

## Income Statement Summary

### Sea Ridge Condominium Association

January 01, 2021 thru January 31, 2021

|                                      | Current Period     |                   |                    | Year to Date (7 months) |                   |                     | Annual Budget       |
|--------------------------------------|--------------------|-------------------|--------------------|-------------------------|-------------------|---------------------|---------------------|
|                                      | Actual             | Budget            | Variance           | Actual                  | Budget            | Variance            |                     |
| <b>Total Income</b>                  | <b>95,665.82</b>   | <b>103,952.00</b> | <b>(8,286.18)</b>  | <b>685,213.08</b>       | <b>727,664.00</b> | <b>(42,450.92)</b>  | <b>1,247,423.40</b> |
| <b>Total Income</b>                  | <b>95,665.82</b>   | <b>103,952.00</b> | <b>(8,286.18)</b>  | <b>685,213.08</b>       | <b>727,664.00</b> | <b>(42,450.92)</b>  | <b>1,247,423.40</b> |
| <b>Total Administration Expenses</b> | <b>8,591.98</b>    | <b>5,497.38</b>   | <b>3,094.60</b>    | <b>40,340.13</b>        | <b>38,481.70</b>  | <b>1,858.43</b>     | <b>65,968.64</b>    |
| <b>Total Landscape</b>               | <b>16,503.38</b>   | <b>17,499.83</b>  | <b>(996.45)</b>    | <b>130,327.21</b>       | <b>122,498.83</b> | <b>7,828.38</b>     | <b>209,998.00</b>   |
| <b>Total Maintenance</b>             | <b>20,447.72</b>   | <b>6,170.78</b>   | <b>14,276.94</b>   | <b>160,896.54</b>       | <b>43,200.26</b>  | <b>117,696.28</b>   | <b>74,058.96</b>    |
| <b>Total Property Protection</b>     | <b>1,056.00</b>    | <b>1,211.83</b>   | <b>(155.83)</b>    | <b>8,875.65</b>         | <b>8,482.83</b>   | <b>392.82</b>       | <b>14,542.00</b>    |
| <b>Total Utilities Expenses</b>      | <b>15,108.88</b>   | <b>14,702.74</b>  | <b>406.14</b>      | <b>63,149.84</b>        | <b>102,919.24</b> | <b>(39,769.40)</b>  | <b>176,433.00</b>   |
| <b>Total Insurance Expenses</b>      | <b>8,960.48</b>    | <b>3,983.76</b>   | <b>4,976.72</b>    | <b>35,550.66</b>        | <b>27,886.32</b>  | <b>7,664.34</b>     | <b>47,805.12</b>    |
| <b>Total Taxes Expenses</b>          | <b>0.00</b>        | <b>567.17</b>     | <b>(567.17)</b>    | <b>4,000.00</b>         | <b>3,970.17</b>   | <b>29.83</b>        | <b>6,806.00</b>     |
| <b>Total Reserves</b>                | <b>54,586.58</b>   | <b>54,317.64</b>  | <b>268.94</b>      | <b>384,871.29</b>       | <b>380,223.48</b> | <b>4,647.81</b>     | <b>651,811.68</b>   |
| <b>Total Expense</b>                 | <b>125,255.02</b>  | <b>103,951.13</b> | <b>21,303.89</b>   | <b>828,011.32</b>       | <b>727,662.83</b> | <b>100,348.49</b>   | <b>1,247,423.40</b> |
| <br>                                 |                    |                   |                    |                         |                   |                     |                     |
| <b>Net Income / (Loss)</b>           | <b>(29,589.20)</b> | <b>0.87</b>       | <b>(29,590.07)</b> | <b>(142,798.24)</b>     | <b>1.17</b>       | <b>(142,799.41)</b> | <b>0.00</b>         |

**Income Statement Report**  
**Sea Ridge Condominium Association**  
January 01, 2021 thru January 31, 2021

|                                           | Current Period   |                   |                   | Year to Date (7 months) |                   |                    | Annual Budget       | Budget Remaining  |
|-------------------------------------------|------------------|-------------------|-------------------|-------------------------|-------------------|--------------------|---------------------|-------------------|
|                                           | Actual           | Budget            | Variance          | Actual                  | Budget            | Variance           |                     |                   |
| <b><u>Income</u></b>                      |                  |                   |                   |                         |                   |                    |                     |                   |
| <b>Income</b>                             |                  |                   |                   |                         |                   |                    |                     |                   |
| 5010 - Regular Assessments                | 95,136.14        | 95,136.00         | 0.14              | 665,033.37              | 665,952.00        | (918.63)           | 1,141,631.40        | 476,598.03        |
| 5031 - Interest Income-Reserve            | 268.94           | 1,833.33          | (1,564.39)        | 4,647.81                | 12,833.33         | (8,185.52)         | 22,000.00           | 17,352.19         |
| 5040 - Late Fees                          | 279.42           | 0.00              | 279.42            | 2,933.96                | 0.00              | 2,933.96           | 0.00                | (2,933.96)        |
| 5042 - Late Interest                      | 81.32            | 12.50             | 68.82             | 903.65                  | 87.50             | 816.15             | 150.00              | (753.65)          |
| 5051 - Clubhouse Rental Fees              | 0.00             | 41.67             | (41.67)           | 0.00                    | 291.67            | (291.67)           | 500.00              | 500.00            |
| 5052 - Admin/Collection Fees              | 0.00             | 0.00              | 0.00              | 200.00                  | 0.00              | 200.00             | 0.00                | (200.00)          |
| 5053 - Delinquent Letter Fees             | (100.00)         | 133.33            | (233.33)          | 300.00                  | 933.33            | (633.33)           | 1,600.00            | 1,300.00          |
| 5060 - Gate/Pool Keys/Remotes             | 0.00             | 25.00             | (25.00)           | 250.00                  | 175.00            | 75.00              | 300.00              | 50.00             |
| 5063 - Parking                            | 0.00             | 336.00            | (336.00)          | 0.00                    | 2,352.00          | (2,352.00)         | 4,032.00            | 4,032.00          |
| 5100 - Water Reimb Income                 | 0.00             | 6,434.17          | (6,434.17)        | 10,944.29               | 45,039.17         | (34,094.88)        | 77,210.00           | 66,265.71         |
| <b>Total Income</b>                       | <b>95,665.82</b> | <b>103,952.00</b> | <b>(8,286.18)</b> | <b>685,213.08</b>       | <b>727,664.00</b> | <b>(42,450.92)</b> | <b>1,247,423.40</b> | <b>562,210.32</b> |
| <b>Total Sea Ridge Condominium Income</b> | <b>95,665.82</b> | <b>103,952.00</b> | <b>(8,286.18)</b> | <b>685,213.08</b>       | <b>727,664.00</b> | <b>(42,450.92)</b> | <b>1,247,423.40</b> | <b>562,210.32</b> |
| <b><u>Expense</u></b>                     |                  |                   |                   |                         |                   |                    |                     |                   |
| <b>Administration Expenses</b>            |                  |                   |                   |                         |                   |                    |                     |                   |
| 6010 - Audit                              | 0.00             | 100.00            | (100.00)          | 1,050.00                | 700.00            | 350.00             | 1,200.00            | 150.00            |
| 6015 - Reserve Study                      | 537.50           | 66.67             | 470.83            | 537.50                  | 466.67            | 70.83              | 800.00              | 262.50            |
| 6035 - Office & Postage                   | 447.32           | 458.33            | (11.01)           | 2,437.32                | 3,208.33          | (771.01)           | 5,500.00            | 3,062.68          |
| 6040 - Management Services                | 3,369.50         | 3,307.50          | 62.00             | 23,214.50               | 23,152.50         | 62.00              | 39,690.00           | 16,475.50         |
| 6041 - Management-Additional              | 0.00             | 58.33             | (58.33)           | 400.00                  | 408.33            | (8.33)             | 700.00              | 300.00            |
| 6045 - Records Storage                    | 0.00             | 72.05             | (72.05)           | 0.00                    | 504.37            | (504.37)           | 864.64              | 864.64            |
| 6050 - Fees & Licenses                    | 0.00             | 0.00              | 0.00              | 35.00                   | 0.00              | 35.00              | 0.00                | (35.00)           |
| 6053 - Delinquent Letter Charges          | 100.00           | 0.00              | 100.00            | 800.00                  | 0.00              | 800.00             | 0.00                | (800.00)          |
| 6054 - Collection Fees                    | 0.00             | 97.00             | (97.00)           | 0.00                    | 679.00            | (679.00)           | 1,164.00            | 1,164.00          |
| 6055 - Attorney Fees                      | 3,791.78         | 1,250.00          | 2,541.78          | 11,050.50               | 8,750.00          | 2,300.50           | 15,000.00           | 3,949.50          |
| 6071 - Website                            | 0.00             | 50.00             | (50.00)           | 331.93                  | 350.00            | (18.07)            | 600.00              | 268.07            |
| 6074 - Social                             | 137.50           | 37.50             | 100.00            | 275.00                  | 262.50            | 12.50              | 450.00              | 175.00            |

