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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **3/15/2023**
Re: **Modified Accrual Financial Statements - February 2023**

Operating Results:

The Association's year to date operating revenue for the period ending 02/28/2023 was \$967,274.19 with expenses of \$937,193.24 including Reserve allocations of \$403,504.67

Cash Balances:

Cash in the operating account totaled (\$30.00)
Cash in the reserve account MMA totaled \$1,533,200.85

Total Due to Reserves from Operating is \$49,000.00

Expenses:

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

Maintenance:

6547 - Water Damage is over budget due to emergency water damage for \$7,504.99.
6548 - Roof Repairs are over budget due to various roof repairs for \$7,602.00.
6549 - Fence & Railing Repairs are over budget due to repairs for \$488.00.
6570 - Pool/Spa Service are over budget due to November, December & January maintenance for \$1,381.58.
6623 - Lock & Keys are over budget due to reimbursement for locks for \$134.09.

Property Protection:

6621 - Patrol Services are over budget due to January & February service for \$2,597.06.

Utilities:

6705 - Electric is over budget due to 12/14-01/13 service for \$2,297.47.
6710 - Gas is over budget due to 12/08-01/26 service for \$2,667.68.

The Net Income for the month is \$12,753.15 and year to date, the Net Income is \$30,080.95

Total Operating Equity is \$105,518.61

Income Statement Summary

Sea Ridge Condominium Association

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (8 months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Income	130,295.89	119,915.16	10,380.73	967,274.19	959,323.33	7,950.86	1,438,985.00
Total Income	130,295.89	119,915.16	10,380.73	967,274.19	959,323.33	7,950.86	1,438,985.00
Total Administration Expenses	9,242.63	10,428.36	(1,185.73)	80,532.74	83,426.68	(2,893.94)	125,140.00
Total Landscape	16,250.00	18,497.09	(2,247.09)	136,535.71	147,976.67	(11,440.96)	221,965.00
Total Maintenance	19,653.61	19,523.82	129.79	113,544.20	156,185.66	(42,641.46)	234,278.00
Total Property Protection	2,597.06	1,304.34	1,292.72	11,376.81	10,434.67	942.14	15,652.00
Total Utilities Expenses	13,808.19	15,583.34	(1,775.15)	147,358.01	124,666.67	22,691.34	187,000.00
Total Insurance Expenses	3,800.91	5,041.66	(1,240.75)	43,923.42	40,333.33	3,590.09	60,500.00
Total Taxes Expenses	0.00	270.82	(270.82)	417.68	2,166.66	(1,748.98)	3,250.00
Total Reserves	52,190.34	49,266.66	2,923.68	403,504.67	394,133.33	9,371.34	591,200.00
Total Expense	117,542.74	119,916.09	(2,373.35)	937,193.24	959,323.67	(22,130.43)	1,438,985.00
Net Income / (Loss)	12,753.15	(0.93)	12,754.08	30,080.95	(0.34)	30,081.29	0.00

