



Sunnyside Beach and Tennis Resort

22400 Front Beach Road

Panama City Beach, Florida 32413

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NOTICE is hereby given that the 4th Quarter Directors' Meeting and the 2020 Annual Owners' Meeting of Sunnyside Beach and Tennis Resort will be held virtually October 17th, 2020, at the times indicated below. The meeting will be available online via zoom by either call or video. The exact means of attending the meeting (phone number/URL/link) will be provided at a later date:

Quarterly Board of Directors Meeting (Rolling over to Owners' Meeting)
2020 Annual Owners Meeting
Directors' Organizational Meeting

2:00 PM Call Annual Meeting to Order
Proof of Notice of Meeting
Ballot Counting
Establish a Quorum
Election of Chairman for the Owners' Meeting
Reading and Disposal of 2019 Minutes
Approve July Board of Directors' Meeting Minutes
Approve August Board of Directors' Meeting Minutes
Manager's Report
Presentation of Budget for 2020
Proxy votes on rolling reserve funds over
Election Results
New Business
Adjournment

The Directors' Organizational Meeting will immediately follow adjournment of the Owners' Meeting for electing corporate officers and establishing dates for quarterly board meetings in 2021.

POSTING: This notice has been posted on the community property and mailed or delivered to each member in accordance with the bylaw and statutory requirements.

September 15th, 2020
Patt Lothar - President

Sunnyside Beach and Tennis Resort

22400 Front Beach Road

Panama City Beach, FL 32413

October 17th, 2020

OWNER'S MEETING PER VIDEO/ZOOM

Meeting was called to order at 2:00 pm. Board of Director's meeting rolled over to owner's meeting. In attendance were Patt Lothar, Greg Darden, Jon Cline, Paul Hinman, James Briscoe, Lori Peck and Brad Cole attended meeting by video conference. Attorney Brandon Burg was also in attendance. Meeting was properly posted and sent to owners. Ballot counters were Nick & Maggie Collida, and Beverly Jacks. Mr. Burg instructed Ballot Counters on reconciling the ballots. A quorum was established through proxies sent in. Linda Turner elected Patt Lothar to chair the meeting.

James Briscoe made the motion to approve and dispense reading of the 2019 Owner's Meeting minutes. Jon Cline 2nd the motion. Minutes were approved as written.

James Briscoe made motion to approve and dispense reading of the July 18th, August 5th & August 12th minutes. Jon Cline 2nd the motion. Minutes were approved as written.

CAM REPORT: 2020 has been a year we will remember for a long time. COVID had made us all make many changes in our everyday life. Some places here in Panama City Beach are still requiring mask to be worn. I believe all of us have cleaner hands due to COVID. We have almost made it through hurricane season without a major storm coming to Sunnyside. We had a minor wind storm come through causing an umbrella to come out of a patio table on the courtyard side, fly up to the clerestory window causing the window to break but the umbrella came back down without any damage. I want to thank Lloyd and Kara for their loyalty and dependability during this difficult year. It is hard to find good accountable individuals. We had 3 condos to sell in August- #9-Kirby & Cindy Brown from Newnan, GA; #10 Yogi & Kimberly Dougher from Nashville; TN; #37-Marsha & Gary Greenstein from Nashville, TN. Owners, Patrick & Karol Docter (#28), and Keith Miller (64) have moved to Sunnyside full time giving us 9 full-time condos. According to a recent survey from CAI Community Associations remain popular with American Homeowners. Nearly 9 in 10 residents believe their governing board serves the best interest of the community. Most residents believe the rules in their community protect and enhance property values. Additionally, the report shows 89% of resident are on friendly terms with their board of directors. Panhandle gets an additional area code of (448) in early 2021. A 10-digit dialing for all calls will be needed per the Florida Public Service Commission. There are plans for a few new motels in the area. Uncle Ernie's is open as of last weekend. The west end is opening a place called the Powder Room, an indoor gun range. Chris Herman from Chasin the Sun (Discovery Channel) conducted an interview with a congressman at the beach gazebo in return he will help us with some marketing techniques.

PRESENTATION OF THE BUDGET: Jon Cline presented the Budget stating we would need to have \$35,000 more in 2021. The budget is divided into 3 parts, association, reserves & assessments. The final budget will be distributed by the end of the year. The rental is questionable for 2021. Financials have been sent to owners.

PROXY VOTES: 58 Proxies were returned, all 58 chose yes to rolling over access reserves.

NEW BUSINESS: No new Business

ELECTION RESULTS: The winners of the election were James, Jon, Patt and Robert. Congratulations.

Jon Cline made motion to adjourn. Lori Peck 2nd the motion. Meeting adjourned at 2:33 PM.

Minutes prepared by Tammi Link

Sunnyside Beach and Tennis Resort

22400 Front Beach Road

Panama City Beach, FL 32413

October 12th, 2019

OWNERS MEETING- 2:00 PM CST

Meeting called to order by Lori Peck at 2:00 pm. Patt Lothar was nominated to chair the meeting and approved by attorney Brandon Burg. In attendance were Lori Peck, James Briscoe, Jon Cline, Patt Lothar, Brad Cole & Beverly Jacks. Jorja Adkins was not present. Attorney Brandon Burg was also present.

Patt Lothar established a quorum. Proxy's were counted and quorum was determined. Meeting was properly posted and sent per by laws and owners notified.