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January 01, 2021 thru January 31, 2021

|                                      | Current Period   |                  |                 | Year to Date (7 months) |                   |                 | Annual Budget     | Budget Remaining |
|--------------------------------------|------------------|------------------|-----------------|-------------------------|-------------------|-----------------|-------------------|------------------|
|                                      | Actual           | Budget           | Variance        | Actual                  | Budget            | Variance        |                   |                  |
| <b>Expense</b>                       |                  |                  |                 |                         |                   |                 |                   |                  |
| <b>Administration Expenses</b>       |                  |                  |                 |                         |                   |                 |                   |                  |
| 6077 - Bad Debt/Write Off            | 208.38           | 0.00             | 208.38          | 208.38                  | 0.00              | 208.38          | 0.00              | (208.38)         |
| <b>Total Administration Expenses</b> | <b>8,591.98</b>  | <b>5,497.38</b>  | <b>3,094.60</b> | <b>40,340.13</b>        | <b>38,481.70</b>  | <b>1,858.43</b> | <b>65,968.64</b>  | <b>25,628.51</b> |
| <b>Landscape</b>                     |                  |                  |                 |                         |                   |                 |                   |                  |
| 6405 - Landscape Contract            | 15,429.00        | 15,429.00        | 0.00            | 112,763.00              | 108,003.00        | 4,760.00        | 185,148.00        | 72,385.00        |
| 6410 - Landscape Extras              | 0.00             | 1,000.00         | (1,000.00)      | 3,832.01                | 7,000.00          | (3,167.99)      | 12,000.00         | 8,167.99         |
| 6420 - Irrigation Repairs            | 1,074.38         | 833.33           | 241.05          | 8,349.00                | 5,833.33          | 2,515.67        | 10,000.00         | 1,651.00         |
| 6421 - Backflow                      | 0.00             | 29.17            | (29.17)         | 0.00                    | 204.17            | (204.17)        | 350.00            | 350.00           |
| 6422 - Plant Material                | 0.00             | 0.00             | 0.00            | 1,113.20                | 0.00              | 1,113.20        | 0.00              | (1,113.20)       |
| 6425 - Tree Maintenance              | 0.00             | 208.33           | (208.33)        | 4,270.00                | 1,458.33          | 2,811.67        | 2,500.00          | (1,770.00)       |
| <b>Total Landscape</b>               | <b>16,503.38</b> | <b>17,499.83</b> | <b>(996.45)</b> | <b>130,327.21</b>       | <b>122,498.83</b> | <b>7,828.38</b> | <b>209,998.00</b> | <b>79,670.79</b> |
| <b>Maintenance</b>                   |                  |                  |                 |                         |                   |                 |                   |                  |
| 6510 - Lighting Maintenance          | 520.65           | 262.00           | 258.65          | 1,044.65                | 1,834.00          | (789.35)        | 3,144.00          | 2,099.35         |
| 6515 - Lighting Extras               | 0.00             | 0.00             | 0.00            | 1,060.52                | 0.00              | 1,060.52        | 0.00              | (1,060.52)       |
| 6525 - Lighting Supplies             | 0.00             | 41.67            | (41.67)         | 716.35                  | 291.67            | 424.68          | 500.00            | (216.35)         |
| 6531 - Tennis Court Repair           | 2,785.00         | 0.00             | 2,785.00        | 5,570.00                | 0.00              | 5,570.00        | 0.00              | (5,570.00)       |
| 6532 - Building Repairs              | 0.00             | 0.00             | 0.00            | 3,930.00                | 0.00              | 3,930.00        | 0.00              | (3,930.00)       |
| 6533 - Handyman Expense              | 0.00             | 750.00           | (750.00)        | 3,654.65                | 5,250.00          | (1,595.35)      | 9,000.00          | 5,345.35         |
| 6545 - Plumbing Repairs              | 1,340.00         | 250.00           | 1,090.00        | 16,792.50               | 1,750.00          | 15,042.50       | 3,000.00          | (13,792.50)      |
| 6546 - Sewerline Maintenance         | 6,250.00         | 349.50           | 5,900.50        | 6,348.00                | 2,446.50          | 3,901.50        | 4,194.00          | (2,154.00)       |
| 6547 - Water Damage                  | 6,000.00         | 2,022.39         | 3,977.61        | 86,328.58               | 14,161.59         | 72,166.99       | 24,278.40         | (62,050.18)      |
| 6548 - Roof Repairs                  | 1,095.00         | 0.00             | 1,095.00        | 14,928.00               | 0.00              | 14,928.00       | 0.00              | (14,928.00)      |
| 6550 - Janitorial Service            | 264.00           | 288.21           | (24.21)         | 2,643.00                | 2,017.49          | 625.51          | 3,458.56          | 815.56           |
| 6551 - Janitorial Supplies           | 63.44            | 41.67            | 21.77           | 363.03                  | 291.67            | 71.36           | 500.00            | 136.97           |
| 6552 - Janitorial Extras             | 0.00             | 0.00             | 0.00            | 315.25                  | 0.00              | 315.25          | 0.00              | (315.25)         |
| 6555 - Pest Control                  | 486.00           | 537.00           | (51.00)         | 3,284.00                | 3,759.00          | (475.00)        | 6,444.00          | 3,160.00         |
| 6560 - Pest Control Extras           | 526.75           | 500.00           | 26.75           | 2,605.25                | 3,500.00          | (894.75)        | 6,000.00          | 3,394.75         |

**Income Statement Report**  
**Sea Ridge Condominium Association**  
January 01, 2021 thru January 31, 2021

|                                  | Current Period   |                  |                  | Year to Date (7 months) |                   |                    | Annual Budget     | Budget Remaining   |
|----------------------------------|------------------|------------------|------------------|-------------------------|-------------------|--------------------|-------------------|--------------------|
|                                  | Actual           | Budget           | Variance         | Actual                  | Budget            | Variance           |                   |                    |
| <b>Expense</b>                   |                  |                  |                  |                         |                   |                    |                   |                    |
| <b>Maintenance</b>               |                  |                  |                  |                         |                   |                    |                   |                    |
| 6565 - Termite Treatment         | 0.00             | 0.00             | 0.00             | 2,035.00                | 0.00              | 2,035.00           | 0.00              | (2,035.00)         |
| 6570 - Pool/Spa Service          | 820.00           | 820.00           | 0.00             | 5,740.00                | 5,740.00          | 0.00               | 9,840.00          | 4,100.00           |
| 6575 - Pool/Spa Repairs          | 250.00           | 0.00             | 250.00           | 2,715.35                | 0.00              | 2,715.35           | 0.00              | (2,715.35)         |
| 6577 - Pool & Spa Supplies       | 46.88            | 100.00           | (53.12)          | 93.76                   | 700.00            | (606.24)           | 1,200.00          | 1,106.24           |
| 6579 - Pool & Spa Inspections    | 0.00             | 41.67            | (41.67)          | 0.00                    | 291.67            | (291.67)           | 500.00            | 500.00             |
| 6580 - Pool/Spa Extras           | 0.00             | 41.67            | (41.67)          | 250.00                  | 291.67            | (41.67)            | 500.00            | 250.00             |
| 6595 - Miscellaneous             | 0.00             | 0.00             | 0.00             | 262.04                  | 0.00              | 262.04             | 0.00              | (262.04)           |
| 6623 - Lock & Keys               | 0.00             | 125.00           | (125.00)         | 216.61                  | 875.00            | (658.39)           | 1,500.00          | 1,283.39           |
| <b>Total Maintenance</b>         | <b>20,447.72</b> | <b>6,170.78</b>  | <b>14,276.94</b> | <b>160,896.54</b>       | <b>43,200.26</b>  | <b>117,696.28</b>  | <b>74,058.96</b>  | <b>(86,837.58)</b> |
| <b>Property Protection</b>       |                  |                  |                  |                         |                   |                    |                   |                    |
| 6526 - Fire Extinguishers        | 0.00             | 83.33            | (83.33)          | 0.00                    | 583.33            | (583.33)           | 1,000.00          | 1,000.00           |
| 6620 - Security                  | 0.00             | 0.00             | 0.00             | 498.18                  | 0.00              | 498.18             | 0.00              | (498.18)           |
| 6621 - Patrol Services           | 1,056.00         | 1,056.00         | 0.00             | 7,392.00                | 7,392.00          | 0.00               | 12,672.00         | 5,280.00           |
| 6622 - Clubhouse & Pool Security | 0.00             | 72.50            | (72.50)          | 985.47                  | 507.50            | 477.97             | 870.00            | (115.47)           |
| <b>Total Property Protection</b> | <b>1,056.00</b>  | <b>1,211.83</b>  | <b>(155.83)</b>  | <b>8,875.65</b>         | <b>8,482.83</b>   | <b>392.82</b>      | <b>14,542.00</b>  | <b>5,666.35</b>    |
| <b>Utilities Expenses</b>        |                  |                  |                  |                         |                   |                    |                   |                    |
| 6700 - Sewer/Water               | 8,437.96         | 7,818.58         | 619.38           | 40,508.91               | 54,730.08         | (14,221.17)        | 93,823.00         | 53,314.09          |
| 6701 - Reclaimed Irrigation      | 0.00             | 4,175.83         | (4,175.83)       | 0.00                    | 29,230.83         | (29,230.83)        | 50,110.00         | 50,110.00          |
| 6705 - Electric                  | 4,328.41         | 2,208.33         | 2,120.08         | 16,175.56               | 15,458.33         | 717.23             | 26,500.00         | 10,324.44          |
| 6710 - Gas                       | 2,342.51         | 500.00           | 1,842.51         | 6,465.37                | 3,500.00          | 2,965.37           | 6,000.00          | (465.37)           |
| <b>Total Utilities Expenses</b>  | <b>15,108.88</b> | <b>14,702.74</b> | <b>406.14</b>    | <b>63,149.84</b>        | <b>102,919.24</b> | <b>(39,769.40)</b> | <b>176,433.00</b> | <b>113,283.16</b>  |
| <b>Insurance Expenses</b>        |                  |                  |                  |                         |                   |                    |                   |                    |
| 6800 - Insurance Master Policy   | 8,960.48         | 3,902.51         | 5,057.97         | 34,981.66               | 27,317.57         | 7,664.09           | 46,830.12         | 11,848.46          |
| 6825 - Workers Compensation      | 0.00             | 81.25            | (81.25)          | 569.00                  | 568.75            | 0.25               | 975.00            | 406.00             |
| <b>Total Insurance Expenses</b>  | <b>8,960.48</b>  | <b>3,983.76</b>  | <b>4,976.72</b>  | <b>35,550.66</b>        | <b>27,886.32</b>  | <b>7,664.34</b>    | <b>47,805.12</b>  | <b>12,254.46</b>   |