Income Statement Report

Sea Ridge Condominium Association

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (8 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)	883,887.68	883,890.00	(2.32)	1,325,835.00	441,947.32
5020 - Special Assessments	0.00	0.00	0.00	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	3,190.34	266.66	2,923.68	11,504.67	2,133.33	9,371.34	3,200.00	(8,304.67)
5040 - Late Fees	374.91	375.00	(0.09)	3,224.22	3,000.00	224.22	4,500.00	1,275.78
5042 - Late Interest	61.94	83.34	(21.40)	281.82	666.67	(384.85)	1,000.00	718.18
5051 - Clubhouse Rental Fees	200.00	250.00	(50.00)	800.00	2,000.00	(1,200.00)	3,000.00	2,200.00
5053 - Delinquent Letter Fees	300.00	50.00	250.00	800.00	400.00	400.00	600.00	(200.00)
5060 - Gate/Pool Keys/Remotes	0.00	12.50	(12.50)	540.00	100.00	440.00	150.00	(390.00)
5063 - Parking	940.00	1,100.00	(160.00)	5,792.88	8,800.00	(3,007.12)	13,200.00	7,407.12
5100 - Water Reimb Income	14,742.74	7,291.66	7,451.08	54,825.92	58,333.33	(3,507.41)	87,500.00	32,674.08
5110 - Fines/Violations	0.00	0.00	0.00	(10.00)	0.00	(10.00)	0.00	10.00
Total Income	130,295.89	119,915.16	10,380.73	967,274.19	959,323.33	7,950.86	1,438,985.00	471,710.81
Total Sea Ridge Condominium Income	130,295.89	119,915.16	10,380.73	967,274.19	959,323.33	7,950.86	1,438,985.00	471,710.81
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	112.50	(112.50)	2,624.30	900.00	1,724.30	1,350.00	(1,274.30)
6015 - Reserve Study	0.00	83.34	(83.34)	0.00	666.67	(666.67)	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	83.34	(83.34)	1,051.34	666.67	384.67	1,000.00	(51.34)
6030 - Arch Review/Engineering	0.00	833.34	(833.34)	5,000.00	6,666.67	(1,666.67)	10,000.00	5,000.00
6035 - Office & Postage	0.00	333.34	(333.34)	4,416.30	2,666.67	1,749.63	4,000.00	(416.30)
6040 - Management Services	5,557.51	3,646.50	1,911.01	31,290.36	29,172.00	2,118.36	43,758.00	12,467.64
6041 - Management-Additional	300.00	41.66	258.34	1,400.00	333.33	1,066.67	500.00	(900.00)
6045 - Records Storage	0.00	150.00	(150.00)	0.00	1,200.00	(1,200.00)	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
February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administration Expenses								
6053 - Delinquent Letter Charges	0.00	50.00	(50.00)	500.00	400.00	100.00	600.00	100.00
6054 - Collection Fees	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00	1,500.00
6055 - Attorney Fees	0.00	1,000.00	(1,000.00)	2,481.00	8,000.00	(5,519.00)	12,000.00	9,519.00
6071 - Website	85.25	50.00	35.25	830.63	400.00	430.63	600.00	(230.63)
6073 - Voting Services	0.00	0.00	0.00	1,673.23	0.00	1,673.23	0.00	(1,673.23)
6074 - Social	0.00	83.34	(83.34)	790.81	666.67	124.14	1,000.00	209.19
6077 - Bad Debt/Write Off	0.00	41.66	(41.66)	0.00	333.33	(333.33)	500.00	500.00
6080 - Loan Payment	3,299.87	12,711.00	(9,411.13)	27,196.77	101,688.00	(74,491.23)	152,532.00	125,335.23
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	9,242.63	10,428.36	(1,185.73)	80,532.74	83,426.68	(2,893.94)	125,140.00	44,607.26
Landscape								
6405 - Landscape Contract	16,250.00	16,666.66	(416.66)	122,297.95	133,333.33	(11,035.38)	200,000.00	77,702.05
6410 - Landscape Extras	0.00	250.00	(250.00)	2,757.44	2,000.00	757.44	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	0.00	1,250.00	(1,250.00)	9,208.12	10,000.00	(791.88)	15,000.00	5,791.88
6421 - Backflow	0.00	33.34	(33.34)	0.00	266.67	(266.67)	400.00	400.00
6425 - Tree Maintenance	0.00	297.09	(297.09)	1,900.00	2,376.67	(476.67)	3,565.00	1,665.00
Total Landscape	16,250.00	18,497.09	(2,247.09)	136,535.71	147,976.67	(11,440.96)	221,965.00	85,429.29
Maintenance								
6509 - Repipe Expense	0.00	8,916.66	(8,916.66)	0.00	71,333.33	(71,333.33)	107,000.00	107,000.00
6510 - Lighting Maintenance	0.00	166.66	(166.66)	825.75	1,333.33	(507.58)	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	200.00	(200.00)	300.00	300.00
6530 - Tennis Court Maintenance	0.00	75.00	(75.00)	100.00	600.00	(500.00)	900.00	800.00
6532 - Building Repairs	0.00	1,666.66	(1,666.66)	995.00	13,333.33	(12,338.33)	20,000.00	19,005.00
6533 - Handyman Expense	0.00	333.34	(333.34)	2,737.00	2,666.67	70.33	4,000.00	1,263.00

Income Statement Report
Sea Ridge Condominium Association
February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6545 - Plumbing Repairs	1,210.04	2,500.00	(1,289.96)	14,810.54	20,000.00	(5,189.46)	30,000.00	15,189.46
6546 - Sewerline Maintenance	0.00	1,500.00	(1,500.00)	13,434.26	12,000.00	1,434.26	18,000.00	4,565.74
6547 - Water Damage	7,504.99	834.00	6,670.99	12,693.09	6,667.00	6,026.09	10,000.00	(2,693.09)
6548 - Roof Repairs	7,602.00	1,416.66	6,185.34	37,833.00	11,333.33	26,499.67	17,000.00	(20,833.00)
6549 - Fence & Railing Repairs	488.00	83.34	404.66	1,288.00	666.67	621.33	1,000.00	(288.00)
6550 - Janitorial Service	296.16	396.50	(100.34)	1,830.98	3,172.00	(1,341.02)	4,758.00	2,927.02
6551 - Janitorial Supplies	0.00	75.00	(75.00)	1,853.08	600.00	1,253.08	900.00	(953.08)
6552 - Janitorial Extras	0.00	41.66	(41.66)	0.00	333.33	(333.33)	500.00	500.00
6555 - Pest Control	537.75	666.66	(128.91)	7,339.00	5,333.33	2,005.67	8,000.00	661.00
6560 - Pest Control Extras	99.00	75.00	24.00	1,699.00	600.00	1,099.00	900.00	(799.00)
6570 - Pool/Spa Service	1,381.58	435.00	946.58	5,229.23	3,480.00	1,749.23	5,220.00	(9.23)
6575 - Pool/Spa Repairs	0.00	83.34	(83.34)	2,503.89	666.67	1,837.22	1,000.00	(1,503.89)
6577 - Pool & Spa Supplies	0.00	208.34	(208.34)	3,687.43	1,666.67	2,020.76	2,500.00	(1,187.43)
6580 - Pool/Spa Extras	400.00	0.00	400.00	2,176.36	0.00	2,176.36	0.00	(2,176.36)
6623 - Lock & Keys	134.09	25.00	109.09	344.09	200.00	144.09	300.00	(44.09)
Total Maintenance	19,653.61	19,523.82	129.79	113,544.20	156,185.66	(42,641.46)	234,278.00	120,733.80
Property Protection								
6526 - Fire Extinguishers	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00	300.00
6621 - Patrol Services	2,597.06	1,196.00	1,401.06	11,376.81	9,568.00	1,808.81	14,352.00	2,975.19
6622 - Clubhouse & Pool Security	0.00	83.34	(83.34)	0.00	666.67	(666.67)	1,000.00	1,000.00
Total Property Protection	2,597.06	1,304.34	1,292.72	11,376.81	10,434.67	942.14	15,652.00	4,275.19
Utilities Expenses								
6700 - Water-Residential	7,429.10	8,804.16	(1,375.06)	72,133.65	70,433.33	1,700.32	105,650.00	33,516.35
6701 - Water-Reclaimed Irrigation	1,242.50	3,808.34	(2,565.84)	45,329.09	30,466.67	14,862.42	45,700.00	370.91
6702 - Water-Pool/Clubhouse	171.44	220.84	(49.40)	1,943.85	1,766.67	177.18	2,650.00	706.15
6705 - Electric	2,297.47	1,833.34	464.13	19,672.79	14,666.67	5,006.12	22,000.00	2,327.21