James Briscoe made a motion to approve and dispense of the 2018 owner's minutes. Jon Cline 2nd the motion. Minutes were approved.

Nick Collida, Connie Larussa, and Patrick Docter were elected to count the ballots.

Building and Grounds-Greg Darden will be working on guidelines for limited common elements, hurricane shutters. Be looking for a survey to be sent to owners soon.

Gene Mcgriff gave insurance report-Reports are attached. He stated owners should sign a harmless agreement form which is available in the office. Our premium did increase by \$20,000 due to updated appraisal values. Cost of the rental insurance will come out of the rental program. The insurance increase will not affect the insurance assessment. Rob Tallent (insurance) stated we were really blessed in 2015 and 2016 by not having major storms. 2017 brought hurricane Michael 571 million dollars along with other disasters. We have seen increases but with decreases from previous years has helped us. Our insurance appraisal showed a 3.5 million dollar increase in value. We had a 2nd appraisal done which brought down the value to about 1.5 million dollars. The changing of the rental is not a Sunnyside issue this is an insurance liability issue with changes being seen with rentals and claims being made. Rob suggested everyone should have Sunnyside as insured on policy.

Jon Cline-Gave treasurer report. Financials are included in the minutes as attachment. Once the rental corporation is set up a separate set of books will be set up. James Briscoe spoke of insurance industry changing liability coverages. Insurance was going to cancel our liability insurance unless we changed. Three alternatives- 1st to do away with rental program-2nd find a management company outside. 3rd option was to create a corporation. The board picked the option to create a corporation due to the income the rental gives the association. The rental brings the association up to and sometimes more than \$60,000. Premium was a little under \$2,000 taken from the rental. Our attorney stated we would keep the same board of directors with possible different officers. He stated this change would not really affect the association.

Rental Report- Lynn Darden- Rental income was \$168,998.71 before deductions of cleaning, taxes, registration fees, etc. We are no longer giving 7th night free. Added a 5th rental season June 13th through July 24th. Going up about 2% to 10% during peak rental season. We are getting a 3rd party to come in and

give rental owners a report for updates needed for your condo. If you do the updates suggested your rent could increase to 10%. One of our biggest challenges are the owners renting on their own and units are not up to par and renting less than the rental program. We currently have 18 on the rental program and 17 rent on their own.

Patt announced results of the ballots the winners are Brad Cole, Greg Darden & Paul Hinman.

Jon Cline- Treasurer reports are attached. He stated we will have 2 separate budgets, one for the association and one for the rental. One of our biggest cost is buildings. Reserve funding vote was passed unanimously.

Condo Doc re-write was passed unanimously.

Surplus money to reserve was passed unanimously.

New Business:

Water shut off valves- Building 1-4 completed. The remainder of the valves will be replaced this fall.

Motion made to adjourn the meeting by James Briscoe, motion was 2nd by Lori Peck. Meeting adjourned 4:00pm.

Minutes prepared by Tammi Link- CAM

SUNNYSIDE BEACH AND TENNIS RESORT

22400 FRONT BEACH ROAD

PANAMA CITY BEACH, FL 32413

July 18th, 2020

BOARD OF DIRECTORS MEETING (9:00 am CST)

Meeting was called to order. In attendance were Patt Lothar, Greg Darden, Jon Cline (By Phone), Brad Cole, James Briscoe, Paul Hinman, Lori Peck. Meeting was Properly posted and sent to all owners. Minutes are posted on the owner's website after completed.

Motion was made by Jon Cline to dismiss of the reading of the minutes of May 9th and of June 11th and approve as written. James Briscoe 2nd the motion. Motion approved unanimously.

Building & Grounds: New pump has been installed at the well for a cost of \$7,000 and is working well.

Roofs: There have been 4 roofs repaired in 2019, 3 repairs have been completed this year, and 4 are currently being repaired. Greg Darden stated 3 different roofers have come out & identified caulking issues from clerestory windows. The way the shingles were installed, the lower edge of the boot around the flashing is exposed. The lower shingles were silicone down which is releasing now. Water hits around the boot and hits the shingle. The Board asked for a roofing company to inspect and give a price for repairs. We received a verbal quote of around \$700 per unit. Board decided to wait and do repairs on an as needed basis. We are documenting repairs when being done. Certified Roofing has been doing the repairs.

Terminix has set termite bait traps out all around the property. Bait traps are checked periodically.

Pool-We have some areas where it appears plaster is starting to come off. We will keep an eye on this.

The grass is looking great. It has been fertilized along with pre and post emergent herbicide applications made.

Flagpole- We have repaired the flagpole once again and are unsure we will be able to repair again. Patt stated snowbirds contributed to the flagpole many years ago and recommended to collect donations when the time comes to replace the pole.

Work Orders-Our income was \$4771, expense \$3118 giving Sunnyside a surplus of \$1652.

The City has approved a round-a-bout at the intersection of 79 and Back Beach Road.

Greg has done an outstanding job in the building and grounds area and we do unfortunately need to replace him. Brad suggested dividing building and grounds. There was discussion.

Motion made by James Briscoe to divide building & grounds structure with a person responsible for grounds & a person for buildings and a person for overall. Brad Cole 2nd the motion. Motion carried.