## Income Statement Report

### Sea Ridge Condominium Association

January 01, 2021 thru January 31, 2021

|                                                    | Current Period     |                   |                    | Year to Date (7 months) |                   |                     | Annual Budget       | Budget Remaining  |
|----------------------------------------------------|--------------------|-------------------|--------------------|-------------------------|-------------------|---------------------|---------------------|-------------------|
|                                                    | Actual             | Budget            | Variance           | Actual                  | Budget            | Variance            |                     |                   |
| <b>Expense</b>                                     |                    |                   |                    |                         |                   |                     |                     |                   |
| <b>Taxes Expenses</b>                              |                    |                   |                    |                         |                   |                     |                     |                   |
| 6850 - Federal Taxes                               | 0.00               | 558.42            | (558.42)           | 3,000.00                | 3,908.92          | (908.92)            | 6,701.00            | 3,701.00          |
| 6860 - State Income Tax                            | 0.00               | 8.75              | (8.75)             | 1,000.00                | 61.25             | 938.75              | 105.00              | (895.00)          |
| <b>Total Taxes Expenses</b>                        | <b>0.00</b>        | <b>567.17</b>     | <b>(567.17)</b>    | <b>4,000.00</b>         | <b>3,970.17</b>   | <b>29.83</b>        | <b>6,806.00</b>     | <b>2,806.00</b>   |
| <b>Reserves</b>                                    |                    |                   |                    |                         |                   |                     |                     |                   |
| 9000 - Reserves                                    | 54,317.64          | 54,317.64         | 0.00               | 380,223.48              | 380,223.48        | 0.00                | 651,811.68          | 271,588.20        |
| 9495 - Interest                                    | 268.94             | 0.00              | 268.94             | 4,647.81                | 0.00              | 4,647.81            | 0.00                | (4,647.81)        |
| <b>Total Reserves</b>                              | <b>54,586.58</b>   | <b>54,317.64</b>  | <b>268.94</b>      | <b>384,871.29</b>       | <b>380,223.48</b> | <b>4,647.81</b>     | <b>651,811.68</b>   | <b>266,940.39</b> |
| <b>Total Sea Ridge Condominium Expense</b>         | <b>125,255.02</b>  | <b>103,951.13</b> | <b>21,303.89</b>   | <b>828,011.32</b>       | <b>727,662.83</b> | <b>100,348.49</b>   | <b>1,247,423.40</b> | <b>419,412.08</b> |
| <b>Total Sea Ridge Condominium Income / (Loss)</b> | <b>(29,589.20)</b> | <b>0.87</b>       | <b>(29,590.07)</b> | <b>(142,798.24)</b>     | <b>1.17</b>       | <b>(142,799.41)</b> | <b>0.00</b>         | <b>142,798.24</b> |
| <b>Total Association Net Income / (Loss)</b>       | <b>(29,589.20)</b> | <b>0.87</b>       | <b>(29,590.07)</b> | <b>(142,798.24)</b>     | <b>1.17</b>       | <b>(142,799.41)</b> | <b>0.00</b>         | <b>142,798.24</b> |

# Income and Expense Trend Report

## Sea Ridge Condominium Association

As of January 31, 2021

| Account Description                  | Jul           | Aug           | Sep            | Oct           | Nov           | Dec           | Jan           | Feb      | Mar      | Apr      | May      | Jun      | Full Year      | Total            |
|--------------------------------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|----------|----------|----------|----------|----------|----------------|------------------|
|                                      | Actual        | Actual        | Actual         | Actual        | Actual        | Actual        | Actual        | Budget   | Budget   | Budget   | Budget   | Budget   | Actual         | Budget           |
| <b>Income</b>                        |               |               |                |               |               |               |               |          |          |          |          |          |                |                  |
| 5010 - Regular Assessments           | 95,136        | 95,136        | 95,136         | 95,136        | 94,217        | 95,136        | 95,136        |          |          |          |          |          | 665,033        | 1,141,631        |
| 5031 - Interest Income-Reserve       | 472           | 226           | 1,991          | 1,258         | 217           | 215           | 269           |          |          |          |          |          | 4,648          | 22,000           |
| 5040 - Late Fees                     | 423           | 604           | 493            | 358           | 350           | 427           | 279           |          |          |          |          |          | 2,934          | 0                |
| 5042 - Late Interest                 | 122           | 128           | 132            | 127           | 142           | 172           | 81            |          |          |          |          |          | 904            | 150              |
| 5051 - Clubhouse Rental Fees         | 0             | 0             | 0              | 0             | 0             | 0             | 0             |          |          |          |          |          | 0              | 500              |
| 5052 - Admin/Collection Fees         | 0             | 0             | 0              | 0             | 200           | 0             | 0             |          |          |          |          |          | 200            | 0                |
| 5053 - Delinquent Letter Fees        | 0             | 0             | 200            | 0             | 100           | 100           | (100)         |          |          |          |          |          | 300            | 1,600            |
| 5060 - Gate/Pool Keys/Remotes        | 50            | 50            | 50             | 0             | 50            | 50            | 0             |          |          |          |          |          | 250            | 300              |
| 5063 - Parking                       | 0             | 0             | 0              | 0             | 0             | 0             | 0             |          |          |          |          |          | 0              | 4,032            |
| 5100 - Water Reimb Income            | 0             | 0             | 10,944         | 0             | 0             | 0             | 0             |          |          |          |          |          | 10,944         | 77,210           |
| <b>Total Income</b>                  | <b>96,203</b> | <b>96,145</b> | <b>108,946</b> | <b>96,879</b> | <b>95,275</b> | <b>96,099</b> | <b>95,666</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>685,213</b> | <b>1,247,423</b> |
| <b>Total Income</b>                  | <b>96,203</b> | <b>96,145</b> | <b>108,946</b> | <b>96,879</b> | <b>95,275</b> | <b>96,099</b> | <b>95,666</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>685,213</b> | <b>1,247,423</b> |
| <b>Administration Expenses</b>       |               |               |                |               |               |               |               |          |          |          |          |          |                |                  |
| 6010 - Audit                         | 0             | 0             | 0              | 0             | 1,050         | 0             | 0             |          |          |          |          |          | 1,050          | 1,200            |
| 6015 - Reserve Study                 | 0             | 0             | 0              | 0             | 0             | 0             | 538           |          |          |          |          |          | 538            | 800              |
| 6035 - Office & Postage              | 262           | 231           | 227            | 249           | 212           | 809           | 447           |          |          |          |          |          | 2,437          | 5,500            |
| 6040 - Management Services           | 3,308         | 3,308         | 3,308          | 3,308         | 3,308         | 3,308         | 3,370         |          |          |          |          |          | 23,215         | 39,690           |
| 6041 - Management-Additional         | 200           | 0             | 200            | 0             | 0             | 0             | 0             |          |          |          |          |          | 400            | 700              |
| 6045 - Records Storage               | 0             | 0             | 0              | 0             | 0             | 0             | 0             |          |          |          |          |          | 0              | 865              |
| 6050 - Fees & Licenses               | 0             | 0             | 0              | 0             | 35            | 0             | 0             |          |          |          |          |          | 35             | 0                |
| 6053 - Delinquent Letter Charges     | 200           | 0             | 0              | 200           | 0             | 300           | 100           |          |          |          |          |          | 800            | 0                |
| 6054 - Collection Fees               | 0             | 0             | 0              | 0             | 0             | 0             | 0             |          |          |          |          |          | 0              | 1,164            |
| 6055 - Attorney Fees                 | 1,048         | 248           | (950)          | 5,223         | 1,690         | 0             | 3,792         |          |          |          |          |          | 11,051         | 15,000           |
| 6071 - Website                       | 106           | 0             | 0              | 69            | 0             | 157           | 0             |          |          |          |          |          | 332            | 600              |
| 6074 - Social                        | 0             | 0             | 0              | 138           | 0             | 0             | 138           |          |          |          |          |          | 275            | 450              |
| 6077 - Bad Debt/Write Off            | 0             | 0             | 0              | 0             | 0             | 0             | 208           |          |          |          |          |          | 208            | 0                |
| <b>Total Administration Expenses</b> | <b>5,124</b>  | <b>3,786</b>  | <b>2,785</b>   | <b>9,186</b>  | <b>6,294</b>  | <b>4,573</b>  | <b>8,592</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>40,340</b>  | <b>65,969</b>    |
| <b>Landscape</b>                     |               |               |                |               |               |               |               |          |          |          |          |          |                |                  |
| 6405 - Landscape Contract            | 15,429        | 15,429        | 0              | 35,618        | 15,429        | 15,429        | 15,429        |          |          |          |          |          | 112,763        | 185,148          |
| 6410 - Landscape Extras              | 0             | 2,822         | 0              | 492           | 519           | 0             | 0             |          |          |          |          |          | 3,832          | 12,000           |