Income Statement Report
Sea Ridge Condominium Association
February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities Expenses								
6710 - Gas	2,667.68	916.66	1,751.02	8,278.63	7,333.33	945.30	11,000.00	2,721.37
Total Utilities Expenses	13,808.19	15,583.34	(1,775.15)	147,358.01	124,666.67	22,691.34	187,000.00	39,641.99
Insurance Expenses								
6800 - Insurance Master Policy	3,800.91	5,000.00	(1,199.09)	43,923.42	40,000.00	3,923.42	60,000.00	16,076.58
6825 - Workers Compensation	0.00	41.66	(41.66)	0.00	333.33	(333.33)	500.00	500.00
Total Insurance Expenses	3,800.91	5,041.66	(1,240.75)	43,923.42	40,333.33	3,590.09	60,500.00	16,576.58
Taxes Expenses								
6850 - Federal Taxes	0.00	166.66	(166.66)	0.00	1,333.33	(1,333.33)	2,000.00	2,000.00
6860 - State Income Tax	0.00	104.16	(104.16)	417.68	833.33	(415.65)	1,250.00	832.32
Total Taxes Expenses	0.00	270.82	(270.82)	417.68	2,166.66	(1,748.98)	3,250.00	2,832.32
Reserves								
9000 - Reserves	49,000.00	49,000.00	0.00	392,000.00	392,000.00	0.00	588,000.00	196,000.00
9495 - Interest	3,190.34	266.66	2,923.68	11,504.67	2,133.33	9,371.34	3,200.00	(8,304.67)
Total Reserves	52,190.34	49,266.66	2,923.68	403,504.67	394,133.33	9,371.34	591,200.00	187,695.33
Total Sea Ridge Condominium Expense	117,542.74	119,916.09	(2,373.35)	937,193.24	959,323.67	(22,130.43)	1,438,985.00	501,791.76
Total Sea Ridge Condominium Income / (Loss)	12,753.15	(0.93)	12,754.08	30,080.95	(0.34)	30,081.29	0.00	(30,080.95)
Total Association Net Income / (Loss)	12,753.15	(0.93)	12,754.08	30,080.95	(0.34)	30,081.29	0.00	(30,080.95)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 2023

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	110,486	110,486	110,486	110,486	110,486	110,486	110,486	110,486					883,888	1,325,835
5020 - Special Assessments	0	0	0	0	0	0	5,602	0					5,602	0
5023 - Bank Return Check/Nsf Fees	25	0	0	0	0	0	0	0					25	0
5031 - Interest Income-Reserve	218	738	1,107	1,584	2,101	2,563	3	3,190					11,505	3,200
5040 - Late Fees	593	332	330	538	251	481	323	375					3,224	4,500
5042 - Late Interest	20	14	18	(5)	26	39	108	62					282	1,000
5051 - Clubhouse Rental Fees	0	200	200	0	0	0	200	200					800	3,000
5053 - Delinquent Letter Fees	100	100	0	0	0	300	0	300					800	600
5060 - Gate/Pool Keys/Remotes	100	150	190	0	0	0	100	0					540	150
5063 - Parking	760	1,000	(200)	960	698	715	920	940					5,793	13,200
5100 - Water Reimb Income	2,988	10,534	13,262	0	13,299	0	0	14,743					54,826	87,500
5110 - Fines/Violations	0	(30)	20	0	0	0	0	0					(10)	0
Total Income	115,290	123,525	125,414	113,564	126,860	114,584	117,742	130,296	0	0	0	0	967,274	1,438,985
Total Income	115,290	123,525	125,414	113,564	126,860	114,584	117,742	130,296	0	0	0	0	967,274	1,438,985
Administration Expenses														
6010 - Audit	0	0	0	1,299	1,325	0	0	0					2,624	1,350
6015 - Reserve Study	0	0	0	0	0	0	0	0					0	1,000
6020 - Bank Charges-Operating	7	0	0	0	0	0	0	0					7	0
6026 - Keys/Transmitters/Tags	0	871	180	0	0	0	0	0					1,051	1,000
6030 - Arch Review/Engineering	5,000	0	0	0	0	0	0	0					5,000	10,000
6035 - Office & Postage	1,792	731	239	577	0	518	559	0					4,416	4,000
6040 - Management Services	3,647	3,647	3,647	3,854	3,647	3,647	3,647	5,558					31,290	43,758
6041 - Management-Additional	0	200	0	0	600	0	300	300					1,400	500
6045 - Records Storage	0	0	0	0	0	0	0	0					0	1,800
6050 - Fees & Licenses	0	0	0	0	476	795	0	0					1,271	0
6053 - Delinquent Letter Charges	0	100	100	0	0	0	300	0					500	600
6054 - Collection Fees	0	0	0	0	0	0	0	0					0	1,500
6055 - Attorney Fees	0	155	155	155	155	155	1,706	0					2,481	12,000
6071 - Website	0	315	0	0	431	0	0	85					831	600
6073 - Voting Services	0	0	0	1,373	0	300	0	0					1,673	0

