



26840 Aliso Viejo Pkwy,
Suite 100
Aliso Viejo, CA 92656
Phone 949 / 855-1800
Fax 949 / 855-6678

Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **2/14/2022**
Re: **Modified Accrual Financial Statements - January 2022**

Operating Results:

The Association's year to date operating revenue for the period ending 01/31/2022 was \$733,575.71 with expenses of \$679,368.81 including Reserve allocations of \$327,115.58

Cash Balances:

Cash in the operating account totaled \$106,905.60
Cash in the reserve account MMA totaled \$1,519,327.51
Reserve investments totaled \$399,000.00

Total Due to Reserves from Operating is \$6,979.12

Expenses:

For the month of January, please note the following budget variances:

Administration:

6035 - Office & Postage is over budget due to November billbacks for \$1,341.96.
6055 - Attorney Fees are over budget due to January services for \$1,364.00.
6071 - Website is over budget due to email review for \$85.38.

Maintenance:

6510 - Lighting Maintenance is over budget due to monthly maintenance for \$262.00.
6532- Building Repairs are over budget due to doggie station relocation, drywall & stucco repairs for \$2,711.00.
6533 - Handyman Expense is over budget due to power washing for \$582.00.
6545 - Plumbing Repairs are over budget due to January service for \$1,480.00.
6551 - Janitorial Supplies are over budget due to beyond green bags for \$215.98.
6555 - Pest Control is over budget due to general pest control & traps for \$1,357.75.

Utilities:

6705 - Electric is over budget due to 11/13-12/14 service for \$2,238.71.
6710 - Gas is over budget due to 11/29-12/29 service for \$1,648.18.

Insurance:

6800 - Insurance is over budget due to January actual for \$5,092.24.

The Net Income for the month is \$35,922.47 and year to date, the Net Income is \$54,206.90

Total Operating Equity is \$126,281.33

Income Statement Summary

Sea Ridge Condominium Association

January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	104,556.05	105,539.33	(983.28)	733,575.71	738,781.33	(5,205.62)	1,266,483.06
Total Income	104,556.05	105,539.33	(983.28)	733,575.71	738,781.33	(5,205.62)	1,266,483.06
Total Administration Expenses	10,182.63	8,855.76	1,326.87	66,475.83	61,990.31	4,485.52	106,269.10
Total Landscape	1,551.39	17,462.33	(15,910.94)	101,141.44	122,236.33	(21,094.89)	209,548.00
Total Maintenance	9,205.73	8,472.59	733.14	89,672.21	59,313.09	30,359.12	101,681.00
Total Property Protection	244.81	1,231.00	(986.19)	5,871.61	8,617.00	(2,745.39)	14,772.00
Total Utilities Expenses	(4,421.34)	9,123.25	(13,544.59)	53,305.70	63,862.79	(10,557.09)	109,479.08
Total Insurance Expenses	5,092.24	4,519.49	572.75	35,651.80	31,636.43	4,015.37	54,233.88
Total Taxes Expenses	134.64	541.66	(407.02)	134.64	3,791.66	(3,657.02)	6,500.00
Total Reserves	46,643.48	46,416.67	226.81	327,115.58	324,916.67	2,198.91	557,000.00
Total Expense	68,633.58	96,622.75	(27,989.17)	679,368.81	676,364.28	3,004.53	1,159,483.06
 Net Income / (Loss)	 35,922.47	 8,916.58	 27,005.89	 54,206.90	 62,417.05	 (8,210.15)	 107,000.00

Income Statement Report
Sea Ridge Condominium Association
January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
5010 - Regular Assessments	103,441.74	103,441.00	0.74	724,092.18	724,093.00	(0.82)	1,241,303.06	517,210.88
5031 - Interest Income-Reserve	226.81	0.00	226.81	2,198.89	0.00	2,198.89	0.00	(2,198.89)
5040 - Late Fees	322.01	416.67	(94.66)	2,489.73	2,916.67	(426.94)	5,000.00	2,510.27
5042 - Late Interest	5.49	83.33	(77.84)	134.91	583.33	(448.42)	1,000.00	865.09
5051 - Clubhouse Rental Fees	0.00	400.00	(400.00)	400.00	2,800.00	(2,400.00)	4,800.00	4,400.00
5053 - Delinquent Letter Fees	0.00	133.33	(133.33)	500.00	933.33	(433.33)	1,600.00	1,100.00
5060 - Gate/Pool Keys/Remotes	0.00	25.00	(25.00)	100.00	175.00	(75.00)	300.00	200.00
5063 - Parking	560.00	1,040.00	(480.00)	3,260.00	7,280.00	(4,020.00)	12,480.00	9,220.00
5110 - Fines/Violations	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
Total Income	104,556.05	105,539.33	(983.28)	733,575.71	738,781.33	(5,205.62)	1,266,483.06	532,907.35
Total Sea Ridge Condominium Income	104,556.05	105,539.33	(983.28)	733,575.71	738,781.33	(5,205.62)	1,266,483.06	532,907.35
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	100.00	(100.00)	1,200.00	700.00	500.00	1,200.00	0.00
6015 - Reserve Study	0.00	62.50	(62.50)	0.00	437.50	(437.50)	750.00	750.00
6021 - Bank Charges-Reserve	0.00	0.00	0.00	83.50	0.00	83.50	0.00	(83.50)
6026 - Keys/Transmitters/Tags	0.00	0.00	0.00	1,089.95	0.00	1,089.95	0.00	(1,089.95)
6035 - Office & Postage	1,341.96	375.00	966.96	4,862.58	2,625.00	2,237.58	4,500.00	(362.58)
6040 - Management Services	3,472.88	3,472.88	0.00	24,310.16	24,310.13	0.03	41,674.50	17,364.34
6041 - Management-Additional	0.00	58.33	(58.33)	200.00	408.33	(208.33)	700.00	500.00
6045 - Records Storage	0.00	141.44	(141.44)	0.00	990.08	(990.08)	1,697.28	1,697.28
6050 - Fees & Licenses	0.00	0.00	0.00	476.00	0.00	476.00	0.00	(476.00)
6053 - Delinquent Letter Charges	100.00	0.00	100.00	500.00	0.00	500.00	0.00	(500.00)
6054 - Collection Fees	0.00	97.00	(97.00)	1,194.73	679.00	515.73	1,164.00	(30.73)
6055 - Attorney Fees	1,364.00	666.67	697.33	4,394.00	4,666.67	(272.67)	8,000.00	3,606.00
6071 - Website	85.38	50.00	35.38	327.64	350.00	(22.36)	600.00	272.36

