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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **3/8/2022**
Re: **Modified Accrual Financial Statements - February 2022**

Operating Results:

The Association's year to date operating revenue for the period ending 02/28/2022 was \$837,996.83 with expenses of \$810,682.85 including Reserve allocations of \$373,758.15

Cash Balances:

Cash in the operating account totaled \$85,331.76
Cash in the reserve account MMA totaled \$1,532,951.94
Reserve investments totaled \$399,000.00

Total Due to Reserves from Operating is \$11,789.26

Expenses:

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

Administration:

6045 - Records Storage is over budget due to annual charge for \$1,904.00.
6055 - Attorney Fees are over budget due to February services for \$1,891.04.

Maintenance:

6545 - Plumbing Repairs are over budget due to drain stoppage for \$6012.32.
6548 - Roof Repairs are over budget due to gutter repair system & roof maintenance for \$11,870.00.
6555 - Pest Control is over budget due to rodent & general pest control for \$1,312.75.
6575 - Pool/Spa Repairs are over budget due to February service for \$270.00.
6577 - Pool & Spa Supplies are over budget due to chemical supplies for \$1,119.95.
6580 - Pool/Spa Extras are over budget due to pool heater repair for \$317.90.

Property Protection:

6621 - Patrol Services are over budget due to December service for \$1,196.80.
6622 - Clubhouse & Pool Security are over budget due to 02/01-04/30 service for \$243.75.

Utilities:

6700 - Sewer/Water is over budget due to 12/06-01/17 service for \$17,346.21.
6710 - Gas is over budget due to 12/29-01/28 service for \$1,581.52.

Insurance:

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

The Net Loss for the month is (\$26,892.92) and year to date, the Net Income is \$27,313.98
Total Operating Equity is \$99,388.41

Income Statement Summary

Sea Ridge Condominium Association

February 01, 2022 thru February 28, 2022

	Current Period			Year to Date (8 months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Income	104,421.12	105,540.34	(1,119.22)	837,996.83	844,321.67	(6,324.84)	1,266,483.06
Total Income	104,421.12	105,540.34	(1,119.22)	837,996.83	844,321.67	(6,324.84)	1,266,483.06
Total Administration Expenses	16,169.74	8,855.76	7,313.98	82,645.57	70,846.07	11,799.50	106,269.10
Total Landscape	18,497.47	17,462.34	1,035.13	119,638.91	139,698.67	(20,059.76)	209,548.00
Total Maintenance	22,420.94	8,475.07	13,945.87	112,093.15	67,788.16	44,304.99	101,681.00
Total Property Protection	1,440.55	1,231.00	209.55	7,312.16	9,848.00	(2,535.84)	14,772.00
Total Utilities Expenses	21,050.53	9,123.27	11,927.26	74,356.23	72,986.06	1,370.17	109,479.08
Total Insurance Expenses	5,092.24	4,519.49	572.75	40,744.04	36,155.92	4,588.12	54,233.88
Total Taxes Expenses	0.00	541.68	(541.68)	134.64	4,333.34	(4,198.70)	6,500.00
Total Reserves	46,642.57	46,416.66	225.91	373,758.15	371,333.33	2,424.82	557,000.00
Total Expense	131,314.04	96,625.27	34,688.77	810,682.85	772,989.55	37,693.30	1,159,483.06
 Net Income / (Loss)	 (26,892.92)	 8,915.07	 (35,807.99)	 27,313.98	 71,332.12	 (44,018.14)	 107,000.00

Income Statement Report
Sea Ridge Condominium Association
February 01, 2022 thru February 28, 2022

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
5010 - Regular Assessments	103,441.74	103,442.00	(0.26)	827,533.92	827,535.00	(1.08)	1,241,303.06	413,769.14
5031 - Interest Income-Reserve	225.90	0.00	225.90	2,424.79	0.00	2,424.79	0.00	(2,424.79)
5040 - Late Fees	429.19	416.66	12.53	2,918.92	3,333.33	(414.41)	5,000.00	2,081.08
5042 - Late Interest	14.29	83.34	(69.05)	149.20	666.67	(517.47)	1,000.00	850.80
5051 - Clubhouse Rental Fees	200.00	400.00	(200.00)	600.00	3,200.00	(2,600.00)	4,800.00	4,200.00
5053 - Delinquent Letter Fees	100.00	133.34	(33.34)	600.00	1,066.67	(466.67)	1,600.00	1,000.00
5060 - Gate/Pool Keys/Remotes	0.00	25.00	(25.00)	100.00	200.00	(100.00)	300.00	200.00
5063 - Parking	(40.00)	1,040.00	(1,080.00)	3,220.00	8,320.00	(5,100.00)	12,480.00	9,260.00
5110 - Fines/Violations	50.00	0.00	50.00	450.00	0.00	450.00	0.00	(450.00)
Total Income	104,421.12	105,540.34	(1,119.22)	837,996.83	844,321.67	(6,324.84)	1,266,483.06	428,486.23
Total Sea Ridge Condominium Income	104,421.12	105,540.34	(1,119.22)	837,996.83	844,321.67	(6,324.84)	1,266,483.06	428,486.23
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	100.00	(100.00)	1,200.00	800.00	400.00	1,200.00	0.00
6015 - Reserve Study	0.00	62.50	(62.50)	0.00	500.00	(500.00)	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)
6030 - Arch Review/Engineering	4,570.00	0.00	4,570.00	4,570.00	0.00	4,570.00	0.00	(4,570.00)
6035 - Office & Postage	452.00	375.00	77.00	5,314.58	3,000.00	2,314.58	4,500.00	(814.58)
6040 - Management Services	3,472.88	3,472.87	0.01	27,783.04	27,783.00	0.04	41,674.50	13,891.46
6041 - Management-Additional	100.00	58.34	41.66	300.00	466.67	(166.67)	700.00	400.00
6045 - Records Storage	1,904.00	141.44	1,762.56	1,904.00	1,131.52	772.48	1,697.28	(206.72)
6050 - Fees & Licenses	0.00	0.00	0.00	476.00	0.00	476.00	0.00	(476.00)
6053 - Delinquent Letter Charges	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
6054 - Collection Fees	0.00	97.00	(97.00)	1,194.73	776.00	418.73	1,164.00	(30.73)
6055 - Attorney Fees	1,891.04	666.66	1,224.38	6,285.04	5,333.33	951.71	8,000.00	1,714.96

