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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **2/13/2023**
Re: **Modified Accrual Financial Statements - January 2023**

Operating Results:

The Association's year to date operating revenue for the period ending 01/31/2023 was \$836,978.30 with expenses of \$819,650.50 including Reserve allocations of \$351,314.33

Cash Balances:

Cash in the operating account totaled \$6,343.93
Cash in the reserve account MMA totaled \$1,669,091.87

Total Due to Reserves from Operating is \$63,699.59

Expenses:

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

Administration:

6035 - Office & Postage are over budget due to November billbacks for \$558.56.
6041 - Management Additional are over budget due to manager time at meet for \$300.00.

Landscape:

6410 - Landscape Extras are over budget due to project price for \$1,135.00.
6420 - Irrigation Repairs are over budget due to project price & irrigation repairs for \$1,701.52.
6425 - Tree Maintenance is over budget due to emergency coral flush cut for \$1,900.00.

Maintenance:

6510 - Lighting Maintenance is over budget due to maintenance billing for \$275.25.
6533 - Handyman Expense is over budget due to concrete joint fill & replaced dog waste station for \$1,246.00.
6545 - Plumbing is over budget due to various services \$3,450.00.
6547 - Water Damage is over budget due to water extraction for \$1,254.64.
6548 - Roof Repairs are over budget due to built roof gravel guard & annual preventative roof maintenance for \$28,438.00.
6575 - Pool/Spa Repairs are over budget due to annual heater maintenance for \$1,365.16.
6577 - Pool/Spa Supplies are over budget due to pool chemicals for \$768.85.
6623 - Lock & Keys are over budget due to lock service for \$210.00.

Utilities:

6710 - Gas is over budget due to 11/28-12/28 service for \$1,331.40.

The Net Loss for the month is (\$20,252.76) and year to date, the Net Income is \$17,327.80
Total Operating Equity is \$92,765.46

Income Statement Summary

Sea Ridge Condominium Association

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (7 months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Income	117,741.76	119,915.17	(2,173.41)	836,978.30	839,408.17	(2,429.87)	1,438,985.00
Total Income	117,741.76	119,915.17	(2,173.41)	836,978.30	839,408.17	(2,429.87)	1,438,985.00
Total Administration Expenses	10,246.43	10,428.32	(181.89)	71,290.11	72,998.32	(1,708.21)	125,140.00
Total Landscape	20,986.52	18,497.08	2,489.44	120,285.71	129,479.58	(9,193.87)	221,965.00
Total Maintenance	38,935.53	19,522.84	19,412.69	93,890.59	136,661.84	(42,771.25)	234,278.00
Total Property Protection	1,254.25	1,304.33	(50.08)	8,779.75	9,130.33	(350.58)	15,652.00
Total Utilities Expenses	13,768.08	15,583.33	(1,815.25)	133,549.82	109,083.33	24,466.49	187,000.00
Total Insurance Expenses	3,800.91	5,041.67	(1,240.76)	40,122.51	35,291.67	4,830.84	60,500.00
Total Taxes Expenses	0.00	270.84	(270.84)	417.68	1,895.84	(1,478.16)	3,250.00
Total Reserves	49,002.79	49,266.67	(263.88)	351,314.33	344,866.67	6,447.66	591,200.00
Total Expense	137,994.51	119,915.08	18,079.43	819,650.50	839,407.58	(19,757.08)	1,438,985.00
 Net Income / (Loss)	 (20,252.75)	 0.09	 (20,252.84)	 17,327.80	 0.59	 17,327.21	 0.00

Income Statement Report

Sea Ridge Condominium Association

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
5010 - Regular Assessments	110,485.96	110,486.00	(0.04)	773,401.72	773,404.00	(2.28)	1,325,835.00	552,433.28
5020 - Special Assessments	5,602.00	0.00	5,602.00	5,602.00	0.00	5,602.00	0.00	(5,602.00)
5023 - Bank Return Check/Nsf Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
5031 - Interest Income-Reserve	2.79	266.67	(263.88)	8,314.33	1,866.67	6,447.66	3,200.00	(5,114.33)
5040 - Late Fees	323.42	375.00	(51.58)	2,849.31	2,625.00	224.31	4,500.00	1,650.69
5042 - Late Interest	107.59	83.33	24.26	219.88	583.33	(363.45)	1,000.00	780.12
5051 - Clubhouse Rental Fees	200.00	250.00	(50.00)	600.00	1,750.00	(1,150.00)	3,000.00	2,400.00
5053 - Delinquent Letter Fees	0.00	50.00	(50.00)	500.00	350.00	150.00	600.00	100.00
5060 - Gate/Pool Keys/Remotes	100.00	12.50	87.50	540.00	87.50	452.50	150.00	(390.00)
5063 - Parking	920.00	1,100.00	(180.00)	4,852.88	7,700.00	(2,847.12)	13,200.00	8,347.12
5100 - Water Reimb Income	0.00	7,291.67	(7,291.67)	40,083.18	51,041.67	(10,958.49)	87,500.00	47,416.82
5110 - Fines/Violations	0.00	0.00	0.00	(10.00)	0.00	(10.00)	0.00	10.00
Total Income	117,741.76	119,915.17	(2,173.41)	836,978.30	839,408.17	(2,429.87)	1,438,985.00	602,006.70
Total Sea Ridge Condominium Income	117,741.76	119,915.17	(2,173.41)	836,978.30	839,408.17	(2,429.87)	1,438,985.00	602,006.70
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	112.50	(112.50)	2,624.30	787.50	1,836.80	1,350.00	(1,274.30)
6015 - Reserve Study	0.00	83.33	(83.33)	0.00	583.33	(583.33)	1,000.00	1,000.00
6020 - Bank Charges-Operating	0.00	0.00	0.00	7.00	0.00	7.00	0.00	(7.00)
6026 - Keys/Transmitters/Tags	0.00	83.33	(83.33)	1,051.34	583.33	468.01	1,000.00	(51.34)
6030 - Arch Review/Engineering	0.00	833.33	(833.33)	5,000.00	5,833.33	(833.33)	10,000.00	5,000.00
6035 - Office & Postage	558.56	333.33	225.23	4,416.30	2,333.33	2,082.97	4,000.00	(416.30)
6040 - Management Services	3,646.52	3,646.50	0.02	25,732.85	25,525.50	207.35	43,758.00	18,025.15
6041 - Management-Additional	300.00	41.67	258.33	1,100.00	291.67	808.33	500.00	(600.00)
6045 - Records Storage	0.00	150.00	(150.00)	0.00	1,050.00	(1,050.00)	1,800.00	1,800.00
6050 - Fees & Licenses	0.00	0.00	0.00	1,271.00	0.00	1,271.00	0.00	(1,271.00)

