTER															
60512	Porter Salaries Gross	0	0	0	0	0	0	0	0	0	0			0	13000	0
	Total-SALARY PORTER	0	0	0	0	0	0	0	0	0	0			0	13000	0
	INSURANCE															
70100	Fidelity bond	0	0	0	0	1566	0	0	0	0	0			1566	1250	125

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2022 Through 10/31/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
70300	Insurance master policy	5861	5278	5278	5278	5272	5298	5278	5685	5949	5949			55127	60000	92
70400	Worker's compensation	0	383	783	583	583	583	0	714	370	719			4716	14000	34
70500	Insurance-earthquake	10699	10699	10669	10699	10699	29137	0	11273	11273	11273			116421	108330	107
70700	D & O/Cyber insurance	0	0	0	0	5141	0	0	4381	0	0			9522	5980	159
70800	Insurance, Umbrella	0	0	0	0	2258	0	0	263	0	0			2521	0	0
	Total-INSURANCE	16560	16360	16730	16560	25519	35018	5278	22316	17591	17940			189873	189560	100
	TAXES															
75100	Payroll taxes	1301	1370	972	860	1140	1443	969	812	865	733			10466	9000	116
75400	State & federal taxes	0	0	0	0	0	0	0	0	0	0			0	5140	0
	Total-TAXES	1301	1370	972	860	1140	1443	969	812	865	733			10466	14140	74
	CONTRACTED SERVICES															
80201	Contracted elevator service	5004	0	0	5004	0	0	5004	0	0	5004			20015	18000	111
80202	Elevator repairs	0	0	0	0	0	0	0	935	0	0			935	1250	75
80301	Contracted gardening service	5200	5200	5200	5200	5200	5200	5200	5200	5200	5200			52000	52000	100
80302	Landscape - Irrigation	0	1300	24	480	0	1325	0	380	0	620			4129	1250	330
80303	Gardening extras/supplies	0	0	0	0	0	0	0	0	0	0			0	680	0
80304	Tree Trimming	0	3522	12360	9343	1480	950	0	240	0	0			27895	5000	558
80317	Landscape replacement	0	0	0	0	0	0	0	0	0	1000			1000	1330	75
80500	Pest Control	0	0	0	0	0	0	300	0	0	0			300	400	75
80501	Contracted pest control servic	480	480	480	480	480	485	485	485	485	485			4825	4800	101
80503	Pest control extras/supplies	0	0	0	0	0	0	0	0	0	0			0	250	0
80505	Contracted termite control	0	0	0	0	0	0	0	65	130	0			195	3000	7
80509	Contracted Termite Control Treatn	0	0	325	0	285	1110	385	225	500	0			2830	4830	59
80601	Contracted pool & spa service	298	298	298	298	298	298	298	298	298	298			2980	4170	71
80602	Pool & spa repairs	301	304	400	435	0	145	210	316	0	0			2111	450	469
80603	Pool & spa extras/supplies	535	708	754	625	563	645	885	631	645	675			6665	1670	399
80617	Landscape Supplies	0	0	0	0	0	0	0	0	0	0			0	250	0
80707	Alarm Monitoring	0	0	0	0	0	0	282	8	282	0			572	2800	20
81002	Contracted software	0	0	0	0	0	0	0	0	0	0			0	80	0
	Total-CONTRACTED SERVICES	11817	11812	19841	21865	8306	10158	13048	8783	7540	13281			126452	102210	124
	MAINTENANCE															

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2022 Through 10/31/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
63000	Unit Maintenance/Repair	416	0	1230	0	255	8480	0	0	866	0			11247	2500	450
86000	Gate Repairs	0	0	554	0	500	1021	150	6279	0	2698			11202	3000	373
86101	Fire Alarm	386	0	386	0	0	386	0	915	386	0			2457	3000	82
86200	Furnishings Communal	0	0	0	0	0	0	0	0	0	0			0	750	0
86300	Bldg Maint and Repairs	13925	0	6810	1616	581	2016	0	5940	0	235			31122	8000	389
86302	Equipment maintenance	0	292	395	0	900	0	0	0	0	609			2195	2000	110
86303	Contingency repairs	0	0	0	0	0	0	0	0	0	0			0	35250	0
86304	Clubhouse cleaning	0	0	0	0	0	0	3000	932	0	940			4872	0	0
86305	Bldg #3 Asbestos abatement	0	0	0	56235	0	0	0	0	9979	0			66214	0	0
86306	Bldg #3 design consultant	0	0	0	0	16369	0	0	15780	0	25555			57704	0	0
86307	Bldf #3 Structural repairs	0	0	0	0	0	0	0	0	12000	0			12000	0	0
86314	Clubhouse expense	560	375	280	0	1035	565	(2815)	0	0	0			0	4000	0
86500	Lighting maintenance	181	0	0	0	0	828	0	236	0	492			1737	2500	69
86600	Resident Locks & keys	1076	0	0	495	927	20	0	0	0	705			3223	250	1289
86700	Maintenance supplies	0	27	71	377	2061	1247	518	353	526	372			5552	4000	139
86800	Painting	0	0	0	0	0	0	0	0	0	0			0	1670	0
87000	Plumbing	128	0	0	0	1310	0	0	579	4250	456			6722	14760	46
87100	Roof	0	0	0	0	0	0	0	875	0	0			875	4500	19
87111	Structural Maintenance/Repair - C	82	0	89	0	116	170	0	2015	0	123			2596	35250	7
87300	Signs	0	0	0	53	0	0	0	0	0	0			53	830	6
87600	Landscape - Tree	0	0	0	0	0	0	0	0	0	0			0	830	0
88301	Sewer Line Cleanouts	0	0	0	0	0	0	0	185	0	0			185	7000	3
88701	Landscaping- Maintenance	0	0	0	0	0	0	0	0	0	0			0	830	0
89300	Gutters	0	0	5000	0	0	0	0	0	0	0			5000	3750	133
	Total-MAINTENANCE	16753	694	14814	58776	24054	14733	853	34088	28007	32185			224955	134670	167
	PROVISION FOR RESERVES															
98200	Interest	97	0	58	29	32	42	0	170	333	0			762	0	0
98800	Structure Maintenance/Repair - Cc	44187	44187	44187	44187	44187	44187	44187	44187	44187	44187			441870	441870	100
	Total-PROVISION FOR RESERV	44284	44187	44245	44216	44219	44229	44187	44357	44520	44187			442632	441870	100
	UTILITIES INCOME															
50900	Utility reimbursement	(39530)	(40696)	(38125)	(41445)	(39958)	(42880)	(41374)	(41386)	(40886)	(43045)			(409323)	0	0

Surfside III Condominium Owners Association

**YTD OPERATING STATEMENT**

01/01/2022 Through 10/31/2022

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
	Total-UTILITIES INCOME	(39530)	(40696)	(38125)	(41445)	(39958)	(42880)	(41374)	(41386)	(40886)	(43045)			(409323)	0	0
	UTILITY EXPENSE															
65100	Utility-electric	3053	2569	2774	2295	5044	2757	3234	3557	3578	2587			31449	0	0
65200	Utility gas	4726	5627	5880	5151	4492	4774	4985	4543	4870	4822			49871	0	0
65300	Utility phone	1339	880	886	905	911	925	932	1113	981	968			9839	0	0
65400	Utility trash	5610	5539	5523	5526	5609	5898	5511	5636	5558	5816			56225	0	0
65500	Utility water & sewer	26255	23387	26260	25974	28803	26673	26295	25794	27570	25665			262677	0	0
81001	Contracted internet	130	130	145	145	145	145	145	145	145	145			1419	0	0
	Total-UTILITY EXPENSE	41113	38131	41468	39996	45004	41173	41102	40788	42702	40004			411481	0	0
	Total-Expenses Before Reserves	111355	91015	115620	161694	127521	126286	82242	133282	116868	122919			1188801	1087670	109
	Total EXPENSES	155640	135202	159865	205910	171740	170515	126429	177639	161389	167106			1631433	1529540	107
	Net Surplus or (Deficit)	(2318)	14410	(11967)	(54675)	(24143)	(18461)	27316	(21931)	(6630)	(10812)			(109211)	0	



Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2022 Through 10/31/2022

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	\$1,510,412.18	\$1,813,212.00	(\$302,799.82)	83
	<b>Total ASSESSMENT INCOME</b>	<b>\$1,510,412.18</b>	<b>\$1,813,212.00</b>	<b>(\$302,799.82)</b>	<b>83</b>
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$1,759.28	\$240.00	\$1,519.28	733
50500	Lien assessments	\$480.00	\$1,800.00	(\$1,320.00)	27
50600	Legal assessments	\$110.00	\$4,500.00	(\$4,390.00)	2
50700	Parking assessments	\$3,040.00	\$2,400.00	\$640.00	127
50800	Nsf check collection	\$1,941.16	\$6,000.00	(\$4,058.84)	32
51000	Resident Key/gate card income	\$4,178.00	\$2,400.00	\$1,778.00	174
	<b>Total OTHER MEMBER INCOME</b>	<b>\$11,508.44</b>	<b>\$17,340.00</b>	<b>(\$5,831.56)</b>	<b>66</b>
	OTHER INCOME				
51200	Violation / Fine	\$4,515.00	\$996.00	\$3,519.00	453
51300	Interest income	(\$13,744.58)	\$300.00	(\$14,044.58)	-4,582
51500	Reimbursement income-bill backs	\$770.18	\$600.00	\$170.18	128
51700	Tax refund income	\$2,918.97	\$0.00	\$2,918.97	0
52700	Move In/Move Out Registration Fee	\$3,700.00	\$3,000.00	\$700.00	123
54200	Adjustment	\$2,142.39	\$0.00	\$2,142.39	0
	<b>Total OTHER INCOME</b>	<b>\$301.96</b>	<b>\$4,896.00</b>	<b>(\$4,594.04)</b>	<b>6</b>
	<b>Total INCOME</b>	<b>\$1,522,222.58</b>	<b>\$1,835,448.00</b>	<b>(\$313,225.42)</b>	<b>83</b>
	EXPENSES				
	ADMINISTRATIVE				
60100	Accounting & Audit Services	\$3,014.10	\$2,640.00	\$374.10	114
60101	Study reserve	\$1,798.50	\$1,500.00	\$298.50	120
60103	Payroll service	\$2,981.28	\$3,720.00	(\$738.72)	80
60105	Professional Services	\$46.00	\$0.00	\$46.00	0
60200	Bank/Other Fees	\$3,771.45	\$504.00	\$3,267.45	748
60205	Office Expense	\$5,211.74	\$9,600.00	(\$4,388.26)	54
60206	Office equipment (computers)	\$1,616.46	\$240.00	\$1,376.46	674
60207	1099 forms	\$11.76	\$0.00	\$11.76	0

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2022 Through 10/31/2022

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>
60300	Legal expense, reimbursable	\$963.00	\$3,600.00	(\$2,637.00)	27
60303	Legal	\$10,593.78	\$12,000.00	(\$1,406.22)	88
60400	License,fees and permits	\$2,223.84	\$1,200.00	\$1,023.84	185
60510	Employee Extra (uniforms, etc.)	\$0.00	\$1,080.00	(\$1,080.00)	0
60513	Bonuses	\$0.00	\$1,320.00	(\$1,320.00)	0
60600	Management services	\$17,000.00	\$20,400.00	(\$3,400.00)	83
60601	Management services extras	\$0.00	\$240.00	(\$240.00)	0
60603	Board Management Expense	\$633.09	\$600.00	\$33.09	106
60800	Printing & postage	\$6,063.29	\$7,200.00	(\$1,136.71)	84
60900	Assessment refunds	\$0.00	\$144.00	(\$144.00)	0
61000	Non-sufficient fund checks	\$1,931.16	\$6,852.00	(\$4,920.84)	28
62000	Miscellaneous expense	\$8,440.35	\$2,400.00	\$6,040.35	352
63100	Wireless access point	\$0.00	\$420.00	(\$420.00)	0
	Total ADMINISTRATIVE	\$66,299.80	\$75,660.00	(\$9,360.20)	88
	LOAN SERVICING				
64001	Loan Servicing Principle	\$305,921.52	\$336,000.00	(\$30,078.48)	91
64002	Loan Servicing Interest	\$162,118.48	\$225,648.00	(\$63,529.52)	72
	Total LOAN SERVICING	\$468,040.00	\$561,648.00	(\$93,608.00)	83
	SALARY ADMINISTRATIVE				
60502	Office Salaries Gross	\$11,941.06	\$40,800.00	(\$28,858.94)	29
	Total SALARY ADMINISTRATIVE	\$11,941.06	\$40,800.00	(\$28,858.94)	29
	SALARY MAINTENANCE				
60501	Maintenance Salaries Gross	\$44,949.46	\$50,400.00	(\$5,450.54)	89
60503	Clubhouse Salaries Gross	\$43,666.47	\$32,400.00	\$11,266.47	135
	Total SALARY MAINTENANCE	\$88,615.93	\$82,800.00	\$5,815.93	107
	SALARY PORTER				
60512	Porter Salaries Gross	\$0.00	\$15,600.00	(\$15,600.00)	0
	Total SALARY PORTER	\$0.00	\$15,600.00	(\$15,600.00)	0
	INSURANCE				