Income Statement Report
Sea Ridge Condominium Association
February 01, 2022 thru February 28, 2022

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administration Expenses								
6071 - Website	0.00	50.00	(50.00)	327.64	400.00	(72.36)	600.00	272.36
6074 - Social	0.00	37.50	(37.50)	275.00	300.00	(25.00)	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	3,779.82	12,711.11	(8,931.29)	30,789.80	101,688.88	(70,899.08)	152,533.32	121,743.52
6080-1 - Loan Payment - Principal Offset	0.00	(8,916.66)	8,916.66	0.00	(71,333.33)	71,333.33	(107,000.00)	(107,000.00)
Total Administration Expenses	16,169.74	8,855.76	7,313.98	82,645.57	70,846.07	11,799.50	106,269.10	23,623.53
Landscape								
6405 - Landscape Contract	17,280.00	15,429.00	1,851.00	109,854.00	123,432.00	(13,578.00)	185,148.00	75,294.00
6410 - Landscape Extras	554.00	500.00	54.00	1,941.74	4,000.00	(2,058.26)	6,000.00	4,058.26
6420 - Irrigation Repairs	663.47	666.66	(3.19)	5,699.54	5,333.33	366.21	8,000.00	2,300.46
6421 - Backflow	0.00	33.34	(33.34)	0.00	266.67	(266.67)	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	0.00	833.34	(833.34)	1,065.00	6,666.67	(5,601.67)	10,000.00	8,935.00
Total Landscape	18,497.47	17,462.34	1,035.13	119,638.91	139,698.67	(20,059.76)	209,548.00	89,909.09
Maintenance								
6510 - Lighting Maintenance	0.00	208.34	(208.34)	1,431.85	1,666.67	(234.82)	2,500.00	1,068.15
6515 - Lighting Extras	0.00	83.34	(83.34)	17,458.51	666.67	16,791.84	1,000.00	(16,458.51)
6525 - Lighting Supplies	0.00	75.00	(75.00)	0.00	600.00	(600.00)	900.00	900.00
6530 - Tennis Court Maintenance	50.00	0.00	50.00	2,475.00	0.00	2,475.00	0.00	(2,475.00)
6531 - Tennis Court Repair	0.00	50.00	(50.00)	0.00	400.00	(400.00)	600.00	600.00
6532 - Building Repairs	0.00	416.66	(416.66)	18,086.71	3,333.33	14,753.38	5,000.00	(13,086.71)
6533 - Handyman Expense	398.00	375.00	23.00	1,467.00	3,000.00	(1,533.00)	4,500.00	3,033.00
6545 - Plumbing Repairs	6,012.32	416.66	5,595.66	30,231.52	3,333.33	26,898.19	5,000.00	(25,231.52)
6546 - Sewerline Maintenance	0.00	833.34	(833.34)	360.00	6,666.67	(6,306.67)	10,000.00	9,640.00
6547 - Water Damage	0.00	2,085.00	(2,085.00)	2,913.10	16,667.50	(13,754.40)	25,000.00	22,086.90
6548 - Roof Repairs	11,870.00	1,666.66	10,203.34	11,870.00	13,333.33	(1,463.33)	20,000.00	8,130.00

Income Statement Report
Sea Ridge Condominium Association
February 01, 2022 thru February 28, 2022

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6549 - Fence & Railing Repairs	418.00	0.00	418.00	1,386.00	0.00	1,386.00	0.00	(1,386.00)
6550 - Janitorial Service	279.00	396.50	(117.50)	2,212.42	3,172.00	(959.58)	4,758.00	2,545.58
6551 - Janitorial Supplies	23.02	75.00	(51.98)	358.50	600.00	(241.50)	900.00	541.50
6552 - Janitorial Extras	0.00	41.66	(41.66)	0.00	333.33	(333.33)	500.00	500.00
6555 - Pest Control	1,312.75	537.75	775.00	6,110.25	4,302.00	1,808.25	6,453.00	342.75
6560 - Pest Control Extras	0.00	300.00	(300.00)	0.00	2,400.00	(2,400.00)	3,600.00	3,600.00
6565 - Termite Treatment	0.00	208.34	(208.34)	0.00	1,666.67	(1,666.67)	2,500.00	2,500.00
6570 - Pool/Spa Service	350.00	435.00	(85.00)	4,100.00	3,480.00	620.00	5,220.00	1,120.00
6575 - Pool/Spa Repairs	270.00	125.00	145.00	903.65	1,000.00	(96.35)	1,500.00	596.35
6577 - Pool & Spa Supplies	1,119.95	41.66	1,078.29	4,602.83	333.33	4,269.50	500.00	(4,102.83)
6579 - Pool & Spa Inspections	0.00	12.50	(12.50)	0.00	100.00	(100.00)	150.00	150.00
6580 - Pool/Spa Extras	317.90	41.66	276.24	4,955.24	333.33	4,621.91	500.00	(4,455.24)
6595 - Miscellaneous	0.00	0.00	0.00	815.00	0.00	815.00	0.00	(815.00)
6623 - Lock & Keys	0.00	50.00	(50.00)	355.57	400.00	(44.43)	600.00	244.43
Total Maintenance	22,420.94	8,475.07	13,945.87	112,093.15	67,788.16	44,304.99	101,681.00	(10,412.15)
Property Protection								
6526 - Fire Extinguishers	0.00	75.00	(75.00)	0.00	600.00	(600.00)	900.00	900.00
6620 - Security	0.00	0.00	0.00	244.81	0.00	244.81	0.00	(244.81)
6621 - Patrol Services	1,196.80	1,056.00	140.80	6,823.60	8,448.00	(1,624.40)	12,672.00	5,848.40
6622 - Clubhouse & Pool Security	243.75	100.00	143.75	243.75	800.00	(556.25)	1,200.00	956.25
Total Property Protection	1,440.55	1,231.00	209.55	7,312.16	9,848.00	(2,535.84)	14,772.00	7,459.84
Utilities Expenses								
6700 - Sewer/Water	17,346.21	2,239.59	15,106.62	13,007.28	17,916.72	(4,909.44)	26,875.08	13,867.80
6701 - Reclaimed Irrigation	0.00	4,050.34	(4,050.34)	40,630.09	32,402.67	8,227.42	48,604.00	7,973.91
6705 - Electric	2,122.80	2,000.00	122.80	13,449.33	16,000.00	(2,550.67)	24,000.00	10,550.67