# Income and Expense Trend Report

## Sea Ridge Condominium Association

As of January 31, 2021

| Account Description           | Jul<br>Actual | Aug<br>Actual | Sep<br>Actual | Oct<br>Actual | Nov<br>Actual | Dec<br>Actual | Jan<br>Actual | Feb<br>Budget | Mar<br>Budget | Apr<br>Budget | May<br>Budget | Jun<br>Budget | Full Year<br>Actual | Total<br>Budget |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|-----------------|
| <b>Landscape</b>              |               |               |               |               |               |               |               |               |               |               |               |               |                     |                 |
| 6420 - Irrigation Repairs     | 0             | 993           | 0             | 3,365         | 2,330         | 586           | 1,074         |               |               |               |               |               | 8,349               | 10,000          |
| 6421 - Backflow               | 0             | 0             | 0             | 0             | 0             | 0             | 0             |               |               |               |               |               | 0                   | 350             |
| 6422 - Plant Material         | 0             | 0             | 0             | 0             | 0             | 1,113         | 0             |               |               |               |               |               | 1,113               | 0               |
| 6425 - Tree Maintenance       | 250           | 1,480         | 0             | 2,540         | 0             | 0             | 0             |               |               |               |               |               | 4,270               | 2,500           |
| <b>Total Landscape</b>        | <b>15,679</b> | <b>20,724</b> | <b>0</b>      | <b>42,015</b> | <b>18,278</b> | <b>17,129</b> | <b>16,503</b> | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>130,327</b>      | 209,998         |
| <b>Maintenance</b>            |               |               |               |               |               |               |               |               |               |               |               |               |                     |                 |
| 6510 - Lighting Maintenance   | 262           | 0             | 0             | 262           | 0             | 0             | 521           |               |               |               |               |               | 1,045               | 3,144           |
| 6515 - Lighting Extras        | 835           | 226           | 0             | 0             | 0             | 0             | 0             |               |               |               |               |               | 1,061               | 0               |
| 6525 - Lighting Supplies      | 716           | 0             | 0             | 0             | 0             | 0             | 0             |               |               |               |               |               | 716                 | 500             |
| 6531 - Tennis Court Repair    | 0             | 0             | 0             | 2,785         | 0             | 0             | 2,785         |               |               |               |               |               | 5,570               | 0               |
| 6532 - Building Repairs       | 2,710         | 0             | 0             | 1,220         | 0             | 0             | 0             |               |               |               |               |               | 3,930               | 0               |
| 6533 - Handyman Expense       | 620           | 0             | 712           | 1,566         | 261           | 496           | 0             |               |               |               |               |               | 3,655               | 9,000           |
| 6545 - Plumbing Repairs       | 978           | 1,510         | 0             | 2,220         | 1,585         | 9,160         | 1,340         |               |               |               |               |               | 16,793              | 3,000           |
| 6546 - Sewerline Maintenance  | 0             | 0             | 0             | 98            | 0             | 0             | 6,250         |               |               |               |               |               | 6,348               | 4,194           |
| 6547 - Water Damage           | 26,754        | 5,564         | 18,429        | 12,422        | 16,835        | 325           | 6,000         |               |               |               |               |               | 86,329              | 24,278          |
| 6548 - Roof Repairs           | 0             | 0             | 0             | 0             | 0             | 13,833        | 1,095         |               |               |               |               |               | 14,928              | 0               |
| 6550 - Janitorial Service     | 1,058         | 0             | 529           | 264           | 264           | 264           | 264           |               |               |               |               |               | 2,643               | 3,459           |
| 6551 - Janitorial Supplies    | 42            | 0             | 25            | 26            | 185           | 22            | 63            |               |               |               |               |               | 363                 | 500             |
| 6552 - Janitorial Extras      | 0             | 280           | 35            | 0             | 0             | 0             | 0             |               |               |               |               |               | 315                 | 0               |
| 6555 - Pest Control           | 538           | 161           | 377           | 784           | 76            | 863           | 486           |               |               |               |               |               | 3,284               | 6,444           |
| 6560 - Pest Control Extras    | 575           | 502           | 0             | 625           | 377           | (0)           | 527           |               |               |               |               |               | 2,605               | 6,000           |
| 6565 - Termite Treatment      | 1,090         | 0             | 0             | 0             | 0             | 945           | 0             |               |               |               |               |               | 2,035               | 0               |
| 6570 - Pool/Spa Service       | 820           | 820           | 820           | 820           | 820           | 820           | 820           |               |               |               |               |               | 5,740               | 9,840           |
| 6575 - Pool/Spa Repairs       | 1,081         | 1,134         | 250           | 0             | 0             | 0             | 250           |               |               |               |               |               | 2,715               | 0               |
| 6577 - Pool & Spa Supplies    | 0             | 0             | 0             | 0             | 0             | 47            | 47            |               |               |               |               |               | 94                  | 1,200           |
| 6579 - Pool & Spa Inspections | 0             | 0             | 0             | 0             | 0             | 0             | 0             |               |               |               |               |               | 0                   | 500             |
| 6580 - Pool/Spa Extras        | 250           | 0             | 0             | 0             | 0             | 0             | 0             |               |               |               |               |               | 250                 | 500             |
| 6595 - Miscellaneous          | 0             | 162           | 0             | 100           | 0             | 0             | 0             |               |               |               |               |               | 262                 | 0               |
| 6623 - Lock & Keys            | 217           | 0             | 0             | 0             | 0             | 0             | 0             |               |               |               |               |               | 217                 | 1,500           |
| <b>Total Maintenance</b>      | <b>38,545</b> | <b>10,358</b> | <b>21,177</b> | <b>23,192</b> | <b>20,402</b> | <b>26,774</b> | <b>20,448</b> | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>160,897</b>      | 74,059          |

# Income and Expense Trend Report

## Sea Ridge Condominium Association

As of January 31, 2021

| Account Description              | Jul<br>Actual   | Aug<br>Actual   | Sep<br>Actual  | Oct<br>Actual   | Nov<br>Actual   | Dec<br>Actual   | Jan<br>Actual   | Feb<br>Budget | Mar<br>Budget | Apr<br>Budget | May<br>Budget | Jun<br>Budget | Full Year<br>Actual | Total<br>Budget |
|----------------------------------|-----------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------------|-----------------|
| <b>Property Protection</b>       |                 |                 |                |                 |                 |                 |                 |               |               |               |               |               |                     |                 |
| 6526 - Fire Extinguishers        | 0               | 0               | 0              | 0               | 0               | 0               | 0               |               |               |               |               |               | 0                   | 1,000           |
| 6620 - Security                  | 0               | 0               | 0              | 0               | 0               | 498             | 0               |               |               |               |               |               | 498                 | 0               |
| 6621 - Patrol Services           | 2,112           | 0               | 0              | 2,112           | 1,056           | 1,056           | 1,056           |               |               |               |               |               | 7,392               | 12,672          |
| 6622 - Clubhouse & Pool Security | 0               | 0               | 0              | 0               | 0               | 985             | 0               |               |               |               |               |               | 985                 | 870             |
| <b>Total Property Protection</b> | <b>2,112</b>    | <b>0</b>        | <b>0</b>       | <b>2,112</b>    | <b>1,056</b>    | <b>2,540</b>    | <b>1,056</b>    | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>8,876</b>        | 14,542          |
| <b>Utilities Expenses</b>        |                 |                 |                |                 |                 |                 |                 |               |               |               |               |               |                     |                 |
| 6700 - Sewer/Water               | 425             | 17,821          | (5,792)        | 4,958           | 19,769          | (5,110)         | 8,438           |               |               |               |               |               | 40,509              | 93,823          |
| 6701 - Reclaimed Irrigation      | 0               | 0               | 0              | 0               | 0               | 0               | 0               |               |               |               |               |               | 0                   | 50,110          |
| 6705 - Electric                  | 4,086           | 1,735           | 1,916          | 2,032           | 2,078           | 0               | 4,328           |               |               |               |               |               | 16,176              | 26,500          |
| 6710 - Gas                       | 189             | 326             | 296            | 771             | 752             | 1,788           | 2,343           |               |               |               |               |               | 6,465               | 6,000           |
| <b>Total Utilities Expenses</b>  | <b>4,700</b>    | <b>19,882</b>   | <b>(3,580)</b> | <b>7,761</b>    | <b>22,599</b>   | <b>(3,322)</b>  | <b>15,109</b>   | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>63,150</b>       | 176,433         |
| <b>Insurance Expenses</b>        |                 |                 |                |                 |                 |                 |                 |               |               |               |               |               |                     |                 |
| 6800 - Insurance Master Policy   | 8,088           | 4,483           | 0              | 8,966           | 0               | 4,483           | 8,960           |               |               |               |               |               | 34,982              | 46,830          |
| 6825 - Workers Compensation      | 0               | 569             | 0              | 0               | 0               | 0               | 0               |               |               |               |               |               | 569                 | 975             |
| <b>Total Insurance Expenses</b>  | <b>8,088</b>    | <b>5,052</b>    | <b>0</b>       | <b>8,966</b>    | <b>0</b>        | <b>4,483</b>    | <b>8,960</b>    | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>35,551</b>       | 47,805          |
| <b>Taxes Expenses</b>            |                 |                 |                |                 |                 |                 |                 |               |               |               |               |               |                     |                 |
| 6850 - Federal Taxes             | 0               | 0               | 3,000          | 0               | 0               | 0               | 0               |               |               |               |               |               | 3,000               | 6,701           |
| 6860 - State Income Tax          | 0               | 0               | 1,000          | 0               | 0               | 0               | 0               |               |               |               |               |               | 1,000               | 105             |
| <b>Total Taxes Expenses</b>      | <b>0</b>        | <b>0</b>        | <b>4,000</b>   | <b>0</b>        | <b>0</b>        | <b>0</b>        | <b>0</b>        | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>4,000</b>        | 6,806           |
| <b>Reserves</b>                  |                 |                 |                |                 |                 |                 |                 |               |               |               |               |               |                     |                 |
| 9000 - Reserves                  | 54,318          | 54,318          | 54,318         | 54,318          | 54,318          | 54,318          | 54,318          |               |               |               |               |               | 380,223             | 651,812         |
| 9495 - Interest                  | 472             | 226             | 1,991          | 1,258           | 217             | 215             | 269             |               |               |               |               |               | 4,648               | 0               |
| <b>Total Reserves</b>            | <b>54,789</b>   | <b>54,544</b>   | <b>56,309</b>  | <b>55,576</b>   | <b>54,535</b>   | <b>54,533</b>   | <b>54,587</b>   | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>384,871</b>      | 651,812         |
| <b>Total Expense</b>             | <b>129,038</b>  | <b>114,346</b>  | <b>80,691</b>  | <b>148,808</b>  | <b>123,164</b>  | <b>106,710</b>  | <b>125,255</b>  | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>828,011</b>      | 1,247,423       |
| <b>Association Summary</b>       | <b>(32,835)</b> | <b>(18,202)</b> | <b>28,255</b>  | <b>(51,929)</b> | <b>(27,889)</b> | <b>(10,611)</b> | <b>(29,589)</b> | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>(142,798)</b>    | (0)             |