Income Statement Report
Sea Ridge Condominium Association
January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administration Expenses								
6074 - Social	0.00	37.50	(37.50)	275.00	262.50	12.50	450.00	175.00
6077 - Bad Debt/Write Off	0.00	0.00	0.00	552.29	0.00	552.29	0.00	(552.29)
6080 - Loan Payment	3,818.41	12,711.11	(8,892.70)	27,009.98	88,977.77	(61,967.79)	152,533.32	125,523.34
6080-1 - Loan Payment - Principal Offset	0.00	(8,916.67)	8,916.67	0.00	(62,416.67)	62,416.67	(107,000.00)	(107,000.00)
Total Administration Expenses	10,182.63	8,855.76	1,326.87	66,475.83	61,990.31	4,485.52	106,269.10	39,793.27
Landscape								
6405 - Landscape Contract	0.00	15,429.00	(15,429.00)	92,574.00	108,003.00	(15,429.00)	185,148.00	92,574.00
6410 - Landscape Extras	0.00	500.00	(500.00)	1,387.74	3,500.00	(2,112.26)	6,000.00	4,612.26
6420 - Irrigation Repairs	486.39	666.67	(180.28)	5,036.07	4,666.67	369.40	8,000.00	2,963.93
6421 - Backflow	0.00	33.33	(33.33)	0.00	233.33	(233.33)	400.00	400.00
6422 - Plant Material	0.00	0.00	0.00	1,078.63	0.00	1,078.63	0.00	(1,078.63)
6425 - Tree Maintenance	1,065.00	833.33	231.67	1,065.00	5,833.33	(4,768.33)	10,000.00	8,935.00
Total Landscape	1,551.39	17,462.33	(15,910.94)	101,141.44	122,236.33	(21,094.89)	209,548.00	108,406.56
Maintenance								
6510 - Lighting Maintenance	262.00	208.33	53.67	1,431.85	1,458.33	(26.48)	2,500.00	1,068.15
6515 - Lighting Extras	0.00	83.33	(83.33)	17,458.51	583.33	16,875.18	1,000.00	(16,458.51)
6525 - Lighting Supplies	0.00	75.00	(75.00)	0.00	525.00	(525.00)	900.00	900.00
6530 - Tennis Court Maintenance	50.00	0.00	50.00	2,425.00	0.00	2,425.00	0.00	(2,425.00)
6531 - Tennis Court Repair	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00	600.00
6532 - Building Repairs	2,711.00	416.67	2,294.33	18,086.71	2,916.67	15,170.04	5,000.00	(13,086.71)
6533 - Handyman Expense	582.00	375.00	207.00	1,069.00	2,625.00	(1,556.00)	4,500.00	3,431.00
6545 - Plumbing Repairs	1,480.00	416.67	1,063.33	24,219.20	2,916.67	21,302.53	5,000.00	(19,219.20)
6546 - Sewerline Maintenance	135.00	833.33	(698.33)	360.00	5,833.33	(5,473.33)	10,000.00	9,640.00
6547 - Water Damage	0.00	2,082.50	(2,082.50)	2,913.10	14,582.50	(11,669.40)	25,000.00	22,086.90
6548 - Roof Repairs	0.00	1,666.67	(1,666.67)	0.00	11,666.67	(11,666.67)	20,000.00	20,000.00
6549 - Fence & Railing Repairs	968.00	0.00	968.00	968.00	0.00	968.00	0.00	(968.00)

