



cpmanagement

339 OCEAN BOULEVARD CONDO OWNERS ASSOC.

JUNE 2020 REPORT

Table of Contents

PROPERTY MANAGER'S VARIANCE ANALYSIS

PROFIT AND LOSS VARIANCE STATEMENT

TRIAL BALANCE

BALANCE SHEET

M-T-D GENERAL LEDGER

AGED DELINQUENCIES

DEPOSIT DETAIL REPORT

M-T-D CHECK REGISTER

BANK RECONCILIATION

OPEN ITEMS



Property Management
Trusted. Seasoned. Leaders.

339 Ocean Blvd
June 2020 monthly review
July 22, 2020

1. VARIANCE ANALYSIS

- Lights & Fixtures - \$1,227 Purchase of outside ocean facing light fixtures.
- Building - \$4,065 Labor and materials to install lights and railing products.

2. PROPERTY MANAGEMENT ASSESSMENT

Operating Account Balance = \$15,879.62

Total Reserve Balance = \$75,235.90

Profit and Loss Variance

339 OCEAN BLVD CONDO OWNERS ASSOC

Through June 30, 2020 - Includes Unapproved Transactions.

	MTD Actual	Budget	Var.	MTD %	YTD Actual	Budget	Var.	YTD %	Year Budget
CONDOMINIUM INCOME									
CONDOMINIUM FEES -	0.00	0	0	0	63,768.52	63,768	1	0	127,535
RESIDENTIAL									
CONDO FEES-COMMERCIAL	0.00	0	0	0	6,232.00	6,232	0	0	12,464
LATE FEES	0.00	10	(10)	0	0.00	63	(63)	0	125
MISCELLANEOUS INCOME	0.00	0	0	0	200.00	0	200	0	0
INTEREST INCOME	0.93	50	(49)	0	7.11	300	(293)	0	600
TOTAL CONDOMINIUM INCOME	0.93	60	(59)	0	70,207.63	70,362	(154)	0	140,724
EXPENSES									
MANAGEMENT FEES	1,250.00	1,208	(42)	0	5,990.25	7,250	1,260	0	14,500
ADMINISTRATIVE COSTS	28.55	100	71	0	1,192.21	600	(592)	0	1,200
INSURANCE	0.00	1,550	1,550	0	2,609.50	9,300	6,691	0	18,600
WATER / SEWER	929.08	650	(279)	0	5,114.54	3,900	(1,215)	0	7,800
WATER - PRIVATE FIRE SERVICE	313.78	167	(147)	0	1,132.09	1,000	(132)	0	2,000
FEE									
ELECTRICITY -COMMON AREA	456.86	850	393	0	4,877.19	5,100	223	0	10,200
ELECTRICITY - ELEVATOR	246.70	267	20	0	1,507.70	1,600	92	0	3,200
MAINTENANCE SUPPLIES	0.00	0	0	0	394.40	0	(394)	0	0
LIGHT BULBS & FIXTURES	1,226.61	0	(1,227)	0	3,145.17	0	(3,145)	0	0
IRRIGATION SERVICE	0.00	0	0	0	0.00	200	200	0	200
LANDSCAPING MAINTENANCE	0.00	300	300	0	0.00	600	600	0	1,500
TRASH REMOVAL	494.00	800	308	0	4,049.58	4,800	750	0	9,600
SNOW REMOVAL	0.00	0	0	0	4,125.00	4,125	0	0	5,500
ELEVATOR MAINTENANCE	0.00	324	324	0	1,388.30	1,945	557	0	3,890
ELEVATOR MAINTENANCE	0.00	125	125	0	0.00	750	750	0	1,500
CONTRACT									
R&M - BUILDING	6,200.51	2,135	(4,065)	0	12,672.82	12,811	138	0	25,622
LIFE SAFETY MONITORING	48.00	126	78	0	1,026.47	756	(270)	0	1,512
LIFE SAFETY REPAIRS/SPRINKLER	0.00	242	242	0	3,363.14	1,450	(1,913)	0	2,900
RPRS									
COMMON AREA CLEANING	525.00	650	125	0	3,150.00	3,900	750	0	7,800
EXPENSE									
LIFT MAINTENANCE	962.80	125	(838)	0	3,665.80	750	(2,916)	0	1,500
STORM WATER MANAGEMENT	0.00	42	42	0	0.00	250	250	0	500
PLUMBING REPAIRS	787.50	0	(788)	0	787.50	0	(788)	0	0
LEGAL/ACCOUNTING	935.00	333	(602)	0	2,420.00	2,000	(420)	0	4,000
TELEPHONE	47.82	50	2	0	286.85	300	13	0	600
PROFESSIONAL FEES	0.00	42	42	0	0.00	250	250	0	500
RESERVES	0.00	1,250	1,250	0	0.00	7,500	7,500	0	15,000
OTHER VARIABLE OPERATING	0.00	92	92	0	0.00	550	550	0	1,100
TOTAL CONDOMINIUM EXPENSES	14,452.19	11,427	(3,025)	0	62,898.51	71,687	8,789	0	140,724
NET VARIANCE	(14,451.26)	(11,367)	(3,085)	0	7,309.12	(1,325)	8,634	0	0

Profit and Loss Variance

339 Ocean Blvd Condo Assoc-Reserve

Through June 30, 2020 - Includes Unapproved Transactions.