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2022 Through 10/31/2022

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>
70100	Fidelity bond	\$1,566.00	\$1,500.00	\$66.00	104
70300	Insurance master policy	\$55,126.99	\$72,000.00	(\$16,873.01)	77
70400	Worker's compensation	\$4,715.68	\$16,800.00	(\$12,084.32)	28
70500	Insurance-earthquake	\$116,421.18	\$129,996.00	(\$13,574.82)	90
70700	D & O/Cyber insurance	\$9,522.04	\$7,176.00	\$2,346.04	133
70800	Insurance, Umbrella	\$2,521.24	\$0.00	\$2,521.24	0
	Total INSURANCE	\$189,873.13	\$227,472.00	(\$37,598.87)	83
	TAXES				
75100	Payroll taxes	\$10,465.72	\$10,800.00	(\$334.28)	97
75400	State & federal taxes	\$0.00	\$6,168.00	(\$6,168.00)	0
	Total TAXES	\$10,465.72	\$16,968.00	(\$6,502.28)	62
	CONTRACTED SERVICES				
80201	Contracted elevator service	\$20,015.00	\$21,600.00	(\$1,585.00)	93
80202	Elevator repairs	\$935.00	\$1,500.00	(\$565.00)	62
80301	Contracted gardening service	\$52,000.00	\$62,400.00	(\$10,400.00)	83
80302	Landscape - Irrigation	\$4,129.00	\$1,500.00	\$2,629.00	275
80303	Gardening extras/supplies	\$0.00	\$816.00	(\$816.00)	0
80304	Tree Trimming	\$27,895.00	\$6,000.00	\$21,895.00	465
80317	Landscape replacement	\$1,000.00	\$1,596.00	(\$596.00)	63
80500	Pest Control	\$300.00	\$480.00	(\$180.00)	63
80501	Contracted pest control servc	\$4,825.00	\$5,760.00	(\$935.00)	84
80503	Pest control extras/supplies	\$0.00	\$300.00	(\$300.00)	0
80505	Contracted termite control	\$195.00	\$3,600.00	(\$3,405.00)	5
80509	Contracted Termite Control Treatment	\$2,830.00	\$5,796.00	(\$2,966.00)	49
80601	Contracted pool & spa service	\$2,980.00	\$5,004.00	(\$2,024.00)	60
80602	Pool & spa repairs	\$2,110.90	\$540.00	\$1,570.90	391
80603	Pool & spa extras/supplies	\$6,665.49	\$2,004.00	\$4,661.49	333
80617	Landscape Supplies	\$0.00	\$300.00	(\$300.00)	0
80707	Alarm Monitoring	\$571.51	\$3,360.00	(\$2,788.49)	17
81002	Contracted software	\$0.00	\$96.00	(\$96.00)	0
	Total CONTRACTED SERVICES	\$126,451.90	\$122,652.00	\$3,799.90	103

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2022 Through 10/31/2022

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>
	MAINTENANCE				
63000	Unit Maintenance/Repair	\$11,246.62	\$3,000.00	\$8,246.62	375
86000	Gate Repairs	\$11,201.62	\$3,600.00	\$7,601.62	311
86101	Fire Alarm	\$2,457.00	\$3,600.00	(\$1,143.00)	68
86200	Furnishings Communal	\$0.00	\$900.00	(\$900.00)	0
86300	Bldg Maint and Repairs	\$31,121.58	\$9,600.00	\$21,521.58	324
86302	Equipment maintenance	\$2,195.32	\$2,400.00	(\$204.68)	91
86303	Contingency repairs	\$0.00	\$42,300.00	(\$42,300.00)	0
86304	Clubhouse cleaning	\$4,872.40	\$0.00	\$4,872.40	0
86305	Bldg #3 Asbestos abatement	\$66,214.00	\$0.00	\$66,214.00	0
86306	Bldg #3 design consultant	\$57,704.29	\$0.00	\$57,704.29	0
86307	Bldf #3 Structural repairs	\$12,000.00	\$0.00	\$12,000.00	0
86314	Clubhouse expense	\$0.00	\$4,800.00	(\$4,800.00)	0
86500	Lighting maintenance	\$1,736.99	\$3,000.00	(\$1,263.01)	58
86600	Resident Locks & keys	\$3,222.88	\$300.00	\$2,922.88	1,074
86700	Maintenance supplies	\$5,552.10	\$4,800.00	\$752.10	116
86800	Painting	\$0.00	\$2,004.00	(\$2,004.00)	0
87000	Plumbing	\$6,721.65	\$17,712.00	(\$10,990.35)	38
87100	Roof	\$875.00	\$5,400.00	(\$4,525.00)	16
87111	Structural Maintenance/Repair - Communal	\$2,595.61	\$42,300.00	(\$39,704.39)	6
87300	Signs	\$53.28	\$996.00	(\$942.72)	5
87600	Landscape - Tree	\$0.00	\$996.00	(\$996.00)	0
88301	Sewer Line Cleanouts	\$185.00	\$8,400.00	(\$8,215.00)	2
88701	Landscaping- Maintenance	\$0.00	\$996.00	(\$996.00)	0
89300	Gutters	\$5,000.00	\$4,500.00	\$500.00	111
	Total MAINTENANCE	\$224,955.34	\$161,604.00	\$63,351.34	139
	PROVISION FOR RESERVES				
98200	Interest	\$761.98	\$0.00	\$761.98	0
98800	Structure Maintenance/Repair - Communal	\$441,870.00	\$530,244.00	(\$88,374.00)	83
	Total PROVISION FOR RESERVES	\$442,631.98	\$530,244.00	(\$87,612.02)	83
	UTILITIES INCOME				

Surfside III Condominium Owners Association

**YTD ACTUAL vs. ANNUAL BUDGET**

01/01/2022 Through 10/31/2022

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>
50900	Utility reimbursement	(\$409,322.75)	\$0.00	(\$409,322.75)	0
	Total UTILITIES INCOME	(\$409,322.75)	\$0.00	(\$409,322.75)	0
	UTILITY EXPENSE				
65100	Utility-electric	\$31,449.33	\$0.00	\$31,449.33	0
65200	Utility gas	\$49,870.77	\$0.00	\$49,870.77	0
65300	Utility phone	\$9,839.09	\$0.00	\$9,839.09	0
65400	Utility trash	\$56,225.40	\$0.00	\$56,225.40	0
65500	Utility water & sewer	\$262,677.23	\$0.00	\$262,677.23	0
81001	Contracted internet	\$1,419.42	\$0.00	\$1,419.42	0
	Total UTILITY EXPENSE	\$411,481.24	\$0.00	\$411,481.24	0
	Total Expenses Before Reserves	\$1,188,801.37	\$1,305,204.00	(\$116,402.63)	91
	Total EXPENSES	<b>\$1,631,433.35</b>	<b>\$1,835,448.00</b>	<b>(\$204,014.65)</b>	<b>90</b>

Surfside III Condominium Owners Association

**CHECKS WRITTEN**

Period Ending: 10/31/2022

Check No	Date	Payee	GL No	Description	PO No	Amount	Total
Auto Pay	10/24/22	So. California Edison	65100	October Utility-electric		2,587.12	2,587.12
		Southern California Gas	65200	September Utility gas		4,822.30	4,822.30
	10/19/22	Verizon - GTE	65300	September Utility phone		134.21	134.21
		Frontier Communications	65300	October Utility phone		111.41	111.41
			65300	October Utility phone		116.25	116.25
		Time Warner Cable	65300	October Utility phone		98.21	98.21
		City of Port Hueneme	65400	October Utility trash		5,816.37	5,816.37
			65500	September Utility water & sewer		25,665.22	25,665.22
	10/20/22	Westguard Insurance Company	70400	REMAINDER \$ FOR OCT INS PAID ONLIN		76.60	76.60
	10/04/22	IPFS Corporation of California	70500	EQ AUTOPAY Inst #VH342202274/PE701884		11,272.61	11,272.61
	10/19/22	Time Warner Cable	81001	October Contracted internet		144.94	144.94
11632	10/04/22	California Fitness Source	86302	Equipment maintenance		609.13	609.13
11633	10/04/22	Clay Commercial Security	86000	Gate Repairs		225.00	225.00
11634	10/04/22	Master Construction & Maintenance	40323	Railings	354785	3,200.00	3,200.00
11635	10/04/22	Pro Garage Door & Gate Inc	86000	Gate Repairs		550.00	550.00
11636	10/04/22	MRC Remodeling Inc.	41003	Carports (20 x \$700)		6,245.00	6,245.00
11637	10/04/22	MRC Remodeling Inc.	40506	Roof		7,115.00	7,115.00
11638	10/04/22	Surfside III HOA	98800	Oct Reserve		44,187.00	44,187.00
11639	10/04/22	Lordon Management	60600	Management services - Oct 2022		1,700.00	1,700.00
11640	10/04/22	Lordon Management	60800	Printing & postage - Sep 2022		592.78	592.78
11641	10/04/22	Westguard Insurance Company	70400	WC Inst Pmt #SUWC273760		642.33	642.33
11642	10/04/22	Farmers Insurance	70300	Master Ins Pmt #60670-88-86		5,948.57	5,948.57
11643	10/07/22	Opendoor Trust I	54200	Adjustment		36.52	36.52
11644	10/07/22	Lordon Management	60300	Demand letter fee for account 191002060		40.00	40.00
11645	10/10/22	Clay Commercial Security	86000	Gate Repairs		225.00	225.00
11646	10/10/22	Ocean View Plumbing & Rooter	86300	Bldg Maint and Repairs		85.00	85.00

Surfside III Condominium Owners Association

**CHECKS WRITTEN**

Period Ending: 10/31/2022

<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>
11647	10/11/22	Garcia's Landscaping & Maintenance	80301	September Contracted gardening service		5,200.00	5,200.00
11648	10/11/22	MRC Remodeling Inc.	41003	Carports (20 x \$700) rwt ck 11636		6,245.00	6,245.00
11649	10/11/22	MRC Remodeling Inc.	40506	Roof rwt ck 11637		7,115.00	7,115.00
11650	10/14/22	Owens, Moskowitz & Associates Inc CPA	60100	Accounting & Audit Services		1,250.00	1,250.00
11651	10/14/22	Dewey Pest Control	80501	October Contracted pest control servic		485.00	485.00
11652	10/14/22	Master Construction & Maintenance	40303	Wrought iron		4,000.00	4,000.00
11653	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		95.00	95.00
11654	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		95.00	95.00
11655	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		95.00	95.00
11656	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		90.00	90.00
11657	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		95.00	95.00
11658	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		95.00	95.00
11659	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		95.00	95.00
11660	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		95.00	95.00
11661	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		95.00	95.00
11662	10/14/22	Julie's Cleaning	86304	Clubhouse cleaning		90.00	90.00
11663	10/14/22	Dondie Casino	40303	Wrought iron	355280	4,535.00	12,097.00
			42003	Balcony Flooring Replace (5 x \$3000)	355280	5,864.00	
			86000	Gate Repairs	355280	1,698.00	
11664	10/14/22	MRC Remodeling Inc.	41003	Carports (20 x \$700)		950.00	950.00
11665	10/19/22	Gary Renolla	54200	Adjustment		1,089.00	1,089.00
11666	10/19/22	Pt. Hueneme Marine Supply Co.	87111	Structural Maintenance/Repair - Communal		123.49	123.49
11667	10/19/22	Pamela A. Moore	60300	Legal expense, reimbursable/GENERAL		288.00	288.00