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 2023

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														
6074 - Social	396	0	0	0	0	0	395	0					791	1,000
6077 - Bad Debt/Write Off	0	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	3,300					27,197	152,532
6080-1 - Loan Payment - Principal Offset	0	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	9,243	0	0	0	0	80,533	125,140
Landscape														
6405 - Landscape Contract	8,548	0	0	65,000	0	16,250	16,250	16,250					122,298	200,000
6410 - Landscape Extras	0	62	0	1,560	0	0	1,135	0					2,757	3,000
6415 - Landscape Supplies	0	0	0	0	372	0	0	0					372	0
6420 - Irrigation Repairs	0	3,450	2,113	877	1,066	0	1,702	0					9,208	15,000
6421 - Backflow	0	0	0	0	0	0	0	0					0	400
6425 - Tree Maintenance	980	0	(980)	0	0	0	1,900	0					1,900	3,565
Total Landscape	9,528	3,512	1,133	67,437	1,438	16,250	20,987	16,250	0	0	0	0	136,536	221,965
Maintenance														
6509 - Repipe Expense	0	0	0	0	0	0	0	0					0	107,000
6510 - Lighting Maintenance	275	0	0	275	0	0	275	0					826	2,000
6515 - Lighting Extras	0	188	0	0	1,815	163	0	0					2,165	0
6525 - Lighting Supplies	0	0	0	0	0	0	0	0					0	300
6530 - Tennis Court Maintenance	50	50	0	0	0	0	0	0					100	900
6532 - Building Repairs	0	0	0	995	0	0	0	0					995	20,000
6533 - Handyman Expense	0	395	0	1,096	0	0	1,246	0					2,737	4,000
6545 - Plumbing Repairs	190	16,929	1,550	0	(8,518)	0	3,450	1,210					14,811	30,000
6546 - Sewerline Maintenance	464	0	2,835	2,360	7,400	0	375	0					13,434	18,000
6547 - Water Damage	655	892	0	0	860	1,527	1,255	7,505					12,693	10,000
6548 - Roof Repairs	0	0	0	0	595	1,198	28,438	7,602					37,833	17,000
6549 - Fence & Railing Repairs	0	800	0	0	0	0	0	488					1,288	1,000
6550 - Janitorial Service	0	593	321	318	0	0	302	296					1,831	4,758
6551 - Janitorial Supplies	589	0	636	0	312	316	0	0					1,853	900
6552 - Janitorial Extras	0	0	0	0	0	0	0	0					0	500
6555 - Pest Control	979	1,328	1,216	1,591	538	538	613	538					7,339	8,000

Income and Expense Trend Report

Sea Ridge Condominium Association

As of February 28, 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	Actual	Budget	Budget	Budget	Budget	Actual	Budget
Maintenance														
6560 - Pest Control Extras	375	885	340	0	0	0	0	99					1,699	900
6570 - Pool/Spa Service	520	1,120	520	350	350	350	638	1,382					5,229	5,220
6575 - Pool/Spa Repairs	0	0	540	396	0	203	1,365	0					2,504	1,000
6577 - Pool & Spa Supplies	0	789	720	749	660	0	769	0					3,687	2,500
6580 - Pool/Spa Extras	0	325	1,451	0	0	0	0	400					2,176	0
6623 - Lock & Keys	0	0	0	0	0	0	210	134					344	300
Total Maintenance	4,097	24,294	10,129	8,130	4,011	4,293	38,936	19,654	0	0	0	0	113,544	234,278
Property Protection														
6526 - Fire Extinguishers	0	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	2,597					11,377	14,352
6622 - Clubhouse & Pool Security	0	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	2,597	0	0	0	0	11,377	15,652
Utilities Expenses														
6700 - Water-Residential	7,918	15,865	8,688	8,301	7,364	8,436	8,133	7,429					72,134	105,650
6701 - Water-Reclaimed Irrigation	6,684	6,034	14,739	0	7,129	5,371	4,129	1,243					45,329	45,700
6702 - Water-Pool/Clubhouse	214	365	381	0	417	222	175	171					1,944	2,650
6705 - Electric	4,867	2,437	1,734	1,738	2,256	4,344	0	2,297					19,673	22,000
6710 - Gas	511	265	346	638	943	1,577	1,331	2,668					8,279	11,000
Total Utilities Expenses	20,193	24,966	25,887	10,676	18,109	19,950	13,768	13,808	0	0	0	0	147,358	187,000
Insurance Expenses														
6800 - Insurance Master Policy	0	1,168	(5,138)	28,788	7,702	3,801	3,801	3,801					43,923	60,000
6825 - Workers Compensation	0	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	3,801	0	0	0	0	43,923	60,500
Taxes Expenses														
6850 - Federal Taxes	0	0	0	0	0	0	0	0					0	2,000
6860 - State Income Tax	0	0	767	(350)	0	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 February 28, 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	Actual	Budget	Budget	Budget	Budget	Actual	Budget
Reserves														
9000 - Reserves	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000					392,000	588,000
9495 - Interest	218	738	1,107	1,584	2,101	2,563	3	3,190					11,505	3,200
Total Reserves	49,218	49,738	50,107	50,584	51,101	51,563	49,003	52,190	0	0	0	0	403,505	591,200
Total Expense	98,598	114,493	91,964	177,131	93,671	105,799	137,995	117,543	0	0	0	0	937,193	1,438,985
Association Summary	16,692	9,032	33,449	(63,567)	33,190	8,785	(20,253)	12,753	0	0	0	0	30,081	0