	MTD Actual	Budget	Var.	MTD %	YTD Actual	Budget	Var.	YTD %	Year Budget
CONDOMINIUM INCOME									
INTEREST INCOME	0.00	0	0	0	359.81	0	380	0	0
RESERVE CONTRIBUTIONS	0.00	0	0	0	2,770.87	0	2,771	0	0
TOTAL CONDOMINIUM INCOME	0.00	0	0	0	3,130.68	0	3,131	0	0
NET VARIANCE	0.00	0	0	0	3,130.68	0	3,131	0	0

Trial Balance

339 OCEAN BLVD CONDO OWNERS ASSOC

From 6/2020 through 6/2020- (*) Includes Unapproved Transactions

Account	Beginning Balance	Debit	Credit	Ending Balance
0900 CURRENT ASSETS				
1010 OPERATING CASH ACCOUNT-TD	29,360.39	0.93	13,463.70	15,897.82
1100 CONDOMINIUM FEES RECEIVABLE	(62.17)	0.00	0.00	(62.17)
1398 TOTAL CURRENT ASSETS	29,298.22	0.93	13,463.70	15,835.45
1999 TOTAL ASSETS	29,298.22	0.93	13,463.70	15,835.45
2000 LIABILITIES				
2050 ACCOUNTS PAYABLE	0.00	13,463.70	14,452.19	(988.49)
2596 PRIOR YEAR CASH CARRY-OVER	(7,537.84)	0.00	0.00	(7,537.84)
2599 TOTAL LIABILITIES				
2700 TOTAL LIABILITIES & CAPITAL	(7,537.84)	13,463.70	14,452.19	(8,526.33)
4000 CONDOMINIUM INCOME				
4101 CONDOMINIUM FEES - RESIDENTIAL	(63,768.52)	0.00	0.00	(63,768.52)
4102 CONDO FEES-COMMERCIAL	(6,232.00)	0.00	0.00	(6,232.00)
4104 MISCELLANEOUS INCOME	(200.00)	0.00	0.00	(200.00)
4105 INTEREST INCOME	(6.18)	0.00	0.93	(7.11)
4999 TOTAL CONDOMINIUM INCOME	(70,206.70)	0.00	0.93	(70,207.63)
5000 EXPENSES				
5101 MANAGEMENT FEES	4,740.25	1,250.00	0.00	5,990.25
5102 ADMINISTRATIVE COSTS	1,163.66	28.55	0.00	1,192.21
5103 INSURANCE	2,609.50	0.00	0.00	2,609.50
5104 WATER / SEWER	4,185.48	1,089.67	160.61	5,114.54
5105 WATER - PRIVATE FIRE SERVICE FEE	818.31	313.78	0.00	1,132.09
5106 ELECTRICITY -COMMON AREA	4,420.33	458.86	0.00	4,877.19
5107 ELECTRICITY - ELEVATOR	1,261.00	246.70	0.00	1,507.70
5108 MAINTENANCE SUPPLIES	394.40	0.00	0.00	394.40
5111 LIGHT BULBS & FIXTURES	1,918.56	1,226.61	0.00	3,145.17
5114 TRASH REMOVAL	3,555.58	494.00	0.00	4,049.58
5115 SNOW REMOVAL	4,125.00	0.00	0.00	4,125.00
5117 ELEVATOR MAINTENANCE	1,388.30	0.00	0.00	1,388.30
5119 R&M - BUILDING	6,472.31	6,200.51	0.00	12,672.82
5120 LIFE SAFETY MONITORING	978.47	48.00	0.00	1,026.47
5121 LIFE SAFETY REPAIRS/SPRINKLER RPRS	3,383.14	0.00	0.00	3,383.14
5124 COMMON AREA CLEANING EXPENSE	2,625.00	525.00	0.00	3,150.00
5125 LIFT MAINTENANCE	2,703.00	962.80	0.00	3,665.80
5127 PLUMBING REPAIRS	0.00	787.50	0.00	787.50
5130 LEGAL/ACCOUNTING	1,485.00	935.00	0.00	2,420.00
5131 TELEPHONE	239.03	47.82	0.00	286.85
5200 TOTAL CONDOMINIUM EXPENSES	48,446.32	14,612.80	160.61	62,898.51
9888 NET VARIANCE	(21,760.38)	14,612.80	161.54	(7,309.12)