## Check Disbursement Report

### Sea Ridge Condominium Association

Fri Jan 01, 2021 thru Sun Jan 31, 2021

| Vendor                                                                                                  | Dept - Account - Project                     | Trans Date | Remarks             | Reference            | Amount           |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------|------------|---------------------|----------------------|------------------|
| <b>CalWest Bank- Repipe Account</b>                                                                     |                                              |            |                     |                      |                  |
| Repipe 1 Restoration, Inc. - 19326 Ventura Blvd Suite 200, Tarzana, CA 91356 - (866) 737-4731           |                                              |            |                     |                      |                  |
| Check Number: 00100015      Check Date: 01/07/2021      Check Amount: 56,811.00                         |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 4120 - Re-Pipe Reserve                 | 01/07/2021 |                     | Repiped 10/27/20 Fra | 56,811.00        |
| <b>Total for CalWest Bank- Repipe Account</b>                                                           |                                              |            |                     |                      | <b>56,811.00</b> |
| <b>Union Bank- Operating</b>                                                                            |                                              |            |                     |                      |                  |
| Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445               |                                              |            |                     |                      |                  |
| Check Number: 00100573      Check Date: 01/05/2021      Check Amount: 4,483.24                          |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 6800 - Insurance Master Policy         | 01/05/2021 | 094266133-094266134 | F003665848-001-000   | 4,483.24         |
| Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656                         |                                              |            |                     |                      |                  |
| Check Number: 00100574      Check Date: 01/05/2021      Check Amount: 54,317.64                         |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 1105 - Union Bank-Reserve Acct ***9111 | 01/05/2021 | Deposit GL 1105     | Dec Allocation       | 54,317.64        |
| San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343                   |                                              |            |                     |                      |                  |
| Check Number: 00100575      Check Date: 01/05/2021      Check Amount: 2,132.34                          |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 6705 - Electric                        | 01/05/2021 | Act# 10372314323    | 5800 KWH             | 2,132.34         |
| Advanced Reserve Solutions, Inc. - 23201 Mill Creek Drive #210, Laguna Hills, CA 92653 - (949) 474-9800 |                                              |            |                     |                      |                  |
| Check Number: 00100576      Check Date: 01/07/2021      Check Amount: 537.50                            |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 6015 - Reserve Study                   | 01/07/2021 |                     | Reserve Analysis Pre | 537.50           |
| Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700                        |                                              |            |                     |                      |                  |
| Check Number: 00100577      Check Date: 01/07/2021      Check Amount: 486.00                            |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 6555 - Pest Control                    | 01/07/2021 |                     | General Pest         | 161.00           |
|                                                                                                         | 364 - 6555 - Pest Control                    | 01/07/2021 |                     | Set traps at attic   | 325.00           |
| ABM Electrical & Lighting Solutions, Inc. - ABM Industries Inc, Los Angeles, CA 90074 - (949) 888-2340  |                                              |            |                     |                      |                  |
| Check Number: 00100578      Check Date: 01/07/2021      Check Amount: 262.00                            |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 6510 - Lighting Maintenance            | 01/07/2021 |                     | maint service        | 262.00           |
| Nordic Security Services - Dansk Enterprises, Inc., Newport Beach, CA 92663 - (714) 751-0347            |                                              |            |                     |                      |                  |
| Check Number: 00100579      Check Date: 01/07/2021      Check Amount: 1,056.00                          |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 6621 - Patrol Services                 | 01/07/2021 |                     | January 2021         | 1,056.00         |
| RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300                  |                                              |            |                     |                      |                  |
| Check Number: 00100580      Check Date: 01/07/2021      Check Amount: 1,074.38                          |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 6420 - Irrigation Repairs              | 01/07/2021 |                     | replace malfunctioni | 577.73           |
|                                                                                                         | 364 - 6420 - Irrigation Repairs              | 01/07/2021 |                     | wire trace two valve | 496.65           |
| Richardson Ober Denichilo - 234 E. Colorado Blvd., Pasadena, CA 91101 - (626) 449-5577                  |                                              |            |                     |                      |                  |
| Check Number: 00100581      Check Date: 01/07/2021      Check Amount: 2,891.78                          |                                              |            |                     |                      |                  |
|                                                                                                         | 364 - 6055 - Attorney Fees                   | 01/07/2021 |                     | S2124- HOA General   | 2,891.78         |

## Check Disbursement Report

### Sea Ridge Condominium Association

Fri Jan 01, 2021 thru Sun Jan 31, 2021

| Vendor                                                                                                             | Dept - Account - Project               | Trans Date             | Remarks                                                  | Reference            | Amount   |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------|----------------------------------------------------------|----------------------|----------|
| <b>Union Bank- Operating</b>                                                                                       |                                        |                        |                                                          |                      |          |
| <b>Repipe 1 Restoration, Inc. - 19326 Ventura Blvd Suite 200, Tarzana, CA 91356 - (866) 737-4731</b>               |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100582                 | Check Date: 01/07/2021 | Check Amount: 6,000.00                                   |                      |          |
|                                                                                                                    | 364 - 6547 - Water Damage              | 01/07/2021             | *Emergency Services -- Dry outs & PI *Emergency Services |                      | 6,000.00 |
| <b>Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412</b>                     |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100583                 | Check Date: 01/07/2021 | Check Amount: 866.88                                     |                      |          |
|                                                                                                                    | 364 - 6570 - Pool/Spa Service          | 01/07/2021             |                                                          | January 2021 Year Ro | 820.00   |
|                                                                                                                    | 364 - 6577 - Pool & Spa Supplies       | 01/07/2021             |                                                          | 30-Nov-20 On Site De | 46.88    |
| <b>Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700</b>                            |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100584                 | Check Date: 01/12/2021 | Check Amount: 376.75                                     |                      |          |
|                                                                                                                    | 364 - 6560 - Pest Control Extras       | 01/12/2021             |                                                          | Rodent               | 376.75   |
| <b>Comet Lighting &amp; Electric, Inc - 717 S State College Blvd Suite E, Fullerton, CA 92831 - (714) 773-1859</b> |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100585                 | Check Date: 01/12/2021 | Check Amount: 137.50                                     |                      |          |
|                                                                                                                    | 364 - 6074 - Social                    | 01/12/2021             |                                                          | Final Payment for Ho | 137.50   |
| <b>Sherry Kay living Trust - 33521 Seawind Court, Dana Point, CA 92629</b>                                         |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100586                 | Check Date: 01/12/2021 | Check Amount: 325.00                                     |                      |          |
|                                                                                                                    | 364 - 2110 - Homeowner Refund Payable  | 01/12/2021             | 00221-9307                                               | Homeowners refund    | 325.00   |
| <b>Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360</b>                   |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100587                 | Check Date: 01/12/2021 | Check Amount: 1,095.00                                   |                      |          |
|                                                                                                                    | 364 - 6548 - Roof Repairs              | 01/12/2021             |                                                          | BUR AND ROOF UNDE    | 1,095.00 |
| <b>Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412</b>                     |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100588                 | Check Date: 01/12/2021 | Check Amount: 250.00                                     |                      |          |
|                                                                                                                    | 364 - 6575 - Pool/Spa Repairs          | 01/12/2021             |                                                          | 24-Dec-20 Technician | 250.00   |
| <b>South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930</b>              |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100589                 | Check Date: 01/12/2021 | Check Amount: 945.00                                     |                      |          |
|                                                                                                                    | 364 - 6545 - Plumbing Repairs          | 01/12/2021             |                                                          | Cable - Mainline, Up | 350.00   |
|                                                                                                                    | 364 - 6545 - Plumbing Repairs          | 01/12/2021             |                                                          | Camera the main sewe | 595.00   |
| <b>Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800</b>      |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100590                 | Check Date: 01/12/2021 | Check Amount: 3,307.50                                   |                      |          |
|                                                                                                                    | 364 - 6040 - Management Services       | 01/12/2021             | MANAGEMENT SERVICES - JANUA                              | MANAGEMENT SERVIC    | 3,307.50 |
| <b>Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800</b>      |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100591                 | Check Date: 01/12/2021 | Check Amount: 100.00                                     |                      |          |
|                                                                                                                    | 364 - 6053 - Delinquent Letter Charges | 01/12/2021             |                                                          | Dec AR Billbacks     | 100.00   |
| <b>Richardson Ober Denichilo - 234 E. Colorado Blvd., Pasadena, CA 91101 - (626) 449-5577</b>                      |                                        |                        |                                                          |                      |          |
|                                                                                                                    | Check Number: 00100592                 | Check Date: 01/12/2021 | Check Amount: 900.00                                     |                      |          |
|                                                                                                                    | 364 - 6055 - Attorney Fees             | 01/12/2021             |                                                          | Annual Retainer Fee  | 900.00   |

## Check Disbursement Report Sea Ridge Condominium Association

Fri Jan 01, 2021 thru Sun Jan 31, 2021

| Vendor                                                                                                         | Dept - Account - Project                     | Trans Date | Remarks                          | Reference            | Amount    |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------|----------------------------------|----------------------|-----------|
| <b>Union Bank- Operating</b>                                                                                   |                                              |            |                                  |                      |           |
| <b>Personal Touch Cleaning &amp; Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135</b> |                                              |            |                                  |                      |           |
| Check Number: 00100593      Check Date: 01/14/2021      Check Amount: 285.42                                   |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6550 - Janitorial Service              | 01/14/2021 |                                  | January 2021 svc SU  | 264.00    |
|                                                                                                                | 364 - 6551 - Janitorial Supplies             | 01/14/2021 |                                  | January 2021 svc SU  | 21.42     |
| <b>ABM Building Value - ABM Security Services, Inc., Los Angeles, CA 90074 - (323) 234-2001</b>                |                                              |            |                                  |                      |           |
| Check Number: 00100594      Check Date: 01/14/2021      Check Amount: 258.65                                   |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6510 - Lighting Maintenance            | 01/14/2021 |                                  | Misc-Elect           | 258.65    |
| <b>South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest, CA 92630 - (949) 306-3930</b>           |                                              |            |                                  |                      |           |
| Check Number: 00100595      Check Date: 01/19/2021      Check Amount: 6,645.00                                 |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6545 - Plumbing Repairs                | 01/19/2021 | Camera                           | Camera               | 395.00    |
|                                                                                                                | 364 - 6546 - Sewerline Maintenance           | 01/19/2021 | Plumbing Services                | Plumbing Services    | 6,250.00  |
| <b>Personal Touch Cleaning &amp; Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135</b> |                                              |            |                                  |                      |           |
| Check Number: 00100596      Check Date: 01/19/2021      Check Amount: 42.02                                    |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6551 - Janitorial Supplies             | 01/19/2021 |                                  | -PER DEVIN MANAGER   | 42.02     |
| <b>RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300</b>                  |                                              |            |                                  |                      |           |
| Check Number: 00100597      Check Date: 01/20/2021      Check Amount: 15,429.00                                |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6405 - Landscape Contract              | 01/20/2021 |                                  | Jan Service          | 15,429.00 |
| <b>Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800</b>  |                                              |            |                                  |                      |           |
| Check Number: 00100598      Check Date: 01/20/2021      Check Amount: 447.32                                   |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6035 - Office & Postage                | 01/20/2021 | BILL BACK FOR DEC                | BILL BACK FOR DEC    | 447.32    |
| <b>Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700</b>                        |                                              |            |                                  |                      |           |
| Check Number: 00100599      Check Date: 01/20/2021      Check Amount: 150.00                                   |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6560 - Pest Control Extras             | 01/20/2021 |                                  | Rodent Exclusion     | 150.00    |
| <b>Sea Ridge Condominium Association - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656</b>       |                                              |            |                                  |                      |           |
| Check Number: 00100600      Check Date: 01/20/2021      Check Amount: 54,317.64                                |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 1105 - Union Bank-Reserve Acct ***9111 | 01/20/2021 | Deposit GL 1105 UB Reserve x9111 | Jan Allocation       | 54,317.64 |
| <b>Prosurface - William Jeff Frantz, Costa Mesa, CA 92627 - (714) 348-6427</b>                                 |                                              |            |                                  |                      |           |
| Check Number: 00100601      Check Date: 01/21/2021      Check Amount: 2,785.00                                 |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6531 - Tennis Court Repair             | 01/21/2021 |                                  | Tennis Court Resurfa | 2,785.00  |
| <b>Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445</b>               |                                              |            |                                  |                      |           |
| Check Number: 00100602      Check Date: 01/21/2021      Check Amount: 4,477.24                                 |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6800 - Insurance Master Policy         | 01/21/2021 |                                  | F003665848-001-00001 | 4,477.24  |
| <b>SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200</b>                                   |                                              |            |                                  |                      |           |
| Check Number: 00100603      Check Date: 01/26/2021      Check Amount: 2,342.51                                 |                                              |            |                                  |                      |           |
|                                                                                                                | 364 - 6710 - Gas                             | 01/26/2021 | Act# 12370907003                 | 11/25-12/28          | 2,342.51  |