Income Statement Report
Sea Ridge Condominium Association
January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6550 - Janitorial Service	279.00	396.50	(117.50)	1,933.42	2,775.50	(842.08)	4,758.00	2,824.58
6551 - Janitorial Supplies	215.98	75.00	140.98	335.48	525.00	(189.52)	900.00	564.52
6552 - Janitorial Extras	0.00	41.67	(41.67)	0.00	291.67	(291.67)	500.00	500.00
6555 - Pest Control	1,357.75	537.75	820.00	4,797.50	3,764.25	1,033.25	6,453.00	1,655.50
6560 - Pest Control Extras	0.00	300.00	(300.00)	0.00	2,100.00	(2,100.00)	3,600.00	3,600.00
6565 - Termite Treatment	0.00	208.33	(208.33)	0.00	1,458.33	(1,458.33)	2,500.00	2,500.00
6570 - Pool/Spa Service	350.00	435.00	(85.00)	3,750.00	3,045.00	705.00	5,220.00	1,470.00
6575 - Pool/Spa Repairs	0.00	125.00	(125.00)	633.65	875.00	(241.35)	1,500.00	866.35
6577 - Pool & Spa Supplies	0.00	41.67	(41.67)	3,482.88	291.67	3,191.21	500.00	(2,982.88)
6579 - Pool & Spa Inspections	0.00	12.50	(12.50)	0.00	87.50	(87.50)	150.00	150.00
6580 - Pool/Spa Extras	0.00	41.67	(41.67)	4,637.34	291.67	4,345.67	500.00	(4,137.34)
6595 - Miscellaneous	815.00	0.00	815.00	815.00	0.00	815.00	0.00	(815.00)
6623 - Lock & Keys	0.00	50.00	(50.00)	355.57	350.00	5.57	600.00	244.43
Total Maintenance	9,205.73	8,472.59	733.14	89,672.21	59,313.09	30,359.12	101,681.00	12,008.79
Property Protection								
6526 - Fire Extinguishers	0.00	75.00	(75.00)	0.00	525.00	(525.00)	900.00	900.00
6620 - Security	244.81	0.00	244.81	244.81	0.00	244.81	0.00	(244.81)
6621 - Patrol Services	0.00	1,056.00	(1,056.00)	5,626.80	7,392.00	(1,765.20)	12,672.00	7,045.20
6622 - Clubhouse & Pool Security	0.00	100.00	(100.00)	0.00	700.00	(700.00)	1,200.00	1,200.00
Total Property Protection	244.81	1,231.00	(986.19)	5,871.61	8,617.00	(2,745.39)	14,772.00	8,900.39
Utilities Expenses								
6700 - Sewer/Water	(8,308.23)	2,239.59	(10,547.82)	(4,338.93)	15,677.13	(20,016.06)	26,875.08	31,214.01
6701 - Reclaimed Irrigation	0.00	4,050.33	(4,050.33)	40,630.09	28,352.33	12,277.76	48,604.00	7,973.91
6705 - Electric	2,238.71	2,000.00	238.71	11,326.53	14,000.00	(2,673.47)	24,000.00	12,673.47
6710 - Gas	1,648.18	833.33	814.85	5,688.01	5,833.33	(145.32)	10,000.00	4,311.99
Total Utilities Expenses	(4,421.34)	9,123.25	(13,544.59)	53,305.70	63,862.79	(10,557.09)	109,479.08	56,173.38

Income Statement Report
Sea Ridge Condominium Association
January 01, 2022 thru January 31, 2022

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance Expenses								
6800 - Insurance Master Policy	5,092.24	4,438.24	654.00	35,651.80	31,067.68	4,584.12	53,258.88	17,607.08
6825 - Workers Compensation	0.00	81.25	(81.25)	0.00	568.75	(568.75)	975.00	975.00
Total Insurance Expenses	5,092.24	4,519.49	572.75	35,651.80	31,636.43	4,015.37	54,233.88	18,582.08
Taxes Expenses								
6850 - Federal Taxes	0.00	333.33	(333.33)	0.00	2,333.33	(2,333.33)	4,000.00	4,000.00
6860 - State Income Tax	0.00	208.33	(208.33)	0.00	1,458.33	(1,458.33)	2,500.00	2,500.00
6880 - Property Tax	134.64	0.00	134.64	134.64	0.00	134.64	0.00	(134.64)
Total Taxes Expenses	134.64	541.66	(407.02)	134.64	3,791.66	(3,657.02)	6,500.00	6,365.36
Reserves								
9000 - Reserves	46,416.67	46,416.67	0.00	324,916.69	324,916.67	0.02	557,000.00	232,083.31
9495 - Interest	226.81	0.00	226.81	2,198.89	0.00	2,198.89	0.00	(2,198.89)
Total Reserves	46,643.48	46,416.67	226.81	327,115.58	324,916.67	2,198.91	557,000.00	229,884.42
Total Sea Ridge Condominium Expense	68,633.58	96,622.75	(27,989.17)	679,368.81	676,364.28	3,004.53	1,159,483.06	480,114.25
Total Sea Ridge Condominium Income / (Loss)	35,922.47	8,916.58	27,005.89	54,206.90	62,417.05	(8,210.15)	107,000.00	52,793.10
Total Association Net Income / (Loss)	35,922.47	8,916.58	27,005.89	54,206.90	62,417.05	(8,210.15)	107,000.00	52,793.10