Trial Balance

339 Ocean Blvd Condo Assoc-Reserve

From 6/2020 through 6/2020- (*) Includes Unapproved Transactions

Account	Beginning Balance	Debit	Credit	Ending Balance
0900 CURRENT ASSETS				
1015 RESERVE ACCOUNT-DCU PRIMARY SAV	1,028.43	0.00	0.00	1,028.43
1016 RESERVE ACCT-DCU CHECKING	9,026.20	0.00	0.00	9,026.20
1017 RESERVE ACCT - DCU LTD SAVINGS	65,181.27	0.00	0.00	65,181.27
1398 TOTAL CURRENT ASSETS	75,235.90	0.00	0.00	75,235.90
1999 TOTAL ASSETS	75,235.90	0.00	0.00	75,235.90
2000 LIABILITIES				
2596 PRIOR YEAR CASH CARRY-OVER	(72,105.22)	0.00	0.00	(72,105.22)
2599 TOTAL LIABILITIES				
2700 TOTAL LIABILITIES & CAPITAL	(72,105.22)	0.00	0.00	(72,105.22)
4000 CONDOMINIUM INCOME				
4105 INTEREST INCOME	(359.81)	0.00	0.00	(359.81)
4107 RESERVE CONTRIBUTIONS	(2,770.87)	0.00	0.00	(2,770.87)
4999 TOTAL CONDOMINIUM INCOME	(3,130.68)	0.00	0.00	(3,130.68)
5000 EXPENSES				
9888 NET VARIANCE	(3,130.68)	0.00	0.00	(3,130.68)

Balance Sheet

339 OCEAN BLVD CONDO OWNERS ASSOC As Of June 30, 2020 - Includes Unapproved Transactions

Account	Ending Balance	Total
0900 CURRENT ASSETS		
1010 OPERATING CASH ACCOUNT-TD	15,897.62	
1100 CONDOMINIUM FEES RECEIVABLE	(82.17)	
1398 TOTAL CURRENT ASSETS		<u>15,835.45</u>
1999 TOTAL ASSETS		<u>15,835.45</u>
2000 LIABILITIES		
2050 ACCOUNTS PAYABLE	988.49	
2598 PRIOR YEAR CASH CARRY-OVER	7,537.84	
2597 CURRENT YEAR VARIANCE	7,309.12	
2599 TOTAL LIABILITIES		<u>15,835.45</u>
2700 TOTAL LIABILITIES & CAPITAL		

Balance Sheet

339 Ocean Blvd Condo Assoc-Reserve

As Of June 30, 2020 - Includes Unapproved Transactions

Account	Ending Balance	Total
0900 CURRENT ASSETS		
1015 RESERVE ACCOUNT-DCU PRIMARY SAV	1,028.43	
1016 RESERVE ACCT-DCU CHECKING	9,026.20	
1017 RESERVE ACCT - DCU LTD SAVINGS	65,181.27	
1398 TOTAL CURRENT ASSETS		75,235.90
1999 TOTAL ASSETS		75,235.90
2000 LIABILITIES		
2596 PRIOR YEAR CASH CARRY-OVER	72,105.22	
2597 CURRENT YEAR VARIANCE	3,130.68	
2599 TOTAL LIABILITIES		
2700 TOTAL LIABILITIES & CAPITAL		75,235.90