Income Statement Report

Sea Ridge Condominium Association

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administration Expenses								
6053 - Delinquent Letter Charges	300.00	50.00	250.00	500.00	350.00	150.00	600.00	100.00
6054 - Collection Fees	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00
6055 - Attorney Fees	1,706.00	1,000.00	706.00	2,481.00	7,000.00	(4,519.00)	12,000.00	9,519.00
6071 - Website	0.00	50.00	(50.00)	745.38	350.00	395.38	600.00	(145.38)
6073 - Voting Services	0.00	0.00	0.00	1,673.23	0.00	1,673.23	0.00	(1,673.23)
6074 - Social	394.81	83.33	311.48	790.81	583.33	207.48	1,000.00	209.19
6077 - Bad Debt/Write Off	0.00	41.67	(41.67)	0.00	291.67	(291.67)	500.00	500.00
6080 - Loan Payment	3,340.54	12,711.00	(9,370.46)	23,896.90	88,977.00	(65,080.10)	152,532.00	128,635.10
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	10,246.43	10,428.32	(181.89)	71,290.11	72,998.32	(1,708.21)	125,140.00	53,849.89
Landscape								
6405 - Landscape Contract	16,250.00	16,666.67	(416.67)	106,047.95	116,666.67	(10,618.72)	200,000.00	93,952.05
6410 - Landscape Extras	1,135.00	250.00	885.00	2,757.44	1,750.00	1,007.44	3,000.00	242.56
6415 - Landscape Supplies	0.00	0.00	0.00	372.20	0.00	372.20	0.00	(372.20)
6420 - Irrigation Repairs	1,701.52	1,250.00	451.52	9,208.12	8,750.00	458.12	15,000.00	5,791.88
6421 - Backflow	0.00	33.33	(33.33)	0.00	233.33	(233.33)	400.00	400.00
6425 - Tree Maintenance	1,900.00	297.08	1,602.92	1,900.00	2,079.58	(179.58)	3,565.00	1,665.00
Total Landscape	20,986.52	18,497.08	2,489.44	120,285.71	129,479.58	(9,193.87)	221,965.00	101,679.29
Maintenance								
6509 - Repipe Expense	0.00	8,916.67	(8,916.67)	0.00	62,416.67	(62,416.67)	107,000.00	107,000.00
6510 - Lighting Maintenance	275.25	166.67	108.58	825.75	1,166.67	(340.92)	2,000.00	1,174.25
6515 - Lighting Extras	0.00	0.00	0.00	2,164.50	0.00	2,164.50	0.00	(2,164.50)
6525 - Lighting Supplies	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00	300.00
6530 - Tennis Court Maintenance	0.00	75.00	(75.00)	100.00	525.00	(425.00)	900.00	800.00
6532 - Building Repairs	0.00	1,666.67	(1,666.67)	995.00	11,666.67	(10,671.67)	20,000.00	19,005.00
6533 - Handyman Expense	1,246.00	333.33	912.67	2,737.00	2,333.33	403.67	4,000.00	1,263.00

Income Statement Report

Sea Ridge Condominium Association

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6545 - Plumbing Repairs	3,450.00	2,500.00	950.00	13,600.50	17,500.00	(3,899.50)	30,000.00	16,399.50
6546 - Sewerline Maintenance	375.00	1,500.00	(1,125.00)	13,434.26	10,500.00	2,934.26	18,000.00	4,565.74
6547 - Water Damage	1,254.64	833.00	421.64	5,188.10	5,833.00	(644.90)	10,000.00	4,811.90
6548 - Roof Repairs	28,438.00	1,416.67	27,021.33	30,231.00	9,916.67	20,314.33	17,000.00	(13,231.00)
6549 - Fence & Railing Repairs	0.00	83.33	(83.33)	800.00	583.33	216.67	1,000.00	200.00
6550 - Janitorial Service	302.38	396.50	(94.12)	1,534.82	2,775.50	(1,240.68)	4,758.00	3,223.18
6551 - Janitorial Supplies	0.00	75.00	(75.00)	1,853.08	525.00	1,328.08	900.00	(953.08)
6552 - Janitorial Extras	0.00	41.67	(41.67)	0.00	291.67	(291.67)	500.00	500.00
6555 - Pest Control	612.75	666.67	(53.92)	6,801.25	4,666.67	2,134.58	8,000.00	1,198.75
6560 - Pest Control Extras	0.00	75.00	(75.00)	1,600.00	525.00	1,075.00	900.00	(700.00)
6570 - Pool/Spa Service	637.50	435.00	202.50	3,847.65	3,045.00	802.65	5,220.00	1,372.35
6575 - Pool/Spa Repairs	1,365.16	83.33	1,281.83	2,503.89	583.33	1,920.56	1,000.00	(1,503.89)
6577 - Pool & Spa Supplies	768.85	208.33	560.52	3,687.43	1,458.33	2,229.10	2,500.00	(1,187.43)
6580 - Pool/Spa Extras	0.00	0.00	0.00	1,776.36	0.00	1,776.36	0.00	(1,776.36)
6623 - Lock & Keys	210.00	25.00	185.00	210.00	175.00	35.00	300.00	90.00
Total Maintenance	38,935.53	19,522.84	19,412.69	93,890.59	136,661.84	(42,771.25)	234,278.00	140,387.41
Property Protection								
6526 - Fire Extinguishers	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00	300.00
6621 - Patrol Services	1,254.25	1,196.00	58.25	8,779.75	8,372.00	407.75	14,352.00	5,572.25
6622 - Clubhouse & Pool Security	0.00	83.33	(83.33)	0.00	583.33	(583.33)	1,000.00	1,000.00
Total Property Protection	1,254.25	1,304.33	(50.08)	8,779.75	9,130.33	(350.58)	15,652.00	6,872.25
Utilities Expenses								
6700 - Water-Residential	8,132.59	8,804.17	(671.58)	64,704.55	61,629.17	3,075.38	105,650.00	40,945.45
6701 - Water-Reclaimed Irrigation	4,129.30	3,808.33	320.97	44,086.59	26,658.33	17,428.26	45,700.00	1,613.41
6702 - Water-Pool/Clubhouse	174.79	220.83	(46.04)	1,772.41	1,545.83	226.58	2,650.00	877.59
6705 - Electric	0.00	1,833.33	(1,833.33)	17,375.32	12,833.33	4,541.99	22,000.00	4,624.68