## Check Disbursement Report

### Sea Ridge Condominium Association

Fri Jan 01, 2021 thru Sun Jan 31, 2021

| Vendor                                                                                                        | Dept - Account - Project         | Trans Date | Remarks          | Reference            | Amount   |
|---------------------------------------------------------------------------------------------------------------|----------------------------------|------------|------------------|----------------------|----------|
| <b>Union Bank- Operating</b>                                                                                  |                                  |            |                  |                      |          |
| <b>San Diego Gas &amp; Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343</b>              |                                  |            |                  |                      |          |
| Check Number: 00100604 Check Date: 01/27/2021 Check Amount: 2,196.07                                          |                                  |            |                  |                      |          |
|                                                                                                               | 364 - 6705 - Electric            | 01/27/2021 | Act# 10372314323 | 12/13-1/01           | 2,196.07 |
| <b>Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800</b> |                                  |            |                  |                      |          |
| Check Number: 00100605 Check Date: 01/27/2021 Check Amount: 62.00                                             |                                  |            |                  |                      |          |
|                                                                                                               | 364 - 6040 - Management Services | 01/27/2021 |                  | Fire Lane Parking Si | 62.00    |
| <b>South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555</b>               |                                  |            |                  |                      |          |
| Check Number: 00100606 Check Date: 01/28/2021 Check Amount: 4,198.76                                          |                                  |            |                  |                      |          |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0966.300  | 12/03-1/04           | 387.51   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0968.300  | 12/03-1/04           | 373.27   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0969.300  | 12/03-1/04           | 365.71   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0970.300  | 12/03-1/04           | 285.15   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0971.300  | 12/03-1/04           | 220.75   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0972.300  | 12/03-1/04           | 191.02   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0973.300  | 12/03-1/04           | 288.99   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0975.300  | 12/03-1/04           | 237.47   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0976.300  | 12/03-1/04           | 286.35   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0977.300  | 12/03-1/04           | 351.47   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0978.300  | 12/03-1/04           | 221.99   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0980.300  | 12/03-1/04           | 208.55   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0981.300  | 12/03-1/04           | 247.07   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0982.300  | 12/03-1/04           | 253.51   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0983.300  | 12/03-1/04           | 279.95   |
| <b>South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555</b>               |                                  |            |                  |                      |          |
| Check Number: 00100607 Check Date: 01/28/2021 Check Amount: 3,211.92                                          |                                  |            |                  |                      |          |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0984.300  | 12/03-1/04           | 306.39   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0985.300  | 12/03-1/04           | 227.07   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0991.300  | 12/03-1/04           | 246.39   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0993.300  | 12/03-1/04           | 207.19   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0994.300  | 12/03-1/04           | 208.43   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0995.300  | 12/03-1/04           | 247.63   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0996.300  | 12/03-1/04           | 312.59   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0997.300  | 12/03-1/04           | 78.46    |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-0999.300  | 12/03-1/04           | 241.99   |
|                                                                                                               | 364 - 6700 - Sewer/Water         | 01/28/2021 | Act# 3-1000.300  | 12/03-1/04           | 260.63   |

## Check Disbursement Report

### Sea Ridge Condominium Association

Fri Jan 01, 2021 thru Sun Jan 31, 2021

| Vendor                                                                                                     | Dept - Account - Project                  | Trans Date | Remarks            | Reference            | Amount            |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------|--------------------|----------------------|-------------------|
| <b>Union Bank- Operating</b>                                                                               |                                           |            |                    |                      |                   |
| <b>South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555</b>            |                                           |            |                    |                      |                   |
| Check Number: 00100607      Check Date: 01/28/2021      Check Amount: 3,211.92                             |                                           |            |                    |                      |                   |
|                                                                                                            | 364 - 6700 - Sewer/Water                  | 01/28/2021 | Act# 3-1002.300    | 12/03-1/04           | 213.63            |
|                                                                                                            | 364 - 6700 - Sewer/Water                  | 01/28/2021 | Act# 3-1003.300    | 12/03-1/04           | 155.74            |
|                                                                                                            | 364 - 6700 - Sewer/Water                  | 01/28/2021 | Act# 3-1004.300    | 12/03-1/04           | 216.23            |
|                                                                                                            | 364 - 6700 - Sewer/Water                  | 01/28/2021 | Act# 3-1005.300    | 12/03-1/04           | 289.55            |
| <b>South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555</b>            |                                           |            |                    |                      |                   |
| Check Number: 00100608      Check Date: 01/28/2021      Check Amount: 1,027.28                             |                                           |            |                    |                      |                   |
|                                                                                                            | 364 - 6700 - Sewer/Water                  | 01/28/2021 | Act# 3-0986.300    | 12/03-1/04           | 299.27            |
|                                                                                                            | 364 - 6700 - Sewer/Water                  | 01/28/2021 | Act# 3-0987.300    | 12/03-1/04           | 223.35            |
|                                                                                                            | 364 - 6700 - Sewer/Water                  | 01/28/2021 | Act# 3-0988.300    | 12/03-1/04           | 245.83            |
|                                                                                                            | 364 - 6700 - Sewer/Water                  | 01/28/2021 | Act# 3-0989.300    | 12/03-1/04           | 258.83            |
| <b>Total for Union Bank- Operating</b>                                                                     |                                           |            |                    |                      | <b>179,420.34</b> |
| <b>Union Bank- Reserve</b>                                                                                 |                                           |            |                    |                      |                   |
| <b>Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000</b> |                                           |            |                    |                      |                   |
| Check Number: 00100222      Check Date: 01/05/2021      Check Amount: 15,450.00                            |                                           |            |                    |                      |                   |
|                                                                                                            | 364 - 4070-88 - Deck/Stain-Expenditures   | 01/05/2021 |                    | LEAK REPAIRS & TRE>  | 15,450.00         |
| <b>EmpireWorks - 1682 Langley Ave., Irvine, CA 92614 - (888) 278-8200</b>                                  |                                           |            |                    |                      |                   |
| Check Number: 00100223      Check Date: 01/07/2021      Check Amount: 2,950.00                             |                                           |            |                    |                      |                   |
|                                                                                                            | 364 - 4017-88 - Siding-Expenditure        | 01/07/2021 |                    | Performed community  | 2,950.00          |
| <b>Anchored Construction - Anchored Inc, Orange, CA 92865 - (714) 929-9317</b>                             |                                           |            |                    |                      |                   |
| Check Number: 00100224      Check Date: 01/20/2021      Check Amount: 19,875.00                            |                                           |            |                    |                      |                   |
|                                                                                                            | 364 - 4016-88 - Fences/Walls-Expenditures | 01/20/2021 | Cracks and repairs | Cracks and repairs   | 19,875.00         |
| <b>Sea Ridge Condominium Association - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656</b>   |                                           |            |                    |                      |                   |
| Check Number: 00100225      Check Date: 01/21/2021      Check Amount: 7,505.42                             |                                           |            |                    |                      |                   |
|                                                                                                            | 364 - 1003 - Union Bank - Operating Acct  | 01/21/2021 |                    | To Clear Due to Oper | 7,505.42          |
| <b>Anchored Construction - Anchored Inc, Orange, CA 92865 - (714) 929-9317</b>                             |                                           |            |                    |                      |                   |
| Check Number: 00100226      Check Date: 01/27/2021      Check Amount: 1,100.00                             |                                           |            |                    |                      |                   |
|                                                                                                            | 364 - 4016-88 - Fences/Walls-Expenditures | 01/27/2021 |                    | Add epoxy along pool | 1,100.00          |
| <b>Total for Union Bank- Reserve</b>                                                                       |                                           |            |                    |                      | <b>46,880.42</b>  |
| <b>Total for Sea Ridge Condominium</b>                                                                     |                                           |            |                    |                      | <b>283,111.76</b> |