Income and Expense Trend Report

Sea Ridge Condominium Association

As of January 31, 2022

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
Income														
5010 - Regular Assessments	103,442	103,442	103,442	103,442	103,442	103,442	103,442						724,092	1,241,303
5031 - Interest Income-Reserve	218	226	867	217	225	220	227						2,199	0
5040 - Late Fees	429	658	381	449	66	186	322						2,490	5,000
5042 - Late Interest	29	43	20	21	9	8	5						135	1,000
5051 - Clubhouse Rental Fees	200	0	0	200	0	0	0						400	4,800
5053 - Delinquent Letter Fees	0	100	200	100	0	100	0						500	1,600
5060 - Gate/Pool Keys/Remotes	0	100	0	0	0	0	0						100	300
5063 - Parking	840	180	880	800	0	0	560						3,260	12,480
5110 - Fines/Violations	457	0	0	200	0	(257)	0						400	0
Total Income	105,615	104,748	105,789	105,428	103,741	103,698	104,556	0	0	0	0	0	733,576	1,266,483
Total Income	105,615	104,748	105,789	105,428	103,741	103,698	104,556	0	0	0	0	0	733,576	1,266,483
Administration Expenses														
6010 - Audit	0	0	0	0	0	1,200	0						1,200	1,200
6015 - Reserve Study	0	0	0	0	0	0	0						0	750
6021 - Bank Charges-Reserve	0	0	0	0	0	84	0						84	0
6026 - Keys/Transmitters/Tags	0	205	455	250	0	180	0						1,090	0
6035 - Office & Postage	821	358	575	0	414	1,353	1,342						4,863	4,500
6040 - Management Services	3,473	3,473	3,473	3,473	3,473	3,473	3,473						24,310	41,675
6041 - Management-Additional	0	0	0	0	200	0	0						200	700
6045 - Records Storage	0	0	0	0	0	0	0						0	1,697
6050 - Fees & Licenses	0	0	0	0	476	0	0						476	0
6053 - Delinquent Letter Charges	0	0	0	300	100	0	100						500	0
6054 - Collection Fees	0	1,195	0	0	0	0	0						1,195	1,164
6055 - Attorney Fees	0	178	0	837	868	1,147	1,364						4,394	8,000
6071 - Website	0	0	139	0	103	0	85						328	600
6074 - Social	0	0	138	0	0	138	0						275	450
6077 - Bad Debt/Write Off	0	0	548	0	0	5	0						552	0
6080 - Loan Payment	3,816	3,962	3,972	3,972	3,733	3,736	3,818						27,010	152,533
6080-1 - Loan Payment - Principal Offset	0	0	0	0	0	0	0						0	(107,000)
Total Administration Expenses	8,110	9,371	9,299	8,832	9,367	11,315	10,183	0	0	0	0	0	66,476	106,269

Income and Expense Trend Report

Sea Ridge Condominium Association

As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Actual	Total Budget
Landscape														
6405 - Landscape Contract	15,429	15,429	0	15,429	15,429	30,858	0						92,574	185,148
6410 - Landscape Extras	0	0	1,044	0	343	0	0						1,388	6,000
6420 - Irrigation Repairs	1,177	474	0	2,899	0	0	486						5,036	8,000
6421 - Backflow	0	0	0	0	0	0	0						0	400
6422 - Plant Material	206	0	872	0	0	0	0						1,079	0
6425 - Tree Maintenance	0	0	0	0	0	0	1,065						1,065	10,000
Total Landscape	16,812	15,903	1,917	18,328	15,772	30,858	1,551	0	0	0	0	0	101,141	209,548
Maintenance														
6510 - Lighting Maintenance	0	908	262	0	0	0	262						1,432	2,500
6515 - Lighting Extras	0	8,371	232	0	8,577	278	0						17,459	1,000
6525 - Lighting Supplies	0	0	0	0	0	0	0						0	900
6530 - Tennis Court Maintenance	50	2,125	50	50	50	50	50						2,425	0
6531 - Tennis Court Repair	0	0	0	0	0	0	0						0	600
6532 - Building Repairs	388	6,090	3,703	606	1,318	3,271	2,711						18,087	5,000
6533 - Handyman Expense	0	62	0	425	0	0	582						1,069	4,500
6545 - Plumbing Repairs	0	2,245	1,695	16,280	2,822	(303)	1,480						24,219	5,000
6546 - Sewerline Maintenance	225	0	0	0	0	0	135						360	10,000
6547 - Water Damage	1,664	0	0	0	0	1,249	0						2,913	25,000
6548 - Roof Repairs	0	0	0	0	0	0	0						0	20,000
6549 - Fence & Railing Repairs	0	0	0	0	0	0	968						968	0
6550 - Janitorial Service	562	561	0	0	229	303	279						1,933	4,758
6551 - Janitorial Supplies	9	10	0	0	100	0	216						335	900
6552 - Janitorial Extras	0	0	0	0	0	0	0						0	500
6555 - Pest Control	633	538	538	161	1,033	538	1,358						4,798	6,453
6560 - Pest Control Extras	0	0	0	0	0	0	0						0	3,600
6565 - Termite Treatment	0	0	0	0	0	0	0						0	2,500
6570 - Pool/Spa Service	520	770	520	620	620	350	350						3,750	5,220
6575 - Pool/Spa Repairs	0	634	0	0	0	0	0						634	1,500
6577 - Pool & Spa Supplies	1,000	0	1,321	581	581	0	0						3,483	500
6579 - Pool & Spa Inspections	0	0	0	0	0	0	0						0	150
6580 - Pool/Spa Extras	0	3,895	195	0	0	548	0						4,637	500