Income Statement Report
Sea Ridge Condominium Association
January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities Expenses								
6710 - Gas	1,331.40	916.67	414.73	5,610.95	6,416.67	(805.72)	11,000.00	5,389.05
Total Utilities Expenses	13,768.08	15,583.33	(1,815.25)	133,549.82	109,083.33	24,466.49	187,000.00	53,450.18
Insurance Expenses								
6800 - Insurance Master Policy	3,800.91	5,000.00	(1,199.09)	40,122.51	35,000.00	5,122.51	60,000.00	19,877.49
6825 - Workers Compensation	0.00	41.67	(41.67)	0.00	291.67	(291.67)	500.00	500.00
Total Insurance Expenses	3,800.91	5,041.67	(1,240.76)	40,122.51	35,291.67	4,830.84	60,500.00	20,377.49
Taxes Expenses								
6850 - Federal Taxes	0.00	166.67	(166.67)	0.00	1,166.67	(1,166.67)	2,000.00	2,000.00
6860 - State Income Tax	0.00	104.17	(104.17)	417.68	729.17	(311.49)	1,250.00	832.32
Total Taxes Expenses	0.00	270.84	(270.84)	417.68	1,895.84	(1,478.16)	3,250.00	2,832.32
Reserves								
9000 - Reserves	49,000.00	49,000.00	0.00	343,000.00	343,000.00	0.00	588,000.00	245,000.00
9495 - Interest	2.79	266.67	(263.88)	8,314.33	1,866.67	6,447.66	3,200.00	(5,114.33)
Total Reserves	49,002.79	49,266.67	(263.88)	351,314.33	344,866.67	6,447.66	591,200.00	239,885.67
Total Sea Ridge Condominium Expense	137,994.51	119,915.08	18,079.43	819,650.50	839,407.58	(19,757.08)	1,438,985.00	619,334.50
Total Sea Ridge Condominium Income / (Loss)	(20,252.75)	0.09	(20,252.84)	17,327.80	0.59	17,327.21	0.00	(17,327.80)
Total Association Net Income / (Loss)	(20,252.75)	0.09	(20,252.84)	17,327.80	0.59	17,327.21	0.00	(17,327.80)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of January 31, 2023

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
Income														
5010 - Regular Assessments	110,486	110,486	110,486	110,486	110,486	110,486	110,486						773,402	1,325,835
5020 - Special Assessments	0	0	0	0	0	0	5,602						5,602	0
5023 - Bank Return Check/Nsf Fees	25	0	0	0	0	0	0						25	0
5031 - Interest Income-Reserve	218	738	1,107	1,584	2,101	2,563	3						8,314	3,200
5040 - Late Fees	593	332	330	538	251	481	323						2,849	4,500
5042 - Late Interest	20	14	18	(5)	26	39	108						220	1,000
5051 - Clubhouse Rental Fees	0	200	200	0	0	0	200						600	3,000
5053 - Delinquent Letter Fees	100	100	0	0	0	300	0						500	600
5060 - Gate/Pool Keys/Remotes	100	150	190	0	0	0	100						540	150
5063 - Parking	760	1,000	(200)	960	698	715	920						4,853	13,200
5100 - Water Reimb Income	2,988	10,534	13,262	0	13,299	0	0						40,083	87,500
5110 - Fines/Violations	0	(30)	20	0	0	0	0						(10)	0
Total Income	115,290	123,525	125,414	113,564	126,860	114,584	117,742	0	0	0	0	0	836,978	1,438,985
Total Income	115,290	123,525	125,414	113,564	126,860	114,584	117,742	0	0	0	0	0	836,978	1,438,985
Administration Expenses														
6010 - Audit	0	0	0	1,299	1,325	0	0						2,624	1,350
6015 - Reserve Study	0	0	0	0	0	0	0						0	1,000
6020 - Bank Charges-Operating	7	0	0	0	0	0	0						7	0
6026 - Keys/Transmitters/Tags	0	871	180	0	0	0	0						1,051	1,000
6030 - Arch Review/Engineering	5,000	0	0	0	0	0	0						5,000	10,000
6035 - Office & Postage	1,792	731	239	577	0	518	559						4,416	4,000
6040 - Management Services	3,647	3,647	3,647	3,854	3,647	3,647	3,647						25,733	43,758
6041 - Management-Additional	0	200	0	0	600	0	300						1,100	500
6045 - Records Storage	0	0	0	0	0	0	0						0	1,800
6050 - Fees & Licenses	0	0	0	0	476	795	0						1,271	0
6053 - Delinquent Letter Charges	0	100	100	0	0	0	300						500	600
6054 - Collection Fees	0	0	0	0	0	0	0						0	1,500
6055 - Attorney Fees	0	155	155	155	155	155	1,706						2,481	12,000
6071 - Website	0	315	0	0	431	0	0						745	600
6073 - Voting Services	0	0	0	1,373	0	300	0						1,673	0