Income Statement Report
Sea Ridge Condominium Association
February 01, 2022 thru February 28, 2022

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities Expenses								
6710 - Gas	1,581.52	833.34	748.18	7,269.53	6,666.67	602.86	10,000.00	2,730.47
Total Utilities Expenses	21,050.53	9,123.27	11,927.26	74,356.23	72,986.06	1,370.17	109,479.08	35,122.85
Insurance Expenses								
6800 - Insurance Master Policy	5,092.24	4,438.24	654.00	40,744.04	35,505.92	5,238.12	53,258.88	12,514.84
6825 - Workers Compensation	0.00	81.25	(81.25)	0.00	650.00	(650.00)	975.00	975.00
Total Insurance Expenses	5,092.24	4,519.49	572.75	40,744.04	36,155.92	4,588.12	54,233.88	13,489.84
Taxes Expenses								
6850 - Federal Taxes	0.00	333.34	(333.34)	0.00	2,666.67	(2,666.67)	4,000.00	4,000.00
6860 - State Income Tax	0.00	208.34	(208.34)	0.00	1,666.67	(1,666.67)	2,500.00	2,500.00
6880 - Property Tax	0.00	0.00	0.00	134.64	0.00	134.64	0.00	(134.64)
Total Taxes Expenses	0.00	541.68	(541.68)	134.64	4,333.34	(4,198.70)	6,500.00	6,365.36
Reserves								
9000 - Reserves	46,416.67	46,416.66	0.01	371,333.36	371,333.33	0.03	557,000.00	185,666.64
9495 - Interest	225.90	0.00	225.90	2,424.79	0.00	2,424.79	0.00	(2,424.79)
Total Reserves	46,642.57	46,416.66	225.91	373,758.15	371,333.33	2,424.82	557,000.00	183,241.85
Total Sea Ridge Condominium Expense	131,314.04	96,625.27	34,688.77	810,682.85	772,989.55	37,693.30	1,159,483.06	348,800.21
Total Sea Ridge Condominium Income / (Loss)	(26,892.92)	8,915.07	(35,807.99)	27,313.98	71,332.12	(44,018.14)	107,000.00	79,686.02
Total Association Net Income / (Loss)	(26,892.92)	8,915.07	(35,807.99)	27,313.98	71,332.12	(44,018.14)	107,000.00	79,686.02

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 2022

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	103,442	103,442	103,442	103,442	103,442	103,442	103,442	103,442					827,534	1,241,303
5031 - Interest Income-Reserve	218	226	867	217	225	220	227	226					2,425	0
5040 - Late Fees	429	658	381	449	66	186	322	429					2,919	5,000
5042 - Late Interest	29	43	20	21	9	8	5	14					149	1,000
5051 - Clubhouse Rental Fees	200	0	0	200	0	0	0	200					600	4,800
5053 - Delinquent Letter Fees	0	100	200	100	0	100	0	100					600	1,600
5060 - Gate/Pool Keys/Remotes	0	100	0	0	0	0	0	0					100	300
5063 - Parking	840	180	880	800	0	0	560	(40)					3,220	12,480
5110 - Fines/Violations	457	0	0	200	0	(257)	0	50					450	0
Total Income	105,615	104,748	105,789	105,428	103,741	103,698	104,556	104,421	0	0	0	0	837,997	1,266,483
Total Income	105,615	104,748	105,789	105,428	103,741	103,698	104,556	104,421	0	0	0	0	837,997	1,266,483
Administration Expenses														
6010 - Audit	0	0	0	0	0	1,200	0	0					1,200	1,200
6015 - Reserve Study	0	0	0	0	0	0	0	0					0	750
6021 - Bank Charges-Reserve	0	0	0	0	0	84	0	0					84	0
6026 - Keys/Transmitters/Tags	0	205	455	250	0	180	0	0					1,090	0
6030 - Arch Review/Engineering	0	0	0	0	0	0	0	4,570					4,570	0
6035 - Office & Postage	821	358	575	0	414	1,353	1,342	452					5,315	4,500
6040 - Management Services	3,473	3,473	3,473	3,473	3,473	3,473	3,473	3,473					27,783	41,675
6041 - Management-Additional	0	0	0	0	200	0	0	100					300	700
6045 - Records Storage	0	0	0	0	0	0	0	1,904					1,904	1,697
6050 - Fees & Licenses	0	0	0	0	476	0	0	0					476	0
6053 - Delinquent Letter Charges	0	0	0	300	100	0	100	0					500	0
6054 - Collection Fees	0	1,195	0	0	0	0	0	0					1,195	1,164
6055 - Attorney Fees	0	178	0	837	868	1,147	1,364	1,891					6,285	8,000
6071 - Website	0	0	139	0	103	0	85	0					328	600
6074 - Social	0	0	138	0	0	138	0	0					275	450
6077 - Bad Debt/Write Off	0	0	548	0	0	5	0	0					552	0
6080 - Loan Payment	3,816	3,962	3,972	3,972	3,733	3,736	3,818	3,780					30,790	152,533