General Ledger Detail

339 OCEAN BLVD CONDO OWNERS ASSOC

From 6/2020 through 6/2020 - (*) Includes Unapproved Transactions

Acct	Description	Entry	SC	Date	Name or Reference	Debit	Credit	Balance
1010 OPERATING CASH ACCOUNT-TD							Beginning Bal.	29,360.39
	04/29-05/28	0000001033	PY	06/10/2020	AQUARION WATER CO OF NH		160.61	
	Mileage/Tolls05/01,05/08	0000001034	PY	06/10/2020	CPMANAGEMENT, INC.		54.05	
	Regular Hours05/01,05/08	0000001034	PY	06/10/2020	CPMANAGEMENT, INC.		1,198.54	
	EMERGENCY LGTS/AMEX	0000001035	PY	06/10/2020	CPMANAGEMENT INC.		1,226.61	
	MONTHHLY MGMT FEE	0000001035	PY	06/10/2020	CPMANAGEMENT INC.		1,250.00	
	JUNE	0000001036	PY	06/10/2020	SEACOAST SECURITY, INC		48.00	
	05/05-06/03	0000001037	PY	06/12/2020	AQUARION WATER CO OF NH		929.08	
	Mileage/Tolls05/15,05/22	0000001036	PY	06/12/2020	CPMANAGEMENT, INC.		60.38	
	Regular Hours05/15,05/22	0000001038	PY	06/12/2020	CPMANAGEMENT, INC.		3,594.15	
	RAIL KIT/POST MOUNT	0000001039	PY	06/12/2020	GREEN PRODUCT DISTRIBUTORS		1,293.39	
	JUNE	0000001040	PY	06/12/2020	STATELINE WASTE MANAGEMEN		494.00	
	MAY	0000001041	PY	06/12/2020	LAWRENCE REVAK		525.00	
	COPYS 05/20 ADMIN	0000001042	PY	06/18/2020	CPMANAGEMENT INC.		0.18	
	PHONE 05/20 ADMIN	0000001042	PY	06/18/2020	CPMANAGEMENT INC.		10.27	
	PSTG 05/20 ADMIN	0000001042	PY	06/18/2020	CPMANAGEMENT INC.		11.50	
	CHCKS 05/20 ADMIN	0000001042	PY	06/18/2020	CPMANAGEMENT INC.		6.60	
	AMENDMENT	0000001043	PY	06/18/2020	CRONIN, BISSON & ZALINSKY, PC		935.00	
	05/06-06/08 HOUSE	0000001044	PY	06/18/2020	UNITIL		456.86	
	05/06-06/08 ELEVATOR	0000001044	PY	06/18/2020	UNITIL		246.70	
	CLEAN RUST/RELEASE	0000001045	PY	06/18/2020	UPLIFT, INC		962.80	
	JUNE INT INC	* JE64898	JE	06/30/2020		0.93		
				Period Totals 6/2020		0.93	13,463.70	15,897.62
				Account Totals		0.93	13,463.70	15,897.62
1100 CONDOMINIUM FEES RECEIVABLE							Beginning Bal.	-62.17
				Account Totals		0.00	0.00	-62.17
2050 ACCOUNTS PAYABLE							Beginning Bal.	0.00
	MONTHHLY MGMT FEE	06/01/2020.002	IN	06/01/2020	CPMANAGEMENT INC.		1,250.00	
	04/29-05/28	200371461-052820	IN	06/02/2020	AQUARION WATER CO OF NH		160.61	
	Regular Hours05/01,05/08	59187	IN	06/02/2020	CPMANAGEMENT, INC.		1,198.54	
	Mileage/Tolls05/01,05/08	59187	IN	06/02/2020	CPMANAGEMENT, INC.		54.05	
	JUNE	653685	IN	06/02/2020	SEACOAST SECURITY, INC		48.00	
	EMERGENCY LGTS/AMEX	AMEX7/22/2020-10	IN	06/03/2020	CPMANAGEMENT INC.		1,226.61	
	JUNE	0000074345	IN	06/09/2020	STATELINE WASTE MANAGEMEN		494.00	
	05/05-06/03	200371870-060320	IN	06/09/2020	AQUARION WATER CO OF NH		929.08	
	Regular Hours05/15,05/22	59265	IN	06/09/2020	CPMANAGEMENT, INC.		3,594.15	
	Mileage/Tolls05/15,05/22	59265	IN	06/09/2020	CPMANAGEMENT, INC.		60.38	
	MAY	INV0452	IN	06/09/2020	LAWRENCE REVAK		525.00	
	04/29-05/28	0000001033	PY	06/10/2020	AQUARION WATER CO OF NH	160.61		
	Mileage/Tolls05/01,05/08	0000001034	PY	06/10/2020	CPMANAGEMENT, INC.	54.05		
	Regular Hours05/01,05/08	0000001034	PY	06/10/2020	CPMANAGEMENT, INC.	1,198.54		
	EMERGENCY LGTS/AMEX	0000001035	PY	06/10/2020	CPMANAGEMENT INC.	1,226.61		
	MONTHHLY MGMT FEE	0000001035	PY	06/10/2020	CPMANAGEMENT INC.	1,250.00		
	JUNE	0000001036	PY	06/10/2020	SEACOAST SECURITY, INC	48.00		
	RAIL KIT/POST MOUNT	644	IN	06/10/2020	GREEN PRODUCT DISTRIBUTORS		1,293.39	
	05/05-06/03	0000001037	PY	06/12/2020	AQUARION WATER CO OF NH	929.08		
	Mileage/Tolls05/15,05/22	0000001038	PY	06/12/2020	CPMANAGEMENT, INC.	60.38		
	Regular Hours05/15,05/22	0000001038	PY	06/12/2020	CPMANAGEMENT, INC.	3,594.15		
	RAIL KIT/POST MOUNT	0000001039	PY	06/12/2020	GREEN PRODUCT DISTRIBUTORS	1,293.39		
	JUNE	0000001040	PY	06/12/2020	STATELINE WASTE MANAGEMEN	494.00		
	MAY	0000001041	PY	06/12/2020	LAWRENCE REVAK	525.00		