Surfside III Condominium Owners Association

**CHECKS WRITTEN**

Period Ending: 10/31/2022

<b>Check No</b>	<b>Date</b>	<b>Payee</b>	<b>GL No</b>	<b>Description</b>	<b>PO No</b>	<b>Amount</b>	<b>Total</b>
11668	10/24/22	Thyssen Krupp Elevator	80201	December Contracted elevator service		5,003.73	5,003.73
11669	10/24/22	Michael Gonzan	86300	Bldg Maint and Repairs		150.00	150.00
11670	10/24/22	Joshua Barros	80601	September Contracted pool & spa service		298.00	972.58
			80603	September Pool & spa extras/supplies		674.58	
11671	10/24/22	Garcia's Landscaping & Maintenance	80302	Landscape - Irrigation		620.00	620.00
11672	10/24/22	Clay Commercial Security	86600	Resident Locks & keys		704.94	704.94
11673	10/24/22	Frontier Communications	65300	November Utility phone		507.72	507.72
11674	10/24/22	Ocean View Plumbing & Rooter	87000	Plumbing		455.55	455.55
11675	10/24/22	Roseman Law, APC	60303	Legal		84.00	84.00
11676	10/24/22	Premier Electric A Jones Group Corp	86500	Lighting maintenance		492.00	492.00
11677	10/24/22	Master Construction & Maintenance	40323	Railings		8,000.00	8,000.00
11678	10/24/22	Steven Sagan	86306	Bldg #3 design consultant		25,555.00	25,555.00
11679	10/24/22	The F.A. Bartlett Tree Expert Company	80317	Landscape replacement		1,000.00	1,000.00
<b>Total Checks:</b>							<b>205,574.58</b>



Surfside III Condominium Owners Association

**CHECKS RELEASED**

Period Ending: 10/31/2022

Check No	Date	Payee	Description	Check Total
	10/04/22	IPFS Corporation of California	EQ AUTOPAY Inst #VH342202274/PE701884/043403459	11,272.61
11629	09/29/22	Bay Alarm	Fire Alarm	385.50
11630	09/29/22	Joshua Barros	Contracted pool & spa service	943.28
11631	09/29/22	Frontier Communications	October Utility phone	516.31
11632	10/04/22	California Fitness Source	Equipment maintenance	609.13
11633	10/04/22	Clay Commercial Security	Gate Repairs	225.00
11634	10/04/22	Master Construction & Maintenance	Railings	3,200.00
11635	10/04/22	Pro Garage Door & Gate Inc	Gate Repairs	550.00
11638	10/04/22	Surfside III HOA	Oct Reserve	44,187.00
11639	10/04/22	Lordon Management	Management services - Oct 2022	1,700.00
11640	10/04/22	Lordon Management	Printing & postage - Sep 2022	592.78
11641	10/04/22	Westguard Insurance Company	WC Inst Pmt #SUWC273760	642.33
11642	10/04/22	Farmers Insurance	Master Ins Pmt #60670-88-86	5,948.57
11643	10/07/22	Opendoor Trust I	Adjustment	36.52
11644	10/07/22	Lordon Management	Demand letter fee for account 191002060	40.00
11645	10/10/22	Clay Commercial Security	Gate Repairs	225.00
11646	10/10/22	Ocean View Plumbing & Rooter	Bldg Maint and Repairs	85.00
11647	10/11/22	Garcia's Landscaping & Maintenance	September Contracted gardening service	5,200.00
11648	10/11/22	MRC Remodeling Inc.	Carports (20 x \$700) rwt ck 11636	6,245.00
11649	10/11/22	MRC Remodeling Inc.	Roof rwt ck 11637	7,115.00
11650	10/14/22	Owens, Moskowitz & Associates Inc CPA	Accounting & Audit Services	1,250.00
11651	10/14/22	Dewey Pest Control	October Contracted pest control servic	485.00
11652	10/14/22	Master Construction & Maintenance	Wrought iron	4,000.00
11653	10/14/22	Julie's Cleaning	Clubhouse cleaning	95.00
11654	10/14/22	Julie's Cleaning	Clubhouse cleaning	95.00
11655	10/14/22	Julie's Cleaning	Clubhouse cleaning	95.00
11656	10/14/22	Julie's Cleaning	Clubhouse cleaning	90.00
11657	10/14/22	Julie's Cleaning	Clubhouse cleaning	95.00
11658	10/14/22	Julie's Cleaning	Clubhouse cleaning	95.00
11659	10/14/22	Julie's Cleaning	Clubhouse cleaning	95.00
11660	10/14/22	Julie's Cleaning	Clubhouse cleaning	95.00
11661	10/14/22	Julie's Cleaning	Clubhouse cleaning	95.00
11662	10/14/22	Julie's Cleaning	Clubhouse cleaning	90.00

Surfside III Condominium Owners Association

**CHECKS RELEASED**

Period Ending: 10/31/2022

<b>Check No</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Check Total</b>
11663	10/14/22	Dondie Casino	Gate Repairs	12,097.00
11664	10/14/22	MRC Remodeling Inc.	Carports (20 x \$700)	950.00
11665	10/19/22	Gary Renolla	Adjustment	1,089.00
11666	10/19/22	Pt. Hueneme Marine Supply Co.	Structural Maintenance/Repair - Communal	123.49
11667	10/19/22	Pamela A. Moore	Legal expense, reimbursable/GENERAL	288.00
11668	10/24/22	Thyssen Krupp Elevator	December Contracted elevator service	5,003.73
11669	10/24/22	Michael Gonzan	Bldg Maint and Repairs	150.00
11670	10/24/22	Joshua Barros	September Contracted pool & spa service	972.58
11671	10/24/22	Garcia's Landscaping & Maintenance	Landscape - Irrigation	620.00
11672	10/24/22	Clay Commercial Security	Resident Locks & keys	704.94
11673	10/24/22	Frontier Communications	November Utility phone	507.72
11674	10/24/22	Ocean View Plumbing & Rooter	Plumbing	455.55
11675	10/24/22	Roseman Law, APC	Legal	84.00
11676	10/24/22	Premier Electric A Jones Group Corp	Lighting maintenance	492.00
11677	10/24/22	Master Construction & Maintenance	Railings	8,000.00
11678	10/24/22	Steven Sagan	Bldg #3 design consultant	25,555.00
11679	10/24/22	The F.A. Bartlett Tree Expert Company	Landscape replacement	1,000.00
<b>Total Checks:</b>				<b>154,487.04</b>

Surfside III Condominium Owners Association

**CHECKS VOIDED**

Period Ending: 10/31/2022

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Check Total</u>
11636	10/04/22	MRC Remodeling Inc.	Carports (20 x \$700)	6,245.00
11637	10/04/22	MRC Remodeling Inc.	Roof	7,115.00
			<b>Total Checks:</b>	<b>13,360.00</b>

Surfside III Condominium Owners Association

**CHECKS NOT RELEASED**

Period Ending: 10/31/2022

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Check Total</u>
11229	10/15/21	Pacific Premier Bank	Bank/Other Fees	1.00
			<b>Total Checks:</b>	<b>1.00</b>

Surfside III Condominium Owners Association

**WORK ORDER LIST**

As Of: 10/31/2022

<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	341913	10/26/2021	008757	Marquez Termite & Pest Control Invoice #12839: Termite work completed.	1,520.00	677 Lighthouse Way	0.00			In Pr
191	347496	03/22/2022	010543	Master Construction & Maintenance Inv. 291: Complete backside rails building #5, 2nd floor.	8,000.00	Common Area	0.00			In Pr
191	347497	03/22/2022	010543	Master Construction & Maintenance Inv. 289: Supply and install wood backing, drywall, texture to match existing - 512/518 ETC.	730.00	Common Area	0.00			In Pr
191	347499	03/22/2022	010543	Master Construction & Maintenance Inv. 290: Supply and install drywall, float drywall smooth sand and texture to blend.	500.00	637 Sunfish Way	0.00			In Pr
191	354388	09/19/2022	008483	Garcia's Landscaping & Maintenance Inv. 3183: Between BWW and Reef - install 1 superior irrigation valve.	380.00	Common Area	0.00			In Pr
191	354390	09/19/2022	008817	Ocean View Plumbing & Rooter Inv. 5643051222: Replace shower valve and shower enclosure.	3,500.00	960 Lighthouse Way	0.00			In Pr
191	354392	09/19/2022	008817	Ocean View Plumbing & Rooter Inv. 6415102121: Lav draining too slow.	85.00	526 Ebbtide Circle	0.00			In Pr
191	354785	09/27/2022	010543	Master Construction & Maintenance Inv. 441: Painting of building 14 townhomes.	3,200.00	Common Area	3,200.00	10/05/2022	441	In Pr
191	354786	09/27/2022	011519	Pro Garage Door & Gate Inc Inv. 2124: Roller replacement and supply for Industrial Way exit gate.	550.00	Common Area	0.00			In Pr
191	354787	09/27/2022	008647	Clay Commercial Security Inv. 4494: Troubleshoot doorking connection.	225.00	Common Area	0.00			In Pr
191	354920	09/30/2022	012052	MRC Remodeling Inc. Inv 1734 - Work done per approved est. \$1544.	13,360.00	Common Area	0.00			In Pr
191	355279	10/10/2022	008757	Marquez Termite & Pest Control Inv. 13168: Termite treatment.	250.00	824 Bluewater Way	0.00			In Pr
191	355280	10/10/2022	011934	Dondie Casino	12,097.00	Common Area	12,097.00	10/19/2022	092222-02	In Pr

<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>
		Inv. 092222-02: Various repairs/painting.								
				#86000 is \$1698.00						
				#42003 is \$5864.00						
				#40303 is \$4535.00						
191	355411	10/12/2022	010543	Master Construction & Maintenance	4,000.00	Common Area	0.00			In Pr
		Inv. 448: Painting building 10 townhomes.								
191	355708	10/20/2022	008647	Clay Commercial Security	704.94	Common Area	0.00			In Pr
		Per invoice 4513 - 50 New clubhouse cards.								
191	355709	10/20/2022	010261	Premier Electric A Jones Group Corp	492.00	Common Area	0.00			In Pr
		Per invoice 17141841 - Replace light box and install new light. Replace photo cell in park. Install 3 lightbulbs. Install on GFCI at 774 Seawind								
191	355711	10/20/2022	008817	Ocean View Plumbing & Rooter	455.55	Common Area	0.00			In Pr
		Per invoice 8479082322 - ER Call handle broke off mens shower foucet valve.								
191	355718	10/20/2022	012030	Steven Sagan	25,555.00	Common Area	0.00			In Pr
		Per invoice SS-689-FD - Final draw.								
191	355729	10/20/2022	007810	Michael Gonzan	150.00	770 Seawind Way	0.00			In Pr
		Per invoice 0003908 - Reattach gutter.								
191	355730	10/20/2022	010543	Master Construction & Maintenance	8,000.00	Common Area	0.00			In Pr
		Per invoice 449 - Painting building 1 3rd floor.								
<b>Count:</b>	<b>20</b>			<b>Total Amount:</b>	<b>83,754.49</b>					

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 10/31/2022

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	10/25/22		Checks Released	10100	Checking - Pacific Western xxxxxx4124		206,294.15
	10/25/22		Checks Released	10101	AP - Checks Not Released	206,294.15	
Check	10/04/22		IPFS Corporation of California	10101	AP - Checks Not Released		11,272.61
	10/04/22		IPFS Corporation of California	70500	Insurance-earthquake	11,272.61	
Check	10/19/22		Time Warner Cable	10101	AP - Checks Not Released		144.94
	10/19/22		Time Warner Cable	10101	AP - Checks Not Released		98.21
	10/19/22		City of Port Hueneme	10101	AP - Checks Not Released		5,816.37
	10/19/22		City of Port Hueneme	10101	AP - Checks Not Released		25,665.22
	10/19/22		Verizon - GTE	10101	AP - Checks Not Released		134.21
	10/19/22		Frontier Communications	10101	AP - Checks Not Released		111.41
	10/19/22		Frontier Communications	10101	AP - Checks Not Released		116.25
	10/19/22		Time Warner Cable	65300	Utility phone	98.21	
	10/19/22		Verizon - GTE	65300	Utility phone	134.21	
	10/19/22		Frontier Communications	65300	Utility phone	111.41	
	10/19/22		Frontier Communications	65300	Utility phone	116.25	
	10/19/22		City of Port Hueneme	65400	Utility trash	5,816.37	
	10/19/22		City of Port Hueneme	65500	Utility water & sewer	25,665.22	
	10/19/22		Time Warner Cable	81001	Contracted internet	144.94	
Check	10/20/22		Westguard Insurance Company	10101	AP - Checks Not Released		76.60
	10/20/22		Westguard Insurance Company	70400	Worker's compensation	76.60	
Check	10/24/22		Southern California Gas	10101	AP - Checks Not Released		4,822.30
	10/24/22		So. California Edison	10101	AP - Checks Not Released		2,587.12
	10/24/22		So. California Edison	65100	Utility-electric	2,587.12	
	10/24/22		Southern California Gas	65200	Utility gas	4,822.30	
Check	10/04/22	11632	California Fitness Source	10101	AP - Checks Not Released		609.13
	10/04/22	11632	California Fitness Source	86302	Equipment maintenance	609.13	
Check	10/04/22	11633	Clay Commercial Security	10101	AP - Checks Not Released		225.00
	10/04/22	11633	Clay Commercial Security	86000	Gate Repairs	225.00	
Check	10/04/22	11634	Master Construction & Maintenance	10101	AP - Checks Not Released		3,200.00
	10/04/22	11634	Master Construction & Maintenance	40323	Railings	3,200.00	
Check	10/04/22	11635	Pro Garage Door & Gate Inc	10101	AP - Checks Not Released		550.00
	10/04/22	11635	Pro Garage Door & Gate Inc	86000	Gate Repairs	550.00	