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 2022

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
Administration Expenses														
6080-1 - Loan Payment - Principal Offset	0	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	16,170	0	0	0	0	82,646	106,269
Landscape														
6405 - Landscape Contract	15,429	15,429	0	15,429	15,429	30,858	0	17,280					109,854	185,148
6410 - Landscape Extras	0	0	1,044	0	343	0	0	554					1,942	6,000
6420 - Irrigation Repairs	1,177	474	0	2,899	0	0	486	663					5,700	8,000
6421 - Backflow	0	0	0	0	0	0	0	0					0	400
6422 - Plant Material	206	0	872	0	0	0	0	0					1,079	0
6425 - Tree Maintenance	0	0	0	0	0	0	1,065	0					1,065	10,000
Total Landscape	16,812	15,903	1,917	18,328	15,772	30,858	1,551	18,497	0	0	0	0	119,639	209,548
Maintenance														
6510 - Lighting Maintenance	0	908	262	0	0	0	262	0					1,432	2,500
6515 - Lighting Extras	0	8,371	232	0	8,577	278	0	0					17,459	1,000
6525 - Lighting Supplies	0	0	0	0	0	0	0	0					0	900
6530 - Tennis Court Maintenance	50	2,125	50	50	50	50	50	50					2,475	0
6531 - Tennis Court Repair	0	0	0	0	0	0	0	0					0	600
6532 - Building Repairs	388	6,090	3,703	606	1,318	3,271	2,711	0					18,087	5,000
6533 - Handyman Expense	0	62	0	425	0	0	582	398					1,467	4,500
6545 - Plumbing Repairs	0	2,245	1,695	16,280	2,822	(303)	1,480	6,012					30,232	5,000
6546 - Sewerline Maintenance	225	0	0	0	0	0	135	0					360	10,000
6547 - Water Damage	1,664	0	0	0	0	1,249	0	0					2,913	25,000
6548 - Roof Repairs	0	0	0	0	0	0	0	11,870					11,870	20,000
6549 - Fence & Railing Repairs	0	0	0	0	0	0	968	418					1,386	0
6550 - Janitorial Service	562	561	0	0	229	303	279	279					2,212	4,758
6551 - Janitorial Supplies	9	10	0	0	100	0	216	23					359	900
6552 - Janitorial Extras	0	0	0	0	0	0	0	0					0	500
6555 - Pest Control	633	538	538	161	1,033	538	1,358	1,313					6,110	6,453
6560 - Pest Control Extras	0	0	0	0	0	0	0	0					0	3,600
6565 - Termite Treatment	0	0	0	0	0	0	0	0					0	2,500
6570 - Pool/Spa Service	520	770	520	620	620	350	350	350					4,100	5,220

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 2022

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
Maintenance														
6575 - Pool/Spa Repairs	0	634	0	0	0	0	0	270					904	1,500
6577 - Pool & Spa Supplies	1,000	0	1,321	581	581	0	0	1,120					4,603	500
6579 - Pool & Spa Inspections	0	0	0	0	0	0	0	0					0	150
6580 - Pool/Spa Extras	0	3,895	195	0	0	548	0	318					4,955	500
6595 - Miscellaneous	0	0	0	0	0	0	815	0					815	0
6623 - Lock & Keys	0	356	0	0	0	0	0	0					356	600
Total Maintenance	5,050	26,564	8,516	18,723	15,330	6,284	9,206	22,421	0	0	0	0	112,093	101,681
Property Protection														
6526 - Fire Extinguishers	0	0	0	0	0	0	0	0					0	900
6620 - Security	0	0	0	0	0	0	245	0					245	0
6621 - Patrol Services	1,056	1,056	1,056	1,056	0	1,403	0	1,197					6,824	12,672
6622 - Clubhouse & Pool Security	0	0	0	0	0	0	0	244					244	1,200
Total Property Protection	1,056	1,056	1,056	1,056	0	1,403	245	1,441	0	0	0	0	7,312	14,772
Utilities Expenses														
6700 - Sewer/Water	14,247	1,146	(2,932)	6,607	21,756	(36,854)	(8,308)	17,346					13,007	26,875
6701 - Reclaimed Irrigation	0	0	0	0	0	40,630	0	0					40,630	48,604
6705 - Electric	0	1,140	2,135	1,673	2,121	2,019	2,239	2,123					13,449	24,000
6710 - Gas	5	5	239	810	1,301	1,679	1,648	1,582					7,270	10,000
Total Utilities Expenses	14,252	2,291	(558)	9,090	25,178	7,474	(4,421)	21,051	0	0	0	0	74,356	109,479
Insurance Expenses														
6800 - Insurance Master Policy	4,483	10,762	5,118	5,098	0	5,098	5,092	5,092					40,744	53,259
6825 - Workers Compensation	0	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	5,092	0	0	0	0	40,744	54,234
Taxes Expenses														
6850 - Federal Taxes	0	0	0	0	0	0	0	0					0	4,000
6860 - State Income Tax	0	0	0	0	0	0	0	0					0	2,500
6880 - Property Tax	0	0	0	0	0	0	135	0					135	0
Total Taxes Expenses	0	0	0	0	0	0	135	0	0	0	0	0	135	6,500