Treasurer report: Jon Cline gave 6 months break out between rental corporation along with assessments and operating and reserves. Reports are included. Rentals are behind due to COVID. We have made \$15,000 YTD in June rentals. Rental has made \$80,000 historically. Balance sheet being worked on. \$40,000 can be moved from Rental to operating. We will know more at the end of July of what we will be making in rental commission. Schools are pushing back start dates which could mean more rentals. Reserves- we need to put back \$30,000 which we borrowed to pay the property insurance premium. We will have a better feel after July for projection for an actual budget. Given the expenses for buildings 1 and 2 surprisingly we are doing ok. Jon does not believe we will need an assessment for buildings 1. There is currently \$99,000 in reserves.

CAM Report: Tammi Link stated The Florida Department of Health in Bay County (DOH-Bay) received confirmation of 79 additional cases of COVID-19. According to the Agency for Health Care Administration as of 9 a.m. 7-17-2020 there are 73 persons in Bay County hospitals with COVID19. Bay County's total case count is at 1,602 including 1558 residents and 44 non-residents. Eight Bay County residents have died from COVID-19. Bay County's overall COVID-19 positive testing rate is 12 percent. Of the 13,563-test processed, 11,937 tests are negative.

Starting Monday several businesses will be required to wear face mask. Beach restoration has begun starting at St. Andrews and working this way. Nick and Maggie are still planning on providing the dinner for the owner's party on October 16th. There are plans for a Comfort Inn to be put in next to Dollar General on Back Beach Road.

Do not flush anything but toilet paper in our old cast iron pipes. We put signs in all our rental program units, and I suggest everyone do this.

Greg stated 77 Town homes near Publix are being developed-144 townhomes being planned at Kelly Street and Back Beach road along with retail rental.

Patt stated PCB approved a \$500 fine for people swimming on a double red flag, we believe the county will do the same.

Beach restoration has begun starting on the east end of the beach and working toward the west end.

Gulf Coast Jam is cancelled until March 2021.

Nick and Maggie are planning on providing the owners party dinner on October 16th. Details will be provided later.

Insurance Report-Gene McGriff- Report is attached. Our insurance policy renewal increased by \$30,000 in May. Hurricane Michael and Property values have increased are the two major reasons for the increase. Since 2016 trends have been increasing. We do not have a lot of choices with insurance. Rental Company is self-sustained and not related to the operating insurance. There was discussion of needing more time to compare. It was noted it is hard to get quotes sooner. We do push him a couple of months before due. We are limited on who you will get, and all insurance companies use close to the same companies. Would have to give a letter of commitment to shop other companies. \$30,000 was taken from reserves to pay for the insurance premium.

Declaration Update: Patt stated last year we approved to update the declaration. Committee members are Greg Darden, Robert Young and Jim Mariner. Greg Darden stated he had made 3 notes, the 1st of which is currently one board could decide something for this year and the next board could change. The second item is the Board could approve remodeling/refurbish and our current documents state we cannot penetrate the buildings. The third item is board could make changes if only in rules and regulations. Does Association want to be more specific in the declaration. How much description do we want to have regarding the common element? The 3rd item is Licensing agreements. Does the association want to put these in the declaration?

Patt stated historically Brandon Burg (our attorney) said do not put a lot of description in the declaration. Brad agreed due to things changing all the time. The board currently can change these things but If items are put in the declaration you would have to get owner vote to change. There was a lot of discussion. Greg stated rules are suggested & not enforced. It is important to have consistency with the boards. It was decided to go back and review Brandon's video and then discuss with a future meeting.

Completion of building 1 & 2 Refurbishment- Patt stated we received a letter from contractor N & G for \$11,000. Based on legal counsel the board determined we did not owe N & G any monies. We requested our attorney to prepare a letter to include report from Bob Garrett (CEC) asking for a refund of \$49,000. Letter was sent via email and mail. We have not heard back from N & G. We have pictures, and documentation. The board decided to hire CEC Bob Garrett to provide us with a plan to proceed with building 1 with an RFP. Paul explained using Mr. Garrett would help to make sure the repairs are being done correctly. They would oversee the contract and what needs to be removed and installed correctly. They would be there to inspect. Building 2 has been put on hold for now.

Bob Klemen has given us a proposal to do the work at building one. His bid was \$25,000. We will still need a painting price.

Motion was made by Brad Cole to declare the work at building one an emergency and suspend the requirement for 3 bids and engage CEC for inspections. We have Bob Kelemen's to do the work with CEC doing inspections. Have CEC communicate with Bob Kelemen's and have them document the work. Motion was 2nd by James Briscoe. There was discussion. Patt stated we needed someone to look over the work at building one. Brad Cole stated he would come periodically and inspect. Motion carried.

Capital Investment Plan- Patt felt it was important for the ownership to know of items that could be impacted in the future and assessments that could follow. Jon stated things start aging so we need to start looking at the current reserve components. Reserve Study was discussed and is attached with these minutes. Fully funding the reserve is a one-year portion. If we keep the same monthly amount, \$120,000 would be our income in reserves. 6 years rotational of \$240,000 is spent on buildings. We changed some of the life years on different categories. We would need \$138,000 if changes are made for the current reserve schedule. Capital expenditure are not included in a specific reserve component. Beach parking could be impacted once right of way is changed by adding sidewalks. These items are listed on the CIP attached. Sewage is also on this list. Our wells (used for sprinklers) could go out in the next few years. Patt stated the County is going to start at Winn Dixie and come our way. Once this project is done there will be no more parking available at the beach. Greg has developed a plan for parking on the west side of the gazebo. It could be more expensive to wait until after the sidewalks are put in. Greg stated he believed we should start getting bids and get engineers here and get a scope of

services to get a design for the parking solution. Robert Young asked the question regarding if the sidewalks would be raised or not or will cars be able to park with the sidewalks installed. There was a lot of discussion. Patt stated this was informational only and letting the ownership know. Jon stated this is what we see, and we should be proactive. Paul suggested we look at the items we should look at soon and put the other items on hold.