## Balance Sheet Report

### Sea Ridge Condominium Association

As of January 31, 2021

|                                               | <u>Balance<br/>Jan 31, 2021</u> | <u>Balance<br/>Dec 31, 2020</u> | <u>Change</u>      |
|-----------------------------------------------|---------------------------------|---------------------------------|--------------------|
| <b><u>Assets</u></b>                          |                                 |                                 |                    |
| <b>Operating Fund Assets</b>                  |                                 |                                 |                    |
| 1003 - Union Bank - Operating Acct            | 175,534.91                      | 247,360.99                      | (71,826.08)        |
| 1004 - City National Pr Mng-Operating ***0755 | 15,398.69                       | 15,398.69                       | 0.00               |
| 1090 - Due (To)/From Reserves                 | (66,786.00)                     | (113,598.22)                    | 46,812.22          |
| <b>Total Operating Fund Assets</b>            | <b>124,147.60</b>               | <b>149,161.46</b>               | <b>(25,013.86)</b> |
| <b>Reserve Fund Assets</b>                    |                                 |                                 |                    |
| 1105 - Union Bank-Reserve Acct ***9111        | 270,709.75                      | 212,684.57                      | 58,025.18          |
| 1120 - Merrill Lynch MM                       | 556,553.25                      | 356,287.79                      | 200,265.46         |
| 1151 - Edward Jones Unrealized Gain/(Loss)    | (265.66)                        | (265.66)                        | 0.00               |
| 1155 - ML CD-UBS Bank 1.00% 03/11/22          | 249,000.00                      | 249,000.00                      | 0.00               |
| 1156 - ML CD-Ally Bank 0.85% 03/14/22         | 150,000.00                      | 150,000.00                      | 0.00               |
| 1158 - ML CD-First Foundation 0.75% 03/17/21  | 200,000.00                      | 200,000.00                      | 0.00               |
| 1161 - ML CD-Beal Bank 0.05% 06/30/21         | 200,000.00                      | 200,000.00                      | 0.00               |
| 1162 - ML CD-Bank of China 0.10% 01/29/21     | 0.00                            | 200,000.00                      | (200,000.00)       |
| 1190 - Due (To)/From Operating                | 66,786.00                       | 113,598.22                      | (46,812.22)        |
| <b>Total Reserve Fund Assets</b>              | <b>1,692,783.34</b>             | <b>1,681,304.92</b>             | <b>11,478.42</b>   |
| <b>Re-pipe Fund Assets</b>                    |                                 |                                 |                    |
| 1110 - CalWest Bank Reserve                   | 47,217.50                       | 85,407.50                       | (38,190.00)        |
| <b>Total Re-pipe Fund Assets</b>              | <b>47,217.50</b>                | <b>85,407.50</b>                | <b>(38,190.00)</b> |
| <b>Account Receivables</b>                    |                                 |                                 |                    |
| 1280 - Accounts Receivable                    | 15,135.34                       | 18,322.28                       | (3,186.94)         |

**Balance Sheet Report**  
**Sea Ridge Condominium Association**  
As of January 31, 2021

|                                   | <u>Balance<br/>Jan 31, 2021</u> | <u>Balance<br/>Dec 31, 2020</u> | <u>Change</u>      |
|-----------------------------------|---------------------------------|---------------------------------|--------------------|
| <b><u>Assets</u></b>              |                                 |                                 |                    |
| <b>Account Receivables</b>        |                                 |                                 |                    |
| 1281 - Accounts Receivable – I.A. | 26.56                           | 26.56                           | 0.00               |
| <b>Total Account Receivables</b>  | <b>15,161.90</b>                | <b>18,348.84</b>                | <b>(3,186.94)</b>  |
| <b>Prepaid Expenses</b>           |                                 |                                 |                    |
| 1690 - Clearing Account           | (189.00)                        | (189.00)                        | 0.00               |
| <b>Total Prepaid Expenses</b>     | <b>(189.00)</b>                 | <b>(189.00)</b>                 | <b>0.00</b>        |
| <b>Total Assets</b>               | <b>1,879,121.34</b>             | <b>1,934,033.72</b>             | <b>(54,912.38)</b> |
| <b><u>Liabilities</u></b>         |                                 |                                 |                    |
| <b>Liabilities</b>                |                                 |                                 |                    |
| 2100 - Cal West Bank Loan         | 860,175.00                      | 860,175.00                      | 0.00               |
| <b>Total Liabilities</b>          | <b>860,175.00</b>               | <b>860,175.00</b>               | <b>0.00</b>        |
| <b>Other Liabilities</b>          |                                 |                                 |                    |
| 2001 - Prepaid Assesments         | 28,846.53                       | 27,133.13                       | 1,713.40           |
| 2002 - Prepaid Assessments I.A.   | 52.38                           | 52.38                           | 0.00               |
| 2110 - Homeowner Refund Payable   | (325.00)                        | 0.00                            | (325.00)           |
| <b>Total Other Liabilities</b>    | <b>28,573.91</b>                | <b>27,185.51</b>                | <b>1,388.40</b>    |
| <b>Total Liabilities</b>          | <b>888,748.91</b>               | <b>887,360.51</b>               | <b>1,388.40</b>    |
| <b><u>Owners' Equity</u></b>      |                                 |                                 |                    |
| <b>Reserve Fund Liabilities</b>   |                                 |                                 |                    |
| 4000 - Mailboxes                  | 1,423.62                        | 1,423.62                        | 0.00               |
| 4011 - Irrigation Pipes           | (1,085.60)                      | (1,085.60)                      | 0.00               |

**Balance Sheet Report**  
**Sea Ridge Condominium Association**  
As of January 31, 2021

|                                 | <u>Balance<br/>Jan 31, 2021</u> | <u>Balance<br/>Dec 31, 2020</u> | <u>Change</u> |
|---------------------------------|---------------------------------|---------------------------------|---------------|
| <b><u>Owners' Equity</u></b>    |                                 |                                 |               |
| <b>Reserve Fund Liabilities</b> |                                 |                                 |               |
| 4012 - Irrigation Controllers   | 38,740.57                       | 38,584.07                       | 156.50        |
| 4016 - Fences/Walls             | 179,662.70                      | 194,829.03                      | (15,166.33)   |
| 4017 - Siding                   | (87,288.00)                     | (84,338.00)                     | (2,950.00)    |
| 4020 - Paint/Stucco             | 5,724.66                        | 4,728.28                        | 996.38        |
| 4025 - Lighting                 | 28,847.31                       | 28,752.04                       | 95.27         |
| 4027 - Tennis Courts            | 15,221.60                       | 15,133.09                       | 88.51         |
| 4029 - Clubhouse                | 77,849.22                       | 77,401.16                       | 448.06        |
| 4035 - Stucco Wall Repairs      | (1,818.00)                      | (1,818.00)                      | 0.00          |
| 4040 - Rain Gutters             | (27,893.00)                     | (27,893.00)                     | 0.00          |
| 4046 - Restroom Remodel         | 16,723.07                       | 16,723.07                       | 0.00          |
| 4048 - Railing                  | 74,817.56                       | 74,817.56                       | 0.00          |
| 4055 - Landscape Replacement    | (137,553.11)                    | (137,773.28)                    | 220.17        |
| 4056 - Termite Control          | 11,371.92                       | 9,747.36                        | 1,624.56      |
| 4057 - Tree Trimming            | (21,424.80)                     | (22,960.40)                     | 1,535.60      |
| 4058 - Paint                    | 399,107.04                      | 394,584.86                      | 4,522.18      |
| 4059 - Fumigation               | (90,336.62)                     | (90,336.62)                     | 0.00          |
| 4065 - Roof Replacement         | 825,896.73                      | 804,733.03                      | 21,163.70     |
| 4067 - Structural               | (145,588.26)                    | (145,588.26)                    | 0.00          |
| 4068 - Buildings                | (107,728.77)                    | (120,049.38)                    | 12,320.61     |
| 4069 - Contingency Reserve      | 11,074.49                       | 9,492.42                        | 1,582.07      |
| 4070 - Deck/Stain               | 104,060.43                      | 119,510.43                      | (15,450.00)   |
| 4071 - Stairway                 | 93,414.57                       | 93,414.57                       | 0.00          |
| 4075 - Drives/Streets           | 119,563.91                      | 116,526.84                      | 3,037.07      |
| 4080 - Pool/Spa                 | 45,631.55                       | 45,042.95                       | 588.60        |
| 4095 - Fencing/Gates            | (1,395.00)                      | (1,395.00)                      | 0.00          |



**Balance Sheet Report**  
**Sea Ridge Condominium Association**  
As of January 31, 2021

|                                           | <u>Balance<br/>Jan 31, 2021</u> | <u>Balance<br/>Dec 31, 2020</u> | <u>Change</u>      |
|-------------------------------------------|---------------------------------|---------------------------------|--------------------|
| <b><u>Owners' Equity</u></b>              |                                 |                                 |                    |
| <b>Reserve Fund Liabilities</b>           |                                 |                                 |                    |
| 4096 - Fencing/Wrought Iron               | (12,850.00)                     | (12,850.00)                     | 0.00               |
| 4111 - Utility Doors                      | 23,544.71                       | 23,544.71                       | 0.00               |
| 4112 - Garage Doors                       | 29,360.94                       | 29,360.94                       | 0.00               |
| 4116 - Replumb Units                      | 163,293.22                      | 163,293.22                      | 0.00               |
| 4117 - Sewer Lines                        | 4,815.36                        | 4,815.36                        | 0.00               |
| 4120 - Re-Pipe Reserve                    | 6,276.94                        | 6,276.94                        | 0.00               |
| 4142 - Signs                              | 907.83                          | 778.14                          | 129.69             |
| 4494 - Bank Charges                       | (60.00)                         | (60.00)                         | 0.00               |
| 4495 - Interest                           | 65,373.31                       | 65,104.37                       | 268.94             |
| 4500 - Reserve Contingency                | 5,851.91                        | 5,851.91                        | 0.00               |
| 9493 - CalWest Bank Loan Interest         | (20,750.67)                     | (17,017.51)                     | (3,733.16)         |
| <b>Total Reserve Fund Liabilities</b>     | <b>1,692,783.34</b>             | <b>1,681,304.92</b>             | <b>11,478.42</b>   |
| <b>Repipe Fund Liabilities</b>            |                                 |                                 |                    |
| 4123 - Repipe Expenses                    | (879,743.50)                    | (841,553.50)                    | (38,190.00)        |
| <b>Total Repipe Fund Liabilities</b>      | <b>(879,743.50)</b>             | <b>(841,553.50)</b>             | <b>(38,190.00)</b> |
| <b>Equity</b>                             |                                 |                                 |                    |
| 4998 - Prior Year Equity                  | 319,805.83                      | 319,805.83                      | 0.00               |
| <b>Total Equity</b>                       | <b>319,805.83</b>               | <b>319,805.83</b>               | <b>0.00</b>        |
| <b>Total Owners' Equity</b>               | <b>1,132,845.67</b>             | <b>1,159,557.25</b>             | <b>(26,711.58)</b> |
| <b>Income / (Loss)</b>                    | <b>(142,473.24)</b>             | <b>(112,884.04)</b>             | <b>(29,589.20)</b> |
| <b>Total Liabilities and Owner Equity</b> | <b>1,879,121.34</b>             | <b>1,934,033.72</b>             | <b>(54,912.38)</b> |