General Ledger Detail

339 OCEAN BLVD CONDO OWNERS ASSOC

From 6/2020 through 6/2020 - (*) Includes Unapproved Transactions

Acct	Description	Entry	SC	Date	Name or Reference	Debit	Credit	Balance
2050 ACCOUNTS PAYABLE Continued...								
	CLEAN RUST/RELEASE	0000210	IN	06/18/2020	UPLIFT, INC		962.80	
	COPYS 05/20 ADMIN	05/20 ADMIN	IN	06/18/2020	CPMANAGEMENT INC.		0.18	
	PHONE 05/20 ADMIN	05/20 ADMIN	IN	06/18/2020	CPMANAGEMENT INC.		10.27	
	PSTG 05/20 ADMIN	05/20 ADMIN	IN	06/18/2020	CPMANAGEMENT INC.		11.50	
	CHCKS 05/20 ADMIN	05/20 ADMIN	IN	06/18/2020	CPMANAGEMENT INC.		6.60	
	05/06-06/08 HOUSE	2015212002-061020N		06/18/2020	UNITIL		456.86	
	05/06-06/08 ELEVATOR	2015213002-061020N		06/18/2020	UNITIL		246.70	
	AMENDMENT	620300	IN	06/18/2020	CRONIN, BISSON & ZALINSKY, PC		935.00	
	COPYS 05/20 ADMIN	0000001042	PY	06/18/2020	CPMANAGEMENT INC.	0.18		
	PHONE 05/20 ADMIN	0000001042	PY	06/18/2020	CPMANAGEMENT INC.	10.27		
	PSTG 05/20 ADMIN	0000001042	PY	06/18/2020	CPMANAGEMENT INC.	11.50		
	CHCKS 05/20 ADMIN	0000001042	PY	06/18/2020	CPMANAGEMENT INC.	6.60		
	AMENDMENT	0000001043	PY	06/18/2020	CRONIN, BISSON & ZALINSKY, PC	935.00		
	05/06-06/08 HOUSE	0000001044	PY	06/18/2020	UNITIL	456.86		
	05/06-06/08 ELEVATOR	0000001044	PY	06/18/2020	UNITIL	246.70		
	CLEAN RUST/RELEASE	0000001045	PY	06/18/2020	UPLIFT, INC	962.80		
	05/12-06/11	6039261132-061220N		06/18/2020	CONSOLIDATED COMMUNICATIOI		47.82	
	05/29-06/26	200371461-062620 IN		06/29/2020	AQUARION WATER CO OF NH		153.17	
	INSPECTION / LEAKS	74683	IN	06/29/2020	HART PLUMBING & HEATING, INC		787.50	
					Period Totals 6/2020	13,463.70	14,452.19	-988.49
					Account Totals	13,463.70	14,452.19	-988.49
2596 PRIOR YEAR CASH CARRY-OVER								
							Beginning Bal.	-7,537.84
					Account Totals	0.00	0.00	-7,537.84
4101 CONDOMINIUM FEES - RESIDENTIAL								
							Beginning Bal.	-63,768.52
					Account Totals	0.00	0.00	-63,768.52
4102 CONDO FEES-COMMERCIAL								
							Beginning Bal.	-6,232.00
					Account Totals	0.00	0.00	-6,232.00
4104 MISCELLANEOUS INCOME								
							Beginning Bal.	-200.00
					Account Totals	0.00	0.00	-200.00
4105 INTEREST INCOME								
	JUNE INT INC	* JE64898	JE	06/30/2020			0.93	
					Period Totals 6/2020	0.00	0.93	-7.11
					Account Totals	0.00	0.93	-7.11
5101 MANAGEMENT FEES								
	MONTHHLY MGMT FEE	06/01/2020.002	IN	06/01/2020	CPMANAGEMENT INC.	1,250.00		Beginning Bal. 4,740.25
					Period Totals 6/2020	1,250.00	0.00	5,990.25
					Account Totals	1,250.00	0.00	5,990.25
5102 ADMINISTRATIVE COSTS								
	CHCKS 05/20 ADMIN	05/20 ADMIN	IN	06/16/2020	CPMANAGEMENT INC.	6.60		Beginning Bal. 1,163.66
	PSTG 05/20 ADMIN	05/20 ADMIN	IN	06/16/2020	CPMANAGEMENT INC.	11.50		
	PHONE 05/20 ADMIN	05/20 ADMIN	IN	06/16/2020	CPMANAGEMENT INC.	10.27		
	COPYS 05/20 ADMIN	05/20 ADMIN	IN	06/16/2020	CPMANAGEMENT INC.	0.18		
					Period Totals 6/2020	28.55	0.00	1,192.21