Income and Expense Trend Report

Sea Ridge Condominium Association

As of January 31, 2022

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
Maintenance														
6595 - Miscellaneous	0	0	0	0	0	0	815						815	0
6623 - Lock & Keys	0	356	0	0	0	0	0						356	600
Total Maintenance	5,050	26,564	8,516	18,723	15,330	6,284	9,206	0	0	0	0	0	89,672	101,681
Property Protection														
6526 - Fire Extinguishers	0	0	0	0	0	0	0						0	900
6620 - Security	0	0	0	0	0	0	245						245	0
6621 - Patrol Services	1,056	1,056	1,056	1,056	0	1,403	0						5,627	12,672
6622 - Clubhouse & Pool Security	0	0	0	0	0	0	0						0	1,200
Total Property Protection	1,056	1,056	1,056	1,056	0	1,403	245	0	0	0	0	0	5,872	14,772
Utilities Expenses														
6700 - Sewer/Water	14,247	1,146	(2,932)	6,607	21,756	(36,854)	(8,308)						(4,339)	26,875
6701 - Reclaimed Irrigation	0	0	0	0	0	40,630	0						40,630	48,604
6705 - Electric	0	1,140	2,135	1,673	2,121	2,019	2,239						11,327	24,000
6710 - Gas	5	5	239	810	1,301	1,679	1,648						5,688	10,000
Total Utilities Expenses	14,252	2,291	(558)	9,090	25,178	7,474	(4,421)	0	0	0	0	0	53,306	109,479
Insurance Expenses														
6800 - Insurance Master Policy	4,483	10,762	5,118	5,098	0	5,098	5,092						35,652	53,259
6825 - Workers Compensation	0	0	0	0	0	0	0						0	975
Total Insurance Expenses	4,483	10,762	5,118	5,098	0	5,098	5,092	0	0	0	0	0	35,652	54,234
Taxes Expenses														
6850 - Federal Taxes	0	0	0	0	0	0	0						0	4,000
6860 - State Income Tax	0	0	0	0	0	0	0						0	2,500
6880 - Property Tax	0	0	0	0	0	0	135						135	0
Total Taxes Expenses	0	0	0	0	0	0	135	0	0	0	0	0	135	6,500
Reserves														
9000 - Reserves	46,417	46,417	46,417	46,417	46,417	46,417	46,417						324,917	557,000

Income and Expense Trend Report

Sea Ridge Condominium Association

As of January 31, 2022

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Actual	Total Budget
Reserves														
9495 - Interest	218	226	867	217	225	220	227						2,199	0
Total Reserves	46,635	46,643	47,283	46,633	46,642	46,637	46,643	0	0	0	0	0	327,116	557,000
Total Expense	96,398	112,590	72,630	107,760	112,288	109,068	68,634	0	0	0	0	0	679,369	1,159,483
Association Summary	9,217	(7,842)	33,159	(2,332)	(8,547)	(5,371)	35,922	0	0	0	0	0	54,207	107,000

Check Disbursement Report

Sea Ridge Condominium Association

Sat Jan 01, 2022 thru Mon Jan 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
CalWest Bank- Repipe Account					
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
Check Number: 00100019 Check Date: 01/19/2022 Check Amount: 14,046.00					
364 - 1105 - Pacific Western Bank-Rsr Acct ***9111					
		01/19/2022	Deposit to 1105	o Repay PWB Reserve	14,046.00
Total for CalWest Bank- Repipe Account					14,046.00
Pacific Western Bank-Operating					
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
Check Number: 00100933 Check Date: 01/03/2022 Check Amount: 518.00					
364 - 6532 - Building Repairs					
		01/03/2022		DOGGIE STATION REL	518.00
ABM Electrical & Lighting Solutions, Inc. - ABM Industries Inc, Los Angeles, CA 90074 - (949) 888-2340					
Check Number: 00100934 Check Date: 01/03/2022 Check Amount: 262.00					
364 - 6510 - Lighting Maintenance					
		01/03/2022		MAINTENANCE BILLING	262.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00100935 Check Date: 01/03/2022 Check Amount: 3,472.88					
364 - 6040 - Management Services					
		01/03/2022		Fee for 01/2022	3,472.88
The Ballot Box, Inc. - 13681 Newport Ave. #8-341, Tustin, CA 92780 - (619) 200-5038					
Check Number: 00100936 Check Date: 01/03/2022 Check Amount: 815.00					
364 - 6595 - Miscellaneous					
		01/03/2022		50% DEPOSIT of Base	815.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100937 Check Date: 01/04/2022 Check Amount: 350.00					
364 - 6570 - Pool/Spa Service					
		01/04/2022		Jan 2022	350.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100938 Check Date: 01/04/2022 Check Amount: 486.39					
364 - 6420 - Irrigation Repairs					
		01/04/2022		repair broken mainli	486.39
Charles Barth - 8621 Davista Drive, Whittier, CA 90605					
Check Number: 00100939 Check Date: 01/04/2022 Check Amount: 601.71					
364 - 2110 - Homeowner Refund Payable					
		01/04/2022	00221-8858	00221-8858	601.71
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
Check Number: 00100940 Check Date: 01/04/2022 Check Amount: 5,092.24					
364 - 6800 - Insurance Master Policy					
		01/04/2022		F003665848-001-00001	5,092.24
David Kurian - 24572 Moonfire Dr., Dana Point, CA 92629					
Check Number: 00100941 Check Date: 01/04/2022 Check Amount: 244.81					
364 - 6620 - Security					
		01/04/2022		Payment for new Patr	244.81