Income and Expense Trend Report

Sea Ridge Condominium Association

As of January 31, 2023

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
Administration Expenses														
6074 - Social	396	0	0	0	0	0	395						791	1,000
6077 - Bad Debt/Write Off	0	0	0	0	0	0	0						0	500
6080 - Loan Payment	3,467	3,542	3,502	3,351	3,422	3,272	3,341						23,897	152,532
6080-1 - Loan Payment - Principal Offset	0	0	0	0	0	0	0						0	(107,000)
Total Administration Expenses	14,308	9,561	7,823	10,609	10,055	8,687	10,246	0	0	0	0	0	71,290	125,140
Landscape														
6405 - Landscape Contract	8,548	0	0	65,000	0	16,250	16,250						106,048	200,000
6410 - Landscape Extras	0	62	0	1,560	0	0	1,135						2,757	3,000
6415 - Landscape Supplies	0	0	0	0	372	0	0						372	0
6420 - Irrigation Repairs	0	3,450	2,113	877	1,066	0	1,702						9,208	15,000
6421 - Backflow	0	0	0	0	0	0	0						0	400
6425 - Tree Maintenance	980	0	(980)	0	0	0	1,900						1,900	3,565
Total Landscape	9,528	3,512	1,133	67,437	1,438	16,250	20,987	0	0	0	0	0	120,286	221,965
Maintenance														
6509 - Repipe Expense	0	0	0	0	0	0	0						0	107,000
6510 - Lighting Maintenance	275	0	0	275	0	0	275						826	2,000
6515 - Lighting Extras	0	188	0	0	1,815	163	0						2,165	0
6525 - Lighting Supplies	0	0	0	0	0	0	0						0	300
6530 - Tennis Court Maintenance	50	50	0	0	0	0	0						100	900
6532 - Building Repairs	0	0	0	995	0	0	0						995	20,000
6533 - Handyman Expense	0	395	0	1,096	0	0	1,246						2,737	4,000
6545 - Plumbing Repairs	190	16,929	1,550	0	(8,518)	0	3,450						13,601	30,000
6546 - Sewerline Maintenance	464	0	2,835	2,360	7,400	0	375						13,434	18,000
6547 - Water Damage	655	892	0	0	860	1,527	1,255						5,188	10,000
6548 - Roof Repairs	0	0	0	0	595	1,198	28,438						30,231	17,000
6549 - Fence & Railing Repairs	0	800	0	0	0	0	0						800	1,000
6550 - Janitorial Service	0	593	321	318	0	0	302						1,535	4,758
6551 - Janitorial Supplies	589	0	636	0	312	316	0						1,853	900
6552 - Janitorial Extras	0	0	0	0	0	0	0						0	500
6555 - Pest Control	979	1,328	1,216	1,591	538	538	613						6,801	8,000

Income and Expense Trend Report

Sea Ridge Condominium Association

As of January 31, 2023

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
Maintenance														
6560 - Pest Control Extras	375	885	340	0	0	0	0						1,600	900
6570 - Pool/Spa Service	520	1,120	520	350	350	350	638						3,848	5,220
6575 - Pool/Spa Repairs	0	0	540	396	0	203	1,365						2,504	1,000
6577 - Pool & Spa Supplies	0	789	720	749	660	0	769						3,687	2,500
6580 - Pool/Spa Extras	0	325	1,451	0	0	0	0						1,776	0
6623 - Lock & Keys	0	0	0	0	0	0	210						210	300
Total Maintenance	4,097	24,294	10,129	8,130	4,011	4,293	38,936	0	0	0	0	0	93,891	234,278
Property Protection														
6526 - Fire Extinguishers	0	0	0	0	0	0	0						0	300
6621 - Patrol Services	1,254	1,254	1,254	1,254	1,254	1,254	1,254						8,780	14,352
6622 - Clubhouse & Pool Security	0	0	0	0	0	0	0						0	1,000
Total Property Protection	1,254	1,254	1,254	1,254	1,254	1,254	1,254	0	0	0	0	0	8,780	15,652
Utilities Expenses														
6700 - Water-Residential	7,918	15,865	8,688	8,301	7,364	8,436	8,133						64,705	105,650
6701 - Water-Reclaimed Irrigation	6,684	6,034	14,739	0	7,129	5,371	4,129						44,087	45,700
6702 - Water-Pool/Clubhouse	214	365	381	0	417	222	175						1,772	2,650
6705 - Electric	4,867	2,437	1,734	1,738	2,256	4,344	0						17,375	22,000
6710 - Gas	511	265	346	638	943	1,577	1,331						5,611	11,000
Total Utilities Expenses	20,193	24,966	25,887	10,676	18,109	19,950	13,768	0	0	0	0	0	133,550	187,000
Insurance Expenses														
6800 - Insurance Master Policy	0	1,168	(5,138)	28,788	7,702	3,801	3,801						40,123	60,000
6825 - Workers Compensation	0	0	0	0	0	0	0						0	500
Total Insurance Expenses	0	1,168	(5,138)	28,788	7,702	3,801	3,801	0	0	0	0	0	40,123	60,500
Taxes Expenses														
6850 - Federal Taxes	0	0	0	0	0	0	0						0	2,000
6860 - State Income Tax	0	0	767	(350)	0	0	0						418	1,250
Total Taxes Expenses	0	0	767	(350)	0	0	0	0	0	0	0	0	418	3,250

Income and Expense Trend Report

Sea Ridge Condominium Association

As of January 31, 2023

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
Reserves														
9000 - Reserves	49,000	49,000	49,000	49,000	49,000	49,000	49,000						343,000	588,000
9495 - Interest	218	738	1,107	1,584	2,101	2,563	3						8,314	3,200
Total Reserves	49,218	49,738	50,107	50,584	51,101	51,563	49,003	0	0	0	0	0	351,314	591,200
Total Expense	98,598	114,493	91,964	177,131	93,671	105,799	137,995	0	0	0	0	0	819,651	1,438,985
Association Summary	16,692	9,032	33,449	(63,567)	33,190	8,785	(20,253)	0	0	0	0	0	17,328	0