Palm Tree- Bid from 30A for \$30,870 for a 3-year term. James made a motion to accept the \$30,870 for pruning with a 3-year bid and add to contract to accept all the terms of the scope of services. Lori Peck 2nd the motion. Motion carried.

New Business:

Electronic Voting- Patt stated board of directors should have emails separate from personal emails. **Motion** made by Paul Hinman to move forward with establishing getting board of director's email set up and determine if we need to include committee members. James Briscoe 2nd the motion. Motion carried.

Vote on Corporate Authorization Resolution- Tammi stated we would like to add Patt Lothar as a check signer on the accounts. Lori Peck made the motion to add Patt Lothar as a signer until October's meeting/new board. Brad Cole 2nd the motion. Motion carried.

Vote on Assessment: Insurance Overage- Paul Hinman made the motion to approve a special assessment for \$30,000 for the overage in Insurance to be put back in reserves. Spread sheet is attached for the 4 different floor plans. Lori Peck 2nd the motion. Motion carried.

Tammi stated there are no owners past due over 90 days.

COVID/Homeowners meeting- Patt stated currently we have a 50 people maximum per COVID. We cannot accommodate this many people. How do we determine who will be able to attend the owners meeting? A letter with a survey will be sent soon.

Meeting adjourned at 12:00 pm. CST

Minutes prepared by Tammi Link- CAM

Sunnyside Beach and Tennis Resort

22400 Front Beach Road

Panama City Beach, FL 32413

August 5th, 2020

BOARD OF DIRECTORS MEETING 10:00 am CST by telephone conference call

Meeting was called to order. In attendance were Patt Lothar, Greg Darden, Jon Cline, Brad Cole, James Briscoe & Lori Peck. Paul Hinman was not on call. Meeting was properly posted and sent to owners.

30A Grounds Keeping Palm Tree Approval: Motion was made by Brad Cole to approve the 30A grounds contract with the condition the contract gets signed by the contractor. The scope of work gets signed by contractor and sent to board of directors. Motion was second by James Briscoe. Motion approved.

Declaration Updates: Motion was made by James Briscoe to take the amended restated document and exhibit A and merge the two documents together with recommendations made by our attorney in his video and make into one document. Jon Cline second the motion. Patt will contact attorney with the changes. Motion was approved.

Jon Cline made a motion to approve the change absence requirements from 3 to 2 mandated board of directors meeting as written in our bylaws. Brad second the motion. Motion approved.

Motion made to adjourn meeting by Jon, second by Brad. Meeting adjourned at 11:00 am CST.

Minutes prepared by Tammi Link- Community Association Manager

Sunnyside Beach and Tennis Resort

22400 Front Beach Road

Panama City Beach, FL 32413

BOARD OF DIRECTORS MEETING 6:30 PM CST

August 12, 2020

Meeting was called to order. In attendance were Patt Lother, Greg Darden, Jon Cline, Brad Cole, James Briscoe, Lori Peck & Paul Hinman. Meeting was properly posted and sent to owners.

Patt Lother made the recommendation to have the owners meeting virtually. There was discussion.

A motion was made by Brad Cole to set up owners meeting virtually. All ballots must be submitted prior to meeting by mail 3 days before meeting. James Briscoe 2nd the motion. Brad Cole Rescinded his motion.

A motion was made by Brad Cole to have the owners meeting virtually. Only ballots received before noon on election day will be counted. We will have an election if more than 4 members fill out a candidate form to be on board of directors as we have 4 openings this year. The new board of directors will approve the 2021 budget. Paul Hinman 2nd the motion. Motion carried.

Motion to adjourn made by Jon Cline. Lori Peck 2nd the motion. Meeting adjourned at 7:10 pm.

Minutes prepared by Tammi Link- Community Association Manager

Sunnyside Beach & Tennis Club Condominium Association, Inc.
 2020 Reserve Fund Spreadsheet
 Projected December 31, 2020
 PRELIMINARY - SUBJECT TO AUDIT ADJUSTMENT