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 10/31/2022

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	10/04/22	11636	MRC Remodeling Inc.	10101	AP - Checks Not Released		6,245.00
	10/04/22	11636	MRC Remodeling Inc.	41003	Carports (20 x \$700)	6,245.00	
Check	10/11/22	11636	MRC Remodeling Inc.	10100	Checking - Pacific Western xxxxxx4124	6,245.00	
	10/11/22	11636	MRC Remodeling Inc.	41003	Carports (20 x \$700)		6,245.00
Check	10/04/22	11637	MRC Remodeling Inc.	10101	AP - Checks Not Released		7,115.00
	10/04/22	11637	MRC Remodeling Inc.	40506	Roof	7,115.00	
Check	10/11/22	11637	MRC Remodeling Inc.	10100	Checking - Pacific Western xxxxxx4124	7,115.00	
	10/11/22	11637	MRC Remodeling Inc.	40506	Roof		7,115.00
Check	10/04/22	11638	Surfside III HOA	10101	AP - Checks Not Released		44,187.00
	10/04/22	11638	Surfside III HOA	98800	Structure Maintenance/Repair - Communal	44,187.00	
Check	10/13/22	11638	Surfside III HOA	10300	Cap Res - Pacific Western xxxxxx7978	44,187.00	
	10/13/22	11638	Surfside III HOA	43800	Structural Maintenance/Repair - Communal		44,187.00
Check	10/04/22	11639	Lordon Management	10101	AP - Checks Not Released		1,700.00
	10/04/22	11639	Lordon Management	60600	Management services	1,700.00	
Check	10/04/22	11640	Lordon Management	10101	AP - Checks Not Released		592.78
	10/04/22	11640	Lordon Management	60800	Printing & postage	592.78	
Check	10/04/22	11641	Westguard Insurance Company	10101	AP - Checks Not Released		642.33
	10/04/22	11641	Westguard Insurance Company	70400	Worker's compensation	642.33	
Check	10/04/22	11642	Farmers Insurance	10101	AP - Checks Not Released		5,948.57
	10/04/22	11642	Farmers Insurance	70300	Insurance master policy	5,948.57	
Check	10/07/22	11643	Opendoor Trust I	10100	Checking - Pacific Western xxxxxx4124		36.52
	10/07/22	11643	Opendoor Trust I	54200	Adjustment	36.52	
Check	10/07/22	11644	Lordon Management	10101	AP - Checks Not Released		40.00
	10/07/22	11644	Lordon Management	60300	Legal expense, reimbursable	40.00	
Check	10/10/22	11645	Clay Commercial Security	10101	AP - Checks Not Released		225.00
	10/10/22	11645	Clay Commercial Security	86000	Gate Repairs	225.00	
Check	10/10/22	11646	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		85.00
	10/10/22	11646	Ocean View Plumbing & Rooter	86300	Bldg Maint and Repairs	85.00	
Check	10/11/22	11647	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		5,200.00
	10/11/22	11647	Garcia's Landscaping & Maintenance	80301	Contracted gardening service	5,200.00	



Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 10/31/2022

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	10/11/22	11648	MRC Remodeling Inc.	10101	AP - Checks Not Released		6,245.00
	10/11/22	11648	MRC Remodeling Inc.	41003	Carports (20 x \$700)	6,245.00	
Check	10/11/22	11649	MRC Remodeling Inc.	10101	AP - Checks Not Released		7,115.00
	10/11/22	11649	MRC Remodeling Inc.	40506	Roof	7,115.00	
Check	10/14/22	11650	Owens, Moskowitz & Associates Inc CPA	10101	AP - Checks Not Released		1,250.00
	10/14/22	11650	Owens, Moskowitz & Associates Inc CPA	60100	Accounting & Audit Services	1,250.00	
Check	10/14/22	11651	Dewey Pest Control	10101	AP - Checks Not Released		485.00
	10/14/22	11651	Dewey Pest Control	80501	Contracted pest control servic	485.00	
Check	10/14/22	11652	Master Construction & Maintenance	10101	AP - Checks Not Released		4,000.00
	10/14/22	11652	Master Construction & Maintenance	40303	Wrought iron	4,000.00	
Check	10/14/22	11653	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	10/14/22	11653	Julie's Cleaning	86304	Clubhouse cleaning	95.00	
Check	10/14/22	11654	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	10/14/22	11654	Julie's Cleaning	86304	Clubhouse cleaning	95.00	
Check	10/14/22	11655	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	10/14/22	11655	Julie's Cleaning	86304	Clubhouse cleaning	95.00	
Check	10/14/22	11656	Julie's Cleaning	10101	AP - Checks Not Released		90.00
	10/14/22	11656	Julie's Cleaning	86304	Clubhouse cleaning	90.00	
Check	10/14/22	11657	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	10/14/22	11657	Julie's Cleaning	86304	Clubhouse cleaning	95.00	
Check	10/14/22	11658	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	10/14/22	11658	Julie's Cleaning	86304	Clubhouse cleaning	95.00	
Check	10/14/22	11659	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	10/14/22	11659	Julie's Cleaning	86304	Clubhouse cleaning	95.00	
Check	10/14/22	11660	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	10/14/22	11660	Julie's Cleaning	86304	Clubhouse cleaning	95.00	
Check	10/14/22	11661	Julie's Cleaning	10101	AP - Checks Not Released		95.00
	10/14/22	11661	Julie's Cleaning	86304	Clubhouse cleaning	95.00	

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 10/31/2022

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	10/14/22	11662	Julie's Cleaning	10101	AP - Checks Not Released		90.00
	10/14/22	11662	Julie's Cleaning	86304	Clubhouse cleaning	90.00	
Check	10/14/22	11663	Dondie Casino	10101	AP - Checks Not Released		12,097.00
	10/14/22	11663	Dondie Casino	40303	Wrought iron	4,535.00	
	10/14/22	11663	Dondie Casino	42003	Balcony Flooring Replace (5 x \$3000)	5,864.00	
	10/14/22	11663	Dondie Casino	86000	Gate Repairs	1,698.00	
Check	10/14/22	11664	MRC Remodeling Inc.	10101	AP - Checks Not Released		950.00
	10/14/22	11664	MRC Remodeling Inc.	41003	Carports (20 x \$700)	950.00	
Check	10/19/22	11665	Gary Renolla	10100	Checking - Pacific Western xxxxxx4124		1,089.00
	10/19/22	11665	Gary Renolla	54200	Adjustment	1,089.00	
Check	10/19/22	11666	Pt. Hueneme Marine Supply Co.	10101	AP - Checks Not Released		123.49
	10/19/22	11666	Pt. Hueneme Marine Supply Co.	87111	Structural Maintenance/Repair - Communal	123.49	
Check	10/19/22	11667	Pamela A. Moore	10101	AP - Checks Not Released		288.00
	10/19/22	11667	Pamela A. Moore	60300	Legal expense, reimbursable	288.00	
Check	10/24/22	11668	Thyssen Krupp Elevator	10101	AP - Checks Not Released		5,003.73
	10/24/22	11668	Thyssen Krupp Elevator	80201	Contracted elevator service	5,003.73	
Check	10/24/22	11669	Michael Gonzan	10101	AP - Checks Not Released		150.00
	10/24/22	11669	Michael Gonzan	86300	Bldg Maint and Repairs	150.00	
Check	10/24/22	11670	Joshua Barros	10101	AP - Checks Not Released		972.58
	10/24/22	11670	Joshua Barros	80601	Contracted pool & spa service	298.00	
	10/24/22	11670	Joshua Barros	80603	Pool & spa extras/supplies	674.58	
Check	10/24/22	11671	Garcia's Landscaping & Maintenance	10101	AP - Checks Not Released		620.00
	10/24/22	11671	Garcia's Landscaping & Maintenance	80302	Landscape - Irrigation	620.00	
Check	10/24/22	11672	Clay Commercial Security	10101	AP - Checks Not Released		704.94
	10/24/22	11672	Clay Commercial Security	86600	Resident Locks & keys	704.94	
Check	10/24/22	11673	Frontier Communications	10101	AP - Checks Not Released		507.72
	10/24/22	11673	Frontier Communications	65300	Utility phone	507.72	
Check	10/24/22	11674	Ocean View Plumbing & Rooter	10101	AP - Checks Not Released		455.55
	10/24/22	11674	Ocean View Plumbing & Rooter	87000	Plumbing	455.55	

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 10/31/2022

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	10/24/22	11675	Roseman Law, APC	10101	AP - Checks Not Released		84.00
	10/24/22	11675	Roseman Law, APC	60303	Legal	84.00	
Check	10/24/22	11676	Premier Electric A Jones Group Corp	10101	AP - Checks Not Released		492.00
	10/24/22	11676	Premier Electric A Jones Group Corp	86500	Lighting maintenance	492.00	
Check	10/24/22	11677	Master Construction & Maintenance	10101	AP - Checks Not Released		8,000.00
	10/24/22	11677	Master Construction & Maintenance	40323	Railings	8,000.00	
Check	10/24/22	11678	Steven Sagan	10101	AP - Checks Not Released		25,555.00
	10/24/22	11678	Steven Sagan	86306	Bldg #3 design consultant	25,555.00	
Check	10/24/22	11679	The F.A. Bartlett Tree Expert Company	10101	AP - Checks Not Released		1,000.00
	10/24/22	11679	The F.A. Bartlett Tree Expert Company	80317	Landscape replacement	1,000.00	
Journal	10/03/22	5770	PayChex Inv 09/30/22	10100	Checking - Pacific Western xxxxxx4124		88.00
	10/03/22	5770	PayChex Inv 09/30/22	60103	Payroll service	88.00	
Journal	10/03/22	5771	P/R 09/30/22	10100	Checking - Pacific Western xxxxxx4124		1,599.00
	10/03/22	5771	Ck 86	10100	Checking - Pacific Western xxxxxx4124		1,162.14
	10/03/22	5771	Ck 87	10100	Checking - Pacific Western xxxxxx4124		440.66
	10/03/22	5771	Ck 88	10100	Checking - Pacific Western xxxxxx4124		512.43
	10/03/22	5771	Ck 89	10100	Checking - Pacific Western xxxxxx4124		165.69
	10/03/22	5771	Employee Withholdings	10100	Checking - Pacific Western xxxxxx4124		1,136.64
	10/03/22	5771	P/R 9/30/22	60501	Maintenance Salaries Gross	1,599.00	
	10/03/22	5771	Employee Withholdings	60501	Maintenance Salaries Gross	364.60	
	10/03/22	5771	P/R 09/30/22	60503	Clubhouse Salaries Gross	2,280.92	
	10/03/22	5771	Employee Withholdings	60503	Clubhouse Salaries Gross	398.40	
	10/03/22	5771	Employee Liabilities	75100	Payroll taxes	373.64	
Journal	10/10/22	5772	Conf Call	10100	Checking - Pacific Western xxxxxx4124		21.38
	10/10/22	5772	Conf Call	10100	Checking - Pacific Western xxxxxx4124		1.34
	10/10/22	5772	Con Call	10100	Checking - Pacific Western xxxxxx4124		7.78
	10/10/22	5772	Home Depot	10100	Checking - Pacific Western xxxxxx4124		163.46
	10/10/22	5772	Conf Call	60205	Office Expense	21.38	
	10/10/22	5772	Conf Call	60205	Office Expense	1.34	
	10/10/22	5772	Con Call	60205	Office Expense	7.78	
	10/10/22	5772	Home Depot	86700	Maintenance supplies	163.46	