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 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	Actual	Budget	Budget	Budget	Budget	Actual	Budget
Reserves														
9000 - Reserves	46,417	46,417	46,417	46,417	46,417	46,417	46,417	46,417					371,333	557,000
9495 - Interest	218	226	867	217	225	220	227	226					2,425	0
Total Reserves	46,635	46,643	47,283	46,633	46,642	46,637	46,643	46,643	0	0	0	0	373,758	557,000
Total Expense	96,398	112,590	72,630	107,760	112,288	109,068	68,634	131,314	0	0	0	0	810,683	1,159,483
Association Summary	9,217	(7,842)	33,159	(2,332)	(8,547)	(5,371)	35,922	(26,893)	0	0	0	0	27,314	107,000

Check Disbursement Report Sea Ridge Condominium Association

Tue Feb 01, 2022 thru Mon Feb 28, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00100966 Check Date: 02/01/2022 Check Amount: 3,472.88					
	364 - 6040 - Management Services	02/01/2022	MANAGEMENT SERVICES - FEBRU Fee for 02/2022		3,472.88
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00100967 Check Date: 02/01/2022 Check Amount: 1,904.00					
	364 - 6045 - Records Storage	02/01/2022	Jan-Dec 2022	Fee for 01/2022	1,904.00
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
Check Number: 00100968 Check Date: 02/01/2022 Check Amount: 750.00					
	364 - 6548 - Roof Repairs	02/01/2022		GUTTER SYSTEM REP	750.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100969 Check Date: 02/01/2022 Check Amount: 660.40					
	364 - 6577 - Pool & Spa Supplies	02/01/2022		Delivery of Chemical	660.40
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
Check Number: 00100970 Check Date: 02/01/2022 Check Amount: 418.00					
	364 - 6549 - Fence & Railing Repairs	02/01/2022		RODENT SCREEN	418.00
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00100971 Check Date: 02/01/2022 Check Amount: 325.00					
	364 - 6555 - Pest Control	02/01/2022		Rodent One Time	325.00
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
Check Number: 00100972 Check Date: 02/01/2022 Check Amount: 302.02					
	364 - 6550 - Janitorial Service	02/01/2022		February 2022	279.00
	364 - 6551 - Janitorial Supplies	02/01/2022		February 2022	23.02
Saddleback Sports - 22051 Midcrest, Lake Forest, CA 92630 - (949) 581-1890					
Check Number: 00100973 Check Date: 02/03/2022 Check Amount: 50.00					
	364 - 6530 - Tennis Court Maintenance	02/03/2022		Jan 2022	50.00
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00100974 Check Date: 02/03/2022 Check Amount: 161.00					
	364 - 6555 - Pest Control	02/03/2022		General Pest	161.00
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
Check Number: 00100975 Check Date: 02/03/2022 Check Amount: 2,122.80					
	364 - 6705 - Electric	02/03/2022	Act# 0010372314323	12/15-01/13	2,122.80
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100976 Check Date: 02/04/2022 Check Amount: 2,307.35					
	364 - 6700 - Sewer/Water	02/04/2022	Act# 3-3264.300	12/16-1/17	1,031.05
	364 - 6700 - Sewer/Water	02/04/2022	Act# 3-3269.300	12/16-1/17	1,276.30

Check Disbursement Report

Sea Ridge Condominium Association

Tue Feb 01, 2022 thru Mon Feb 28, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00100977 Check Date: 02/07/2022 Check Amount: 376.75					
	364 - 6555 - Pest Control	02/07/2022		Rodent	376.75
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100978 Check Date: 02/07/2022 Check Amount: 350.00					
	364 - 6570 - Pool/Spa Service	02/07/2022		February 2022	350.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100979 Check Date: 02/08/2022 Check Amount: 3,385.14					
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0966.300	12/06-01/06	246.53
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0968.300	12/06-01/06	298.53
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0969.300	12/06-01/06	279.85
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0970.300	12/06-01/06	237.69
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0971.300	12/06-01/06	190.93
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0972.300	12/06-01/06	203.97
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0973.300	12/06-01/06	237.17
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0975.300	12/06-01/06	195.41
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0976.300	12/06-01/06	184.68
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0977.300	12/06-01/06	270.89
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0978.300	12/06-01/06	207.93
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0980.300	12/06-01/06	171.97
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0981.300	12/06-01/06	220.69
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0982.300	12/06-01/06	214.25
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0983.300	12/06-01/06	224.65
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100980 Check Date: 02/08/2022 Check Amount: 3,161.73					
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0984.300	12/06-01/06	253.37
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0985.300	12/06-01/06	200.69
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0986.300	12/06-01/06	243.09
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0987.300	12/06-01/06	237.29
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0988.300	12/06-01/06	209.37
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0989.300	12/06-01/06	212.01
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0991.300	12/06-01/06	217.01
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0993.300	12/06-01/06	178.29
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0994.300	12/06-01/06	196.21
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0995.300	12/06-01/06	285.25