	Building 30%	Paving 2%	Roof 17%	Pool 4%	Painting 37%	Tunnel 2%	Fence 2%	Tennis 4%	Gulf Deck 1%	Lighting 1%	Balance 100%
January Beginning Balance	\$ 44,611	\$ 2,974	\$ 25,279	\$ 5,948	\$ 55,020	\$ 2,974	\$ 2,974	\$ 5,948	\$ 1,487	\$ 1,487	\$ 148,702
Cumulative Interest Post	\$ 26	\$ 2	\$ 15	\$ 3	\$ 32	\$ 2	\$ 2	\$ 3	\$ 1	\$ 1	\$ 87
2019 Bank Reconciliation correction	\$ (205)	\$ (14)	\$ (116)	\$ (27)	\$ (253)	\$ (14)	\$ (14)	\$ (27)	\$ (7)	\$ (7)	\$ (684)
Cumulative Transfers Out											\$ -
Specific Expense					\$ (68,703)						\$ (130,138)
Cumulative Reserve Post	\$ 31,420	\$ 2,095	\$ 17,805	\$ 4,189	\$ 38,752	\$ 2,095	\$ 2,095	\$ 4,189	\$ 1,047	\$ 1,047	\$ 104,734
Year to Date 2020 Totals	\$ 14,417	\$ 5,057	\$ 42,982	\$ 10,114	\$ 24,847	\$ 5,057	\$ 5,057	\$ 10,114	\$ 2,528	\$ 2,528	\$ 122,700
2020 Rollforward											
Cumulative Interest Post	\$ 44,611	\$ 2,974	\$ 25,279	\$ 5,948	\$ 55,020	\$ 2,974	\$ 2,974	\$ 5,948	\$ 1,487	\$ 1,487	\$ 148,702
Dues Income	\$ 26	\$ 2	\$ 15	\$ 3	\$ 32	\$ 2	\$ 2	\$ 3	\$ 1	\$ 1	\$ 87
Expenditures	\$ 31,420	\$ 2,095	\$ 17,805	\$ 4,189	\$ 38,752	\$ 2,095	\$ 2,095	\$ 4,189	\$ 1,047	\$ 1,047	\$ 104,734
2019 Bank Reconciliation correction	\$ (61,435)	\$ (14)	\$ (116)	\$ (27)	\$ (68,703)	\$ (14)	\$ (14)	\$ (27)	\$ (7)	\$ (7)	\$ (130,138)
Total at 6/30/20	\$ 14,417	\$ 5,057	\$ 42,982	\$ 10,114	\$ 24,847	\$ 5,057	\$ 5,057	\$ 10,114	\$ 2,528	\$ 2,528	\$ 122,700

Sunnyside Beach & Tennis Club Condominium Association, Inc.

2021 Budgeted Reserve Funding Spreadsheet

BUDGET SUPPORT

Components	Replacement Cost	Useful life remaining @12/31/20	Fund projected Component at 12/30/20	Amt required for full funding in 2020	Projected Fund Balance before any expenses	2021 Budget Spend	12/31/20 projected balances - after spending and funding	Calendar 2022 - estimated cost to fully fund reserves
Building	110,664	6	14,417	16,041	30,458	25,000	5,458	17,534
Paving	123,101	16	5,057	7,378	12,435	-	12,435	7,378
Roof	501,302	13	42,982	35,255	78,237	-	78,237	35,255
Pool	47,474	8	10,114	4,670	14,784	-	14,784	4,670
Painting	240,000	6	24,847	35,859	60,706	45,000	15,706	37,382
Tunnel	14,000	15	5,057	596	5,653		5,653	596
Fence	54,057	13	5,057	3,769	8,826		8,826	3,769
Tennis	28,615	1	10,114	18,501	28,615		28,615	-
Gulf Deck	17,120	16	2,528	912	3,440		3,440	912
Lighting	15,200	20	2,528	634	3,162		3,162	634
	\$ 1,151,533		\$ 122,700	\$ 123,615	\$ 246,315	\$ 70,000	\$ 176,315	\$ 108,131

2021 Sunnyside Budget
Fee Comparison

Unit Description	2020 fees		2021 fees		Difference		All units of this type
					Month	Annual	
2 BEDROOM SMALL	\$ 399.98	\$ 436.76	\$ 36.78	\$ 441.36		\$ 441.36	16,330.32
2 BEDROOM LARGE	\$ 419.05	\$ 457.60	\$ 38.55	\$ 462.60		\$ 462.60	9,252.00
3 BEDROOM SMALL	\$ 490.15	\$ 535.23	\$ 45.08	\$ 540.96		\$ 540.96	3,245.76
3 BEDROOM LARGE	\$ 508.07	\$ 554.80	\$ 46.73	\$ 560.76		\$ 560.76	6,168.36
	\$ 1,817.25	\$ 1,984.39	\$ 167.14	\$ 2,005.68		\$ 2,005.68	34,996.44

Why the difference in fees?

Change in:

Fully funded reserves	\$	18,881.00
Less rental income year over year	\$	12,623.67