Check Disbursement Report

Sea Ridge Condominium Association

Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
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	*VOID*	Reimbursement for so	(135.87)
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
	Check Number: 00101366	Check Date: 02/01/2023	Check Amount: 2,297.47		
	364 - 6705 - Electric	02/01/2023	Act# 0010372314323	12/14-01/13	2,297.47
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101367	Check Date: 02/06/2023	Check Amount: 376.75		
	364 - 6555 - Pest Control	02/06/2023		Rodent	376.75
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
	Check Number: 00101368	Check Date: 02/06/2023	Check Amount: 296.16		
	364 - 6550 - Janitorial Service	02/06/2023		JANITORIAL SERVICE	296.16
Patrol Masters Security Services, Inc. - 1651 E. 4th Street, Santa Ana, CA 92701 - (877) 648-0602					
	Check Number: 00101369	Check Date: 02/06/2023	Check Amount: 1,298.53		
	364 - 6621 - Patrol Services	02/06/2023		January Service	1,298.53
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
	Check Number: 00101370	Check Date: 02/06/2023	Check Amount: 6,412.00		
	364 - 6548 - Roof Repairs	02/06/2023		PRESIDENTIAL SHINGI	2,518.00
	364 - 6548 - Roof Repairs	02/06/2023		PRESIDENTIAL SHINGI	3,894.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101371	Check Date: 02/06/2023	Check Amount: 367.50		
	364 - 6570 - Pool/Spa Service	02/06/2023		Pool maintenance	367.50
Jeanette Jaramillo - 1732 5th Ave #1, San Diego , CA 92101					
	Check Number: 00101372	Check Date: 02/06/2023	Check Amount: 85.25		
	364 - 6071 - Website	02/06/2023		Checked email.	85.25
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101373	Check Date: 02/07/2023	Check Amount: 300.00		
	364 - 6041 - Management-Additional	02/07/2023		Manager time at meet	300.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101374	Check Date: 02/07/2023	Check Amount: 3,646.52		
	364 - 6040 - Management Services	02/07/2023	MANAGEMENT SERVICES - FEBRU Fee for 02/2023		3,646.52
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101375	Check Date: 02/07/2023	Check Amount: 1,242.50		
	364 - 6700 - Water-Residential	02/07/2023	Act# 3-3264.300	12/19-1/19	1,242.50

Check Disbursement Report

Sea Ridge Condominium Association

Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
	Check Number: 00101376	Check Date: 02/07/2023	Check Amount: 488.00		
	364 - 6549 - Fence & Railing Repairs	02/07/2023		FENCE REPAIRS	488.00
Vera L Bradley - 33565 Sea Gull Court, Dana Point, CA 92629					
	Check Number: 00101377	Check Date: 02/09/2023	Check Amount: 135.87		
	364 - 6074 - Social	02/09/2023		Reimbursement for so	135.87
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00101378	Check Date: 02/09/2023	Check Amount: 2,667.68		
	364 - 6710 - Gas	02/09/2023	Act12370907003	12/28-01/26	2,667.68
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101379	Check Date: 02/09/2023	Check Amount: 161.00		
	364 - 6555 - Pest Control	02/09/2023		General Pest	161.00
David Kurian - 24572 Moonfire Dr., Dana Point, CA 92629					
	Check Number: 00101380	Check Date: 02/09/2023	Check Amount: 134.09		
	364 - 6623 - Lock & Keys	02/09/2023		Reimbursement for Loc	134.09
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101381	Check Date: 02/09/2023	Check Amount: 400.00		
	364 - 6580 - Pool/Spa Extras	02/09/2023		February 2023	400.00
American Environmental Group - AEG Holdco LLC, Pasadena, CA 91109					
	Check Number: 00101382	Check Date: 02/09/2023	Check Amount: 960.00		
	364 - 6547 - Water Damage	02/09/2023		Bacteria Samples - R	960.00
Flood Pro - Fair Restoration, Inc., Mission Viejo, CA 92690 - (949) 240-5881					
	Check Number: 00101383	Check Date: 02/13/2023	Check Amount: 2,205.41		
	364 - 6547 - Water Damage	02/13/2023		Emergency Water Damage	2,205.41
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101384	Check Date: 02/15/2023	Check Amount: 1,014.08		
	364 - 6570 - Pool/Spa Service	02/15/2023		Nov 2022	270.00
	364 - 6570 - Pool/Spa Service	02/15/2023		9-Feb-23	744.08
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
	Check Number: 00101385	Check Date: 02/21/2023	Check Amount: 595.00		
	364 - 6548 - Roof Repairs	02/21/2023		DECEMBER 12,2022	595.00
Labarre/Oksnee Insurance Agency, Inc. - P.O. Box 894446, Los Angeles, CA 90189-4446 - (949) 588-0711					
	Check Number: 00101386	Check Date: 02/21/2023	Check Amount: 3,800.91		
	364 - 6800 - Insurance Master Policy	02/21/2023		Final of 8 Monthly I	3,800.91