Check Disbursement Report Sea Ridge Condominium Association

Tue Feb 01, 2022 thru Mon Feb 28, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100980 Check Date: 02/08/2022 Check Amount: 3,161.73					
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0996.300	12/06-01/06	208.85
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0997.300	12/06-01/06	71.51
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-0999.300	12/06-01/06	208.85
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-1000.300	12/06-01/06	244.93
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-1002.300	12/06-01/06	195.01
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100981 Check Date: 02/08/2022 Check Amount: 560.33					
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-1003.300	12/06-01/06	143.03
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-1004.300	12/06-01/06	194.09
	364 - 6700 - Sewer/Water	02/08/2022	Act# 3-1005.300	12/06-01/06	223.21
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
Check Number: 00100982 Check Date: 02/09/2022 Check Amount: 822.00					
	364 - 6545 - Plumbing Repairs	02/09/2022		for a drain stoppage	497.00
	364 - 6545 - Plumbing Repairs	02/09/2022		request to camera in	325.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100983 Check Date: 02/10/2022 Check Amount: 17,280.00					
	364 - 6405 - Landscape Contract	02/10/2022		January 2022	17,280.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100984 Check Date: 02/10/2022 Check Amount: 240.00					
	364 - 6410 - Landscape Extras	02/10/2022	This is to 1.00 240.00 240.00 remove	This is to 1.00 240.	240.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100985 Check Date: 02/10/2022 Check Amount: 270.00					
	364 - 6575 - Pool/Spa Repairs	02/10/2022		2 February 2022 Tech	270.00
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
Check Number: 00100986 Check Date: 02/10/2022 Check Amount: 398.00					
	364 - 6533 - Handyman Expense	02/10/2022		removed graffiti and	398.00
Richardson Ober Denichilo LLP - 234 E. Colorado Blvd., Ste. 800, Pasadena, CA 91101 - (626) 449-5577					
Check Number: 00100987 Check Date: 02/14/2022 Check Amount: 991.04					
	364 - 6055 - Attorney Fees	02/14/2022		Jan 2022	991.04
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
Check Number: 00100988 Check Date: 02/15/2022 Check Amount: 1,581.52					
	364 - 6710 - Gas	02/15/2022	Act12370907003	12/29-01/28	1,581.52

Check Disbursement Report

Sea Ridge Condominium Association

Tue Feb 01, 2022 thru Mon Feb 28, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Pacific Western Bank-Operating					
Richardson Ober Denichilo LLP - 234 E. Colorado Blvd., Ste. 800, Pasadena, CA 91101 - (626) 449-5577					
Check Number: 00100989 Check Date: 02/15/2022 Check Amount: 900.00					
	364 - 6055 - Attorney Fees	02/15/2022		S2124-099 Annual Ret	900.00
ADT Security Services - P O BOX 371878, Pittsburgh, PA 15250					
Check Number: 00100990 Check Date: 02/16/2022 Check Amount: 243.75					
	364 - 6622 - Clubhouse & Pool Security	02/16/2022		02/01-04/30	243.75
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100991 Check Date: 02/16/2022 Check Amount: 459.55					
	364 - 6577 - Pool & Spa Supplies	02/16/2022		supplies	459.55
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
Check Number: 00100992 Check Date: 02/18/2022 Check Amount: 2,822.32					
	364 - 6545 - Plumbing Repairs	02/18/2022		sewer repairs	2,822.32
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100993 Check Date: 02/18/2022 Check Amount: 3,966.74					
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0966.300	12/06-01/06	277.11
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0968.300	12/06-01/06	356.91
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0969.300	12/06-01/06	320.16
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0970.300	12/06-01/06	275.22
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0971.300	12/06-01/06	218.73
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0972.300	01/03-02/02	234.55
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0973.300	12/06-01/06	270.53
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0975.300	01/06-02/06	223.21
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0977.300	12/06-01/06	311.20
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0978.300	12/06-01/06	234.34
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0980.300	12/06-01/06	191.43
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0981.300	12/06-01/06	259.61
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0982.300	12/06-01/06	243.44
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0983.300	12/06-01/06	259.40
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0984.300	12/06-01/06	290.90
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100994 Check Date: 02/18/2022 Check Amount: 3,489.24					
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0985.300	12/06-01/06	222.93
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0986.300	12/06-01/06	282.01
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0987.300	12/06-01/06	277.60
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0988.300	12/06-01/06	241.34

Check Disbursement Report

Sea Ridge Condominium Association

Tue Feb 01, 2022 thru Mon Feb 28, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100994 Check Date: 02/18/2022 Check Amount: 3,489.24					
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0989.300	12/06-01/06	241.20
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0991.300	12/06-01/06	250.37
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0993.300	12/06-01/06	200.53
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0994.300	12/06-01/06	218.45
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0995.300	12/06-01/06	326.95
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0996.300	12/06-01/06	236.65
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0997.300	12/06-01/06	77.07
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-0999.300	12/06-01/06	236.65
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-1000.300	12/06-01/06	286.63
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-1002.300	12/06-01/06	225.59
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-1003.300	12/06-01/06	165.27
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100995 Check Date: 02/18/2022 Check Amount: 475.68					
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-1004.300	12/06-01/06	223.28
	364 - 6700 - Sewer/Water	02/18/2022	Act# 3-1005.300	12/06-01/06	252.40
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00100996 Check Date: 02/22/2022 Check Amount: 100.00					
	364 - 6041 - Management-Additional	02/22/2022		Management Services	100.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100997 Check Date: 02/23/2022 Check Amount: 317.90					
	364 - 6580 - Pool/Spa Extras	02/23/2022	Pool technician reported the pool heat Pool technician repo		317.90
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100998 Check Date: 02/23/2022 Check Amount: 977.47					
	364 - 6410 - Landscape Extras	02/23/2022	Per our November's landscape walk	Per our November's l	314.00
	364 - 6420 - Irrigation Repairs	02/23/2022		Replace valve	663.47
Patrol Masters Security Services, Inc. - 1651 E. 4th Street, Santa Ana, CA 92701 - (877) 648-0602					
Check Number: 00100999 Check Date: 02/23/2022 Check Amount: 1,196.80					
	364 - 6621 - Patrol Services	02/23/2022		December 2021	1,196.80
Repipe 1 Restoration, Inc. - 19326 Ventura Blvd Suite 200, Tarzana, CA 91356 - (866) 737-4731					
Check Number: 00101000 Check Date: 02/23/2022 Check Amount: 523.00					
	364 - 6545 - Plumbing Repairs	02/23/2022		Plumbing	523.00