Check Disbursement Report

Sea Ridge Condominium Association

Sat Jan 01, 2022 thru Mon Jan 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Saddleback Sports - 22051 Midcrest, Lake Forest, CA 92630 - (949) 581-1890					
	Check Number: 00100942	Check Date: 01/05/2022	Check Amount: 50.00		
	364 - 6530 - Tennis Court Maintenance	01/05/2022		Dec 2021	50.00
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest, CA 92630 - (949) 306-3930					
	Check Number: 00100943	Check Date: 01/05/2022	Check Amount: 525.00		
	364 - 6545 - Plumbing Repairs	01/05/2022		Plumbing Services	525.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00100944	Check Date: 01/07/2022	Check Amount: 100.00		
	364 - 6053 - Delinquent Letter Charges	01/07/2022	BILL BACK FOR DEC 2021	BILL BACK FOR DEC 2021	100.00
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00100945	Check Date: 01/07/2022	Check Amount: 161.00		
	364 - 6555 - Pest Control	01/07/2022		General Pest	161.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00100946	Check Date: 01/07/2022	Check Amount: 5,430.20		
	364 - 6700 - Sewer/Water	01/07/2022	Act# 3-3269.300	11/18-12/16	2,567.95
	364 - 6700 - Sewer/Water	01/07/2022	Act# 3-3264.300	11/18-12/16	2,862.25
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
	Check Number: 00100947	Check Date: 01/10/2022	Check Amount: 2,238.71		
	364 - 6705 - Electric	01/10/2022	Act# 0010372314323	11/13-12/14	2,238.71
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00100948	Check Date: 01/12/2022	Check Amount: 951.75		
	364 - 6555 - Pest Control	01/12/2022		Rodent	376.75
	364 - 6555 - Pest Control	01/12/2022		ive Animal Trapping	400.00
	364 - 6555 - Pest Control	01/12/2022		Live Animal Trapping	175.00
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00100949	Check Date: 01/12/2022	Check Amount: 1,648.18		
	364 - 6710 - Gas	01/12/2022	Act12370907003	11/29-12/29	1,648.18
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
	Check Number: 00100950	Check Date: 01/12/2022	Check Amount: 1,298.00		
	364 - 6532 - Building Repairs	01/12/2022		repaired drywall dam	1,298.00
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
	Check Number: 00100951	Check Date: 01/12/2022	Check Amount: 302.27		
	364 - 6550 - Janitorial Service	01/12/2022		Jan 2022	279.00
	364 - 6551 - Janitorial Supplies	01/12/2022		Jan 2022	23.27

Check Disbursement Report

Sea Ridge Condominium Association

Sat Jan 01, 2022 thru Mon Jan 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
County of Orange - Treasurer-Tax Collector, Santa Ana, CA 92702-1438 - (714) 834-3411					
Check Number: 00100952 Check Date: 01/19/2022 Check Amount: 134.64					
	364 - 6880 - Property Tax	01/19/2022		Parcel # 682-031-25-	134.64
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
Check Number: 00100953 Check Date: 01/19/2022 Check Amount: 54,317.64					
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	01/19/2022		Monthly Reserve Depo	54,317.64
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
Check Number: 00100954 Check Date: 01/19/2022 Check Amount: 2,241.16					
	364 - 4117-88 - Sewer Lines-Expenditure	01/19/2022		Returned to dig up p	2,241.16
BeyondGREEN Biotech, Inc - 1202 E Wakeham Ave, Santa Ana, CA 92705 - (800) 983-7221					
Check Number: 00100955 Check Date: 01/19/2022 Check Amount: 192.71					
	364 - 6551 - Janitorial Supplies	01/19/2022		beyondGREEN Bags Sir	192.71
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
Check Number: 00100956 Check Date: 01/19/2022 Check Amount: 375.00					
	364 - 6545 - Plumbing Repairs	01/19/2022		Leak Detection - Up	375.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
Check Number: 00100957 Check Date: 01/19/2022 Check Amount: 580.00					
	364 - 6545 - Plumbing Repairs	01/19/2022		Called out per WO# 1	285.00
	364 - 6545 - Plumbing Repairs	01/19/2022		WO#1157	295.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00100958 Check Date: 01/25/2022 Check Amount: 1,341.96					
	364 - 6035 - Office & Postage	01/25/2022	BILL BACK FOR NOV 2021	BILL BACK FOR NOV 2	1,341.96
The Bee Man - Bee Man Pest Control, Inc., Mission Viejo, CA 92691 - (949) 455-0123					
Check Number: 00100959 Check Date: 01/25/2022 Check Amount: 245.00					
	364 - 6555 - Pest Control	01/25/2022		Evidence of colony a	245.00
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
Check Number: 00100960 Check Date: 01/25/2022 Check Amount: 1,550.00					
	364 - 6533 - Handyman Expense	01/25/2022		POWERWASHING - Co	582.00
	364 - 6549 - Fence & Railing Repairs	01/25/2022			500.00
	364 - 6549 - Fence & Railing Repairs	01/25/2022		GATE REPAIRS	468.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
Check Number: 00100961 Check Date: 01/25/2022 Check Amount: 135.00					
	364 - 6546 - Sewerline Maintenance	01/25/2022		Located the cleanout	135.00

