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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **3/3/2021**
Re: **Modified Accrual Financial Statements - February 2021**

Operating Results:

The Association's year to date operating revenue for the period ending 02/28/2021 was \$781,012.29 with expenses of \$926,845.43 including Reserve allocations of \$439,408.67

Cash Balances:

Cash in the operating account totaled \$255,692.24
Cash in the reserve account MMA totaled \$890,269.92
Reserve investments totaled \$799,000.00

Total Due to Reserves from Operating is \$54,317.64

Expenses:

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

Administration:

6045 - Records Storage is over budget due to annual record storage for \$1,697.28.

Landscape:

6425 - Tree Maintenance is over budget due to tree removal & tree trimming for \$1,350.00.

Maintenance:

6545 - Plumbing Repairs are over budget due to replace section of main sewer line for \$3,850.00.
6546 - Sewer line Maintenance is over budget due to clean common main sewer line for \$750.00.

Utilities:

6700 - Sewer/Water is over budget due to 11/23-01/20 service for \$36,823.78 less water reimbursement for \$13,885.02.
6710 - Gas is over budget due to 12/28-01/27 service for \$1,056.40.

Insurance:

6800 - Insurance Master Policy is over budget due to February actual for \$4,503.24.

Taxes:

6860 - State Income Tax is over budget due to FTB payment of \$1,228.07.

The Net Loss for the month is (\$3,034.90) and year to date, the Net Loss is (\$145,833.14)

Total Operating Equity is \$173,972.69

Income Statement Summary

Sea Ridge Condominium Association

February 01, 2021 thru February 28, 2021

| | Current Period | | | Year to Date (8 months) | | | Annual Budget |
|--------------------------------------|-------------------|-------------------|--------------------|-------------------------|-------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Total Income | 95,799.21 | 103,952.00 | (8,152.79) | 781,012.29 | 831,616.00 | (50,603.71) | 1,247,423.40 |
| Total Income | 95,799.21 | 103,952.00 | (8,152.79) | 781,012.29 | 831,616.00 | (50,603.71) | 1,247,423.40 |
| Total Administration Expenses | 2,987.03 | 5,497.40 | (2,510.37) | 43,327.16 | 43,979.10 | (651.94) | 65,968.64 |
| Total Landscape | 1,350.00 | 17,499.84 | (16,149.84) | 131,677.21 | 139,998.67 | (8,321.46) | 209,998.00 |
| Total Maintenance | 7,009.91 | 6,173.18 | 836.73 | 167,906.45 | 49,373.44 | 118,533.01 | 74,058.96 |
| Total Property Protection | 1,056.00 | 1,211.84 | (155.84) | 9,931.65 | 9,694.67 | 236.98 | 14,542.00 |
| Total Utilities Expenses | 26,162.48 | 14,702.77 | 11,459.71 | 89,312.32 | 117,622.01 | (28,309.69) | 176,433.00 |
| Total Insurance Expenses | 4,503.24 | 3,983.76 | 519.48 | 40,053.90 | 31,870.08 | 8,183.82 | 47,805.12 |
| Total Taxes Expenses | 1,228.07 | 567.16 | 660.91 | 5,228.07 | 4,537.33 | 690.74 | 6,806.00 |
| Total Reserves | 54,537.38 | 54,317.64 | 219.74 | 439,408.67 | 434,541.12 | 4,867.55 | 651,811.68 |
| Total Expense | 98,834.11 | 103,953.59 | (5,119.48) | 926,845.43 | 831,616.42 | 95,229.01 | 1,247,423.40 |
| | | | | | | | |
| Net Income / (Loss) | (3,034.90) | (1.59) | (3,033.31) | (145,833.14) | (0.42) | (145,832.72) | 0.00 |

Income Statement Report
Sea Ridge Condominium Association
February 01, 2021 thru February 28, 2021

| | Current Period | | | Year to Date (8 months) | | | Annual Budget | Budget Remaining |
|---|------------------|-------------------|-------------------|-------------------------|-------------------|--------------------|---------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| Income | | | | | | | | |
| 5010 - Regular Assessments | 95,136.14 | 95,136.00 | 0.14 | 760,169.51 | 761,088.00 | (918.49) | 1,141,631.40 | 381,461.89 |
| 5031 - Interest Income-Reserve | 219.74 | 1,833.34 | (1,613.60) | 4,867.55 | 14,666.67 | (9,799.12) | 22,000.00 | 17,132.45 |
| 5040 - Late Fees | 260.21 | 0.00 | 260.21 | 3,194.17 | 0.00 | 3,194.17 | 0.00 | (3,194.17) |
| 5042 - Late Interest | (5.88) | 12.50 | (18.38) | 897.77 | 100.00 | 797.77 | 150.00 | (747.77) |
| 5051 - Clubhouse Rental Fees | 0.00 | 41.66 | (41.66) | 0.00 | 333.33 | (333.33) | 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 | 0.00 | 133.34 | (133.34) | 300.00 | 1,066.67 | (766.67) | 1,600.00 | 1,300.00 |
| 5060 - Gate/Pool Keys/Remotes | 0.00 | 25.00 | (25.00) | 250.00 | 200.00 | 50.00 | 300.00 | 50.00 |
| 5063 - Parking | 0.00 | 336.00 | (336.00) | 0.00 | 2,688.00 | (2,688.00) | 4,032.00 | 4,032.00 |
| 5100 - Water Reimb Income | 189.00 | 6,434.16 | (6,245.16) | 11,133.29 | 51,473.33 | (40,340.04) | 77,210.00 | 66,076.71 |
| Total Income | 95,799.21 | 103,952.00 | (8,152.79) | 781,012.29 | 831,616.00 | (50,603.71) | 1,247,423.40 | 466,411.11 |
| Total Sea Ridge Condominium Income | 95,799.21 | 103,952.00 | (8,152.79) | 781,012.29 | 831,616.00 | (50,603.71) | 1,247,423.40 | 466,411.11 |
| <u>Expense</u> | | | | | | | | |
| Administration Expenses | | | | | | | | |
| 6010 - Audit | 0.00 | 100.00 | (100.00) | 1,050.00 | 800.00 | 250.00 | 1,200.00 | 150.00 |
| 6015 - Reserve Study | 0.00 | 66.66 | (66.66) | 537.50 | 533.33 | 4.17 | 800.00 | 262.50 |
| 6035 - Office & Postage | 204.75 | 458.34 | (253.59) | 2,642.07 | 3,666.67 | (1,024.60) | 5,500.00 | 2,857.93 |
| 6040 - Management Services | 0.00 | 3,307.50 | (3,307.50) | 23,214.50 | 26,460.00 | (3,245.50) | 39,690.00 | 16,475.50 |
| 6041 - Management-Additional | 0.00 | 58.34 | (58.34) | 400.00 | 466.67 | (66.67) | 700.00 | 300.00 |
| 6045 - Records Storage | 1,697.28 | 72.06 | 1,625.22 | 1,697.28 | 576.43 | 1,120.85 | 864.64 | (832.64) |
| 6050 - Fees & Licenses | 0.00 | 0.00 | 0.00 | 35.00 | 0.00 | 35.00 | 0.00 | (35.00) |
| 6053 - Delinquent Letter Charges | 0.00 | 0.00 | 0.00 | 800.00 | 0.00 | 800.00 | 0.00 | (800.00) |
| 6054 - Collection Fees | 0.00 | 97.00 | (97.00) | 0.00 | 776.00 | (776.00) | 1,164.00 | 1,164.00 |
| 6055 - Attorney Fees | 1,085.00 | 1,250.00 | (165.00) | 12,135.50 | 10,000.00 | 2,135.50 | 15,000.00 | 2,864.50 |
| 6071 - Website | 0.00 | 50.00 | (50.00) | 331.93 | 400.00 | (68.07) | 600.00 | 268.07 |
| 6074 - Social | 0.00 | 37.50 | (37.50) | 275.00 | 300.00 | (25.00) | 450.00 | 175.00 |