Check Disbursement Report Sea Ridge Condominium Association

Tue Feb 01, 2022 thru Mon Feb 28, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00101001 Check Date: 02/23/2022 Check Amount: 452.00					
	364 - 6035 - Office & Postage	02/23/2022	BILL BACK FOR DEC 2021	BILL BACK FOR DEC 20	452.00
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
Check Number: 00101002 Check Date: 02/24/2022 Check Amount: 11,120.00					
	364 - 6548 - Roof Repairs	02/24/2022		PREVENTIVE ROOF MA	11,120.00
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
Check Number: 00101003 Check Date: 02/24/2022 Check Amount: 54,317.64					
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	02/24/2022	February Reserve Deposit	Feb Allocation	54,317.64
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
Check Number: 00101004 Check Date: 02/24/2022 Check Amount: 940.00					
	364 - 6545 - Plumbing Repairs	02/24/2022		the sewer cleanout i	350.00
	364 - 6545 - Plumbing Repairs	02/24/2022		perform a camera ins	350.00
	364 - 6545 - Plumbing Repairs	02/24/2022		perform a camera ins	240.00
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
Check Number: 00101005 Check Date: 02/24/2022 Check Amount: 5,092.24					
	364 - 6800 - Insurance Master Policy	02/24/2022		F003665848-001-00001	5,092.24
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00101006 Check Date: 02/28/2022 Check Amount: 450.00					
	364 - 6555 - Pest Control	02/28/2022		Rodent One Time	225.00
	364 - 6555 - Pest Control	02/28/2022		Rodent One Time	225.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
Check Number: 00101007 Check Date: 02/28/2022 Check Amount: 905.00					
	364 - 6545 - Plumbing Repairs	02/28/2022		camera inspect and l	205.00
	364 - 6545 - Plumbing Repairs	02/28/2022		camera inspection of	350.00
	364 - 6545 - Plumbing Repairs	02/28/2022		Called out to Sea Ri	350.00
DCSE Associates, Inc Structural Eng. - 1744 West Katella Ave, Orange, CA 92867					
Check Number: 00101008 Check Date: 02/28/2022 Check Amount: 4,570.00					
	364 - 6030 - Arch Review/Engineering	02/28/2022		Geotechnical Review	4,570.00
Total for Pacific Western Bank-Operating					135,209.29
<u>Pacific Western Bank-Reserve</u>					
BrightView Tree Care Services - P.O. BOX 31001-2463, Pasadena, CA 91110-2463					
Check Number: 00100281 Check Date: 02/10/2022 Check Amount: 22,068.00					
	364 - 4057-88 - Tree Trimming-Expenditures	02/10/2022	Condo Fall Trimming	Condo Fall Trimming	22,068.00

Check Disbursement Report Sea Ridge Condominium Association

Tue Feb 01, 2022 thru Mon Feb 28, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Reserve</u>					
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
Check Number: 00100282 Check Date: 02/24/2022 Check Amount: 2,490.00					
	364 - 4117-88 - Sewer Lines-Expenditure	02/24/2022		CRAWL SPACE INSPE(2,490.00
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
Check Number: 00100283 Check Date: 02/24/2022 Check Amount: 3,650.00					
	364 - 4116-88 - Replumb Units-Expenditure	02/24/2022		a sewage backup in b	3,650.00
Total for Pacific Western Bank-Reserve					<u>28,208.00</u>
Total for Sea Ridge Condominium					<u><u>163,417.29</u></u>

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2022

	<u>Balance Feb 28, 2022</u>	<u>Balance Jan 31, 2022</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Pacific Western Bank - Operating Acct	69,933.07	91,506.91	(21,573.84)
1004 - City National Pr Mng-Operating ***0755	15,398.69	15,398.69	0.00
1090 - Due (To)/From Reserves	(11,789.26)	(6,979.12)	(4,810.14)
Total Operating Fund Assets	73,542.50	99,926.48	(26,383.98)
Reserve Fund Assets			
1105 - Pacific Western Bank-Rsr Acct ***9111	571,017.19	557,610.88	13,406.31
1120 - Merrill Lynch MM	962,200.41	961,982.29	218.12
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	11,789.26	6,979.12	4,810.14
Total Reserve Fund Assets	1,943,741.20	1,925,306.63	18,434.57
Account Receivables			
1280 - Accounts Receivable	2,331.24	1,929.58	401.66
Total Account Receivables	2,331.24	1,929.58	401.66
Prepaid Expenses			
1690 - Clearing Account	(4,099.94)	(1,334.49)	(2,765.45)
Total Prepaid Expenses	(4,099.94)	(1,334.49)	(2,765.45)
Total Assets	2,015,515.00	2,025,828.20	(10,313.20)