Check Disbursement Report

Sea Ridge Condominium Association

Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
24 Hour Restoration & Construction - P.O. Box 7124, Laguna Niguel, CA 92607-7124 - (949) 269-2793					
	Check Number: 00101387	Check Date: 02/21/2023	Check Amount: 2,474.58		
	364 - 6547 - Water Damage	02/21/2023		Emergency Service Ca	2,474.58
Allstate Environmental Solutions, Inc - PO Box 726, Glendora, CA 91740 - (949) 872-0248					
	Check Number: 00101388	Check Date: 02/22/2023	Check Amount: 1,865.00		
	364 - 6547 - Water Damage	02/22/2023		Conducted a Limited	1,865.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
	Check Number: 00101389	Check Date: 02/22/2023	Check Amount: 225.00		
	364 - 6545 - Plumbing Repairs	02/22/2023		replace the 2" clean	225.00
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
	Check Number: 00101390	Check Date: 02/22/2023	Check Amount: 595.00		
	364 - 6548 - Roof Repairs	02/22/2023		REPAIRS COMPLETED	595.00
The Bee Man - Bee Man Pest Control, Inc., Mission Viejo, CA 92691 - (949) 455-0123					
	Check Number: 00101391	Check Date: 02/22/2023	Check Amount: 99.00		
	364 - 6560 - Pest Control Extras	02/22/2023		THOROUGHLY INSPEC	99.00
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
	Check Number: 00101392	Check Date: 02/22/2023	Check Amount: 63,699.59		
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	02/22/2023	Deposit to 1105	To Clear Due to Rese	14,699.59
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	02/22/2023	Monthly Reserve Deposit	Jan Allocation	49,000.00
Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465					
	Check Number: 00101393	Check Date: 02/22/2023	Check Amount: 16,250.00		
	364 - 6405 - Landscape Contract	02/22/2023		Maintenance for janu	16,250.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101394	Check Date: 02/24/2023	Check Amount: 3,658.25		
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0966.300	01/05-02/02	279.99
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0968.300	01/05-02/02	367.00
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0969.300	01/05-02/02	255.88
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0970.300	01/05-02/02	239.25
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0971.300	01/05-02/02	213.73
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0972.300	01/05-02/02	177.63
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0973.300	01/05-02/02	241.70
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0975.300	01/05-02/02	225.59
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0976.300	01/05-02/02	171.44
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0977.300	01/04-02/03	343.15
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0978.300	01/04-02/03	265.94

Check Disbursement Report Sea Ridge Condominium Association

Wed Feb 01, 2023 thru Tue Feb 28, 2023

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: 00101394 Check Date: 02/24/2023 Check Amount: 3,658.25					
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0980.300	01/05-02/02	199.55
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0981.300	01/05-02/02	203.67
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0982.300	01/05-02/02	218.11
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0984.300	01/05-02/02	255.62
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101395 Check Date: 02/24/2023 Check Amount: 2,133.89					
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0985.300	01/05-02/02	190.14
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0986.300	01/05-02/02	227.26
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0988.300	01/05-02/02	239.64
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0999.300	01/05-02/02	204.06
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-1000.300	01/05-02/02	236.93
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-1002.300	01/05-02/02	230.23
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-1003.300	01/05-02/02	124.61
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-1005.300	01/05-02/02	230.23
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0983.300	01/05-02/02	244.28
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-1004.300	01/05-02/02	206.51
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101396 Check Date: 02/24/2023 Check Amount: 1,808.40					
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0987.300	01/05-02/02	255.75
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0989.300	01/05-02/02	260.65
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0991.300	01/05-02/02	248.40
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0993.300	01/05-02/02	204.19
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0994.300	01/05-02/02	320.86
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0995.300	01/05-02/02	222.62
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0996.300	01/05-02/02	220.43
	364 - 6700 - Water-Residential	02/24/2023	Act# 3-0997.300	01/05-02/02	75.50
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
Check Number: 00101397 Check Date: 02/28/2023 Check Amount: 985.04					
	364 - 6545 - Plumbing Repairs	02/28/2023		Returned with manage	985.04
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00101398 Check Date: 02/28/2023 Check Amount: 1,910.99					
	364 - 6040 - Management Services	02/28/2023		BILL BACK FOR FEB 20	1,910.99