Income Statement Report
Sea Ridge Condominium Association
February 01, 2021 thru February 28, 2021

| | Current Period | | | Year to Date (8 months) | | | Annual Budget | Budget Remaining |
|--------------------------------------|-----------------|------------------|--------------------|-------------------------|-------------------|-------------------|-------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Administration Expenses | | | | | | | | |
| 6077 - Bad Debt/Write Off | 0.00 | 0.00 | 0.00 | 208.38 | 0.00 | 208.38 | 0.00 | (208.38) |
| Total Administration Expenses | 2,987.03 | 5,497.40 | (2,510.37) | 43,327.16 | 43,979.10 | (651.94) | 65,968.64 | 22,641.48 |
| Landscape | | | | | | | | |
| 6405 - Landscape Contract | 0.00 | 15,429.00 | (15,429.00) | 112,763.00 | 123,432.00 | (10,669.00) | 185,148.00 | 72,385.00 |
| 6410 - Landscape Extras | 0.00 | 1,000.00 | (1,000.00) | 3,832.01 | 8,000.00 | (4,167.99) | 12,000.00 | 8,167.99 |
| 6420 - Irrigation Repairs | 0.00 | 833.34 | (833.34) | 8,349.00 | 6,666.67 | 1,682.33 | 10,000.00 | 1,651.00 |
| 6421 - Backflow | 0.00 | 29.16 | (29.16) | 0.00 | 233.33 | (233.33) | 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 | 1,350.00 | 208.34 | 1,141.66 | 5,620.00 | 1,666.67 | 3,953.33 | 2,500.00 | (3,120.00) |
| Total Landscape | 1,350.00 | 17,499.84 | (16,149.84) | 131,677.21 | 139,998.67 | (8,321.46) | 209,998.00 | 78,320.79 |
| Maintenance | | | | | | | | |
| 6510 - Lighting Maintenance | 0.00 | 262.00 | (262.00) | 1,044.65 | 2,096.00 | (1,051.35) | 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 | 41.66 | (41.66) | 716.35 | 333.33 | 383.02 | 500.00 | (216.35) |
| 6531 - Tennis Court Repair | 0.00 | 0.00 | 0.00 | 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 | 296.00 | 750.00 | (454.00) | 3,950.65 | 6,000.00 | (2,049.35) | 9,000.00 | 5,049.35 |
| 6545 - Plumbing Repairs | 3,850.00 | 250.00 | 3,600.00 | 20,642.50 | 2,000.00 | 18,642.50 | 3,000.00 | (17,642.50) |
| 6546 - Sewerline Maintenance | 750.00 | 349.50 | 400.50 | 7,098.00 | 2,796.00 | 4,302.00 | 4,194.00 | (2,904.00) |
| 6547 - Water Damage | 300.00 | 2,024.82 | (1,724.82) | 86,628.58 | 16,186.41 | 70,442.17 | 24,278.40 | (62,350.18) |
| 6548 - Roof Repairs | 0.00 | 0.00 | 0.00 | 14,928.00 | 0.00 | 14,928.00 | 0.00 | (14,928.00) |
| 6550 - Janitorial Service | 264.00 | 288.22 | (24.22) | 2,907.00 | 2,305.71 | 601.29 | 3,458.56 | 551.56 |
| 6551 - Janitorial Supplies | 21.84 | 41.66 | (19.82) | 384.87 | 333.33 | 51.54 | 500.00 | 115.13 |
| 6552 - Janitorial Extras | 0.00 | 0.00 | 0.00 | 315.25 | 0.00 | 315.25 | 0.00 | (315.25) |
| 6555 - Pest Control | 537.75 | 537.00 | 0.75 | 3,821.75 | 4,296.00 | (474.25) | 6,444.00 | 2,622.25 |
| 6560 - Pest Control Extras | 425.00 | 500.00 | (75.00) | 3,030.25 | 4,000.00 | (969.75) | 6,000.00 | 2,969.75 |