Check Disbursement Report

Sea Ridge Condominium Association

Sat Jan 01, 2022 thru Mon Jan 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Richardson Ober Denichilo LLP - 234 E. Colorado Blvd., Pasadena, CA 91101 - (626) 449-5577					
Check Number: 00100962 Check Date: 01/25/2022 Check Amount: 1,364.00					
	364 - 6055 - Attorney Fees	01/25/2022		S2124- HOA General	1,364.00
BrightView Tree Care Services - P.O. BOX 31001-2463, Pasadena, CA 91110-2463					
Check Number: 00100963 Check Date: 01/25/2022 Check Amount: 1,065.00					
	364 - 6425 - Tree Maintenance	01/25/2022		Pine Reduction	225.00
	364 - 6425 - Tree Maintenance	01/25/2022		Pine Removal	840.00
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
Check Number: 00100964 Check Date: 01/27/2022 Check Amount: 895.00					
	364 - 6532 - Building Repairs	01/27/2022		STUCCO HOLE REPAIF	895.00
Jeanette Jaramillo (independent Contract - 1732 Fifth Ave #1, San Diego , CA 92101 - (760) 622-6434					
Check Number: 00100965 Check Date: 01/27/2022 Check Amount: 85.38					
	364 - 6071 - Website	01/27/2022		Checked email, revie	85.38
Total for Pacific Western Bank-Operating					<u>89,070.63</u>
<u>Pacific Western Bank-Reserve</u>					
Richard Blatz - 24712 Dana Point Drive, Dana Point, CA 92629					
Check Number: 00100280 Check Date: 01/03/2022 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	01/03/2022	repipe painting reimbursement	repipe painting reim	400.00
Total for Pacific Western Bank-Reserve					<u>400.00</u>
Total for Sea Ridge Condominium					<u><u>103,516.63</u></u>

Balance Sheet Report

Sea Ridge Condominium Association

As of January 31, 2022

	<u>Balance Jan 31, 2022</u>	<u>Balance Dec 31, 2021</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Pacific Western Bank - Operating Acct	91,506.91	32,834.21	58,672.70
1004 - City National Pr Mng-Operating ***0755	15,398.69	15,398.69	0.00
1090 - Due (To)/From Reserves	(6,979.12)	(4,410.14)	(2,568.98)
Total Operating Fund Assets	99,926.48	43,822.76	56,103.72
Reserve Fund Assets			
1105 - Pacific Western Bank-Rsr Acct ***9111	557,610.88	516,396.54	41,214.34
1120 - Merrill Lynch MM	961,982.29	961,763.29	219.00
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
1190 - Due (To)/From Operating	6,979.12	4,410.14	2,568.98
Total Reserve Fund Assets	1,925,306.63	1,881,304.31	44,002.32
Re-pipe Fund Assets			
1110 - CalWest Bank Reserve	0.00	14,046.00	(14,046.00)
Total Re-pipe Fund Assets	0.00	14,046.00	(14,046.00)
Account Receivables			
1280 - Accounts Receivable	1,929.58	1,194.02	735.56
Total Account Receivables	1,929.58	1,194.02	735.56

Balance Sheet Report
Sea Ridge Condominium Association
As of January 31, 2022

	<u>Balance Jan 31, 2022</u>	<u>Balance Dec 31, 2021</u>	<u>Change</u>
<u>Assets</u>			
Prepaid Expenses			
1690 - Clearing Account	(1,334.49)	(1,334.49)	0.00
Total Prepaid Expenses	(1,334.49)	(1,334.49)	0.00
Total Assets	2,025,828.20	1,939,032.60	86,795.60
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	858,215.21	867,107.91	(8,892.70)
Total Liabilities	858,215.21	867,107.91	(8,892.70)
Other Liabilities			
2001 - Prepaid Assessments	41,004.99	27,259.05	13,745.94
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
2110 - Homeowner Refund Payable	0.00	601.71	(601.71)
Total Other Liabilities	41,109.75	27,965.52	13,144.23
Reserve Fund Liabilities			
4016 - Fences/Walls	11,643.73	9,980.34	1,663.39
4020 - Paint/Stucco	7,975.17	6,835.86	1,139.31
4025 - Lighting	759.50	651.00	108.50
4027 - Tennis Courts	1,497.44	1,283.52	213.92
4029 - Clubhouse	9,298.11	9,298.11	0.00
4048 - Railing	198,518.97	197,674.74	844.23
4055 - Landscape Replacement	10,715.04	9,184.32	1,530.72
4056 - Termite Control	15,203.09	13,031.22	2,171.87
4057 - Tree Trimming	34,093.08	34,093.08	0.00

Balance Sheet Report
Sea Ridge Condominium Association
As of January 31, 2022

	<u>Balance Jan 31, 2022</u>	<u>Balance Dec 31, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4058 - Paint	(2,592.75)	(2,279.50)	(313.25)
4065 - Roof Replacement	113,203.50	96,728.00	16,475.50
4067 - Structural	(4,370.00)	(4,370.00)	0.00
4068 - Buildings	822,425.94	811,246.19	11,179.75
4069 - Contingency Reserve	61,881.65	60,529.71	1,351.94
4070 - Deck/Stain	(20,607.00)	(20,607.00)	0.00
4075 - Drives/Streets	121,849.99	119,585.99	2,264.00
4080 - Pool/Spa	(121,053.42)	(121,454.97)	401.55
4081 - Painting Wood/Trim	397,716.10	393,535.52	4,180.58
4082 - Painting Wrought Iron	28,065.02	27,577.76	487.26
4085 - Pool Area-Furniture	7,231.86	7,231.86	0.00
4095 - Fencing/Gates	272,260.75	270,617.84	1,642.91
4096 - Fencing/Wrought Iron	(8,927.00)	(8,927.00)	0.00
4117 - Sewer Lines	(23,707.16)	(21,466.00)	(2,241.16)
4120 - Re-Pipe Reserve	(14,046.00)	(14,046.00)	0.00
4124 - Contingency	3,195.80	2,646.50	549.30
4142 - Signs	876.33	751.14	125.19
4495 - Interest	2,198.89	1,972.08	226.81
Total Reserve Fund Liabilities	<u>1,925,306.63</u>	<u>1,881,304.31</u>	<u>44,002.32</u>