If we preferred an assessment versus added fees

2 BEDROOM SMALL	\$	441.36	Per Year
2 BEDROOM LARGE	\$	462.60	
3 BEDROOM SMALL	\$	540.96	
3 BEDROOM LARGE	\$	560.76	

Sunnyside Beach & Tennis Club

Profit and Loss

January - September, 2019

	Association				TOTAL
	Assessment	Operating	Rental	Reserve	
Income					
958 Reimbursements		220.22			220.22
Income Account - Assessment					-
Insurance Assessment	100,000.00				100,000.00
Total Income Account - Assessment	100,000.00	-	-	-	100,000.00
Income Account-Association					-
Interest	114.63	8.88		312.79	436.30
Late Fees		100.00			100.00
Miscellaneous Income		7,530.00			7,530.00
Monthly Dues		286,279.50			286,279.50
Work Orders		13,699.92			13,699.92
Total Income Account-Association	114.63	307,618.30	-	312.79	308,045.72
Income Account-Rental					-
Linen Replacement Fee			18,735.73		18,735.73
Rental Units Cleaning			2,400.00		2,400.00
Rental-Commission			55,493.77		55,493.77
Rental-Registration Fees			98,313.43		98,313.43
Total Income Account-Rental	-	-	184,549.44	-	184,549.44
Sales of Product Income			118.78		118.78
Total Income	100,114.63	307,838.52	184,668.22	312.79	592,934.16
Gross Profit	100,114.63	307,838.52	184,668.22	312.79	592,934.16
Expenses					
776.000 Fire Extinguisher Service		360.95			360.95
Expense Account-Rental					-
Accounting			3,450.00		3,450.00
Advertising			2,898.43		2,898.43
Cleaning Units			49,923.96		49,923.96
Credit Card Fees			10,100.11		10,100.11
Housekeeping Supplies			1,982.27		1,982.27
Linen			1,939.94		1,939.94
Office Expense			587.45		587.45
Pool Party			1,734.41		1,734.41
Postage Rental			255.32		255.32
Printing			462.87		462.87
Total Expense Account-Rental	-	-	73,334.76	-	73,334.76
Insurance					-
16 Windstorm	(977.26)				(977.26)
Insurance Expense	34,555.00	38,280.34			72,835.34
Reserve Study	1,995.00				1,995.00
Workman's Compensation	3,142.00	(685.00)			2,457.00
Total Insurance	38,714.74	37,595.34	-	-	76,310.08
MAINTENANCE & REPAIRS		1,704.83			1,704.83
Building 1		870.00			870.00
Building 10		23,359.17		-	23,359.17
Building 2		2,575.00			2,575.00
Building 6		375.00			375.00
Building 7		1,600.00			1,600.00
Clubhouse		2,695.75			2,695.75
Clubhouse Repairs		160.00			160.00
Deck to Beach Replacement		6,192.37			6,192.37

Sunnyside Beach & Tennis Club

Profit and Loss

January - September, 2019

	Association				TOTAL
	Assessment	Operating	Rental	Reserve	
Golf Cart Repair		1,302.98			1,302.98
Grounds		63,311.47			63,311.47
Maintenance Other		155.00			155.00
Pool Maint/Supplies		15,470.97			15,470.97
Repair & Maintenance		34.68			34.68
Repairs- Work Orders		8,853.28	37.75		8,891.03
Shuffleboard		700.00			700.00
Tennis Court		700.00			700.00
Tunnel Entrance		2,600.00			2,600.00
Total MAINTENANCE & REPAIRS	-	132,660.50	37.75	-	132,698.25
Office Expenses					-
Accounting		5,116.62			5,116.62
Bank Fees		334.75	30.00		364.75
Legal		1,868.00	302.50		2,170.50
Postage		1,008.39	200.00		1,208.39
Printing		2,091.97			2,091.97
Supplies & Expenses		3,729.46			3,729.46
Total Office Expenses	-	14,149.19	532.50	-	14,681.69
Payroll Expenses					-
Wages			24.00		24.00
Total Payroll Expenses	-	-	24.00	-	24.00
Salaries and Wages					-
Health Ins. Supplement		2,000.00	450.00		2,450.00
Salaries, Maintenance		30,000.00			30,000.00
Salaries, Management		40,769.20			40,769.20
Salaries, Rental			16,068.00		16,068.00
Total Salaries and Wages	-	72,769.20	16,518.00	-	89,287.20
Taxes and Licenses					-
Business License		195.00			195.00
Payroll Taxes		5,611.24	1,327.91		6,939.15
Pool Permit Fee		450.00			450.00
Total Taxes and Licenses	-	6,256.24	1,327.91	-	7,584.15
Utilities					-
Cable		43,201.26			43,201.26
Electricity		16,518.13			16,518.13
Garbage		10,300.47			10,300.47
Pest		3,330.14			3,330.14
Security		4,009.46			4,009.46
Sewer & Water		51,287.74			51,287.74
Telephones		1,445.74			1,445.74
Total Utilities	-	130,092.94	-	-	130,092.94
Total Expenses	38,714.74	393,884.36	91,774.92	-	524,374.02
Net Operating Income	61,399.89	(86,045.84)	92,893.30	312.79	68,560.14
Net Income	61,399.89	(86,045.84)	92,893.30	312.79	68,560.14