Income Statement Report
Sea Ridge Condominium Association
February 01, 2021 thru February 28, 2021

| | Current Period | | | Year to Date (8 months) | | | Annual Budget | Budget Remaining |
|----------------------------------|------------------|------------------|------------------|-------------------------|-------------------|--------------------|-------------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Maintenance | | | | | | | | |
| 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 | 0.00 | 820.00 | (820.00) | 5,740.00 | 6,560.00 | (820.00) | 9,840.00 | 4,100.00 |
| 6575 - Pool/Spa Repairs | 480.20 | 0.00 | 480.20 | 3,195.55 | 0.00 | 3,195.55 | 0.00 | (3,195.55) |
| 6577 - Pool & Spa Supplies | 0.00 | 100.00 | (100.00) | 93.76 | 800.00 | (706.24) | 1,200.00 | 1,106.24 |
| 6579 - Pool & Spa Inspections | 0.00 | 41.66 | (41.66) | 0.00 | 333.33 | (333.33) | 500.00 | 500.00 |
| 6580 - Pool/Spa Extras | 0.00 | 41.66 | (41.66) | 250.00 | 333.33 | (83.33) | 500.00 | 250.00 |
| 6595 - Miscellaneous | 85.12 | 0.00 | 85.12 | 347.16 | 0.00 | 347.16 | 0.00 | (347.16) |
| 6623 - Lock & Keys | 0.00 | 125.00 | (125.00) | 216.61 | 1,000.00 | (783.39) | 1,500.00 | 1,283.39 |
| Total Maintenance | 7,009.91 | 6,173.18 | 836.73 | 167,906.45 | 49,373.44 | 118,533.01 | 74,058.96 | (93,847.49) |
| Property Protection | | | | | | | | |
| 6526 - Fire Extinguishers | 0.00 | 83.34 | (83.34) | 0.00 | 666.67 | (666.67) | 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 | 8,448.00 | 8,448.00 | 0.00 | 12,672.00 | 4,224.00 |
| 6622 - Clubhouse & Pool Security | 0.00 | 72.50 | (72.50) | 985.47 | 580.00 | 405.47 | 870.00 | (115.47) |
| Total Property Protection | 1,056.00 | 1,211.84 | (155.84) | 9,931.65 | 9,694.67 | 236.98 | 14,542.00 | 4,610.35 |
| Utilities Expenses | | | | | | | | |
| 6700 - Sewer/Water | 22,938.76 | 7,818.59 | 15,120.17 | 63,447.67 | 62,548.67 | 899.00 | 93,823.00 | 30,375.33 |
| 6701 - Reclaimed Irrigation | 0.00 | 4,175.84 | (4,175.84) | 0.00 | 33,406.67 | (33,406.67) | 50,110.00 | 50,110.00 |
| 6705 - Electric | 2,167.32 | 2,208.34 | (41.02) | 18,342.88 | 17,666.67 | 676.21 | 26,500.00 | 8,157.12 |
| 6710 - Gas | 1,056.40 | 500.00 | 556.40 | 7,521.77 | 4,000.00 | 3,521.77 | 6,000.00 | (1,521.77) |
| Total Utilities Expenses | 26,162.48 | 14,702.77 | 11,459.71 | 89,312.32 | 117,622.01 | (28,309.69) | 176,433.00 | 87,120.68 |
| Insurance Expenses | | | | | | | | |
| 6800 - Insurance Master Policy | 4,503.24 | 3,902.51 | 600.73 | 39,484.90 | 31,220.08 | 8,264.82 | 46,830.12 | 7,345.22 |
| 6825 - Workers Compensation | 0.00 | 81.25 | (81.25) | 569.00 | 650.00 | (81.00) | 975.00 | 406.00 |
| Total Insurance Expenses | 4,503.24 | 3,983.76 | 519.48 | 40,053.90 | 31,870.08 | 8,183.82 | 47,805.12 | 7,751.22 |

Income Statement Report
Sea Ridge Condominium Association
February 01, 2021 thru February 28, 2021

| | Current Period | | | Year to Date (8 months) | | | Annual Budget | Budget Remaining |
|--|-------------------|-------------------|-------------------|-------------------------|-------------------|---------------------|---------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Taxes Expenses | | | | | | | | |
| 6850 - Federal Taxes | 0.00 | 558.41 | (558.41) | 3,000.00 | 4,467.33 | (1,467.33) | 6,701.00 | 3,701.00 |
| 6860 - State Income Tax | 1,228.07 | 8.75 | 1,219.32 | 2,228.07 | 70.00 | 2,158.07 | 105.00 | (2,123.07) |
| Total Taxes Expenses | 1,228.07 | 567.16 | 660.91 | 5,228.07 | 4,537.33 | 690.74 | 6,806.00 | 1,577.93 |
| Reserves | | | | | | | | |
| 9000 - Reserves | 54,317.64 | 54,317.64 | 0.00 | 434,541.12 | 434,541.12 | 0.00 | 651,811.68 | 217,270.56 |
| 9495 - Interest | 219.74 | 0.00 | 219.74 | 4,867.55 | 0.00 | 4,867.55 | 0.00 | (4,867.55) |
| Total Reserves | 54,537.38 | 54,317.64 | 219.74 | 439,408.67 | 434,541.12 | 4,867.55 | 651,811.68 | 212,403.01 |
| Total Sea Ridge Condominium Expense | 98,834.11 | 103,953.59 | (5,119.48) | 926,845.43 | 831,616.42 | 95,229.01 | 1,247,423.40 | 320,577.97 |
| Total Sea Ridge Condominium Income / (Loss) | (3,034.90) | (1.59) | (3,033.31) | (145,833.14) | (0.42) | (145,832.72) | 0.00 | 145,833.14 |
| Total Association Net Income / (Loss) | (3,034.90) | (1.59) | (3,033.31) | (145,833.14) | (0.42) | (145,832.72) | 0.00 | 145,833.14 |