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 10/31/2022

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	10/11/22	5773	OTC Gov	10100	Checking - Pacific Western xxxxxx4124		1,641.99
	10/11/22	5773	OTC Gov	60400	License,fees and permits	1,641.99	
Journal	10/14/22	5774	Transfer Loans Fund	10100	Checking - Pacific Western xxxxxx4124		8,249.63
	10/14/22	5774	Rev J/E S/B 390	10100	Checking - Pacific Western xxxxxx4124	8,249.63	
	10/14/22	5774	OCT Loan	10300	Cap Res - Pacific Western xxxxxx7978		8,249.63
	10/14/22	5774	Transfer Loans Fund	10300	Cap Res - Pacific Western xxxxxx7978	8,249.63	
	10/14/22	5774	Rev J/E S/B 390	10300	Cap Res - Pacific Western xxxxxx7978		8,249.63
	10/14/22	5774	Rev J/E S/B 390	10300	Cap Res - Pacific Western xxxxxx7978	8,249.63	
	10/14/22	5774	OCT Loan	31500	Loan Pacific Premier Bank xxx4718	7,595.64	
	10/14/22	5774	Rev J/E S/B 390	31500	Loan Pacific Premier Bank xxx4718		7,595.64
	10/14/22	5774	Principal	45100	Retained funds		7,595.64
	10/14/22	5774	Rev J/E S/B 390	45100	Retained funds	7,595.64	
	10/14/22	5774	Principal	64001	Loan Servicing Principle	7,595.64	
	10/14/22	5774	Rev J/E S/B 390	64001	Loan Servicing Principle		7,595.64
	10/14/22	5774		64002	Loan Servicing Interest	653.99	
	10/14/22	5774	Rev J/E S/B 390	64002	Loan Servicing Interest		653.99
Journal	10/14/22	5775	PayChex Inv 10/14/22	10100	Checking - Pacific Western xxxxxx4124		103.00
	10/14/22	5775	PayChex Inv 10/14/22	60103	Payroll service	103.00	
Journal	10/14/22	5776	P/R 10/14/22	10100	Checking - Pacific Western xxxxxx4124		1,614.73
	10/14/22	5776	Ck 91	10100	Checking - Pacific Western xxxxxx4124		1,140.12
	10/14/22	5776	Ck 92	10100	Checking - Pacific Western xxxxxx4124		441.07
	10/14/22	5776	Ck 93	10100	Checking - Pacific Western xxxxxx4124		460.35
	10/14/22	5776	Ck 94	10100	Checking - Pacific Western xxxxxx4124		109.22
	10/14/22	5776	Employee Withholdings	10100	Checking - Pacific Western xxxxxx4124		1,110.42
	10/14/22	5776	P/R 10/14/22	60501	Maintenance Salaries Gross	1,614.73	
	10/14/22	5776	Employee Withholdings	60501	Maintenance Salaries Gross	369.90	
	10/14/22	5776	P/R 10/14/22	60503	Clubhouse Salaries Gross	2,150.76	
	10/14/22	5776	Employee Withholdings	60503	Clubhouse Salaries Gross	381.36	
	10/14/22	5776	Employee Liabilities	75100	Payroll taxes	359.16	
Journal	10/17/22	5777	R/T 09/27/22 Ck 11626	10100	Checking - Pacific Western xxxxxx4124	4,000.00	
	10/17/22	5777	R/T 09/27/22 Ck 11626	10300	Cap Res - Pacific Western xxxxxx7978		4,000.00
Journal	10/18/22	5778	Tax Refund US Treasury 4045 09556466	10100	Checking - Pacific Western xxxxxx4124	2,418.97	
	10/18/22	5778	Tax Refund US Treasury 4045 09556466	51700	Tax refund income		2,418.97

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 10/31/2022

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	10/19/22	5779	Int	10300	Cap Res - Pacific Western xxxxxx7978	341.35	
	10/19/22	5779	Int	11100	J Street Drain Project	10.53	
	10/19/22	5779	S/C	11700	Pacific Western Petty Cash xxxxx3424		5.00
	10/19/22	5779	Int	51300	Interest income		341.35
	10/19/22	5779	Int	51300	Interest income		10.53
	10/19/22	5779	S/C	60200	Bank/Other Fees	5.00	
Journal	10/19/22	5780	r/t 10/12/22 cKS 11648 11649	10100	Checking - Pacific Western xxxxxx4124	13,360.00	
	10/19/22	5780	r/t 10/12/22 cKS 11648 11649	10300	Cap Res - Pacific Western xxxxxx7978		13,360.00
Journal	10/20/22	5781	Int	11500	CIT CR on deposit	0.57	
	10/20/22	5781	Int	51300	Interest income		0.57
Journal	10/25/22	5782	Amazon	10100	Checking - Pacific Western xxxxxx4124		40.23
	10/25/22	5782	Amazon	10100	Checking - Pacific Western xxxxxx4124		168.47
	10/25/22	5782	Conf Call	10100	Checking - Pacific Western xxxxxx4124		33.65
	10/25/22	5782	Conf Call	60205	Office Expense	33.65	
	10/25/22	5782	Amazon	86700	Maintenance supplies	40.23	
	10/25/22	5782	Amazon	86700	Maintenance supplies	168.47	
Journal	10/26/22	5783	R/T 10/15/22 Cks 11634 11636 11637	10100	Checking - Pacific Western xxxxxx4124	16,560.00	
	10/26/22	5783	R/T 10/15/22 Cks 11634 11636 11637	10300	Cap Res - Pacific Western xxxxxx7978		16,560.00
Journal	10/27/22	5784	Transfer Loans Fund	10100	Checking - Pacific Western xxxxxx4124		46,804.00
	10/27/22	5784	OCT Loan	10300	Cap Res - Pacific Western xxxxxx7978		46,804.00
	10/27/22	5784	Transfer Loans Fund	10300	Cap Res - Pacific Western xxxxxx7978	46,804.00	
	10/27/22	5784	OCT Loan	31500	Loan Pacific Premier Bank xxx4718	31,384.32	
	10/27/22	5784	Principal	45100	Retained funds		31,384.32
	10/27/22	5784	Principal	64001	Loan Servicing Principle	31,384.32	
	10/27/22	5784	OCT Loan	64002	Loan Servicing Interest	15,419.68	
Other	10/31/22	10/31/22	Assessments Charged	15500	Accounts Receivable	199,808.68	
	10/31/22	10/31/22	Adjustment Credits	15500	Accounts Receivable		2,116.00
	10/31/22	10/31/22	Prepaid Assessments Sep	15500	Accounts Receivable		84,310.79
	10/31/22	10/31/22	Prepaid Assessments Oct	15500	Accounts Receivable	54,667.95	
	10/31/22	10/31/22	Prepaid Assessments Sep	37000	Prepaid Assessments	84,310.79	
	10/31/22	10/31/22	Prepaid Assessments Oct	37000	Prepaid Assessments		54,667.95

Surfside III Condominium Owners Association

**GENERAL LEDGER DETAIL**

Period Ending: 10/31/2022

<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	10/31/22	10/31/22	Assessments Charged	50100	Regular assessments		151,101.00
	10/31/22	10/31/22	Assessments Charged	50400	Late charge assessments		184.63
	10/31/22	10/31/22	Assessments Charged	50500	Lien assessments		40.00
	10/31/22	10/31/22	Assessments Charged	50700	Parking assessments		480.00
	10/31/22	10/31/22	Adjustment Credits	50700	Parking assessments	160.00	
	10/31/22	10/31/22	Assessments Charged	50900	Utility reimbursement		43,044.76
	10/31/22	10/31/22	Assessments Charged	51000	Resident Key/gate card income		182.00
	10/31/22	10/31/22	Assessments Charged	51200	Violation / Fine		50.00
	10/31/22	10/31/22	Assessments Charged	52700	Move In/Move Out Registration Fee		400.00
	10/31/22	10/31/22	Assessments Charged	54200	Adjustment		4,326.29
	10/31/22	10/31/22	Adjustment Credits	54200	Adjustment	1,956.00	
Payment	10/31/22		Payments	10100	Checking - Pacific Western xxxxxx4124	164,723.00	
	10/31/22		Payments	15500	Accounts Receivable		164,723.00
<b>Totals:</b>						<b>1,197,082.46</b>	<b>1,197,082.46</b>

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 10/31/2022

<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 - Pacific Western xxxxxx4124			Begining Balance				575,513.07
		5770	10/03/22	PayChex Inv 09/30/22			88.00	
		5771	10/03/22	P/R 09/30/22			1,599.00	
		5771	10/03/22	Ck 86			1,162.14	
		5771	10/03/22	Ck 87			440.66	
		5771	10/03/22	Ck 88			512.43	
		5771	10/03/22	Ck 89			165.69	
		5771	10/03/22	Employee Withholdings			1,136.64	
		5772	10/10/22	Conf Call			21.38	
		5772	10/10/22	Conf Call			1.34	
		5772	10/10/22	Con Call			7.78	
		5772	10/10/22	Home Depot			163.46	
		5773	10/11/22	OTC Gov			1,641.99	
		5774	10/14/22	Transfer Loans Fund			8,249.63	
		5774	10/14/22	Rev J/E S/B 390		8,249.63		
		5775	10/14/22	PayChex Inv 10/14/22			103.00	
		5776	10/14/22	P/R 10/14/22			1,614.73	
		5776	10/14/22	Ck 91			1,140.12	
		5776	10/14/22	Ck 92			441.07	
		5776	10/14/22	Ck 93			460.35	
		5776	10/14/22	Ck 94			109.22	
		5776	10/14/22	Employee Withholdings			1,110.42	
		5777	10/17/22	R/T 09/27/22 Ck 11626		4,000.00		
		5778	10/18/22	Tax Refund US Treasury 40		2,418.97		
		5780	10/19/22	r/t 10/12/22 cKS 11648 11		13,360.00		
		5782	10/25/22	Amazon			40.23	
		5782	10/25/22	Amazon			168.47	
		5782	10/25/22	Conf Call			33.65	
		5783	10/26/22	R/T 10/15/22 Cks 11634		16,560.00		
		5784	10/27/22	Transfer Loans Fund			46,804.00	
			10/03/22	Payments		849.42		
			10/03/22	Payments		20,546.99		
			10/04/22	Payments		2,776.48		
			10/04/22	Payments		10,712.91		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 10/31/2022

<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>
		11642	10/04/22	Released Check 11642	Farmers Insurance		5,948.57	
		0	10/04/22	Released Check	IPFS Corporation of Californ		11,272.61	
		11641	10/04/22	Released Check 11641	Westguard Insurance Compa		642.33	
		11634	10/05/22	Released Check 11634	Master Construction & Mair		3,200.00	
		11633	10/05/22	Released Check 11633	Clay Commercial Security		225.00	
		11631	10/05/22	Released Check 11631	Frontier Communications		516.31	
		11632	10/05/22	Released Check 11632	California Fitness Source		609.13	
		11629	10/05/22	Released Check 11629	Bay Alarm		385.50	
		11630	10/05/22	Released Check 11630	Joshua Barros		943.28	
			10/05/22	Payments		16,926.48		
			10/05/22	Payments		3,071.73		
		11635	10/05/22	Released Check 11635	Pro Garage Door & Gate Inc		550.00	
		11636	10/05/22	Released Check 11636	MRC Remodeling Inc.		6,245.00	
		11637	10/05/22	Released Check 11637	MRC Remodeling Inc.		7,115.00	
			10/06/22	Payments		7,470.07		
			10/07/22	Payments		8,296.25		
		11643	10/07/22		Opendoor Trust I		36.52	
			10/10/22	Payments		225.00		
			10/11/22	Payments		889.00		
			10/11/22	Payments		26,172.57		
		11636	10/11/22	Voided Check 11636	MRC Remodeling Inc.	6,245.00		
		11637	10/11/22	Voided Check 11637	MRC Remodeling Inc.	7,115.00		
			10/12/22	Payments		15,418.23		
			10/12/22	Payments		618.46		
			10/13/22	Payments		3,958.93		
		11639	10/13/22	Released Check 11639	Lordon Management		1,700.00	
		11640	10/13/22	Released Check 11640	Lordon Management		592.78	
		11638	10/13/22	Released Check 11638	Surfside III HOA		44,187.00	
		11645	10/13/22	Released Check 11645	Clay Commercial Security		225.00	
		11646	10/13/22	Released Check 11646	Ocean View Plumbing & Ro		85.00	
		11647	10/14/22	Released Check 11647	Garcia's Landscaping & Mai		5,200.00	
		11644	10/14/22	Released Check 11644	Lordon Management		40.00	
			10/14/22	Payments		5,010.59		
			10/14/22	Payments		1,259.86		



Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 10/31/2022

<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>
		11648	10/14/22	Released Check 11648	MRC Remodeling Inc.		6,245.00	
		11649	10/14/22	Released Check 11649	MRC Remodeling Inc.		7,115.00	
			10/17/22	Payments		2,195.00		
			10/17/22	Payments		7,812.01		
			10/18/22	Payments		3,724.37		
			10/19/22	Payments		642.63		
			10/19/22	Payments		1,308.88		
		0	10/19/22	Released Check	Time Warner Cable		144.94	
		0	10/19/22	Released Check	Time Warner Cable		98.21	
		0	10/19/22	Released Check	City of Port Hueneme		5,816.37	
		0	10/19/22	Released Check	City of Port Hueneme		25,665.22	
		11651	10/19/22	Released Check 11651	Dewey Pest Control		485.00	
		0	10/19/22	Released Check	Verizon - GTE		134.21	
		11650	10/19/22	Released Check 11650	Owens, Moskowitz & Assoc		1,250.00	
		0	10/19/22	Released Check	Frontier Communications		111.41	
		0	10/19/22	Released Check	Frontier Communications		116.25	
		11652	10/19/22	Released Check 11652	Master Construction & Mair		4,000.00	
		11653	10/19/22	Released Check 11653	Julie's Cleaning		95.00	
		11654	10/19/22	Released Check 11654	Julie's Cleaning		95.00	
		11655	10/19/22	Released Check 11655	Julie's Cleaning		95.00	
		11656	10/19/22	Released Check 11656	Julie's Cleaning		90.00	
		11657	10/19/22	Released Check 11657	Julie's Cleaning		95.00	
		11658	10/19/22	Released Check 11658	Julie's Cleaning		95.00	
		11659	10/19/22	Released Check 11659	Julie's Cleaning		95.00	
		11660	10/19/22	Released Check 11660	Julie's Cleaning		95.00	
		11661	10/19/22	Released Check 11661	Julie's Cleaning		95.00	
		11662	10/19/22	Released Check 11662	Julie's Cleaning		90.00	
		11664	10/19/22	Released Check 11664	MRC Remodeling Inc.		950.00	
		11665	10/19/22		Gary Renolla		1,089.00	
		11663	10/19/22	Released Check 11663	Dondie Casino		12,097.00	
		0	10/20/22	Released Check	Westguard Insurance Compa		76.60	
			10/20/22	Payments		1,876.99		
			10/21/22	Payments		1,948.85		
			10/21/22	Payments		591.18		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 10/31/2022

<u>GL No</u>	<u>GL Description</u>	<u>Item</u>	<u>Date</u>	<u>Description</u>	<u>Payee</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
			10/24/22	Payments		1,245.30		
		0	10/24/22	Released Check	Southern California Gas		4,822.30	
		0	10/24/22	Released Check	So. California Edison		2,587.12	
		11667	10/25/22	Released Check 11667	Pamela A. Moore		288.00	
		11666	10/25/22	Released Check 11666	Pt. Hueneme Marine Supply		123.49	
		11671	10/25/22	Released Check 11671	Garcia's Landscaping & Mai		620.00	
		11672	10/25/22	Released Check 11672	Clay Commercial Security		704.94	
		11670	10/25/22	Released Check 11670	Joshua Barros		972.58	
		11668	10/25/22	Released Check 11668	Thyssen Krupp Elevator		5,003.73	
		11669	10/25/22	Released Check 11669	Michael Gonzan		150.00	
		11676	10/25/22	Released Check 11676	Premier Electric A Jones Grc		492.00	
		11677	10/25/22	Released Check 11677	Master Construction & Mair		8,000.00	
		11673	10/25/22	Released Check 11673	Frontier Communications		507.72	
		11674	10/25/22	Released Check 11674	Ocean View Plumbing & Ro		455.55	
		11675	10/25/22	Released Check 11675	Roseman Law, APC		84.00	
			10/25/22	Payments		650.00		
			10/25/22	Payments		2,381.07		
			10/25/22	Payments		29.67		
		11678	10/25/22	Released Check 11678	Steven Sagan		25,555.00	
		11679	10/25/22	Released Check 11679	The F.A. Bartlett Tree Exper		1,000.00	
			10/26/22	Payments		1,933.95		
			10/26/22	Payments		1,853.90		
			10/26/22	Payments		691.45		
			10/27/22	Payments		1,877.74		
			10/28/22	Payments		3,627.70		
			10/31/22	Payments		6,129.34		
				Ending Balance				523,549.60
<b>10101</b>	<b>AP - Checks Not Released</b>			Begining Balance				(1,846.09)
		11639	10/04/22		Lordon Management		1,700.00	
		11640	10/04/22		Lordon Management		592.78	
		11634	10/04/22		Master Construction & Mair		3,200.00	
		11633	10/04/22		Clay Commercial Security		225.00	
		11641	10/04/22	Released Check 11641	Westguard Insurance Compa	642.33		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 10/31/2022

<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>
		11641	10/04/22		Westguard Insurance Compa		642.33	
		0	10/04/22	Released Check	IPFS Corporation of Californ	11,272.61		
		0	10/04/22		IPFS Corporation of Californ		11,272.61	
		11632	10/04/22		California Fitness Source		609.13	
		11642	10/04/22		Farmers Insurance		5,948.57	
		11642	10/04/22	Released Check 11642	Farmers Insurance	5,948.57		
		11638	10/04/22		Surfside III HOA		44,187.00	
		11636	10/04/22		MRC Remodeling Inc.		6,245.00	
		11637	10/04/22		MRC Remodeling Inc.		7,115.00	
		11635	10/04/22		Pro Garage Door & Gate Inc		550.00	
		11635	10/05/22	Released Check 11635	Pro Garage Door & Gate Inc	550.00		
		11637	10/05/22	Released Check 11637	MRC Remodeling Inc.	7,115.00		
		11636	10/05/22	Released Check 11636	MRC Remodeling Inc.	6,245.00		
		11629	10/05/22	Released Check 11629	Bay Alarm	385.50		
		11632	10/05/22	Released Check 11632	California Fitness Source	609.13		
		11630	10/05/22	Released Check 11630	Joshua Barros	943.28		
		11634	10/05/22	Released Check 11634	Master Construction & Mair	3,200.00		
		11633	10/05/22	Released Check 11633	Clay Commercial Security	225.00		
		11631	10/05/22	Released Check 11631	Frontier Communications	516.31		
		11644	10/07/22		Lordon Management		40.00	
		11645	10/10/22		Clay Commercial Security		225.00	
		11646	10/10/22		Ocean View Plumbing & Ro		85.00	
		11647	10/11/22		Garcia's Landscaping & Mai		5,200.00	
		11648	10/11/22		MRC Remodeling Inc.		6,245.00	
		11649	10/11/22		MRC Remodeling Inc.		7,115.00	
		11638	10/13/22	Released Check 11638	Surfside III HOA	44,187.00		
		11646	10/13/22	Released Check 11646	Ocean View Plumbing & Ro	85.00		
		11645	10/13/22	Released Check 11645	Clay Commercial Security	225.00		
		11640	10/13/22	Released Check 11640	Lordon Management	592.78		
		11639	10/13/22	Released Check 11639	Lordon Management	1,700.00		
		11644	10/14/22	Released Check 11644	Lordon Management	40.00		
		11652	10/14/22		Master Construction & Mair		4,000.00	
		11653	10/14/22		Julie's Cleaning		95.00	
		11654	10/14/22		Julie's Cleaning		95.00	

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 10/31/2022

<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>
		11655	10/14/22		Julie's Cleaning		95.00	
		11656	10/14/22		Julie's Cleaning		90.00	
		11651	10/14/22		Dewey Pest Control		485.00	
		11650	10/14/22		Owens, Moskowitz & Assoc		1,250.00	
		11647	10/14/22	Released Check 11647	Garcia's Landscaping & Mai	5,200.00		
		11649	10/14/22	Released Check 11649	MRC Remodeling Inc.	7,115.00		
		11648	10/14/22	Released Check 11648	MRC Remodeling Inc.	6,245.00		
		11663	10/14/22		Dondie Casino		12,097.00	
		11661	10/14/22		Julie's Cleaning		95.00	
		11662	10/14/22		Julie's Cleaning		90.00	
		11657	10/14/22		Julie's Cleaning		95.00	
		11658	10/14/22		Julie's Cleaning		95.00	
		11659	10/14/22		Julie's Cleaning		95.00	
		11660	10/14/22		Julie's Cleaning		95.00	
		11664	10/14/22		MRC Remodeling Inc.		950.00	
		11664	10/19/22	Released Check 11664	MRC Remodeling Inc.	950.00		
		11660	10/19/22	Released Check 11660	Julie's Cleaning	95.00		
		11661	10/19/22	Released Check 11661	Julie's Cleaning	95.00		
		11658	10/19/22	Released Check 11658	Julie's Cleaning	95.00		
		11659	10/19/22	Released Check 11659	Julie's Cleaning	95.00		
		11662	10/19/22	Released Check 11662	Julie's Cleaning	90.00		
		11663	10/19/22	Released Check 11663	Dondie Casino	12,097.00		
		11650	10/19/22	Released Check 11650	Owens, Moskowitz & Assoc	1,250.00		
		0	10/19/22		Verizon - GTE		134.21	
		0	10/19/22	Released Check	Verizon - GTE	134.21		
		11667	10/19/22		Pamela A. Moore		288.00	
		11651	10/19/22	Released Check 11651	Dewey Pest Control	485.00		
		11666	10/19/22		Pt. Hueneme Marine Supply		123.49	
		0	10/19/22	Released Check	City of Port Hueneme	5,816.37		
		0	10/19/22		City of Port Hueneme		5,816.37	
		0	10/19/22		City of Port Hueneme		25,665.22	
		0	10/19/22	Released Check	City of Port Hueneme	25,665.22		
		11656	10/19/22	Released Check 11656	Julie's Cleaning	90.00		
		11657	10/19/22	Released Check 11657	Julie's Cleaning	95.00		

Surfside III Condominium Owners Association

**GENERAL LEDGER**

Period Ending: 10/31/2022

<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>
		11654	10/19/22	Released Check 11654	Julie's Cleaning	95.00		
		11655	10/19/22	Released Check 11655	Julie's Cleaning	95.00		
		11653	10/19/22	Released Check 11653	Julie's Cleaning	95.00		
		11652	10/19/22	Released Check 11652	Master Construction & Mair	4,000.00		
		0	10/19/22	Released Check	Frontier Communications	111.41		
		0	10/19/22		Frontier Communications		111.41	
		0	10/19/22		Frontier Communications		116.25	
		0	10/19/22	Released Check	Frontier Communications	116.25		
		0	10/19/22	Released Check	Time Warner Cable	144.94		
		0	10/19/22		Time Warner Cable		144.94	
		0	10/19/22		Time Warner Cable		98.21	
		0	10/19/22	Released Check	Time Warner Cable	98.21		
		0	10/20/22		Westguard Insurance Compa		76.60	
		0	10/20/22	Released Check	Westguard Insurance Compa	76.60		
		11678	10/24/22		Steven Sagan		25,555.00	
		11679	10/24/22		The F.A. Bartlett Tree Exper		1,000.00	
		11677	10/24/22		Master Construction & Mair		8,000.00	
		0	10/24/22		So. California Edison		2,587.12	
		0	10/24/22	Released Check	So. California Edison	2,587.12		
		0	10/24/22	Released Check	Southern California Gas	4,822.30		
		0	10/24/22		Southern California Gas		4,822.30	
		11673	10/24/22		Frontier Communications		507.72	
		11674	10/24/22		Ocean View Plumbing & Ro		455.55	
		11675	10/24/22		Roseman Law, APC		84.00	
		11676	10/24/22		Premier Electric A Jones Gr		492.00	
		11669	10/24/22		Michael Gonzan		150.00	
		11670	10/24/22		Joshua Barros		972.58	
		11671	10/24/22		Garcia's Landscaping & Mai		620.00	
		11672	10/24/22		Clay Commercial Security		704.94	
		11668	10/24/22		Thyssen Krupp Elevator		5,003.73	
		11668	10/25/22	Released Check 11668	Thyssen Krupp Elevator	5,003.73		
		11669	10/25/22	Released Check 11669	Michael Gonzan	150.00		
		11672	10/25/22	Released Check 11672	Clay Commercial Security	704.94		
		11671	10/25/22	Released Check 11671	Garcia's Landscaping & Mai	620.00		