Balance Sheet Report
Sea Ridge Condominium Association
As of January 31, 2022

	<u>Balance Jan 31, 2022</u>	<u>Balance Dec 31, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Repipe Fund Liabilities			
4123 - Repipe Expenses	(927,704.00)	(927,704.00)	0.00
Total Repipe Fund Liabilities	<u>(927,704.00)</u>	<u>(927,704.00)</u>	<u>0.00</u>
Total Liabilities	<u>1,896,927.59</u>	<u>1,848,673.74</u>	<u>48,253.85</u>
<u>Owners' Equity</u>			
Equity			
4998 - Prior Year Equity	74,693.71	72,074.43	2,619.28
Total Equity	<u>74,693.71</u>	<u>72,074.43</u>	<u>2,619.28</u>
Total Owners' Equity	<u>74,693.71</u>	<u>72,074.43</u>	<u>2,619.28</u>
Income / (Loss)	<u>54,206.90</u>	<u>18,284.43</u>	<u>35,922.47</u>
Total Liabilities and Owner Equity	<u><u>2,025,828.20</u></u>	<u><u>1,939,032.60</u></u>	<u><u>86,795.60</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Mon Jan 31, 2022

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Fund Assets							
1003 - Pacific Western Bank - Operating Acct Pacific Western Bank	****8853	Other	91,506.91	0.000%	06/01/2019	0	
1004 - City National Pr Mng-Operating City National Bank	****0755	Other	15,398.69	0.000%	01/01/2017	0	
		Total Operating Fund Assets:	106,905.60				
Reserve Fund Assets							
1105 - Pacific Western Bank-Rsr Acct Pacific Western Bank	****9111	Money Market	557,610.88	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	961,982.29	0.020%	03/03/2020	0	
1155 - ML CD-UBS Bank 1.00% 03/11/22 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 Merrill Lynch	****GMX8	Certificate of Deposit	150,000.00	0.850%	03/14/2020	24	03/14/2022
		Total Reserve Fund Assets:	1,918,593.17				
		Total Sea Ridge Condominium:	2,025,498.77				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of January 31, 2022

	Current Month Additions	Current Month Expenses	Prior Year Balance	Year-To-Date Additions	Year-To-Date Expenses	Current Balance
4001 - Reserve Fund Liabilities						
4016 - Fences/Walls	1,663.39	0.00	0.00	11,643.73	0.00	11,643.73
4020 - Paint/Stucco	1,139.31	0.00	0.00	7,975.17	0.00	7,975.17
4025 - Lighting	108.50	0.00	0.00	759.50	0.00	759.50
4027 - Tennis Courts	213.92	0.00	0.00	1,497.44	0.00	1,497.44
4029 - Clubhouse	0.00	0.00	9,298.11	0.00	0.00	9,298.11
4048 - Railing	844.23	0.00	192,609.36	5,909.61	0.00	198,518.97
4055 - Landscape Replacement	1,530.72	0.00	0.00	10,715.04	0.00	10,715.04
4056 - Termite Control	2,171.87	0.00	0.00	15,203.09	0.00	15,203.09
4057 - Tree Trimming	0.00	0.00	34,093.08	0.00	0.00	34,093.08
4058 - Paint	86.75	(400.00)	0.00	607.25	(3,200.00)	(2,592.75)
4065 - Roof Replacement	16,475.50	0.00	0.00	115,328.50	(2,125.00)	113,203.50
4067 - Structural	0.00	0.00	0.00	0.00	(4,370.00)	(4,370.00)
4068 - Buildings	11,179.75	0.00	744,167.69	78,258.25	0.00	822,425.94
4069 - Contingency Reserve	1,351.94	0.00	52,418.07	9,463.58	0.00	61,881.65
4070 - Deck/Stain	0.00	0.00	0.00	0.00	(20,607.00)	(20,607.00)
4075 - Drives/Streets	2,264.00	0.00	106,001.99	15,848.00	0.00	121,849.99
4080 - Pool/Spa	401.55	0.00	0.00	2,810.85	(123,864.27)	(121,053.42)
4081 - Painting Wood/Trim	4,180.58	0.00	368,452.04	29,264.06	0.00	397,716.10
4082 - Painting Wrought Iron	487.26	0.00	24,654.20	3,410.82	0.00	28,065.02
4085 - Pool Area-Furniture	0.00	0.00	7,231.86	0.00	0.00	7,231.86
4095 - Fencing/Gates	1,642.91	0.00	260,760.38	11,500.37	0.00	272,260.75
4096 - Fencing/Wrought Iron	0.00	0.00	0.00	0.00	(8,927.00)	(8,927.00)
4117 - Sewer Lines	0.00	(2,241.16)	0.00	0.00	(23,707.16)	(23,707.16)
4120 - Re-Pipe Reserve	0.00	0.00	0.00	0.00	(14,046.00)	(14,046.00)
4124 - Contingency	549.30	0.00	0.00	3,845.10	(649.30)	3,195.80
4142 - Signs	125.19	0.00	0.00	876.33	0.00	876.33
4495 - Interest	226.81	0.00	0.00	2,198.89	0.00	2,198.89
Total 4001 - Reserve Fund Liabilities	46,643.48	(2,641.16)	1,799,686.78	327,115.58	(201,495.73)	1,925,306.63
Report Total	46,643.48	(2,641.16)	1,799,686.78	327,115.58	(201,495.73)	1,925,306.63