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 2021

| Account Description | Jul Actual | Aug Actual | Sep Actual | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Budget | Apr Budget | May Budget | Jun Budget | Full Year Actual | Total Budget |
|--------------------------------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|-----------------|
| Income | | | | | | | | | | | | | | |
| 5010 - Regular Assessments | 95,136 | 95,136 | 95,136 | 95,136 | 94,217 | 95,136 | 95,136 | 95,136 | | | | | 760,170 | 1,141,631 |
| 5031 - Interest Income-Reserve | 472 | 226 | 1,991 | 1,258 | 217 | 215 | 269 | 220 | | | | | 4,868 | 22,000 |
| 5040 - Late Fees | 423 | 604 | 493 | 358 | 350 | 427 | 279 | 260 | | | | | 3,194 | 0 |
| 5042 - Late Interest | 122 | 128 | 132 | 127 | 142 | 172 | 81 | (6) | | | | | 898 | 150 |
| 5051 - Clubhouse Rental Fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 500 |
| 5052 - Admin/Collection Fees | 0 | 0 | 0 | 0 | 200 | 0 | 0 | 0 | | | | | 200 | 0 |
| 5053 - Delinquent Letter Fees | 0 | 0 | 200 | 0 | 100 | 100 | (100) | 0 | | | | | 300 | 1,600 |
| 5060 - Gate/Pool Keys/Remotes | 50 | 50 | 50 | 0 | 50 | 50 | 0 | 0 | | | | | 250 | 300 |
| 5063 - Parking | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 4,032 |
| 5100 - Water Reimb Income | 0 | 0 | 10,944 | 0 | 0 | 0 | 0 | 189 | | | | | 11,133 | 77,210 |
| Total Income | 96,203 | 96,145 | 108,946 | 96,879 | 95,275 | 96,099 | 95,666 | 95,799 | 0 | 0 | 0 | 0 | 781,012 | 1,247,423 |
| Total Income | 96,203 | 96,145 | 108,946 | 96,879 | 95,275 | 96,099 | 95,666 | 95,799 | 0 | 0 | 0 | 0 | 781,012 | 1,247,423 |
| Administration Expenses | | | | | | | | | | | | | | |
| 6010 - Audit | 0 | 0 | 0 | 0 | 1,050 | 0 | 0 | 0 | | | | | 1,050 | 1,200 |
| 6015 - Reserve Study | 0 | 0 | 0 | 0 | 0 | 0 | 538 | 0 | | | | | 538 | 800 |
| 6035 - Office & Postage | 262 | 231 | 227 | 249 | 212 | 809 | 447 | 205 | | | | | 2,642 | 5,500 |
| 6040 - Management Services | 3,308 | 3,308 | 3,308 | 3,308 | 3,308 | 3,308 | 3,370 | 0 | | | | | 23,215 | 39,690 |
| 6041 - Management-Additional | 200 | 0 | 200 | 0 | 0 | 0 | 0 | 0 | | | | | 400 | 700 |
| 6045 - Records Storage | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,697 | | | | | 1,697 | 865 |
| 6050 - Fees & Licenses | 0 | 0 | 0 | 0 | 35 | 0 | 0 | 0 | | | | | 35 | 0 |
| 6053 - Delinquent Letter Charges | 200 | 0 | 0 | 200 | 0 | 300 | 100 | 0 | | | | | 800 | 0 |
| 6054 - Collection Fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 1,164 |
| 6055 - Attorney Fees | 1,048 | 248 | (950) | 5,223 | 1,690 | 0 | 3,792 | 1,085 | | | | | 12,136 | 15,000 |
| 6071 - Website | 106 | 0 | 0 | 69 | 0 | 157 | 0 | 0 | | | | | 332 | 600 |
| 6074 - Social | 0 | 0 | 0 | 138 | 0 | 0 | 138 | 0 | | | | | 275 | 450 |
| 6077 - Bad Debt/Write Off | 0 | 0 | 0 | 0 | 0 | 0 | 208 | 0 | | | | | 208 | 0 |
| Total Administration Expenses | 5,124 | 3,786 | 2,785 | 9,186 | 6,294 | 4,573 | 8,592 | 2,987 | 0 | 0 | 0 | 0 | 43,327 | 65,969 |
| Landscape | | | | | | | | | | | | | | |
| 6405 - Landscape Contract | 15,429 | 15,429 | 0 | 35,618 | 15,429 | 15,429 | 15,429 | 0 | | | | | 112,763 | 185,148 |
| 6410 - Landscape Extras | 0 | 2,822 | 0 | 492 | 519 | 0 | 0 | 0 | | | | | 3,832 | 12,000 |

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 2021

| Account Description | Jul Actual | Aug Actual | Sep Actual | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Budget | Apr Budget | May Budget | Jun Budget | Full Year Actual | Total Budget |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|-----------------|
| Landscape | | | | | | | | | | | | | | |
| 6420 - Irrigation Repairs | 0 | 993 | 0 | 3,365 | 2,330 | 586 | 1,074 | 0 | | | | | 8,349 | 10,000 |
| 6421 - Backflow | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 350 |
| 6422 - Plant Material | 0 | 0 | 0 | 0 | 0 | 1,113 | 0 | 0 | | | | | 1,113 | 0 |
| 6425 - Tree Maintenance | 250 | 1,480 | 0 | 2,540 | 0 | 0 | 0 | 1,350 | | | | | 5,620 | 2,500 |
| Total Landscape | 15,679 | 20,724 | 0 | 42,015 | 18,278 | 17,129 | 16,503 | 1,350 | 0 | 0 | 0 | 0 | 131,677 | 209,998 |
| Maintenance | | | | | | | | | | | | | | |
| 6510 - Lighting Maintenance | 262 | 0 | 0 | 262 | 0 | 0 | 521 | 0 | | | | | 1,045 | 3,144 |
| 6515 - Lighting Extras | 835 | 226 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 1,061 | 0 |
| 6525 - Lighting Supplies | 716 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 716 | 500 |
| 6531 - Tennis Court Repair | 0 | 0 | 0 | 2,785 | 0 | 0 | 2,785 | 0 | | | | | 5,570 | 0 |
| 6532 - Building Repairs | 2,710 | 0 | 0 | 1,220 | 0 | 0 | 0 | 0 | | | | | 3,930 | 0 |
| 6533 - Handyman Expense | 620 | 0 | 712 | 1,566 | 261 | 496 | 0 | 296 | | | | | 3,951 | 9,000 |
| 6545 - Plumbing Repairs | 978 | 1,510 | 0 | 2,220 | 1,585 | 9,160 | 1,340 | 3,850 | | | | | 20,643 | 3,000 |
| 6546 - Sewerline Maintenance | 0 | 0 | 0 | 98 | 0 | 0 | 6,250 | 750 | | | | | 7,098 | 4,194 |
| 6547 - Water Damage | 26,754 | 5,564 | 18,429 | 12,422 | 16,835 | 325 | 6,000 | 300 | | | | | 86,629 | 24,278 |
| 6548 - Roof Repairs | 0 | 0 | 0 | 0 | 0 | 13,833 | 1,095 | 0 | | | | | 14,928 | 0 |
| 6550 - Janitorial Service | 1,058 | 0 | 529 | 264 | 264 | 264 | 264 | 264 | | | | | 2,907 | 3,459 |
| 6551 - Janitorial Supplies | 42 | 0 | 25 | 26 | 185 | 22 | 63 | 22 | | | | | 385 | 500 |
| 6552 - Janitorial Extras | 0 | 280 | 35 | 0 | 0 | 0 | 0 | 0 | | | | | 315 | 0 |
| 6555 - Pest Control | 538 | 161 | 377 | 784 | 76 | 863 | 486 | 538 | | | | | 3,822 | 6,444 |
| 6560 - Pest Control Extras | 575 | 502 | 0 | 625 | 377 | (0) | 527 | 425 | | | | | 3,030 | 6,000 |
| 6565 - Termite Treatment | 1,090 | 0 | 0 | 0 | 0 | 945 | 0 | 0 | | | | | 2,035 | 0 |
| 6570 - Pool/Spa Service | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 0 | | | | | 5,740 | 9,840 |
| 6575 - Pool/Spa Repairs | 1,081 | 1,134 | 250 | 0 | 0 | 0 | 250 | 480 | | | | | 3,196 | 0 |
| 6577 - Pool & Spa Supplies | 0 | 0 | 0 | 0 | 0 | 47 | 47 | 0 | | | | | 94 | 1,200 |
| 6579 - Pool & Spa Inspections | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 500 |
| 6580 - Pool/Spa Extras | 250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 250 | 500 |
| 6595 - Miscellaneous | 0 | 162 | 0 | 100 | 0 | 0 | 0 | 85 | | | | | 347 | 0 |
| 6623 - Lock & Keys | 217 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 217 | 1,500 |
| Total Maintenance | 38,545 | 10,358 | 21,177 | 23,192 | 20,402 | 26,774 | 20,448 | 7,010 | 0 | 0 | 0 | 0 | 167,906 | 74,059 |