General Ledger Detail

339 OCEAN BLVD CONDO OWNERS ASSOC

From 6/2020 through 6/2020 - (*) Includes Unapproved Transactions

Acct	Description	Entry	SC	Date	Name or Reference	Debit	Credit	Balance
				Account Totals		28.55	0.00	1,192.21
5103	INSURANCE						Beginning Bal.	2,609.50
				Account Totals		0.00	0.00	2,609.50
5104	WATER / SEWER						Beginning Bal.	4,185.48
	04/29-05/28	200371461-052820	IN	06/02/2020	AQUARION WATER CO OF NH	160.61		
	04/29-5/28	AQUARION	*	JE64188	JE	06/02/2020	160.61	
	05/05-06/03	200371870-060320	IN	06/09/2020	AQUARION WATER CO OF NH	929.06		
				Period Totals 6/2020		1,089.67	160.61	5,114.54
				Account Totals		1,089.67	160.61	5,114.54
5105	WATER - PRIVATE FIRE SERVICE FEE						Beginning Bal.	818.31
	04/29-5/28	AQUARION	*	JE64188	JE	06/02/2020	160.61	
	05/29-06/26	200371461-062620	IN	06/29/2020	AQUARION WATER CO OF NH	153.17		
				Period Totals 6/2020		313.78	0.00	1,132.09
				Account Totals		313.78	0.00	1,132.09
5106	ELECTRICITY -COMMON AREA						Beginning Bal.	4,420.33
	05/06-06/08	HOUSE	2015212002-061020	IN	06/16/2020	UNITIL	456.86	
				Period Totals 6/2020		456.86	0.00	4,877.19
				Account Totals		456.86	0.00	4,877.19
5107	ELECTRICITY - ELEVATOR						Beginning Bal.	1,261.00
	05/06-06/08	ELEVATOR	2015213002-061020	IN	06/16/2020	UNITIL	246.70	
				Period Totals 6/2020		246.70	0.00	1,507.70
				Account Totals		246.70	0.00	1,507.70
5108	MAINTENANCE SUPPLIES						Beginning Bal.	394.40
				Account Totals		0.00	0.00	394.40
5111	LIGHT BULBS & FIXTURES						Beginning Bal.	1,918.56
	EMERGENCY LGTS/AMEX	AMEX7/22/2020-10	IN	06/03/2020	CPMANAGEMENT INC.	1,226.61		
				Period Totals 6/2020		1,226.61	0.00	3,145.17
				Account Totals		1,226.61	0.00	3,145.17
5114	TRASH REMOVAL						Beginning Bal.	3,555.58
	JUNE	0000074345	IN	06/09/2020	STATELINE WASTE MANAGEMEN	494.00		
				Period Totals 6/2020		494.00	0.00	4,049.58
				Account Totals		494.00	0.00	4,049.58
5115	SNOW REMOVAL						Beginning Bal.	4,125.00
				Account Totals		0.00	0.00	4,125.00
5117	ELEVATOR MAINTENANCE						Beginning Bal.	1,388.30
				Account Totals		0.00	0.00	1,388.30
5119	R&M - BUILDING						Beginning Bal.	6,472.31
	Regular Hours	05/01,05/08	59187	IN	06/02/2020	CPMANAGEMENT, INC.	1,198.54	

General Ledger Detail

339 OCEAN BLVD CONDO OWNERS ASSOC

From 6/2020 through 6/2020 - (*) Includes Unapproved Transactions

Acct	Description	Entry	SC	Date	Name or Reference	Debit	Credit	Balance	
5119 R&M - BUILDING Continued...									
	Mileage/Tolls05/01,05/08	59187	IN	06/02/2020	CPMANAGEMENT, INC.	54.05			
	Mileage/Tolls05/15,05/22	59265	IN	06/09/2020	CPMANAGEMENT, INC.	60.38			
	Regular Hours05/15,05/22	59265	IN	06/09/2020	CPMANAGEMENT, INC.	3,594.15			
	RAIL KIT/POST MOUNT	644	IN	06/10/2020	GREEN PRODUCT DISTRIBUTORE	1,293.39			
				Period Totals 6/2020		6,200.51	0.00	12,672.82	
				Account Totals		6,200.51	0.00	12,672.82	
5120 LIFE SAFETY MONITORING									
	JUNE	653685	IN	06/02/2020	SEACOAST SECURITY, INC	48.00		Beginning Bal. 978.47	
				Period Totals 6/2020		48.00	0.00	1,026.47	
				Account Totals		48.00	0.00	1,026.47	
5121 LIFE SAFETY REPAIRS/SPRINKLER RPRS									
				Account Totals		0.00	0.00	Beginning Bal. 3,363.14 3,363.14	
5124 COMMON AREA CLEANING EXPENSE									
	MAY	INV0452	IN	06/09/2020	LAWRENCE REVAK	525.00		Beginning Bal. 2,625.00	
				Period Totals 6/2020		525.00	0.00	3,150.00	
				Account Totals		525.00	0.00	3,150.00	
5125 LIFT MAINTENANCE									
	CLEAN RUST/RELEASE	0000210	IN	06/16/2020	UPLIFT, INC	962.80		Beginning Bal. 2,703.00	
				Period Totals 6/2020		962.80	0.00	3,665.80	
				Account Totals		962.80	0.00	3,665.80	
5127 PLUMBING REPAIRS									
	INSPECTION / LEAKS	74683	IN	06/29/2020	HART PLUMBING & HEATING, INC	787.50		Beginning Bal. 0.00	
				Period Totals 6/2020		787.50	0.00	787.50	
				Account Totals		787.50	0.00	787.50	
5130 LEGAL/ACCOUNTING									
	AMENDMENT	620300	IN	06/16/2020	CRONIN, BISSON & ZALINSKY, PC	935.00		Beginning Bal. 1,485.00	
				Period Totals 6/2020		935.00	0.00	2,420.00	
				Account Totals		935.00	0.00	2,420.00	
5131 TELEPHONE									
	05/12-06/11	6039261132-061220N		06/18/2020	CONSOLIDATED COMMUNICATIOI	47.82		Beginning Bal. 239.03	
				Period Totals 6/2020		47.82	0.00	286.85	
				Account Totals		47.82	0.00	286.85	
339 OCEAN BLVD CONDO OWNERS ASSOC Totals						0.00	28,077.43	28,077.43	0.00