## Investment Listing Report

### Sea Ridge Condominium Association

As of Sun Jan 31, 2021

| GI Account \ Institution                                      | Bank Account | Investment Type        | Current Balance     | Rate   | Purchase Date | Term | Maturity Date |
|---------------------------------------------------------------|--------------|------------------------|---------------------|--------|---------------|------|---------------|
| <b>Operating Fund Assets</b>                                  |              |                        |                     |        |               |      |               |
| 1003 - Union Bank - Operating Acct<br>Union Bank              | ****8853     | Other                  | 175,534.91          | 0.000% | 06/01/2019    |      | 0             |
| <b>Total Operating Fund Assets:</b>                           |              |                        | <b>175,534.91</b>   |        |               |      |               |
| <b>Reserve Fund Assets</b>                                    |              |                        |                     |        |               |      |               |
| 1105 - Union Bank-Reserve Acct ***9111<br>Union Bank          | ****9111     | Money Market           | 270,709.75          | 0.100% | 07/01/2019    |      | 0             |
| 1120 - Merrill Lynch MM<br>Merrill Lynch                      | ****2732     | Money Market           | 556,553.25          | 0.020% | 03/03/2020    |      | 0             |
| 1155 - ML CD-UBS Bank 1.00% 03/11/22<br>Merrill Lynch         | ****JSW1     | Certificate of Deposit | 249,000.00          | 1.000% | 03/11/2020    | 24   | 03/11/2022    |
| 1156 - ML CD-Ally Bank 0.85% 03/14/22<br>Merrill Lynch        | ****GMX8     | Certificate of Deposit | 150,000.00          | 0.850% | 03/14/2020    | 24   | 03/14/2022    |
| 1158 - ML CD-First Foundation 0.75% 03/17/21<br>Merrill Lynch | ****UUD6     | Certificate of Deposit | 200,000.00          | 0.750% | 03/17/2020    | 12   | 03/17/2021    |
| <b>Total Reserve Fund Assets:</b>                             |              |                        | <b>1,426,263.00</b> |        |               |      |               |
| <b>Re-pipe Fund Assets</b>                                    |              |                        |                     |        |               |      |               |
| 1110 - CalWest Bank Reserve<br>Cal West Bank                  | ****1742     | Other                  | 47,217.50           | 0.000% | 03/01/2020    |      | 0             |
| <b>Total Re-pipe Fund Assets:</b>                             |              |                        | <b>47,217.50</b>    |        |               |      |               |
| <b>Total Sea Ridge Condominium:</b>                           |              |                        | <b>1,649,015.41</b> |        |               |      |               |

## Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of January 31, 2021

|                                        | Current Month<br>Additions | Current Month<br>Expenses | Prior Year<br>Balance | Year-To-Date<br>Additions | Year-To-Date<br>Expenses | Current<br>Balance |
|----------------------------------------|----------------------------|---------------------------|-----------------------|---------------------------|--------------------------|--------------------|
| <b>4001 - Reserve Fund Liabilities</b> |                            |                           |                       |                           |                          |                    |
| 4000 - Mailboxes                       | 0.00                       | 0.00                      | 1,423.62              | 0.00                      | 0.00                     | 1,423.62           |
| 4011 - Irrigation Pipes                | 0.00                       | 0.00                      | (1,085.60)            | 0.00                      | 0.00                     | (1,085.60)         |
| 4012 - Irrigation Controllers          | 156.50                     | 0.00                      | 37,645.07             | 1,095.50                  | 0.00                     | 38,740.57          |
| 4016 - Fences/Walls                    | 5,808.67                   | (20,975.00)               | 161,945.01            | 40,660.69                 | (22,943.00)              | 179,662.70         |
| 4017 - Siding                          | 0.00                       | (2,950.00)                | (49,398.00)           | 0.00                      | (37,890.00)              | (87,288.00)        |
| 4020 - Paint/Stucco                    | 996.38                     | 0.00                      | (1,250.00)            | 6,974.66                  | 0.00                     | 5,724.66           |
| 4025 - Lighting                        | 95.27                      | 0.00                      | 28,180.42             | 666.89                    | 0.00                     | 28,847.31          |
| 4027 - Tennis Courts                   | 88.51                      | 0.00                      | 14,602.03             | 619.57                    | 0.00                     | 15,221.60          |
| 4029 - Clubhouse                       | 448.06                     | 0.00                      | 74,712.80             | 3,136.42                  | 0.00                     | 77,849.22          |
| 4035 - Stucco Wall Repairs             | 0.00                       | 0.00                      | (1,818.00)            | 0.00                      | 0.00                     | (1,818.00)         |
| 4040 - Rain Gutters                    | 0.00                       | 0.00                      | (11,120.00)           | 0.00                      | (16,773.00)              | (27,893.00)        |
| 4046 - Restroom Remodel                | 0.00                       | 0.00                      | 16,723.07             | 0.00                      | 0.00                     | 16,723.07          |
| 4048 - Railing                         | 0.00                       | 0.00                      | 74,817.56             | 0.00                      | 0.00                     | 74,817.56          |
| 4055 - Landscape Replacement           | 220.17                     | 0.00                      | (139,094.30)          | 1,541.19                  | 0.00                     | (137,553.11)       |
| 4056 - Termite Control                 | 1,624.56                   | 0.00                      | 0.00                  | 11,371.92                 | 0.00                     | 11,371.92          |
| 4057 - Tree Trimming                   | 1,535.60                   | 0.00                      | (32,174.00)           | 10,749.20                 | 0.00                     | (21,424.80)        |
| 4058 - Paint                           | 4,522.18                   | 0.00                      | 400,676.78            | 31,655.26                 | (33,225.00)              | 399,107.04         |
| 4059 - Fumigation                      | 0.00                       | 0.00                      | (89,936.62)           | 0.00                      | (400.00)                 | (90,336.62)        |
| 4065 - Roof Replacement                | 21,163.70                  | 0.00                      | 682,615.83            | 148,145.90                | (4,865.00)               | 825,896.73         |
| 4067 - Structural                      | 0.00                       | 0.00                      | (20,642.56)           | 0.00                      | (124,945.70)             | (145,588.26)       |
| 4068 - Buildings                       | 12,320.61                  | 0.00                      | (171,389.04)          | 86,244.27                 | (22,584.00)              | (107,728.77)       |
| 4069 - Contingency Reserve             | 1,582.07                   | 0.00                      | 0.00                  | 11,074.49                 | 0.00                     | 11,074.49          |
| 4070 - Deck/Stain                      | 0.00                       | (15,450.00)               | 181,296.37            | 0.00                      | (77,235.94)              | 104,060.43         |
| 4071 - Stairway                        | 0.00                       | 0.00                      | 93,414.57             | 0.00                      | 0.00                     | 93,414.57          |
| 4075 - Drives/Streets                  | 3,037.07                   | 0.00                      | 98,304.42             | 21,259.49                 | 0.00                     | 119,563.91         |
| 4080 - Pool/Spa                        | 588.60                     | 0.00                      | 41,511.35             | 4,120.20                  | 0.00                     | 45,631.55          |
| 4095 - Fencing/Gates                   | 0.00                       | 0.00                      | 0.00                  | 0.00                      | (1,395.00)               | (1,395.00)         |
| 4096 - Fencing/Wrought Iron            | 0.00                       | 0.00                      | 0.00                  | 0.00                      | (12,850.00)              | (12,850.00)        |
| 4111 - Utility Doors                   | 0.00                       | 0.00                      | 23,544.71             | 0.00                      | 0.00                     | 23,544.71          |
| 4112 - Garage Doors                    | 0.00                       | 0.00                      | 29,360.94             | 0.00                      | 0.00                     | 29,360.94          |
| 4116 - Replumb Units                   | 0.00                       | 0.00                      | 163,293.22            | 0.00                      | 0.00                     | 163,293.22         |
| 4117 - Sewer Lines                     | 0.00                       | 0.00                      | 27,563.36             | 0.00                      | (22,748.00)              | 4,815.36           |
| 4120 - Re-Pipe Reserve                 | 0.00                       | 0.00                      | 76,396.32             | 0.00                      | 0.00                     | 76,396.32          |
| 4142 - Signs                           | 129.69                     | 0.00                      | 0.00                  | 907.83                    | 0.00                     | 907.83             |

## Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of January 31, 2021

|                                              | Current Month<br>Additions | Current Month<br>Expenses | Prior Year<br>Balance | Year-To-Date<br>Additions | Year-To-Date<br>Expenses | Current<br>Balance  |
|----------------------------------------------|----------------------------|---------------------------|-----------------------|---------------------------|--------------------------|---------------------|
| <b>4001 - Reserve Fund Liabilities</b>       |                            |                           |                       |                           |                          |                     |
| 4494 - Bank Charges                          | 0.00                       | 0.00                      | (360.00)              | 300.00                    | 0.00                     | (60.00)             |
| 4495 - Interest                              | 268.94                     | 0.00                      | 61,025.50             | 4,347.81                  | 0.00                     | 65,373.31           |
| 4500 - Reserve Contingency                   | 0.00                       | 0.00                      | 5,851.91              | 0.00                      | 0.00                     | 5,851.91            |
| <b>Total 4001 - Reserve Fund Liabilities</b> | <b>54,586.58</b>           | <b>(39,375.00)</b>        | <b>1,776,636.74</b>   | <b>384,871.29</b>         | <b>(377,854.64)</b>      | <b>1,783,653.39</b> |
| <b>Report Total</b>                          | <b>54,586.58</b>           | <b>(39,375.00)</b>        | <b>1,776,636.74</b>   | <b>384,871.29</b>         | <b>(377,854.64)</b>      | <b>1,783,653.39</b> |