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 2021

| Account Description | Jul Actual | Aug Actual | Sep Actual | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Budget | Apr Budget | May Budget | Jun Budget | Full Year Actual | Total Budget |
|----------------------------------|-----------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|----------------|---------------|---------------|---------------|---------------|---------------------|-----------------|
| Property Protection | | | | | | | | | | | | | | |
| 6526 - Fire Extinguishers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 0 | 1,000 |
| 6620 - Security | 0 | 0 | 0 | 0 | 0 | 498 | 0 | 0 | | | | | 498 | 0 |
| 6621 - Patrol Services | 2,112 | 0 | 0 | 2,112 | 1,056 | 1,056 | 1,056 | 1,056 | | | | | 8,448 | 12,672 |
| 6622 - Clubhouse & Pool Security | 0 | 0 | 0 | 0 | 0 | 985 | 0 | 0 | | | | | 985 | 870 |
| Total Property Protection | 2,112 | 0 | 0 | 2,112 | 1,056 | 2,540 | 1,056 | 1,056 | 0 | 0 | 0 | 0 | 9,932 | 14,542 |
| Utilities Expenses | | | | | | | | | | | | | | |
| 6700 - Sewer/Water | 425 | 17,821 | (5,792) | 4,958 | 19,769 | (5,110) | 8,438 | 22,939 | | | | | 63,448 | 93,823 |
| 6701 - Reclaimed Irrigation | 0 | 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 | 2,167 | | | | | 18,343 | 26,500 |
| 6710 - Gas | 189 | 326 | 296 | 771 | 752 | 1,788 | 2,343 | 1,056 | | | | | 7,522 | 6,000 |
| Total Utilities Expenses | 4,700 | 19,882 | (3,580) | 7,761 | 22,599 | (3,322) | 15,109 | 26,162 | 0 | 0 | 0 | 0 | 89,312 | 176,433 |
| Insurance Expenses | | | | | | | | | | | | | | |
| 6800 - Insurance Master Policy | 8,088 | 4,483 | 0 | 8,966 | 0 | 4,483 | 8,960 | 4,503 | | | | | 39,485 | 46,830 |
| 6825 - Workers Compensation | 0 | 569 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 569 | 975 |
| Total Insurance Expenses | 8,088 | 5,052 | 0 | 8,966 | 0 | 4,483 | 8,960 | 4,503 | 0 | 0 | 0 | 0 | 40,054 | 47,805 |
| Taxes Expenses | | | | | | | | | | | | | | |
| 6850 - Federal Taxes | 0 | 0 | 3,000 | 0 | 0 | 0 | 0 | 0 | | | | | 3,000 | 6,701 |
| 6860 - State Income Tax | 0 | 0 | 1,000 | 0 | 0 | 0 | 0 | 1,228 | | | | | 2,228 | 105 |
| Total Taxes Expenses | 0 | 0 | 4,000 | 0 | 0 | 0 | 0 | 1,228 | 0 | 0 | 0 | 0 | 5,228 | 6,806 |
| Reserves | | | | | | | | | | | | | | |
| 9000 - Reserves | 54,318 | 54,318 | 54,318 | 54,318 | 54,318 | 54,318 | 54,318 | 54,318 | | | | | 434,541 | 651,812 |
| 9495 - Interest | 472 | 226 | 1,991 | 1,258 | 217 | 215 | 269 | 220 | | | | | 4,868 | 0 |
| Total Reserves | 54,789 | 54,544 | 56,309 | 55,576 | 54,535 | 54,533 | 54,587 | 54,537 | 0 | 0 | 0 | 0 | 439,409 | 651,812 |
| Total Expense | 129,038 | 114,346 | 80,691 | 148,808 | 123,164 | 106,710 | 125,255 | 98,834 | 0 | 0 | 0 | 0 | 926,845 | 1,247,423 |
| Association Summary | (32,835) | (18,202) | 28,255 | (51,929) | (27,889) | (10,611) | (29,589) | (3,035) | 0 | 0 | 0 | 0 | (145,833) | (0) |