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		11670	10/25/22	Released Check 11670	Joshua Barros	972.58		
		11666	10/25/22	Released Check 11666	Pt. Hueneme Marine Supply	123.49		
		11667	10/25/22	Released Check 11667	Pamela A. Moore	288.00		
		11676	10/25/22	Released Check 11676	Premier Electric A Jones Grc	492.00		
		11675	10/25/22	Released Check 11675	Roseman Law, APC	84.00		
		11674	10/25/22	Released Check 11674	Ocean View Plumbing & Ro	455.55		
		11673	10/25/22	Released Check 11673	Frontier Communications	507.72		
		11677	10/25/22	Released Check 11677	Master Construction & Mair	8,000.00		
		11679	10/25/22	Released Check 11679	The F.A. Bartlett Tree Exper	1,000.00		
		11678	10/25/22	Released Check 11678	Steven Sagan	25,555.00		
				Ending Balance				(1.00)
<b>10300</b>	<b>Cap Res - Pacific Western xxxxxx7978</b>			Begining Balance				898,945.04
		5774	10/14/22	OCT Loan			8,249.63	
		5774	10/14/22	Transfer Loans Fund		8,249.63		
		5774	10/14/22	Rev J/E S/B 390			8,249.63	
		5774	10/14/22	Rev J/E S/B 390		8,249.63		
		5777	10/17/22	R/T 09/27/22 Ck 11626			4,000.00	
		5779	10/19/22	Int		341.35		
		5780	10/19/22	r/t 10/12/22 cKS 11648 11			13,360.00	
		5783	10/26/22	R/T 10/15/22 Cks 11634			16,560.00	
		5784	10/27/22	OCT Loan			46,804.00	
		5784	10/27/22	Transfer Loans Fund		46,804.00		
		11638	10/13/22	Released Reserve Check 1163Surfside III HOA		44,187.00		
				Ending Balance				909,553.39
<b>11100</b>	<b>J Street Drain Project</b>			Begining Balance				35,416.60
		5779	10/19/22	Int		10.53		
				Ending Balance				35,427.13
<b>11500</b>	<b>CIT CR on deposit</b>			Begining Balance				2,305.42
		5781	10/20/22	Int		0.57		

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				Ending Balance				2,305.99
11600	JP Morgan/Edward Jones			Begining Balance				660,034.30
				Ending Balance				660,034.30
11700	Pacific Western Petty Cash xxxxx3424			Begining Balance				6,617.23
		5779	10/19/22	S/C			5.00	
				Ending Balance				6,612.23
15500	Accounts Receivable			Begining Balance				117,763.25
			10/03/22	Payments			21,396.41	
			10/04/22	Payments			13,489.39	
			10/05/22	Payments			19,998.21	
			10/06/22	Payments			7,470.07	
			10/07/22	Payments			8,296.25	
			10/10/22	Payments			225.00	
			10/11/22	Payments			27,061.57	
			10/12/22	Payments			16,036.69	
			10/13/22	Payments			3,958.93	
			10/14/22	Payments			6,270.45	
			10/17/22	Payments			10,007.01	
			10/18/22	Payments			3,724.37	
			10/19/22	Payments			1,951.51	
			10/20/22	Payments			1,876.99	
			10/21/22	Payments			2,540.03	
			10/24/22	Payments			1,245.30	
			10/25/22	Payments			3,060.74	
			10/26/22	Payments			4,479.30	
			10/27/22	Payments			1,877.74	
			10/28/22	Payments			3,627.70	
			10/31/22	Payments			6,129.34	
			10/31/22	Assessments Charged		199,808.68		
			10/31/22	Adjustment Credits			2,116.00	

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			10/31/22	Prepaid Assessments Sep			84,310.79	
			10/31/22	Prepaid Assessments Oct		54,667.95		
				Ending Balance				121,090.09
<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				(1,754,873.00)
				Ending Balance				(1,754,873.00)
<b>25900</b>	<b>Prepaid insurance</b>			Begining Balance				0.00
				Ending Balance				0.00
<b>31200</b>	<b>J Street drain project income</b>			Begining Balance				(147,882.40)
				Ending Balance				(147,882.40)
<b>31201</b>	<b>J Street drain project expenses</b>			Begining Balance				112,502.18
				Ending Balance				112,502.18
<b>31400</b>	<b>2nd LOC Mutual of Omaha</b>			Begining Balance				6,390.85
				Ending Balance				6,390.85
<b>31500</b>	<b>Loan Pacific Premier Bank xxx4718</b>			Begining Balance				(4,513,078.44)
		5774	10/14/22	OCT Loan		7,595.64		
		5774	10/14/22	Rev J/E S/B 390			7,595.64	
		5784	10/27/22	OCT Loan		31,384.32		
				Ending Balance				(4,481,694.12)
<b>31900</b>	<b>LOC Mutual of Omaha</b>			Begining Balance				23,745.16



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				Ending Balance				23,745.16
<b>37000</b>	<b>Prepaid Assessments</b>			Begining Balance				(84,310.79)
			10/31/22	Prepaid Assessments Sep		84,310.79		
			10/31/22	Prepaid Assessments Oct			54,667.95	
				Ending Balance				(54,667.95)
<b>40100</b>	<b>Asphalt - parking areas - replace</b>			Begining Balance				(12,085.00)
				Ending Balance				(12,085.00)
<b>40103</b>	<b>Concrete - replace</b>			Begining Balance				2,500.00
				Ending Balance				2,500.00
<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				59,057.04
				Ending Balance				59,057.04
<b>40203</b>	<b>Resurface common walkway 1 bldg</b>			Begining Balance				(25,000.00)
				Ending Balance				(25,000.00)
<b>40303</b>	<b>Wrought iron</b>			Begining Balance				8,000.00
		11663	10/14/22	Wrought iron	Dondie Casino	4,535.00		
		11652	10/14/22	Wrought iron	Master Construction & Mair	4,000.00		
				Ending Balance				16,535.00
<b>40306</b>	<b>Bridge</b>			Begining Balance				(3,551.84)
				Ending Balance				(3,551.84)

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40323	Railings			Begining Balance				189,427.95
		11634	10/04/22	Railings	Master Construction & Mair	3,200.00		
		11677	10/24/22	Railings	Master Construction & Mair	8,000.00		
				Ending Balance				200,627.95
40401	Spa equipment - replace			Begining Balance				585.50
				Ending Balance				585.50
40506	Roof			Begining Balance				0.00
		11637	10/04/22	Roof	MRC Remodeling Inc.	7,115.00		
		11649	10/11/22	Roof rwt ck 11637	MRC Remodeling Inc.	7,115.00		
		11637	10/11/22	Voided Check 11637	MRC Remodeling Inc.		7,115.00	
				Ending Balance				7,115.00
40600	Exterior surfaces - repaint			Begining Balance				729.00
				Ending Balance				729.00
41003	Carports (20 x \$700)			Begining Balance				(25,000.00)
		11636	10/04/22	Carports (20 x \$700)	MRC Remodeling Inc.	6,245.00		
		11636	10/11/22	Voided Check 11636	MRC Remodeling Inc.		6,245.00	
		11648	10/11/22	Carports (20 x \$700) rwt ck 1	MRC Remodeling Inc.	6,245.00		
		11664	10/14/22	Carports (20 x \$700)	MRC Remodeling Inc.	950.00		
				Ending Balance				(17,805.00)
41300	Campus lighting - replace			Begining Balance				(10,000.00)
				Ending Balance				(10,000.00)
41309	Basketball court - resurface			Begining Balance				3,650.00
				Ending Balance				3,650.00
41401	Water heaters - replace(A)			Begining Balance				28,127.59

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				Ending Balance				28,127.59
<b>41800</b>	<b>Entry gates - replace</b>			Begining Balance				1,340.25
				Ending Balance				1,340.25
<b>41803</b>	<b>Intercom - replace</b>			Begining Balance				4,826.00
				Ending Balance				4,826.00
<b>42003</b>	<b>Balcony Flooring Replace (5 x \$3000)</b>			Begining Balance				(7,832.13)
		11663	10/14/22	Balcony Flooring Replace (5 :Dondie Casino		5,864.00		
				Ending Balance				(1,968.13)
<b>42513</b>	<b>Electrical Panel Replacement</b>			Begining Balance				(10,000.00)
				Ending Balance				(10,000.00)
<b>43007</b>	<b>Trash enclosures - replace</b>			Begining Balance				7,500.00
				Ending Balance				7,500.00
<b>43400</b>	<b>Plumbing main - replace/repair</b>			Begining Balance				(29,885.00)
				Ending Balance				(29,885.00)
<b>43800</b>	<b>Structural Maintenance/Repair - Communal</b>			Begining Balance				(1,739,042.96)
		11638	10/13/22	Released Reserve Check 1163Surfside III HOA			44,187.00	
				Ending Balance				(1,783,229.96)
<b>43813</b>	<b>Loan principal</b>			Begining Balance				0.00
				Ending Balance				0.00
<b>44000</b>	<b>Sidewalks</b>			Begining Balance				11,985.00

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				Ending Balance				11,985.00
<b>45100</b>	<b>Retained funds</b>			Beginning Balance				0.00
		5774	10/14/22	Principal			7,595.64	
		5774	10/14/22	Rev J/E S/B 390		7,595.64		
		5784	10/27/22	Principal			31,384.32	
				Ending Balance				(31,384.32)
<b>50100</b>	<b>Regular assessments</b>			Beginning Balance				(1,359,311.18)
			10/31/22	Assessments Charged			151,101.00	
				Ending Balance				(1,510,412.18)
<b>50400</b>	<b>Late charge assessments</b>			Beginning Balance				(1,574.65)
			10/31/22	Assessments Charged			184.63	
				Ending Balance				(1,759.28)
<b>50500</b>	<b>Lien assessments</b>			Beginning Balance				(440.00)
			10/31/22	Assessments Charged			40.00	
				Ending Balance				(480.00)
<b>50600</b>	<b>Legal assessments</b>			Beginning Balance				(110.00)
				Ending Balance				(110.00)
<b>50700</b>	<b>Parking assessments</b>			Beginning Balance				(2,720.00)
			10/31/22	Assessments Charged			480.00	
			10/31/22	Adjustment Credits		160.00		
				Ending Balance				(3,040.00)
<b>50800</b>	<b>Nsf check collection</b>			Beginning Balance				(1,941.16)

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				Ending Balance				(1,941.16)
<b>50900</b>	<b>Utility reimbursement</b>			Begining Balance				(366,277.99)
			10/31/22	Assessments Charged			43,044.76	
				Ending Balance				(409,322.75)
<b>51000</b>	<b>Resident Key/gate card income</b>			Begining Balance				(3,996.00)
			10/31/22	Assessments Charged			182.00	
				Ending Balance				(4,178.00)
<b>51200</b>	<b>Violation / Fine</b>			Begining Balance				(4,465.00)
			10/31/22	Assessments Charged			50.00	
				Ending Balance				(4,515.00)
<b>51300</b>	<b>Interest income</b>			Begining Balance				14,097.03
		5779	10/19/22	Int			341.35	
		5779	10/19/22	Int			10.53	
		5781	10/20/22	Int			0.57	
				Ending Balance				13,744.58
<b>51500</b>	<b>Reimbursement income-bill backs</b>			Begining Balance				(770.18)
				Ending Balance				(770.18)
<b>51700</b>	<b>Tax refund income</b>			Begining Balance				(500.00)
		5778	10/18/22	Tax Refund US Treasury 40			2,418.97	
				Ending Balance				(2,918.97)
<b>52700</b>	<b>Move In/Move Out Registration Fee</b>			Begining Balance				(3,300.00)
			10/31/22	Assessments Charged			400.00	

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				Ending Balance				(3,700.00)
<b>54200</b>	<b>Adjustment</b>			Begining Balance				(897.62)
		11643	10/07/22	Adjustment	Opendoor Trust I	36.52		
		11665	10/19/22	Adjustment	Gary Renolla	1,089.00		
			10/31/22	Assessments Charged			4,326.29	
			10/31/22	Adjustment Credits		1,956.00		
				Ending Balance				(2,142.39)
<b>60100</b>	<b>Accounting &amp; Audit Services</b>			Begining Balance				1,764.10
		11650	10/14/22	Accounting & Audit Services	Owens, Moskowitz & Assoc	1,250.00		
				Ending Balance				3,014.10
<b>60101</b>	<b>Study reserve</b>			Begining Balance				1,798.50
				Ending Balance				1,798.50
<b>60103</b>	<b>Payroll service</b>			Begining Balance				2,790.28
		5770	10/03/22	PayChex Inv 09/30/22		88.00		
		5775	10/14/22	PayChex Inv 10/14/22		103.00		
				Ending Balance				2,981.28
<b>60105</b>	<b>Professional Services</b>			Begining Balance				46.00
				Ending Balance				46.00
<b>60200</b>	<b>Bank/Other Fees</b>			Begining Balance				3,766.45
		5779	10/19/22	S/C		5.00		
				Ending Balance				3,771.45
<b>60205</b>	<b>Office Expense</b>			Begining Balance				5,147.59
		5772	10/10/22	Conf Call		21.38		
		5772	10/10/22	Conf Call		1.34		