General Ledger Detail

339 Ocean Blvd Condo Assoc-Reserve

From 6/2020 through 6/2020 - (*) Includes Unapproved Transactions

Acct	Description	Entry	SC	Date	Name or Reference	Debit	Credit	Balance
1015	RESERVE ACCOUNT-DCU PRIMARY SAV						Beginning Bal.	1,028.43
					<i>Account Totals</i>	0.00	0.00	1,028.43
1016	RESERVE ACCT-DCU CHECKING						Beginning Bal.	9,026.20
					<i>Account Totals</i>	0.00	0.00	9,026.20
1017	RESERVE ACCT - DCU LTD SAVINGS						Beginning Bal.	65,181.27
					<i>Account Totals</i>	0.00	0.00	65,181.27
2596	PRIOR YEAR CASH CARRY-OVER						Beginning Bal.	-72,105.22
					<i>Account Totals</i>	0.00	0.00	-72,105.22
4105	INTEREST INCOME						Beginning Bal.	-359.81
					<i>Account Totals</i>	0.00	0.00	-359.81
4107	RESERVE CONTRIBUTIONS						Beginning Bal.	-2,770.87
					<i>Account Totals</i>	0.00	0.00	-2,770.87
339	Ocean Blvd Condo Assoc-Reserve Totals				Beginning Bal.	0.00	0.00	0.00

Aged Delinquency Detail
339 OCEAN BLVD CONDO OWNERS ASSOC
339 OCEAN BLVD CONDO OWNERS ASSOC
 June 30, 2020

SSI437
51339
Select: 06/30/20
31 Suites, 42,920 Sq. Ft.

Suite	Name	Owner Status	Cr #	St Lt	Rtn Description	Total Due	Prepaid	Future	0 - 30 Days	31-60 Days	61-90 Days	Over 90 Days
01-204	CHENG, JOANNA / TSAI, VICKI	Current	N 0	0	0 CONDO FEE	2.00	0.00	0.00	0.00	0.00	0.00	2.00
01-206	MOULD, DAVID / PUSHPA	Current	N 0	0	0 CONDO FEE	(64.17)	0.00	0.00	0.00	(64.17)	0.00	0.00
Property Total						(62.17)	0.00	0.00	0.00	(64.17)	0.00	2.00

Aged Delinquency Summary

Description	Due	Future	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days
CONDO FEE	(62.17)	0.00	0.00	(64.17)	0.00	2.00
	(62.17)	0.00	0.00	(64.17)	0.00	2.00

Aged Prepaid Summary

Description	Total Due

Delinquency Summary (By Owner Status)

Description	Total	Applicant	Current	Previous
CONDO FEE	(62.17)	0.00	(62.17)	0.00
	(62.17)	0.00	(62.17)	0.00

Check Register Summary by Property/Check

As of June 30, 2020
 51339 - 339 OCEAN BLVD CONDO OWNERS ASSOC

Check #	Chk Run	Description	Check Date	Invoice Date	Pd/Yr	Pay Type	Amount	Bank
AQUARION WATER CO OF NH (AQUAWAT)								
0000001033	3490	Check Processing	06/10/2020	05/28/2020	6/20	Computer Check	160.61	51339
CPMANAGEMENT, INC. (CPMAIN)								
0000001034	3490	Check Processing	06/10/2020	06/02/2020	6/20	Computer Check	1,252.59	51339
CPMANAGEMENT INC. (CPMMAN)								
0000001035	3490	Check Processing	06/10/2020	06/02/2020	6/20	Computer Check	2,476.61	51339
SEACOAST SECURITY, INC (SEASEC)								
0000001036	3490	Check Processing	06/10/2020	06/01/2020	6/20	Computer Check	48.00	51339
AQUARION WATER CO OF NH (AQUAWAT)								
0000001037	3493	Check Processing	06/12/2020	06/03/2020	6/20	Computer Check	929.06	51339
CPMANAGEMENT, INC. (CPMAIN)								
0000001038	3493	Check Processing	06/12/2020	06/09/2020	6/20	Computer Check	3,654.53	51339
GREEN PRODUCT DISTRIBUTORS (GREPRO)								
0000001039	3493	Check Processing	06/12/2020	05/26/2020	6/20	Computer Check	1,293.39	51339
STATELINE WASTE MANAGEMENT (STAWAS)								
0000001040	3493	Check Processing	06/12/2020	06/01/2020	6/20	Computer Check	494.00	51339
LAWRENCE REVAK (SVPROP)								
0000001041	3493	Check Processing	06/12/2020	05/31/2020	6/20	Computer Check	525.00	51339
CPMANAGEMENT INC. (CPMMAN)								
0000001042	3495	Check Processing	06/18/2020	06/16/2020	6/20	Computer Check	28.55	51339
CRONIN, BISSON & ZALINSKY, PC (CROBIS)								
0000001043	3495	Check Processing	06/18/2020	06/09/2020	6/20	Computer Check	935.00	51339
UNITIL (UNITIL)								
0000001044	3495	Check Processing	06/18/2020	06/10/2020	6/20	Computer Check	703.56	51339
UPLIFT, INC (UPLIFT)								
0000001045	3495	Check Processing	06/18/2020	06/10/2020	6/20	Computer Check	962.80	51339
							Property Total 51339 - 339 OCEAN BLVD CONDO OWNERS ASSOC	\$13,463.70