Sunnyside Beach & Tennis Club

Profit and Loss

January - September, 2020

CONSOLIDATED

	Association				TOTAL
	Assessment	Operating	Reserve	Rental Corp	
Income					
Income Account - Assessment					-
Insurance Assessment	130,095.04				130,095.04
Total Income Account - Assessment	130,095.04	-	-		130,095.04
Income Account-Association					-
Interest	29.19	9.25	104.15		142.59
Late Fees		20.00			20.00
Miscellaneous Income	20.00	15,369.64			15,389.64
Monthly Dues		208,968.34	78,444.00		287,412.34
Work Orders		7,447.07			7,447.07
Total Income Account-Association	49.19	231,814.30	78,548.15		310,411.64
Income Account-Rental					
Cleaning Fees				43,547.67	43,547.67
COVID Fees				3,637.00	3,637.00
Linen Program Fees				3,000.00	3,000.00
Miscellaneous Income				346.26	346.26
Occ Tax Collected / Paid Net				615.97	615.97
Registration Fees				8,808.19	8,808.19
Rental Commission Income				91,301.15	91,301.15
Rental Insurance Fees				13,533.58	13,533.58
Rental Units Cleaning		2,920.00			2,920.00
Total Income Account-Rental	-	2,920.00	-	164,789.82	167,709.82
Sales of Product Income		11.40			11.40
Total Income	130,144.23	234,745.70	78,548.15	164,789.82	608,227.90
Gross Profit	130,144.23	234,745.70	78,548.15	164,789.82	608,227.90
Expenses					
728 Miscellaneous Expense		684.48			684.48
776.000 Fire Extinguisher Service		364.20			364.20
Expense Account-Rental					-
Advertising		198.00			198.00
Housekeeping Supplies		1,007.55			1,007.55
Office Expense		174.66			174.66
Pool Party		439.55			439.55
Advertising & Marketing				2,945.43	2,945.43
Cleaning Expense				47,916.44	47,916.44
Cleaning Supplies				1,415.66	1,415.66
Credit Card Fees				10,191.02	10,191.02
Legal & Professional Fees				400.00	400.00
Linen Expenses				3,296.14	3,296.14
Miscellaneous Expenses				252.02	252.02
Office Expenses				4,665.17	4,665.17
Payroll Expenses				24,101.36	24,101.36
Pool Party				858.74	858.74
Rental Insurance Premiums				10,468.32	10,468.32
Total Expense Account-Rental	-	1,819.76	-	106,510.30	109,378.74
Insurance					-
Property Insurance	89,462.66				89,462.66
Workman's Compensation	2,616.00				2,616.00
Total Insurance	92,078.66	-	-	-	92,078.66

Sunnyside Beach & Tennis Club

Profit and Loss

January - September, 2020

CONSOLIDATED

	Association				TOTAL
	Assessment	Operating	Reserve	Rental Corp	
MAINTENANCE & REPAIRS					-
Building 1		10,745.97	76,437.63		87,183.60
Building 10		117.50			117.50
Building 3		495.00			495.00
Building 4		740.00			740.00
Building 7		1,200.00			1,200.00
Building 8		400.00			400.00
Clubhouse		75.00			75.00
Clubhouse Repairs		634.00			634.00
Grounds	20.00	50,326.01			50,346.01
Maintenance Other		225.90			225.90
Pool Maint/Supplies		12,201.31			12,201.31
Repair & Maintenance		152.57			152.57
Repairs- Work Orders		5,367.34			5,367.34
Total MAINTENANCE & REPAIRS	20.00	82,680.60	76,437.63	-	159,138.23
Office Expenses					-
Accounting		5,831.41			5,831.41
Bank Fees		16.47			16.47
Legal		5,682.84			5,682.84
Postage		673.30			673.30
Printing		1,854.93			1,854.93
Supplies & Expenses		3,833.59			3,833.59
Total Office Expenses	-	17,892.54	-	-	17,892.54
Salaries and Wages					-
Health Ins. Supplement		2,000.00			2,000.00
Salaries, Maintenance		30,692.38			30,692.38
Salaries, Management		41,710.13			41,710.13
Total Salaries and Wages	-	74,402.51	-	-	74,402.51
Taxes and Licenses					-
Business License		415.00			415.00
Payroll Taxes		5,718.20			5,718.20
Pool Permit Fee		450.00			450.00
Total Taxes and Licenses	-	6,583.20	-	-	6,583.20
Uncategorized Expense		90.00			90.00
Utilities		1,459.87			1,459.87
Cable		53,052.85			53,052.85
Electricity		15,296.11			15,296.11
Garbage		11,653.18			11,653.18
Pest		9,073.85			9,073.85
Security		3,174.08			3,174.08
Sewer & Water		38,190.59			38,190.59
Telephones		1,826.61			1,826.61
Total Utilities	-	133,727.14	-	-	133,727.14
Total Expenses	92,098.66	318,244.43	76,437.63	106,510.30	593,291.02
Net Operating Income	38,045.57	(83,498.73)	2,110.52	58,279.52	14,936.88
Net Income	38,045.57	(83,498.73)	2,110.52	58,279.52	14,936.88