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2022

	<u>Balance Feb 28, 2022</u>	<u>Balance Jan 31, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	849,283.92	858,215.21	(8,931.29)
Total Liabilities	849,283.92	858,215.21	(8,931.29)
Other Liabilities			
2001 - Prepaid Assessments	47,581.67	41,004.99	6,576.68
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
2110 - Homeowner Refund Payable	499.76	0.00	499.76
Total Other Liabilities	48,186.19	41,109.75	7,076.44
Reserve Fund Liabilities			
4016 - Fences/Walls	13,307.12	11,643.73	1,663.39
4020 - Paint/Stucco	9,114.48	7,975.17	1,139.31
4025 - Lighting	868.00	759.50	108.50
4027 - Tennis Courts	1,711.36	1,497.44	213.92
4029 - Clubhouse	9,298.11	9,298.11	0.00
4048 - Railing	199,363.20	198,518.97	844.23
4055 - Landscape Replacement	12,245.76	10,715.04	1,530.72
4056 - Termite Control	17,374.96	15,203.09	2,171.87
4057 - Tree Trimming	12,025.08	34,093.08	(22,068.00)
4058 - Paint	(2,506.00)	(2,592.75)	86.75
4065 - Roof Replacement	129,679.00	113,203.50	16,475.50
4067 - Structural	(4,370.00)	(4,370.00)	0.00
4068 - Buildings	833,605.69	822,425.94	11,179.75
4069 - Contingency Reserve	63,233.59	61,881.65	1,351.94
4070 - Deck/Stain	(20,607.00)	(20,607.00)	0.00

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2022

	<u>Balance Feb 28, 2022</u>	<u>Balance Jan 31, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4075 - Drives/Streets	124,113.99	121,849.99	2,264.00
4080 - Pool/Spa	(120,651.87)	(121,053.42)	401.55
4081 - Painting Wood/Trim	401,896.68	397,716.10	4,180.58
4082 - Painting Wrought Iron	28,552.28	28,065.02	487.26
4085 - Pool Area-Furniture	7,231.86	7,231.86	0.00
4095 - Fencing/Gates	273,903.66	272,260.75	1,642.91
4096 - Fencing/Wrought Iron	(8,927.00)	(8,927.00)	0.00
4116 - Replumb Units	(3,650.00)	0.00	(3,650.00)
4117 - Sewer Lines	(26,197.16)	(23,707.16)	(2,490.00)
4120 - Re-Pipe Reserve	(14,046.00)	(14,046.00)	0.00
4124 - Contingency	3,745.10	3,195.80	549.30
4142 - Signs	1,001.52	876.33	125.19
4495 - Interest	2,424.79	2,198.89	225.90
Total Reserve Fund Liabilities	1,943,741.20	1,925,306.63	18,434.57
Repipe Fund Liabilities			
4123 - Repipe Expenses	(927,704.00)	(927,704.00)	0.00
Total Repipe Fund Liabilities	(927,704.00)	(927,704.00)	0.00
Total Liabilities	1,913,507.31	1,896,927.59	16,579.72

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2022

	<u>Balance Feb 28, 2022</u>	<u>Balance Jan 31, 2022</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
4998 - Prior Year Equity	74,693.71	74,693.71	0.00
Total Equity	<u>74,693.71</u>	<u>74,693.71</u>	<u>0.00</u>
Total Owners' Equity	<u>74,693.71</u>	<u>74,693.71</u>	<u>0.00</u>
Income / (Loss)	<u>27,313.98</u>	<u>54,206.90</u>	<u>(26,892.92)</u>
Total Liabilities and Owner Equity	<u><u>2,015,515.00</u></u>	<u><u>2,025,828.20</u></u>	<u><u>(10,313.20)</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Mon Feb 28, 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	69,933.07	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:	85,331.76				
Reserve Fund Assets							
1105 - Pacific Western Bank-Rsr Acct Pacific Western Bank	****9111	Money Market	571,017.19	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	962,200.41	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:	1,932,217.60				
		Total Sea Ridge Condominium:	2,017,549.36				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of February 28, 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	13,307.12	0.00	13,307.12
4020 - Paint/Stucco	1,139.31	0.00	0.00	9,114.48	0.00	9,114.48
4025 - Lighting	108.50	0.00	0.00	868.00	0.00	868.00
4027 - Tennis Courts	213.92	0.00	0.00	1,711.36	0.00	1,711.36
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	6,753.84	0.00	199,363.20
4055 - Landscape Replacement	1,530.72	0.00	0.00	12,245.76	0.00	12,245.76
4056 - Termite Control	2,171.87	0.00	0.00	17,374.96	0.00	17,374.96
4057 - Tree Trimming	0.00	(22,068.00)	34,093.08	0.00	(22,068.00)	12,025.08
4058 - Paint	86.75	0.00	0.00	694.00	(3,200.00)	(2,506.00)
4065 - Roof Replacement	16,475.50	0.00	0.00	131,804.00	(2,125.00)	129,679.00
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	89,438.00	0.00	833,605.69
4069 - Contingency Reserve	1,351.94	0.00	52,418.07	10,815.52	0.00	63,233.59
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	18,112.00	0.00	124,113.99
4080 - Pool/Spa	401.55	0.00	0.00	3,212.40	(123,864.27)	(120,651.87)
4081 - Painting Wood/Trim	4,180.58	0.00	368,452.04	33,444.64	0.00	401,896.68
4082 - Painting Wrought Iron	487.26	0.00	24,654.20	3,898.08	0.00	28,552.28
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	13,143.28	0.00	273,903.66
4096 - Fencing/Wrought Iron	0.00	0.00	0.00	0.00	(8,927.00)	(8,927.00)
4116 - Replumb Units	0.00	(3,650.00)	0.00	0.00	(3,650.00)	(3,650.00)
4117 - Sewer Lines	0.00	(2,490.00)	0.00	0.00	(26,197.16)	(26,197.16)
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	4,394.40	(649.30)	3,745.10
4142 - Signs	125.19	0.00	0.00	1,001.52	0.00	1,001.52
4495 - Interest	225.90	0.00	0.00	2,424.79	0.00	2,424.79
Total 4001 - Reserve Fund Liabilities	46,642.57	(28,208.00)	1,799,686.78	373,758.15	(229,703.73)	1,943,741.20
Report Total	46,642.57	(28,208.00)	1,799,686.78	373,758.15	(229,703.73)	1,943,741.20