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		5772	10/10/22	Con Call		7.78		
		5782	10/25/22	Conf Call		33.65		
				Ending Balance				5,211.74
<b>60206</b>	<b>Office equipment (computers)</b>			Begining Balance				1,616.46
				Ending Balance				1,616.46
<b>60207</b>	<b>1099 forms</b>			Begining Balance				11.76
				Ending Balance				11.76
<b>60300</b>	<b>Legal expense, reimbursable</b>			Begining Balance				635.00
		11644	10/07/22	Demand letter fee for account	Lordon Management	40.00		
		11667	10/19/22	Legal expense, reimbursable/(	Pamela A. Moore	288.00		
				Ending Balance				963.00
<b>60303</b>	<b>Legal</b>			Begining Balance				10,509.78
		11675	10/24/22	Legal	Roseman Law, APC	84.00		
				Ending Balance				10,593.78
<b>60400</b>	<b>License,fees and permits</b>			Begining Balance				581.85
		5773	10/11/22	OTC Gov		1,641.99		
				Ending Balance				2,223.84
<b>60501</b>	<b>Maintenance Salaries Gross</b>			Begining Balance				41,001.23
		5771	10/03/22	P/R 9/30/22		1,599.00		
		5771	10/03/22	Employee Withholdings		364.60		
		5776	10/14/22	P/R 10/14/22		1,614.73		
		5776	10/14/22	Employee Withholdings		369.90		
				Ending Balance				44,949.46
<b>60502</b>	<b>Office Salaries Gross</b>			Begining Balance				11,941.06

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				Ending Balance				11,941.06
<b>60503</b>	<b>Clubhouse Salaries Gross</b>			Begining Balance				38,455.03
		5771	10/03/22	P/R 09/30/22		2,280.92		
		5771	10/03/22	Employee Withholdings		398.40		
		5776	10/14/22	P/R 10/14/22		2,150.76		
		5776	10/14/22	Employee Withholdings		381.36		
				Ending Balance				43,666.47
<b>60600</b>	<b>Management services</b>			Begining Balance				15,300.00
		11639	10/04/22	Management services - Oct 2(Lordon Management		1,700.00		
				Ending Balance				17,000.00
<b>60603</b>	<b>Board Management Expense</b>			Begining Balance				633.09
				Ending Balance				633.09
<b>60800</b>	<b>Printing &amp; postage</b>			Begining Balance				5,470.51
		11640	10/04/22	Printing & postage - Sep 2022(Lordon Management		592.78		
				Ending Balance				6,063.29
<b>61000</b>	<b>Non-sufficient fund checks</b>			Begining Balance				1,931.16
				Ending Balance				1,931.16
<b>62000</b>	<b>Miscellaneous expense</b>			Begining Balance				8,440.35
				Ending Balance				8,440.35
<b>63000</b>	<b>Unit Maintenance/Repair</b>			Begining Balance				11,246.62
				Ending Balance				11,246.62
<b>64001</b>	<b>Loan Servicing Principle</b>			Begining Balance				274,537.20



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**GENERAL LEDGER**

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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>
		5774	10/14/22	Principal		7,595.64		
		5774	10/14/22	Rev J/E S/B 390			7,595.64	
		5784	10/27/22	Principal		31,384.32		
				Ending Balance				305,921.52
<b>64002</b>	<b>Loan Servicing Interest</b>			Begining Balance				146,698.80
		5774	10/14/22			653.99		
		5774	10/14/22	Rev J/E S/B 390			653.99	
		5784	10/27/22	OCT Loan		15,419.68		
				Ending Balance				162,118.48
<b>65100</b>	<b>Utility-electric</b>			Begining Balance				28,862.21
		0	10/24/22	October Utility-electric	So. California Edison	2,587.12		
				Ending Balance				31,449.33
<b>65200</b>	<b>Utility gas</b>			Begining Balance				45,048.47
		0	10/24/22	September Utility gas	Southern California Gas	4,822.30		
				Ending Balance				49,870.77
<b>65300</b>	<b>Utility phone</b>			Begining Balance				8,871.29
		0	10/19/22	October Utility phone	Frontier Communications	111.41		
		0	10/19/22	October Utility phone	Frontier Communications	116.25		
		0	10/19/22	September Utility phone	Verizon - GTE	134.21		
		0	10/19/22	October Utility phone	Time Warner Cable	98.21		
		11673	10/24/22	November Utility phone	Frontier Communications	507.72		
				Ending Balance				9,839.09
<b>65400</b>	<b>Utility trash</b>			Begining Balance				50,409.03
		0	10/19/22	October Utility trash	City of Port Hueneme	5,816.37		
				Ending Balance				56,225.40

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65500	Utility water & sewer			Begining Balance				237,012.01
		0	10/19/22	September Utility water & sev	City of Port Hueneme	25,665.22		
				Ending Balance				262,677.23
70100	Fidelity bond			Begining Balance				1,566.00
				Ending Balance				1,566.00
70300	Insurance master policy			Begining Balance				49,178.42
		11642	10/04/22	Master Ins Pmt #60670-88-86	Farmers Insurance	5,948.57		
				Ending Balance				55,126.99
70400	Worker's compensation			Begining Balance				3,996.75
		11641	10/04/22	WC Inst Pmt #SUWC273760	Westguard Insurance Compa	642.33		
		0	10/20/22	REMAINDER \$ FOR OCT IT	Westguard Insurance Compa	76.60		
				Ending Balance				4,715.68
70500	Insurance-earthquake			Begining Balance				105,148.57
		0	10/04/22	EQ AUTOPAY Inst #VH3422	IPFS Corporation of Califori	11,272.61		
				Ending Balance				116,421.18
70700	D & O/Cyber insurance			Begining Balance				9,522.04
				Ending Balance				9,522.04
70800	Insurance, Umbrella			Begining Balance				2,521.24
				Ending Balance				2,521.24
75100	Payroll taxes			Begining Balance				9,732.92
		5771	10/03/22	Employee Liabilities		373.64		
		5776	10/14/22	Employee Liabilities		359.16		

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				Ending Balance				10,465.72
<b>80201</b>	<b>Contracted elevator service</b>			Begining Balance				15,011.27
		11668	10/24/22	December Contracted elevator	Thyssen Krupp Elevator	5,003.73		
				Ending Balance				20,015.00
<b>80202</b>	<b>Elevator repairs</b>			Begining Balance				935.00
				Ending Balance				935.00
<b>80301</b>	<b>Contracted gardening service</b>			Begining Balance				46,800.00
		11647	10/11/22	September Contracted garden	Garcia's Landscaping & Mai	5,200.00		
				Ending Balance				52,000.00
<b>80302</b>	<b>Landscape - Irrigation</b>			Begining Balance				3,509.00
		11671	10/24/22	Landscape - Irrigation	Garcia's Landscaping & Mai	620.00		
				Ending Balance				4,129.00
<b>80304</b>	<b>Tree Trimming</b>			Begining Balance				27,895.00
				Ending Balance				27,895.00
<b>80317</b>	<b>Landscape replacement</b>			Begining Balance				0.00
		11679	10/24/22	Landscape replacement	The F.A. Bartlett Tree Exper	1,000.00		
				Ending Balance				1,000.00
<b>80500</b>	<b>Pest Control</b>			Begining Balance				300.00
				Ending Balance				300.00
<b>80501</b>	<b>Contracted pest control servic</b>			Begining Balance				4,340.00
		11651	10/14/22	October Contracted pest contr	Dewey Pest Control	485.00		

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				Ending Balance				4,825.00
<b>80505</b>	<b>Contracted termite control</b>			Begining Balance				195.00
				Ending Balance				195.00
<b>80509</b>	<b>Contracted Termite Control Treatment</b>			Begining Balance				2,830.00
				Ending Balance				2,830.00
<b>80601</b>	<b>Contracted pool &amp; spa service</b>			Begining Balance				2,682.00
		11670	10/24/22	September Contracted pool & Joshua Barros		298.00		
				Ending Balance				2,980.00
<b>80602</b>	<b>Pool &amp; spa repairs</b>			Begining Balance				2,110.90
				Ending Balance				2,110.90
<b>80603</b>	<b>Pool &amp; spa extras/supplies</b>			Begining Balance				5,990.91
		11670	10/24/22	September Pool & spa extras/:Joshua Barros		674.58		
				Ending Balance				6,665.49
<b>80707</b>	<b>Alarm Monitoring</b>			Begining Balance				571.51
				Ending Balance				571.51
<b>81001</b>	<b>Contracted internet</b>			Begining Balance				1,274.48
		0	10/19/22	October Contracted internet	Time Warner Cable	144.94		
				Ending Balance				1,419.42
<b>86000</b>	<b>Gate Repairs</b>			Begining Balance				8,503.62
		11633	10/04/22	Gate Repairs	Clay Commercial Security	225.00		
		11635	10/04/22	Gate Repairs	Pro Garage Door & Gate Inc	550.00		
		11645	10/10/22	Gate Repairs	Clay Commercial Security	225.00		

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		11663	10/14/22	Gate Repairs	Dondie Casino	1,698.00		
				Ending Balance				11,201.62
<b>86101</b>	<b>Fire Alarm</b>			Begining Balance				2,457.00
				Ending Balance				2,457.00
<b>86300</b>	<b>Bldg Maint and Repairs</b>			Begining Balance				30,886.58
		11646	10/10/22	Bldg Maint and Repairs	Ocean View Plumbing & Ro	85.00		
		11669	10/24/22	Bldg Maint and Repairs	Michael Gonzan	150.00		
				Ending Balance				31,121.58
<b>86302</b>	<b>Equipment maintenance</b>			Begining Balance				1,586.19
		11632	10/04/22	Equipment maintenance	California Fitness Source	609.13		
				Ending Balance				2,195.32
<b>86304</b>	<b>Clubhouse cleaning</b>			Begining Balance				3,932.40
		11653	10/14/22	Clubhouse cleaning	Julie's Cleaning	95.00		
		11654	10/14/22	Clubhouse cleaning	Julie's Cleaning	95.00		
		11655	10/14/22	Clubhouse cleaning	Julie's Cleaning	95.00		
		11656	10/14/22	Clubhouse cleaning	Julie's Cleaning	90.00		
		11657	10/14/22	Clubhouse cleaning	Julie's Cleaning	95.00		
		11658	10/14/22	Clubhouse cleaning	Julie's Cleaning	95.00		
		11659	10/14/22	Clubhouse cleaning	Julie's Cleaning	95.00		
		11660	10/14/22	Clubhouse cleaning	Julie's Cleaning	95.00		
		11661	10/14/22	Clubhouse cleaning	Julie's Cleaning	95.00		
		11662	10/14/22	Clubhouse cleaning	Julie's Cleaning	90.00		
				Ending Balance				4,872.40
<b>86305</b>	<b>Bldg #3 Asbestos abatement</b>			Begining Balance				66,214.00
				Ending Balance				66,214.00

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<b>86306</b>	<b>Bldg #3 design consultant</b>			Begining Balance				32,149.29
		11678	10/24/22	Bldg #3 design consultant	Steven Sagan	25,555.00		
				Ending Balance				57,704.29
<b>86307</b>	<b>Bldf #3 Structural repairs</b>			Begining Balance				12,000.00
				Ending Balance				12,000.00
<b>86500</b>	<b>Lighting maintenance</b>			Begining Balance				1,244.99
		11676	10/24/22	Lighting maintenance	Premier Electric A Jones Gr	492.00		
				Ending Balance				1,736.99
<b>86600</b>	<b>Resident Locks &amp; keys</b>			Begining Balance				2,517.94
		11672	10/24/22	Resident Locks & keys	Clay Commercial Security	704.94		
				Ending Balance				3,222.88
<b>86700</b>	<b>Maintenance supplies</b>			Begining Balance				5,179.94
		5772	10/10/22	Home Depot		163.46		
		5782	10/25/22	Amazon		40.23		
		5782	10/25/22	Amazon		168.47		
				Ending Balance				5,552.10
<b>87000</b>	<b>Plumbing</b>			Begining Balance				6,266.10
		11674	10/24/22	Plumbing	Ocean View Plumbing & Ro	455.55		
				Ending Balance				6,721.65
<b>87100</b>	<b>Roof</b>			Begining Balance				875.00
				Ending Balance				875.00
<b>87111</b>	<b>Structural Maintenance/Repair - Communal</b>			Begining Balance				2,472.12
		11666	10/19/22	Structural Maintenance/Repai	Pt. Hueneme Marine Supply	123.49		

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				Ending Balance				2,595.61
<b>87300</b>	<b>Signs</b>			Begining Balance				53.28
				Ending Balance				53.28
<b>88301</b>	<b>Sewer Line Cleanouts</b>			Begining Balance				185.00
				Ending Balance				185.00
<b>89300</b>	<b>Gutters</b>			Begining Balance				5,000.00
				Ending Balance				5,000.00
<b>98200</b>	<b>Interest</b>			Begining Balance				761.98
				Ending Balance				761.98
<b>98800</b>	<b>Structure Maintenance/Repair - Communal</b>			Begining Balance				397,683.00
		11638	10/04/22	Oct Reserve	Surfside III HOA	44,187.00		
				Ending Balance				441,870.00
<b>Totals:</b>						<b>1,197,082.46</b>	<b>1,197,082.46</b>	