Check Disbursement Report

Sea Ridge Condominium Association

Sun Jan 01, 2023 thru Tue Jan 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Patrol Masters Security Services, Inc. - 1651 E. 4th Street, Santa Ana, CA 92701 - (877) 648-0602					
	Check Number: 00101320	Check Date: 01/03/2023	Check Amount: 1,254.25		
	364 - 6621 - Patrol Services	01/03/2023		December Service	1,254.25
BrightView Tree Care Services - P.O. BOX 31001-2463, Pasadena, CA 91110-2463					
	Check Number: 00101321	Check Date: 01/03/2023	Check Amount: 1,900.00		
	364 - 6425 - Tree Maintenance	01/03/2023	Emergency Coral Flush Cut	Emergency Coral Flus	1,900.00
Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465					
	Check Number: 00101322	Check Date: 01/03/2023	Check Amount: 1,066.25		
	364 - 6420 - Irrigation Repairs	01/03/2023		PROJECT PRICE	1,066.25
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101323	Check Date: 01/03/2023	Check Amount: 3,646.52		
	364 - 6040 - Management Services	01/03/2023		Fee for 01/2023	3,646.52
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101324	Check Date: 01/03/2023	Check Amount: 768.85		
	364 - 6577 - Pool & Spa Supplies	01/03/2023		28-Dec-22 Chemicals	768.85
Nordberg DeNichilo, LLP - 999 Corporate Drive, Ladera Ranch, CA 92694					
	Check Number: 00101325	Check Date: 01/03/2023	Check Amount: 576.00		
	364 - 6055 - Attorney Fees	01/03/2023		October 2022	576.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
	Check Number: 00101326	Check Date: 01/03/2023	Check Amount: 800.00		
	364 - 6545 - Plumbing Repairs	01/03/2023		replace the vent pip	800.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101327	Check Date: 01/04/2023	Check Amount: 367.50		
	364 - 6570 - Pool/Spa Service	01/04/2023		Contract Increase Ja	367.50
Concrete Hazard Solutions, Inc. - 1005 North Main St, Orange, CA 92867 - (714) 292-6150					
	Check Number: 00101328	Check Date: 01/05/2023	Check Amount: 400.00		
	364 - 6533 - Handyman Expense	01/05/2023		Concrete Joint Fill	400.00
24 Hour Restoration & Construction - P.O. Box 7124, Laguna Niguel, CA 92607-7124 - (949) 269-2793					
	Check Number: 00101329	Check Date: 01/05/2023	Check Amount: 1,254.64		
	364 - 6547 - Water Damage	01/05/2023		Water Extraction	1,254.64
MeterNet LLC - 113 S Vine St, Fallbrook, CA 92028 - (800) 985-1179					
	Check Number: 00101330	Check Date: 01/05/2023	Check Amount: 50.00		
	364 - 6700 - Water-Residential	01/05/2023		One-Time Account Set	50.00

Check Disbursement Report

Sea Ridge Condominium Association

Sun Jan 01, 2023 thru Tue Jan 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101331 Check Date: 01/05/2023 Check Amount: 161.00				
	364 - 6555 - Pest Control	01/05/2023		General Pest	161.00
Jim Murray Roofing, Inc. - 322 N Tustin St, Orange, CA 92867 - (714) 744-4476					
	Check Number: 00101332 Check Date: 01/05/2023 Check Amount: 695.00				
	364 - 6548 - Roof Repairs	01/05/2023		We installed tempora	695.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101333 Check Date: 01/09/2023 Check Amount: 4,129.30				
	364 - 6700 - Water-Residential	01/09/2023	Act# 3-3264.300	11/17-12/19	2,115.68
	364 - 6700 - Water-Residential	01/09/2023	Act# 3-3269.300	11/17-12/19	2,013.62
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00101334 Check Date: 01/12/2023 Check Amount: 1,331.40				
	364 - 6710 - Gas	01/12/2023	Act12370907003	11/28-12/28	1,331.40
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
	Check Number: 00101335 Check Date: 01/12/2023 Check Amount: 846.00				
	364 - 6533 - Handyman Expense	01/12/2023		Replaced the dog was	846.00
Dawn Ostergaard - 24682 Evening Star Drive, Dana Point, CA 92629					
	Check Number: 00101336 Check Date: 01/12/2023 Check Amount: 218.39				
	364 - 6074 - Social	01/12/2023		Reimbursement for so	218.39
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101337 Check Date: 01/12/2023 Check Amount: 300.00				
	364 - 6053 - Delinquent Letter Charges	01/12/2023	BILL BACK FOR DEC 2022	BILL BACK FOR DEC 20	300.00
Vera L Bradley - 33565 Sea Gull Court, Dana Point, CA 92629					
	Check Number: 00101338 Check Date: 01/12/2023 Check Amount: 135.87				
	364 - 6074 - Social	01/12/2023		Reimbursement for so	135.87
Liane Costello - 24475 Moonfire Drive, Dana Point, CA 92629					
	Check Number: 00101339 Check Date: 01/12/2023 Check Amount: 40.55				
	364 - 6074 - Social	01/12/2023		Reimbursement for so	40.55
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101340 Check Date: 01/12/2023 Check Amount: 451.75				
	364 - 6555 - Pest Control	01/12/2023		Dead Animal Remova	75.00
	364 - 6555 - Pest Control	01/12/2023		Rodent	376.75
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
	Check Number: 00101341 Check Date: 01/12/2023 Check Amount: 302.38				
	364 - 6550 - Janitorial Service	01/12/2023		MONTHLY JANITORIAL	302.38