Bank

America's Most Convenient Bank®

339 OCEAN BOULEVARD CONDO OWNERS ASSOC
40 CPMANAGEMENT INC
11 COURT ST
EXETER NH 03833

Page: 1 of 3
Statement Period: Jun 01 2020-Jun 30 2020
Cust Ref #: 9245922649-718-7-###
Primary Account #: 924-5922649

Upcoming REG CC Changes Effective July 1, 2020

Reminder: We have updated our policy to comply with the upcoming Regulation CC Changes. TD Banks Funds Availability policy will continue to make \$100 available immediately at the time of deposit & the remaining funds will be available by the end of the next business day. Sometimes we may need to place a hold to verify funds are available. If this occurs, we will make an additional \$125 available by the end of the first business day after we receive your deposit if a hold is applied. For additional information, please refer to the Funds Availability Policy in the Personal Deposit Account Agreement & Business Deposit Account Agreement, available at td.com

TD Business Interest Checking

339 OCEAN BOULEVARD CONDO OWNERS ASSOC
40 CPMANAGEMENT INC

Account # 924-5922649

ACCOUNT SUMMARY

Beginning Balance	38,474.36	Average Collected Balance	22,633.81
Other Credits	0.93	Interest Earned This Period	0.93
Checks Paid	22,577.67	Interest Paid Year-to-Date	7.11
Ending Balance	15,897.62	Annual Percentage Yield Earned	0.05%
		Days in Period	30

DAILY ACCOUNT ACTIVITY

Other Credits

POSTING DATE	DESCRIPTION	AMOUNT
06/30	INTEREST PAID	0.93
Subtotal:		0.93

Checks Paid

No. Checks: 18

*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
06/01	1027	2,703.00	06/15	1037	929.06
06/02	1028	1,510.98	06/12	1038	3,654.53
06/02	1029	68.69	06/15	1039	1,293.39
06/02	1031*	3,443.00	06/19	1040	494.00
06/02	1032	1,388.30	06/17	1041	525.00
06/12	1033	160.61	06/19	1042	28.55
06/12	1034	1,252.59	06/23	1043	935.00
06/12	1035	2,476.61	06/22	1044	703.56
06/12	1036	48.00	06/30	1045	962.80
Subtotal:				22,577.67	

How to Balance your Account

Begin by adjusting your account register as follows:

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

- 1 Your ending balance shown on this statement is:
- 2 List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
- 3 Subtotal by adding lines 1 and 2.
- 4 List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
- 5 Subtract Line 4 from 3. This adjusted balance should equal your account balance.

1	Ending Balance	15,897.62	
2	Total Deposits	+	
3	Sub Total		
4	Total Withdrawals	-	
5	Adjusted Balance		

2 DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
Total Deposits		

4 WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
Total Withdrawals		

FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

INTEREST NOTICE

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

FINANCE CHARGES. Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.



America's Most Convenient Bank®

STATEMENT OF ACCOUNT

339 OCEAN BOULEVARD CONDO OWNERS ASSOC
40 CPMANAGEMENT INC

Page: 3 of 3
Statement Period: Jun 01 2020-Jun 30 2020
Cust Ref #: 9245922649-718-7-###
Primary Account #: 924-5922649

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
05/31	38,474.36	06/17	19,020.60
06/01	35,771.36	06/19	18,498.05
06/02	29,360.39	06/22	17,794.49
06/12	21,768.05	06/23	16,859.49
06/15	19,545.60	06/30	15,897.62

Aged Open Invoices by Vendor and Property

339 OCEAN BLVD CONDO OWNERS ASSOC

Aged as of Jun 30, 2020 / Cutoff Date Dec 31, 9999 Cutoff Prd/Fiscal Year : 6/2020

Invoice	Date	Voucher	Due	Disc. Due	Description	Balance Due	30 Days	60 Days	90 Days	120 Days
(AQUAWAT) AQUARION WATER CO OF NH	200371461-062620	06/26/2020	360586	06/26/2020	6/26/2020 05/29-06/26	153.17	153.17	0.00	0.00	0.00
					Total for Vendor AQUAWAT	153.17	153.17	0.00	0.00	0.00
(CONCOM) CONSOLIDATED COMMUNICATIONS	6039261132-061220	06/12/2020	360071	06/12/2020	6/12/2020 05/12-06/11	47.82	47.82	0.00	0.00	0.00
					Total for Vendor CONCOM	47.82	47.82	0.00	0.00	0.00
(HARPLU) HART PLUMBING & HEATING, INC	74683	06/18/2020	360587	06/18/2020	6/18/2020 INSPECTION / LEAKS	787.50	787.50	0.00	0.00	0.00
					Total for Vendor HARPLU	787.50	787.50	0.00	0.00	0.00
					Total for Property 51339	988.49	988.49	0.00	0.00	0.00