Check Disbursement Report

Sea Ridge Condominium Association

Mon Feb 01, 2021 thru Sun Feb 28, 2021

| 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: 00100016 Check Date: 02/05/2021 Check Amount: 66,786.00 | | | | | |
| 364 - 1105 - Union Bank-Reserve Acct ***9111 | | | | | |
| | | 02/05/2021 | Deposit GL 1105 UB Reserves | Reimb Res for Repipe | 66,786.00 |
| Total for CalWest Bank- Repipe Account | | | | | 66,786.00 |
| Union Bank- Operating | | | | | |
| BrightView Tree Care Services - P.O. BOX 31001-2463, Pasadena, CA 91110-2463 | | | | | |
| Check Number: 00100609 Check Date: 02/02/2021 Check Amount: 1,350.00 | | | | | |
| 364 - 6425 - Tree Maintenance | | | | | |
| | | 02/02/2021 | Take Down and Flush Cut Behind 246 Pine Removal | | 1,350.00 |
| Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800 | | | | | |
| Check Number: 00100610 Check Date: 02/02/2021 Check Amount: 1,697.28 | | | | | |
| 364 - 6045 - Records Storage | | | | | |
| | | 02/02/2021 | | Jan-Dec | 1,697.28 |
| Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412 | | | | | |
| Check Number: 00100611 Check Date: 02/03/2021 Check Amount: 480.20 | | | | | |
| 364 - 6575 - Pool/Spa Repairs | | | | | |
| | | 02/03/2021 | | the spa jets was rep | 180.09 |
| 364 - 6575 - Pool/Spa Repairs | | | | | |
| | | 02/03/2021 | | Chemicals/Parts for | 300.11 |
| South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930 | | | | | |
| Check Number: 00100612 Check Date: 02/03/2021 Check Amount: 4,600.00 | | | | | |
| 364 - 6545 - Plumbing Repairs | | | | | |
| | | 02/03/2021 | | Plumbing Services | 3,850.00 |
| 364 - 6546 - Sewerline Maintenance | | | | | |
| | | 02/03/2021 | | cleaned the entire c | 750.00 |
| Richardson Ober Denichilo - 234 E. Colorado Blvd., Pasadena, CA 91101 - (626) 449-5577 | | | | | |
| Check Number: 00100613 Check Date: 02/03/2021 Check Amount: 1,085.00 | | | | | |
| 364 - 6055 - Attorney Fees | | | | | |
| | | 02/03/2021 | | Review panel guideli | 1,085.00 |
| Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700 | | | | | |
| Check Number: 00100614 Check Date: 02/03/2021 Check Amount: 425.00 | | | | | |
| 364 - 6560 - Pest Control Extras | | | | | |
| | | 02/03/2021 | | Rodent One Time | 425.00 |
| Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700 | | | | | |
| Check Number: 00100615 Check Date: 02/04/2021 Check Amount: 537.75 | | | | | |
| 364 - 6555 - Pest Control | | | | | |
| | | 02/04/2021 | | RODENT CONTROL/ 12 | 376.75 |
| 364 - 6555 - Pest Control | | | | | |
| | | 02/04/2021 | | General Pest | 161.00 |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| Check Number: 00100616 Check Date: 02/04/2021 Check Amount: 33,109.59 | | | | | |
| 364 - 6700 - Sewer/Water | | | | | |
| | | 02/04/2021 | Act# 3-3264.300 | 11/23-12/29 | 15,060.12 |
| 364 - 6700 - Sewer/Water | | | | | |
| | | 02/04/2021 | Act# 3-3269.300 | 11/29-12/21 | 18,049.47 |

Check Disbursement Report

Sea Ridge Condominium Association

Mon Feb 01, 2021 thru Sun Feb 28, 2021

| Vendor | Dept - Account - Project | Trans Date | Remarks | Reference | Amount |
|--|--------------------------------------|------------------------|------------------------|----------------------|----------|
| Union Bank- Operating | | | | | |
| Nordic Security Services - Dansk Enterprises, Inc., Newport Beach, CA 92663 - (714) 751-0347 | | | | | |
| | Check Number: 00100617 | Check Date: 02/04/2021 | Check Amount: 1,056.00 | | |
| | 364 - 6621 - Patrol Services | 02/04/2021 | | February 2021 | 1,056.00 |
| Bank of Southern California - Account 26011742, Aliso Viejo, CA 92130 | | | | | |
| | Check Number: 00100618 | Check Date: 02/04/2021 | Check Amount: 83.00 | | |
| | 364 - 1110 - CalWest Bank Reserve | 02/04/2021 | | To pay for NSF Fees | 83.00 |
| Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800 | | | | | |
| | Check Number: 00100619 | Check Date: 02/05/2021 | Check Amount: 246.00 | | |
| | 364 - 6533 - Handyman Expense | 02/05/2021 | | Wood Rot Repair- 246 | 246.00 |
| Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800 | | | | | |
| | Check Number: 00100620 | Check Date: 02/05/2021 | Check Amount: 50.00 | | |
| | 364 - 6533 - Handyman Expense | 02/05/2021 | | Metal Railing Tempor | 50.00 |
| Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135 | | | | | |
| | Check Number: 00100621 | Check Date: 02/05/2021 | Check Amount: 285.84 | | |
| | 364 - 6550 - Janitorial Service | 02/05/2021 | | February 2021 | 264.00 |
| | 364 - 6551 - Janitorial Supplies | 02/05/2021 | | February 2021 | 21.84 |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| | Check Number: 00100622 | Check Date: 02/09/2021 | Check Amount: 3,714.19 | | |
| | 364 - 6700 - Sewer/Water | 02/09/2021 | Act# 3-3264.300 | 12/21-1/20/21 | 1,836.62 |
| | 364 - 6700 - Sewer/Water | 02/09/2021 | Act# 3-3269.300 | 12/21/20-1/20/21 | 1,877.57 |
| SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200 | | | | | |
| | Check Number: 00100623 | Check Date: 02/11/2021 | Check Amount: 1,056.40 | | |
| | 364 - 6710 - Gas | 02/11/2021 | Act# 12370907003 | 12/28-1/27 | 1,056.40 |
| Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800 | | | | | |
| | Check Number: 00100624 | Check Date: 02/19/2021 | Check Amount: 204.75 | | |
| | 364 - 6035 - Office & Postage | 02/19/2021 | BILL BACK FOR JAN | BILL BACK FOR JAN | 204.75 |
| Repipe 1 Restoration, Inc. - 19326 Ventura Blvd Suite 200, Tarzana, CA 91356 - (866) 737-4731 | | | | | |
| | Check Number: 00100625 | Check Date: 02/19/2021 | Check Amount: 300.00 | | |
| | 364 - 6547 - Water Damage | 02/19/2021 | | PLM-1664---24686 Eve | 300.00 |
| San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343 | | | | | |
| | Check Number: 00100626 | Check Date: 02/24/2021 | Check Amount: 2,167.32 | | |
| | 364 - 6705 - Electric | 02/24/2021 | Act# 10372314323 | 1/10-2/8 | 2,167.32 |
| Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445 | | | | | |
| | Check Number: 00100627 | Check Date: 02/25/2021 | Check Amount: 4,503.24 | | |
| | 364 - 6800 - Insurance Master Policy | 02/25/2021 | | F003665848-001-00001 | 4,503.24 |