Check Disbursement Report

Sea Ridge Condominium Association

Sun Jan 01, 2023 thru Tue Jan 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Brittany Woods - 24452 Moonfire Drive, Dana Point, CA 92629					
	Check Number: 00101342	Check Date: 01/12/2023	Check Amount: 995.00		
	364 - 6545 - Plumbing Repairs	01/12/2023		Reimbursement for ho	995.00
Regina McAleer - 24562 Polaris Drive, Dana Point, CA 92629					
	Check Number: 00101343	Check Date: 01/12/2023	Check Amount: 360.00		
	364 - 6545 - Plumbing Repairs	01/12/2023		Reimbursement for ho	360.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
	Check Number: 00101344	Check Date: 01/18/2023	Check Amount: 850.00		
	364 - 6545 - Plumbing Repairs	01/18/2023		A MONTHLY SERVICE I	225.00
	364 - 6545 - Plumbing Repairs	01/18/2023		PLUMBING AFTER HOI	250.00
	364 - 6546 - Sewerline Maintenance	01/18/2023		MONTHLY SERVICE CH	375.00
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
	Check Number: 00101345	Check Date: 01/18/2023	Check Amount: 1,198.00		
	364 - 6548 - Roof Repairs	01/18/2023		D REPAIR PER THE AP	1,198.00
Richardson Ober Denichilo LLP - 234 E. Colorado Blvd., Ste. 800, Pasadena, CA 91101 - (626) 449-5577					
	Check Number: 00101346	Check Date: 01/19/2023	Check Amount: 155.00		
	364 - 6055 - Attorney Fees	01/19/2023		Legal Services	155.00
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
	Check Number: 00101347	Check Date: 01/19/2023	Check Amount: 49,000.00		
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	01/19/2023	Monthly Reserve Deposit	Monthly Reserve Depo	49,000.00
Green's Lock & Key - Green's Security Centers, Inc , Covina, CA 91723					
	Check Number: 00101348	Check Date: 01/23/2023	Check Amount: 210.00		
	364 - 6623 - Lock & Keys	01/23/2023		01/13/2023	210.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101349	Check Date: 01/23/2023	Check Amount: 300.00		
	364 - 6041 - Management-Additional	01/23/2023		Manager time at meet	300.00
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
	Check Number: 00101350	Check Date: 01/24/2023	Check Amount: 595.00		
	364 - 6548 - Roof Repairs	01/24/2023		Repairs	595.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101351	Check Date: 01/24/2023	Check Amount: 1,365.16		
	364 - 6575 - Pool/Spa Repairs	01/24/2023		Annual heater mainte	682.58
	364 - 6575 - Pool/Spa Repairs	01/24/2023		Annual heater mainte	682.58

Check Disbursement Report

Sea Ridge Condominium Association

Sun Jan 01, 2023 thru Tue Jan 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
ABM Building Value - ABM Security Services, Inc., Los Angeles, CA 90074 - (323) 234-2001					
	Check Number: 00101352	Check Date: 01/24/2023	Check Amount: 275.25		
	364 - 6510 - Lighting Maintenance	01/24/2023		MAINTENANCE BILLING	275.25
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101353	Check Date: 01/25/2023	Check Amount: 558.56		
	364 - 6035 - Office & Postage	01/25/2023		BILL BACK FOR NOV 2	558.56
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101354	Check Date: 01/30/2023	Check Amount: 270.00		
	364 - 6570 - Pool/Spa Service	01/30/2023		Pool Service	270.00
Nordberg DeNichilo, LLP - 999 Corporate Drive, Ladera Ranch, CA 92694					
	Check Number: 00101355	Check Date: 01/30/2023	Check Amount: 975.00		
	364 - 6055 - Attorney Fees	01/30/2023		Annual Retainer Fee:	975.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
	Check Number: 00101356	Check Date: 01/30/2023	Check Amount: 320.00		
	364 - 6545 - Plumbing Repairs	01/30/2023		Per WO # 1357 to ins	320.00
Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465					
	Check Number: 00101357	Check Date: 01/30/2023	Check Amount: 1,770.27		
	364 - 6410 - Landscape Extras	01/30/2023		PROJECT PRICE	1,135.00
	364 - 6420 - Irrigation Repairs	01/30/2023		IRRIGATION	635.27
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101358	Check Date: 01/30/2023	Check Amount: 4,074.79		
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0966.300	12/04-01/05	327.69
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0968.300	12/04-01/05	386.08
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0969.300	12/04-01/05	298.81
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0970.300	12/04-01/05	286.95
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0971.300	12/04-01/05	208.96
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0972.300	12/04-01/05	206.25
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0973.300	12/04-01/05	279.86
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0975.300	12/04-01/05	263.75
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0976.300	12/04-01/05	174.79
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0977.300	12/04-01/05	405.16
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0978.300	12/04-01/05	275.48
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0980.300	12/04-01/05	209.09
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0981.300	12/04-01/05	251.37
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0982.300	12/04-01/05	241.96

Check Disbursement Report

Sea Ridge Condominium Association

Sun Jan 01, 2023 thru Tue Jan 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Pacific Western Bank-Operating					
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101358 Check Date: 01/30/2023 Check Amount: 4,074.79					
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0983.300	12/04-01/05	258.59
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101359 Check Date: 01/30/2023 Check Amount: 3,578.31					
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0984.300	12/04-01/05	274.70
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0985.300	12/04-01/05	199.68
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0986.300	12/04-01/05	279.73
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0987.300	12/04-01/05	270.06
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0988.300	12/04-01/05	268.26
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0989.300	12/04-01/05	284.50
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0991.300	12/04-01/05	277.02
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0993.300	12/04-01/05	199.42
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0994.300	12/04-01/05	220.69
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0995.300	12/04-01/05	246.47
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0996.300	12/04-01/05	244.28
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0997.300	12/04-01/05	94.58
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-0999.300	12/04-01/05	218.37
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-1000.300	12/04-01/05	246.47
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-1002.300	12/04-01/05	254.08
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101360 Check Date: 01/30/2023 Check Amount: 604.28					
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-1003.300	12/04-01/05	129.38
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-1004.300	12/04-01/05	230.36
	364 - 6700 - Water-Residential	01/30/2023	Act# 3-1005.300	12/04-01/05	244.54
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
Check Number: 00101361 Check Date: 01/31/2023 Check Amount: 25,950.00					
	364 - 6548 - Roof Repairs	01/31/2023		ANNUAL PREVENTIVE	25,950.00
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
Check Number: 00101362 Check Date: 01/31/2023 Check Amount: 49,000.00					
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	01/31/2023	Monthly Reserve Deposit	Monthly Reserve Depo	49,000.00
Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465					
Check Number: 00101363 Check Date: 01/31/2023 Check Amount: 16,250.00					
	364 - 6405 - Landscape Contract	01/31/2023		Dec 2022	16,250.00