Sunnyside 2021 Proposed Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 Budget Full Yr.	2020 Budget LY Budget
Income														
Insurance Assessment	130,000												130,000	110,000
Total Income Account - Assessment	130,000												130,000	110,000
Income Account-Association														
Interest	75	75	75	75	75	75	75	75	75	75	75	75	900	900
Late Fees													300	300
Miscellaneous Income	250	250	1,250	1,250	3,500	3,500	3,500	2,750	2,000	1,000	250	250	19,750	10,000
Monthly Dues	34,583	34,583	34,583	34,583	34,583	34,583	34,583	34,583	34,583	34,583	34,583	34,583	415,000	380,518
Monthly Dues - transfer to fund reserves	(10,301)	(10,301)	(10,301)	(10,301)	(10,301)	(10,301)	(10,301)	(10,301)	(10,301)	(10,301)	(10,301)	(10,301)	(123,615)	(104,734)
Net Association Dues	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	291,385	275,784
Work Orders														
Total Income Account-Association	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	20,000
Reserves	25,857	25,857	26,932	26,857	29,107	29,182	29,107	28,357	27,682	26,607	25,857	25,932	327,235	306,984
Monthly Dues - necessary to fully reserves	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	123,615	104,734
Total Income	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	1,980,950	1,716,118
Gross Profit	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	166,158	1,980,950	1,716,118
Insurance														
16 Windstorm	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	125,000	104,000
Workman's Compensation	417	417	417	417	417	417	417	417	417	417	417	417	5,000	5,000
Total Insurance	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000	109,000
Reserve spending														
Lighting 1							714						714	50,000
Building 10							714						714	56
Building 2							714						714	45,600
Building 3							714						714	556
Building 4							714						714	556
Building 5							714						714	556
Building 6							714						714	556
Building 7							714						714	556
Building 8							714						714	556
Building 9							714						714	556
Clubhouse							714						714	556
Deck to Beach Replacement							714						714	556
Tennis Court							714						714	556
Tunnel Entrance							714						714	556
Total for Reserves spending							714						714	88,800
Association Repairs & Maintenance														
Grounds	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	62,000	53,750
Maintenance Other (fire ext)	50	50	50	50	50	50	50	50	50	50	50	50	600	350
Pool Maint/Supplies	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000	20,700
Repairs-Work Orders	875	875	875	875	875	875	875	875	875	875	875	875	10,500	14,000
Total MAINTENANCE & REPAIRS	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	95,100	88,800
Total MAINTENANCE & REPAIRS - Assoc & Reserves	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	165,100	189,400
Office Expenses														
Accounting	25	25	25	25	25	25	25	25	25	25	25	25	3,500	4,500
Bank Fees	417	417	417	417	417	417	417	417	417	417	417	417	5,000	480
Legal													1,000	2,800
Social	42	42	42	42	42	42	42	42	42	42	42	42	500	1,500
Playground Equipment	75	75	75	75	75	75	75	1,000	250	75	75	42	500	500
Postage	125	125	125	125	125	125	125	125	125	125	125	125	2,000	1,825
Printing	350	350	350	350	350	350	350	350	350	350	350	350	4,200	1,200
Supplies & Expenses														3,600

**Sunnyside
2021 Proposed Budget**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 Budget Full Yr.	2020 Budget LY Budget
Total Office Expenses	1,033	1,033	1,033	4,533	1,033	1,033	1,033	1,958	1,208	2,033	1,033	1,033	18,000	16,000
Salaries and Wages	217	217	217	217	217	217	217	217	217	217	217	217	2,000	3,250
Health Ins. Supplement	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	40,560	38,000
Salaries, Maintenance	4,593	4,593	4,593	4,593	4,593	4,593	4,593	4,593	4,593	4,593	4,593	4,593	55,120	53,000
Salaries, Clerical	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	98,280	94,250
Total Salaries and Wages	668	668	668	668	668	668	668	668	668	668	668	668	600	550
Taxes and Licenses	668	668	668	668	668	668	668	668	668	668	668	668	8,017	11,666
Business License													450	
Payroll Taxes														
Pool Permit Fee														
Total Taxes and Licenses	668	668	668	668	668	668	668	668	668	668	668	668	9,067	12,216
Uncategorized Expense														
Utilities														
Cable	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	57,492
Electricity	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000	23,808
Garbage	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000	13,000
Pest	750	750	750	750	750	750	750	750	750	750	750	750	9,000	9,000
Security	458	458	458	458	458	458	458	458	458	458	458	458	5,500	5,200
Sewer & Water	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	60,000	60,000
Telephones	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,420
Total Utilities	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	112,500	117,920
Net	38,025	38,025	53,025	41,525	38,025	113,625	48,025	38,950	53,200	39,025	38,025	53,475	592,947	593,191

SUMMARY

Insurance Assessment	130,000	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000	110,000
Insurance Assessment Income														190,000
Insurance Assessment Expense														109,000
Net	130,000	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000	1,000

Reserves - FULLY FUNDED

Dues Income	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	10,301	123,615	104,734
2021 spend						60,000							70,000	100,600
Change in Cash Position	10,301	10,301	10,301	10,301	10,301	(49,699)	301	10,301	10,301	10,301	10,301	10,301	53,615	4,134

Association

Dues Income (net of Assessment)	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	24,282	291,385	286,984
Other Income - work orders, fees, misc	1,575	1,575	2,650	2,575	4,825	4,900	4,825	4,075	3,400	2,325	1,575	1,650	35,950	20,000
Total Association Income	25,857	25,857	26,932	26,857	29,107	29,182	29,107	28,357	27,682	26,607	25,857	25,932	327,335	306,984

Expenses:

Grounds, Maintenance & Repairs	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	7,925	95,100	88,800
Office	1,033	1,033	1,033	1,033	1,033	1,033	1,958	1,033	1,033	2,033	1,033	1,033	18,000	16,405
Salaries & Wages (net of rental)	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	8,190	98,280	94,250
Taxes & Licenses	668	668	668	668	668	668	668	668	668	668	668	668	9,067	12,216
Utilities	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	9,375	117,500	171,920
Total Expenses - Association	27,191	27,191	42,191	30,691	27,191	42,791	27,191	28,116	42,366	28,191	27,191	27,191	392,947	383,591
Net for Assessment before rental	(1,334)	(1,334)	(15,259)	(3,834)	1,916	(13,609)	1,916	241	(14,684)	(1,984)	(1,334)	(1,334)	(65,612)	(76,607)
Rental Income / (loss)	(1,938)	(1,938)	(631)	(3,017)	3,632	39,285	28,724	5,681	(1,034)	(2,543)	(1,267)	(1,267)	846	78,422
Combined Association & Rental	(3,273)	(3,273)	(15,891)	(6,852)	5,548	25,675	30,640	5,922	(15,719)	(4,127)	(2,601)	(15,864)	186	1,815