Check Disbursement Report

Sea Ridge Condominium Association

Mon Feb 01, 2021 thru Sun Feb 28, 2021

| Vendor | Dept - Account - Project | Trans Date | Remarks | Reference | Amount |
|---|----------------------------|------------|---------|----------------------|-------------------|
| Union Bank- Operating | | | | | |
| Caryn Co - 24696 Evening Star Drive, Dana Point, CA 92629 | | | | | |
| Check Number: 00100628 Check Date: 02/25/2021 Check Amount: 85.12 | | | | | |
| | 364 - 6595 - Miscellaneous | 02/25/2021 | | reimbursement for ma | 85.12 |
| Total for Union Bank- Operating | | | | | 57,036.68 |
| Total for Sea Ridge Condominium | | | | | 123,822.68 |

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2021

| | <u>Balance Feb 28, 2021</u> | <u>Balance Jan 31, 2021</u> | <u>Change</u> |
|---|---------------------------------|---------------------------------|-------------------|
| <u>Assets</u> | | | |
| Operating Fund Assets | | | |
| 1003 - Union Bank - Operating Acct | 240,293.55 | 175,534.91 | 64,758.64 |
| 1004 - City National Pr Mng-Operating ***0755 | 15,398.69 | 15,398.69 | 0.00 |
| 1090 - Due (To)/From Reserves | (54,317.64) | (66,786.00) | 12,468.36 |
| Total Operating Fund Assets | 201,374.60 | 124,147.60 | 77,227.00 |
| Reserve Fund Assets | | | |
| 1105 - Union Bank-Reserve Acct ***9111 | 333,767.04 | 270,709.75 | 63,057.29 |
| 1120 - Merrill Lynch MM | 556,768.54 | 556,553.25 | 215.29 |
| 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 |
| 1190 - Due (To)/From Operating | 54,317.64 | 66,786.00 | (12,468.36) |
| Total Reserve Fund Assets | 1,743,587.56 | 1,692,783.34 | 50,804.22 |
| Re-pipe Fund Assets | | | |
| 1110 - CalWest Bank Reserve | 37,325.50 | 47,217.50 | (9,892.00) |
| Total Re-pipe Fund Assets | 37,325.50 | 47,217.50 | (9,892.00) |
| Account Receivables | | | |
| 1280 - Accounts Receivable | 5,406.64 | 15,135.34 | (9,728.70) |
| 1281 - Accounts Receivable – I.A. | 26.56 | 26.56 | 0.00 |
| Total Account Receivables | 5,433.20 | 15,161.90 | (9,728.70) |

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2021

| | <u>Balance Feb 28, 2021</u> | <u>Balance Jan 31, 2021</u> | <u>Change</u> |
|---------------------------------|---------------------------------|---------------------------------|-------------------|
| <u>Assets</u> | | | |
| Prepaid Expenses | | | |
| 1690 - Clearing Account | 0.00 | (189.00) | 189.00 |
| Total Prepaid Expenses | 0.00 | (189.00) | 189.00 |
| Total Assets | 1,987,720.86 | 1,879,121.34 | 108,599.52 |
| <u>Liabilities</u> | | | |
| Liabilities | | | |
| 2100 - Cal West Bank Loan | 916,986.00 | 860,175.00 | 56,811.00 |
| Total Liabilities | 916,986.00 | 860,175.00 | 56,811.00 |
| Other Liabilities | | | |
| 2001 - Prepaid Assessments | 32,865.73 | 28,846.53 | 4,019.20 |
| 2002 - Prepaid Assessments I.A. | 52.38 | 52.38 | 0.00 |
| 2110 - Homeowner Refund Payable | (325.00) | (325.00) | 0.00 |
| Total Other Liabilities | 32,593.11 | 28,573.91 | 4,019.20 |
| Total Liabilities | 949,579.11 | 888,748.91 | 60,830.20 |
| <u>Owners' Equity</u> | | | |
| Reserve Fund Liabilities | | | |
| 4000 - Mailboxes | 1,423.62 | 1,423.62 | 0.00 |
| 4011 - Irrigation Pipes | (1,085.60) | (1,085.60) | 0.00 |
| 4012 - Irrigation Controllers | 38,897.07 | 38,740.57 | 156.50 |
| 4016 - Fences/Walls | 185,471.37 | 179,662.70 | 5,808.67 |
| 4017 - Siding | (87,288.00) | (87,288.00) | 0.00 |
| 4020 - Paint/Stucco | 6,721.04 | 5,724.66 | 996.38 |

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2021

| | <u>Balance Feb 28, 2021</u> | <u>Balance Jan 31, 2021</u> | <u>Change</u> |
|---------------------------------|---------------------------------|---------------------------------|---------------|
| <u>Owners' Equity</u> | | | |
| Reserve Fund Liabilities | | | |
| 4025 - Lighting | 28,942.58 | 28,847.31 | 95.27 |
| 4027 - Tennis Courts | 15,310.11 | 15,221.60 | 88.51 |
| 4029 - Clubhouse | 78,297.28 | 77,849.22 | 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 | (137,332.94) | (137,553.11) | 220.17 |
| 4056 - Termite Control | 12,996.48 | 11,371.92 | 1,624.56 |
| 4057 - Tree Trimming | (19,889.20) | (21,424.80) | 1,535.60 |
| 4058 - Paint | 403,629.22 | 399,107.04 | 4,522.18 |
| 4059 - Fumigation | (90,336.62) | (90,336.62) | 0.00 |
| 4065 - Roof Replacement | 847,060.43 | 825,896.73 | 21,163.70 |
| 4067 - Structural | (145,588.26) | (145,588.26) | 0.00 |
| 4068 - Buildings | (95,408.16) | (107,728.77) | 12,320.61 |
| 4069 - Contingency Reserve | 12,656.56 | 11,074.49 | 1,582.07 |
| 4070 - Deck/Stain | 104,060.43 | 104,060.43 | 0.00 |
| 4071 - Stairway | 93,414.57 | 93,414.57 | 0.00 |
| 4075 - Drives/Streets | 122,600.98 | 119,563.91 | 3,037.07 |
| 4080 - Pool/Spa | 46,220.15 | 45,631.55 | 588.60 |
| 4095 - Fencing/Gates | (1,395.00) | (1,395.00) | 0.00 |
| 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 |