Check Disbursement Report Sea Ridge Condominium Association

Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Jane and Rick Collins - 24512 Polaris Dr., Dana Point, CA 92629					
Check Number: 00101399 Check Date: 02/28/2023 Check Amount: 333.83					
	364 - 2110 - Homeowner Refund Payable	02/28/2023	00221-8159	00221-8159	333.83
Patrol Masters Security Services, Inc. - 1651 E. 4th Street, Santa Ana, CA 92701 - (877) 648-0602					
Check Number: 00101400 Check Date: 02/28/2023 Check Amount: 1,298.53					
	364 - 6621 - Patrol Services	02/28/2023		February 2023	1,298.53
Total for Pacific Western Bank-Operating					<u>126,085.95</u>
<u>Pacific Western Bank-Reserve</u>					
EmpireWorks - 1682 Langley Ave., Irvine, CA 92614 - (888) 278-8200					
Check Number: 00100311 Check Date: 02/08/2023 Check Amount: 162,080.95					
	364 - 4068-88 - Buildings-Expenditures	02/08/2023		Application #2	51,262.25
	364 - 4068-88 - Buildings-Expenditures	02/08/2023		Application #8	75,838.75
	364 - 4081-88 - Painting Wood/Trim-Expenditure	02/08/2023		Application #2	34,979.95
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
Check Number: 00100312 Check Date: 02/08/2023 Check Amount: 1,500.00					
	364 - 4117-88 - Sewer Lines-Expenditure	02/08/2023		leak repair	1,500.00
Summit Building Consulting Inc - 2635 Camino del Rio South #204, San Diego, CA 92108 - (619) 296-7232					
Check Number: 00100313 Check Date: 02/22/2023 Check Amount: 2,000.00					
	364 - 4067-88 - Structural-Expenditures	02/22/2023		Wood Repair and Pain	2,000.00
BrightView Tree Care Services - P.O. BOX 31001-2463, Pasadena, CA 91110-2463					
Check Number: 00100314 Check Date: 02/22/2023 Check Amount: 37,200.00					
	364 - 4057-88 - Tree Trimming-Expenditures	02/22/2023		Sea Ridge Condominiu	37,200.00
Total for Pacific Western Bank-Reserve					<u>202,780.95</u>
Total for Sea Ridge Condominium					<u>328,866.90</u>

Balance Sheet Report

Sea Ridge Condominium Association

As of February 28, 2023

	<u>Balance Feb 28, 2023</u>	<u>Balance Jan 31, 2023</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Pacific Western Bank - Operating Acct	(379.00)	5,994.93	(6,373.93)
1004 - City National Pr Mng-Operating ***0755	349.00	349.00	0.00
1090 - Due (To)/From Reserves	(49,000.00)	(63,699.59)	14,699.59
Total Operating Fund Assets	(49,030.00)	(57,355.66)	8,325.66
Reserve Fund Assets			
1105 - Pacific Western Bank-Rsr Acct ***9111	159,801.94	298,881.66	(139,079.72)
1120 - Merrill Lynch MM	1,373,664.57	1,370,475.87	3,188.70
1151 - Edward Jones Unrealized Gain/(Loss)	(265.66)	(265.66)	0.00
1190 - Due (To)/From Operating	49,000.00	63,699.59	(14,699.59)
Total Reserve Fund Assets	1,582,200.85	1,732,791.46	(150,590.61)
Account Receivables			
1280 - Accounts Receivable	7,287.38	11,661.95	(4,374.57)
Total Account Receivables	7,287.38	11,661.95	(4,374.57)
Total Assets	<u>1,540,458.23</u>	<u>1,687,097.75</u>	<u>(146,639.52)</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	738,216.45	747,627.69	(9,411.24)
Total Liabilities	738,216.45	747,627.69	(9,411.24)
Other Liabilities			
2001 - Prepaid Assesments	41,121.56	40,512.38	609.18
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2023

	<u>Balance Feb 28, 2023</u>	<u>Balance Jan 31, 2023</u>	<u>Change</u>
<u>Liabilities</u>			
Other Liabilities			
2024 - Covenant Deposits	1,000.00	1,000.00	0.00
Total Other Liabilities	42,226.32	41,617.14	609.18
Reserve Fund Liabilities			
4011 - Irrigation Pipes	(7,634.04)	(7,634.04)	0.00
4012 - Irrigation Controllers	20,760.44	20,640.04	120.40
4016 - Fences/Walls	751.12	657.23	93.89
4020 - Paint/Stucco	11,604.00	10,153.50	1,450.50
4025 - Lighting	921.28	806.12	115.16
4027 - Tennis Courts	3,217.82	3,000.62	217.20
4029 - Clubhouse	41,271.51	40,645.40	626.11
4048 - Railing	182,608.42	181,762.78	845.64
4055 - Landscape Replacement	8,497.72	8,096.22	401.50
4056 - Termite Control	19,883.28	17,397.87	2,485.41
4057 - Tree Trimming	(16,779.99)	19,123.87	(35,903.86)
4058 - Paint	4,076.18	4,036.99	39.19
4065 - Roof Replacement	146,598.56	128,273.74	18,324.82
4067 - Structural	(20,672.00)	(18,672.00)	(2,000.00)
4068 - Buildings	528,038.31	644,002.74	(115,964.43)
4069 - Contingency Reserve	68,282.24	66,855.06	1,427.18
4070 - Deck/Stain	(12,524.00)	(12,524.00)	0.00
4075 - Drives/Streets	99,442.37	96,997.00	2,445.37
4080 - Pool/Spa	8,094.55	7,762.45	332.10
4081 - Painting Wood/Trim	293,958.83	325,356.02	(31,397.19)
4082 - Painting Wrought Iron	11,969.47	11,454.50	514.97