Check Disbursement Report

Sea Ridge Condominium Association

Sun Jan 01, 2023 thru Tue Jan 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
Check Number: 00101364 Check Date: 01/31/2023 Check Amount: 500.00					
	364 - 6545 - Plumbing Repairs	01/31/2023		01/27/23	500.00
Labarre/Oksnee Insurance Agency, Inc. - P.O. Box 894446 , Los Angeles, CA 90189-4446 - (949) 588-0711					
Check Number: 00101365 Check Date: 01/31/2023 Check Amount: 3,800.91					
	364 - 6800 - Insurance Master Policy	01/31/2023	https://seabreeze.payableslockbox.co	ARD 7 of 8 Monthly I	3,800.91
Total for Pacific Western Bank-Operating					183,651.18
<u>Pacific Western Bank-Reserve</u>					
Kathryn M. Butler - PO Box 1547, Loma Linda, CA 92354					
Check Number: 00100294 Check Date: 10/07/2022 Check Amount: (400.00)					
	364 - 4058-88 - Paint-Expenditures	10/07/2022	*VOID* repipe painting reimbursemen	repipe painting reim	(400.00)
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
Check Number: 00100308 Check Date: 01/05/2023 Check Amount: 14,593.00					
	364 - 4117-88 - Sewer Lines-Expenditure	01/05/2023		Per manager's reques	1,200.00
	364 - 4117-88 - Sewer Lines-Expenditure	01/05/2023		Returned with manage	4,600.00
	364 - 4117-88 - Sewer Lines-Expenditure	01/05/2023		11/17/22	1,495.00
	364 - 4117-88 - Sewer Lines-Expenditure	01/05/2023		10/28/2022	3,300.00
	364 - 4117-88 - Sewer Lines-Expenditure	01/05/2023		11/01/2022	3,300.00
	364 - 4117-88 - Sewer Lines-Expenditure	01/05/2023		Inspect for a possib	698.00
Summit Building Consulting Inc - 2635 Camino del Rio South #204, San Diego, CA 92108 - (619) 296-7232					
Check Number: 00100309 Check Date: 01/05/2023 Check Amount: 2,750.00					
	364 - 4067-88 - Structural-Expenditures	01/05/2023		REPAIR AND PAINT	2,750.00
Sea Ridge Condominium Association - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
Check Number: 00300001 Check Date: 01/05/2023 Check Amount: 34,353.00					
	364 - 1003 - Pacific Western Bank - Operating Acct	01/05/2023	Deposit to 1003	Due to Operating-Rec	34,353.00
Summit Building Consulting Inc - 2635 Camino del Rio South #204, San Diego, CA 92108 - (619) 296-7232					
Check Number: 00100310 Check Date: 01/31/2023 Check Amount: 1,750.00					
	364 - 4067-88 - Structural-Expenditures	01/31/2023		Wood Repair and Pain	1,750.00
Total for Pacific Western Bank-Reserve					53,046.00
Total for Sea Ridge Condominium					236,697.18

Balance Sheet Report

Sea Ridge Condominium Association

As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 2022</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Pacific Western Bank - Operating Acct	5,994.93	42,061.37	(36,066.44)
1004 - City National Pr Mng-Operating ***0755	349.00	15,377.69	(15,028.69)
1090 - Due (To)/From Reserves	(63,699.59)	(78,346.59)	14,647.00
Total Operating Fund Assets	(57,355.66)	(20,907.53)	(36,448.13)
Reserve Fund Assets			
1105 - Pacific Western Bank-Rsr Acct ***9111	298,881.66	253,924.87	44,956.79
1120 - Merrill Lynch MM	1,370,475.87	1,370,475.87	0.00
1151 - Edward Jones Unrealized Gain/(Loss)	(265.66)	(265.66)	0.00
1190 - Due (To)/From Operating	63,699.59	78,346.59	(14,647.00)
Total Reserve Fund Assets	1,732,791.46	1,702,481.67	30,309.79
Account Receivables			
1280 - Accounts Receivable	11,661.95	4,579.23	7,082.72
Total Account Receivables	11,661.95	4,579.23	7,082.72
Prepaid Expenses			
1690 - Clearing Account	0.00	575.17	(575.17)
Total Prepaid Expenses	0.00	575.17	(575.17)
Total Assets	<u>1,687,097.75</u>	<u>1,686,728.54</u>	<u>369.21</u>

Balance Sheet Report
Sea Ridge Condominium Association
As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	747,627.69	756,998.26	(9,370.57)
Total Liabilities	747,627.69	756,998.26	(9,370.57)
Other Liabilities			
2001 - Prepaid Assessments	40,512.38	40,829.64	(317.26)
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
2024 - Covenant Deposits	1,000.00	1,000.00	0.00
Total Other Liabilities	41,617.14	41,934.40	(317.26)
Reserve Fund Liabilities			
4011 - Irrigation Pipes	(7,634.04)	(7,634.04)	0.00
4012 - Irrigation Controllers	20,640.04	20,519.64	120.40
4016 - Fences/Walls	657.23	563.34	93.89
4020 - Paint/Stucco	10,153.50	8,703.00	1,450.50
4025 - Lighting	806.12	690.96	115.16
4027 - Tennis Courts	3,000.62	2,783.42	217.20
4029 - Clubhouse	40,645.40	40,019.29	626.11
4048 - Railing	181,762.78	180,917.14	845.64
4055 - Landscape Replacement	8,096.22	7,694.72	401.50
4056 - Termite Control	17,397.87	14,912.46	2,485.41
4057 - Tree Trimming	19,123.87	17,827.73	1,296.14
4058 - Paint	4,036.99	3,597.80	439.19
4065 - Roof Replacement	128,273.74	109,948.92	18,324.82
4067 - Structural	(18,672.00)	(14,172.00)	(4,500.00)
4068 - Buildings	644,002.74	632,866.17	11,136.57