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2021

| | <u>Balance Feb 28, 2021</u> | <u>Balance Jan 31, 2021</u> | <u>Change</u> |
|---|---------------------------------|---------------------------------|-------------------|
| <u>Owners' Equity</u> | | | |
| Reserve Fund Liabilities | | | |
| 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 | 1,037.52 | 907.83 | 129.69 |
| 4494 - Bank Charges | (60.00) | (60.00) | 0.00 |
| 4495 - Interest | 65,593.05 | 65,373.31 | 219.74 |
| 4500 - Reserve Contingency | 5,851.91 | 5,851.91 | 0.00 |
| 9493 - CalWest Bank Loan Interest | (24,483.83) | (20,750.67) | (3,733.16) |
| Total Reserve Fund Liabilities | 1,743,587.56 | 1,692,783.34 | 50,804.22 |
| Repipe Fund Liabilities | | | |
| 4123 - Repipe Expenses | (879,743.50) | (879,743.50) | 0.00 |
| Total Repipe Fund Liabilities | (879,743.50) | (879,743.50) | 0.00 |
| Equity | | | |
| 4998 - Prior Year Equity | 319,805.83 | 319,805.83 | 0.00 |
| Total Equity | 319,805.83 | 319,805.83 | 0.00 |
| Total Owners' Equity | 1,183,649.89 | 1,132,845.67 | 50,804.22 |
| Income / (Loss) | (145,508.14) | (142,473.24) | (3,034.90) |
| Total Liabilities and Owner Equity | 1,987,720.86 | 1,879,121.34 | 108,599.52 |

Investment Listing Report

Sea Ridge Condominium Association

As of Sun Feb 28, 2021

| GI Account \ Institution | Bank Account | Investment Type | Current Balance | Rate | Purchase Date | Term | Maturity Date |
|---|--------------|------------------------|---------------------|--------|---------------|------|---------------|
| Operating Fund Assets | | | | | | | |
| 1003 - Union Bank - Operating Acct Union Bank | ****8853 | Other | 240,293.55 | 0.000% | 06/01/2019 | | 0 |
| Total Operating Fund Assets: | | | 240,293.55 | | | | |
| Reserve Fund Assets | | | | | | | |
| 1105 - Union Bank-Reserve Acct ***9111 Union Bank | ****9111 | Money Market | 333,767.04 | 0.100% | 07/01/2019 | | 0 |
| 1120 - Merrill Lynch MM Merrill Lynch | ****2732 | Money Market | 556,768.54 | 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 |
| 1158 - ML CD-First Foundation 0.75% 03/17/21 Merrill Lynch | ****UUD6 | Certificate of Deposit | 200,000.00 | 0.750% | 03/17/2020 | 12 | 03/17/2021 |
| Total Reserve Fund Assets: | | | 1,489,535.58 | | | | |
| Re-pipe Fund Assets | | | | | | | |
| 1110 - CalWest Bank Reserve Cal West Bank | ****1742 | Other | 37,325.50 | 0.000% | 03/01/2020 | | 0 |
| Total Re-pipe Fund Assets: | | | 37,325.50 | | | | |
| Total Sea Ridge Condominium: | | | 1,767,154.63 | | | | |

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of February 28, 2021

| | Current Month Additions | Current Month Expenses | Prior Year Balance | Year-To-Date Additions | Year-To-Date Expenses | Current Balance |
|--|----------------------------|---------------------------|-----------------------|---------------------------|--------------------------|--------------------|
| 4001 - Reserve Fund Liabilities | | | | | | |
| 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 | 1,252.00 | 0.00 | 38,897.07 |
| 4016 - Fences/Walls | 5,808.67 | 0.00 | 161,945.01 | 46,469.36 | (22,943.00) | 185,471.37 |
| 4017 - Siding | 0.00 | 0.00 | (49,398.00) | 0.00 | (37,890.00) | (87,288.00) |
| 4020 - Paint/Stucco | 996.38 | 0.00 | (1,250.00) | 7,971.04 | 0.00 | 6,721.04 |
| 4025 - Lighting | 95.27 | 0.00 | 28,180.42 | 762.16 | 0.00 | 28,942.58 |
| 4027 - Tennis Courts | 88.51 | 0.00 | 14,602.03 | 708.08 | 0.00 | 15,310.11 |
| 4029 - Clubhouse | 448.06 | 0.00 | 74,712.80 | 3,584.48 | 0.00 | 78,297.28 |
| 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) | 1,761.36 | 0.00 | (137,332.94) |
| 4056 - Termite Control | 1,624.56 | 0.00 | 0.00 | 12,996.48 | 0.00 | 12,996.48 |
| 4057 - Tree Trimming | 1,535.60 | 0.00 | (32,174.00) | 12,284.80 | 0.00 | (19,889.20) |
| 4058 - Paint | 4,522.18 | 0.00 | 400,676.78 | 36,177.44 | (33,225.00) | 403,629.22 |
| 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 | 169,309.60 | (4,865.00) | 847,060.43 |
| 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) | 98,564.88 | (22,584.00) | (95,408.16) |
| 4069 - Contingency Reserve | 1,582.07 | 0.00 | 0.00 | 12,656.56 | 0.00 | 12,656.56 |
| 4070 - Deck/Stain | 0.00 | 0.00 | 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 | 24,296.56 | 0.00 | 122,600.98 |
| 4080 - Pool/Spa | 588.60 | 0.00 | 41,511.35 | 4,708.80 | 0.00 | 46,220.15 |
| 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 | 1,037.52 | 0.00 | 1,037.52 |

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|--|----------------------------|---------------------------|-----------------------|---------------------------|--------------------------|---------------------|
| 4001 - Reserve Fund Liabilities | | | | | | |
| 4494 - Bank Charges | 0.00 | 0.00 | (360.00) | 300.00 | 0.00 | (60.00) |
| 4495 - Interest | 219.74 | 0.00 | 61,025.50 | 4,567.55 | 0.00 | 65,593.05 |
| 4500 - Reserve Contingency | 0.00 | 0.00 | 5,851.91 | 0.00 | 0.00 | 5,851.91 |
| Total 4001 - Reserve Fund Liabilities | 54,537.38 | 0.00 | 1,776,636.74 | 439,408.67 | (377,854.64) | 1,838,190.77 |
| Report Total | 54,537.38 | 0.00 | 1,776,636.74 | 439,408.67 | (377,854.64) | 1,838,190.77 |