Balance Sheet Report
Sea Ridge Condominium Association
As of February 28, 2023

	<u>Balance Feb 28, 2023</u>	<u>Balance Jan 31, 2023</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4085 - Pool Area-Furniture	5,252.54	5,195.60	56.94
4095 - Fencing/Gates	243,376.24	241,782.03	1,594.21
4096 - Fencing/Wrought Iron	14,043.36	12,287.94	1,755.42
4117 - Sewer Lines	(85,450.19)	(83,950.19)	(1,500.00)
4142 - Signs	1,108.16	969.64	138.52
4495 - Interest	11,504.67	8,314.33	3,190.34
Total Reserve Fund Liabilities	1,582,200.85	1,732,791.46	(150,590.61)
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	1,434,939.62	1,594,332.29	(159,392.67)
<u>Owners' Equity</u>			
Equity			
4998 - Prior Year Equity	75,437.66	75,437.66	0.00
Total Equity	75,437.66	75,437.66	0.00
Total Owners' Equity	75,437.66	75,437.66	0.00
Income / (Loss)	30,080.95	17,327.80	12,753.15
Total Liabilities and Owner Equity	1,540,458.23	1,687,097.75	(146,639.52)

Investment Listing Report

Sea Ridge Condominium Association

As of Tue Feb 28, 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	(379.00)	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:	(30.00)				
Reserve Fund Assets							
1105 - Pacific Western Bank-Rsr Acct Pacific Western Bank	****9111	Money Market	159,801.94	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	1,373,664.57	0.020%	03/03/2020	0	
		Total Reserve Fund Assets:	1,533,466.51				
		Total Sea Ridge Condominium:	1,533,436.51				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of February 28, 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	963.20	0.00	20,760.44
4016 - Fences/Walls	93.89	0.00	0.00	751.12	0.00	751.12
4020 - Paint/Stucco	1,450.50	0.00	0.00	11,604.00	0.00	11,604.00
4025 - Lighting	115.16	0.00	0.00	921.28	0.00	921.28
4027 - Tennis Courts	217.20	0.00	1,480.22	1,737.60	0.00	3,217.82
4029 - Clubhouse	626.11	0.00	36,262.63	5,008.88	0.00	41,271.51
4048 - Railing	845.64	0.00	175,843.30	6,765.12	0.00	182,608.42
4055 - Landscape Replacement	401.50	0.00	5,285.72	3,212.00	0.00	8,497.72
4056 - Termite Control	2,485.41	0.00	0.00	19,883.28	0.00	19,883.28
4057 - Tree Trimming	1,296.14	(37,200.00)	10,050.89	10,369.12	(37,200.00)	(16,779.99)
4058 - Paint	39.19	0.00	3,762.66	313.52	0.00	4,076.18
4065 - Roof Replacement	18,324.82	0.00	0.00	146,598.56	0.00	146,598.56
4067 - Structural	0.00	(2,000.00)	0.00	0.00	(20,672.00)	(20,672.00)
4068 - Buildings	11,136.57	(127,101.00)	964,960.78	89,092.56	(526,015.03)	528,038.31
4069 - Contingency Reserve	1,427.18	0.00	56,864.80	11,417.44	0.00	68,282.24
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	19,562.96	0.00	99,442.37
4080 - Pool/Spa	332.10	0.00	5,437.75	2,656.80	0.00	8,094.55
4081 - Painting Wood/Trim	3,582.76	(34,979.95)	349,463.22	28,662.08	(84,166.47)	293,958.83
4082 - Painting Wrought Iron	514.97	0.00	7,849.71	4,119.76	0.00	11,969.47
4085 - Pool Area-Furniture	56.94	0.00	4,797.02	455.52	0.00	5,252.54
4095 - Fencing/Gates	1,594.21	0.00	230,622.56	12,753.68	0.00	243,376.24
4096 - Fencing/Wrought Iron	1,755.42	0.00	0.00	14,043.36	0.00	14,043.36
4117 - Sewer Lines	0.00	(1,500.00)	0.00	0.00	(85,450.19)	(85,450.19)
4142 - Signs	138.52	0.00	0.00	1,108.16	0.00	1,108.16
4495 - Interest	3,190.34	0.00	0.00	11,504.67	0.00	11,504.67
Total 4001 - Reserve Fund Liabilities	52,190.34	(202,780.95)	1,952,357.91	403,504.67	(773,661.73)	1,582,200.85
Report Total	52,190.34	(202,780.95)	1,952,357.91	403,504.67	(773,661.73)	1,582,200.85