Balance Sheet Report
Sea Ridge Condominium Association
As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4069 - Contingency Reserve	66,855.06	65,427.88	1,427.18
4070 - Deck/Stain	(12,524.00)	(12,524.00)	0.00
4075 - Drives/Streets	96,997.00	94,551.63	2,445.37
4080 - Pool/Spa	7,762.45	7,430.35	332.10
4081 - Painting Wood/Trim	325,356.02	321,773.26	3,582.76
4082 - Painting Wrought Iron	11,454.50	10,939.53	514.97
4085 - Pool Area-Furniture	5,195.60	5,138.66	56.94
4095 - Fencing/Gates	241,782.03	240,187.82	1,594.21
4096 - Fencing/Wrought Iron	12,287.94	10,532.52	1,755.42
4117 - Sewer Lines	(83,950.19)	(69,357.19)	(14,593.00)
4142 - Signs	969.64	831.12	138.52
4495 - Interest	8,314.33	8,311.54	2.79
Total Reserve Fund Liabilities	<u>1,732,791.46</u>	<u>1,702,481.67</u>	<u>30,309.79</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>1,594,332.29</u>	<u>1,573,710.33</u>	<u>20,621.96</u>

Balance Sheet Report
Sea Ridge Condominium Association
As of January 31, 2023

	<u>Balance Jan 31, 2023</u>	<u>Balance Dec 31, 2022</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
4998 - Prior Year Equity	75,437.66	75,437.66	0.00
Total Equity	<u>75,437.66</u>	<u>75,437.66</u>	<u>0.00</u>
Total Owners' Equity	<u>75,437.66</u>	<u>75,437.66</u>	<u>0.00</u>
Income / (Loss)	<u>17,327.80</u>	<u>37,580.55</u>	<u>(20,252.75)</u>
Total Liabilities and Owner Equity	<u><u>1,687,097.75</u></u>	<u><u>1,686,728.54</u></u>	<u><u>369.21</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Tue Jan 31, 2023

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	5,994.93	0.000%	06/01/2019	0	
1004 - City National Pr Mng-Operating City National Bank	****0755	Other	349.00	0.000%	01/01/2017	0	
		Total Operating Fund Assets:	6,343.93				
Reserve Fund Assets							
1105 - Pacific Western Bank-Rsr Acct Pacific Western Bank	****9111	Money Market	298,881.66	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	1,370,475.87	0.020%	03/03/2020	0	
		Total Reserve Fund Assets:	1,669,357.53				
		Total Sea Ridge Condominium:	1,675,701.46				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of January 31, 2023

	Current Month Additions	Current Month Expenses	Prior Year Balance	Year-To-Date Additions	Year-To-Date Expenses	Current Balance
4001 - Reserve Fund Liabilities						
4011 - Irrigation Pipes	0.00	0.00	0.00	0.00	(7,634.04)	(7,634.04)
4012 - Irrigation Controllers	120.40	0.00	19,797.24	842.80	0.00	20,640.04
4016 - Fences/Walls	93.89	0.00	0.00	657.23	0.00	657.23
4020 - Paint/Stucco	1,450.50	0.00	0.00	10,153.50	0.00	10,153.50
4025 - Lighting	115.16	0.00	0.00	806.12	0.00	806.12
4027 - Tennis Courts	217.20	0.00	1,480.22	1,520.40	0.00	3,000.62
4029 - Clubhouse	626.11	0.00	36,262.63	4,382.77	0.00	40,645.40
4048 - Railing	845.64	0.00	175,843.30	5,919.48	0.00	181,762.78
4055 - Landscape Replacement	401.50	0.00	5,285.72	2,810.50	0.00	8,096.22
4056 - Termite Control	2,485.41	0.00	0.00	17,397.87	0.00	17,397.87
4057 - Tree Trimming	1,296.14	0.00	10,050.89	9,072.98	0.00	19,123.87
4058 - Paint	39.19	400.00	3,762.66	274.33	0.00	4,036.99
4065 - Roof Replacement	18,324.82	0.00	0.00	128,273.74	0.00	128,273.74
4067 - Structural	0.00	(4,500.00)	0.00	0.00	(18,672.00)	(18,672.00)
4068 - Buildings	11,136.57	0.00	964,960.78	77,955.99	(398,914.03)	644,002.74
4069 - Contingency Reserve	1,427.18	0.00	56,864.80	9,990.26	0.00	66,855.06
4070 - Deck/Stain	0.00	0.00	0.00	0.00	(12,524.00)	(12,524.00)
4075 - Drives/Streets	2,445.37	0.00	79,879.41	17,117.59	0.00	96,997.00
4080 - Pool/Spa	332.10	0.00	5,437.75	2,324.70	0.00	7,762.45
4081 - Painting Wood/Trim	3,582.76	0.00	349,463.22	25,079.32	(49,186.52)	325,356.02
4082 - Painting Wrought Iron	514.97	0.00	7,849.71	3,604.79	0.00	11,454.50
4085 - Pool Area-Furniture	56.94	0.00	4,797.02	398.58	0.00	5,195.60
4095 - Fencing/Gates	1,594.21	0.00	230,622.56	11,159.47	0.00	241,782.03
4096 - Fencing/Wrought Iron	1,755.42	0.00	0.00	12,287.94	0.00	12,287.94
4117 - Sewer Lines	0.00	(14,593.00)	0.00	0.00	(83,950.19)	(83,950.19)
4142 - Signs	138.52	0.00	0.00	969.64	0.00	969.64
4495 - Interest	2.79	0.00	0.00	8,314.33	0.00	8,314.33
Total 4001 - Reserve Fund Liabilities	49,002.79	(18,693.00)	1,952,357.91	351,314.33	(570,880.78)	1,732,791.46
Report Total	49,002.79	(18,693.00)	1,952,357.91	351,314.33	(570,880.78)	1,732,791.46