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Association: **Sea Ridge Condominium Association**
From: **Bill Turner**
Date: **7/10/2023**
Re: **Modified Accrual Financial Statements - June 2023**

Operating Results:

The Association's year to date operating revenue for the period ending 06/30/2023 was \$1,955,477.79 with expenses of \$1,835,395.22 including Reserve allocations of \$1,009,762.97

Cash Balances:

Cash in the operating account totaled \$31,357.56
Cash in the reserve account MMA totaled \$675,025.23

Total Due to Reserves from Operating is \$438,439.90

Expenses:

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

Landscape:

No Material Variances

Maintenance:

6547 - Water Damage is \$18,762.52 over budget.

Property Protection:

No Material Variances

Utilities:

No Material Variances

The Net Income for the month is \$96,779.60 and year to date, the Net Income is \$120,082.57

Total Operating Equity is \$195,275.99

Income Statement Summary

Sea Ridge Condominium Association

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	619,029.15	119,915.17	499,113.98	1,955,477.79	1,438,985.00	516,492.79	1,438,985.00
Total Income	619,029.15	119,915.17	499,113.98	1,955,477.79	1,438,985.00	516,492.79	1,438,985.00
Total Administration Expenses	10,796.19	10,428.32	367.87	125,065.21	125,140.00	(74.79)	125,140.00
Total Landscape	17,705.45	18,497.08	(791.63)	219,085.70	221,965.00	(2,879.30)	221,965.00
Total Maintenance	25,347.00	19,522.84	5,824.16	217,207.65	234,278.00	(17,070.35)	234,278.00
Total Property Protection	1,298.53	1,304.33	(5.80)	15,272.40	15,652.00	(379.60)	15,652.00
Total Utilities Expenses	15,374.85	15,583.33	(208.48)	203,587.74	187,000.00	16,587.74	187,000.00
Total Insurance Expenses	0.00	5,041.67	(5,041.67)	43,923.42	60,500.00	(16,576.58)	60,500.00
Total Taxes Expenses	0.00	270.84	(270.84)	1,490.13	3,250.00	(1,759.87)	3,250.00
Total Reserves	451,727.53	49,266.67	402,460.86	1,009,762.97	591,200.00	418,562.97	591,200.00
Total Expense	522,249.55	119,915.08	402,334.47	1,835,395.22	1,438,985.00	396,410.22	1,438,985.00
Net Income / (Loss)	96,779.60	0.09	96,779.51	120,082.57	0.00	120,082.57	0.00

Income Statement Report

Sea Ridge Condominium Association

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (12 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)	1,325,831.52	1,325,835.00	(3.48)	1,325,835.00	3.48
5020 - Special Assessments	494,744.01	0.00	494,744.01	500,146.01	0.00	500,146.01	0.00	(500,146.01)
5023 - Bank Return Check/Nsf Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
5030 - Interest Income-Operating	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
5031 - Interest Income-Reserve	581.52	266.67	314.85	19,616.96	3,200.00	16,416.96	3,200.00	(16,416.96)
5040 - Late Fees	157.29	375.00	(217.71)	3,599.92	4,500.00	(900.08)	4,500.00	900.08
5042 - Late Interest	25.72	83.33	(57.61)	248.50	1,000.00	(751.50)	1,000.00	751.50
5051 - Clubhouse Rental Fees	0.00	250.00	(250.00)	800.00	3,000.00	(2,200.00)	3,000.00	2,200.00
5053 - Delinquent Letter Fees	150.00	50.00	100.00	1,450.00	600.00	850.00	600.00	(850.00)
5060 - Gate/Pool Keys/Remotes	100.00	12.50	87.50	940.00	150.00	790.00	150.00	(790.00)
5063 - Parking	(284.30)	1,100.00	(1,384.30)	8,328.58	13,200.00	(4,871.42)	13,200.00	4,871.42
5100 - Water Reimb Income	5,441.13	7,291.67	(1,850.54)	85,858.48	87,500.00	(1,641.52)	87,500.00	1,641.52
5105 - Attorney/Collection Fees	0.00	0.00	0.00	1,005.00	0.00	1,005.00	0.00	(1,005.00)
5110 - Fines/Violations	0.00	0.00	0.00	(10.00)	0.00	(10.00)	0.00	10.00
5150 - Insurance Claim Reimbursement	7,627.82	0.00	7,627.82	7,627.82	0.00	7,627.82	0.00	(7,627.82)
Total Income	619,029.15	119,915.17	499,113.98	1,955,477.79	1,438,985.00	516,492.79	1,438,985.00	(516,492.79)
Total Sea Ridge Condominium Income	619,029.15	119,915.17	499,113.98	1,955,477.79	1,438,985.00	516,492.79	1,438,985.00	(516,492.79)
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	112.50	(112.50)	2,624.30	1,350.00	1,274.30	1,350.00	(1,274.30)
6015 - Reserve Study	0.00	83.33	(83.33)	1,750.00	1,000.00	750.00	1,000.00	(750.00)
6020 - Bank Charges-Operating	0.00	0.00	0.00	22.00	0.00	22.00	0.00	(22.00)
6026 - Keys/Transmitters/Tags	0.00	83.33	(83.33)	1,051.34	1,000.00	51.34	1,000.00	(51.34)
6030 - Arch Review/Engineering	0.00	833.33	(833.33)	5,000.00	10,000.00	(5,000.00)	10,000.00	5,000.00
6035 - Office & Postage	326.08	333.33	(7.25)	7,550.99	4,000.00	3,550.99	4,000.00	(3,550.99)
6040 - Management Services	3,646.52	3,646.50	0.02	45,876.44	43,758.00	2,118.44	43,758.00	(2,118.44)

Income Statement Report

Sea Ridge Condominium Association

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administration Expenses								
6041 - Management-Additional	0.00	41.67	(41.67)	2,450.00	500.00	1,950.00	500.00	(1,950.00)
6045 - Records Storage	0.00	150.00	(150.00)	0.00	1,800.00	(1,800.00)	1,800.00	1,800.00
6046 - 1099 Tax Form Billing	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
6050 - Fees & Licenses	0.00	0.00	0.00	1,271.00	0.00	1,271.00	0.00	(1,271.00)
6053 - Delinquent Letter Charges	200.00	50.00	150.00	1,300.00	600.00	700.00	600.00	(700.00)
6054 - Collection Fees	888.00	125.00	763.00	888.00	1,500.00	(612.00)	1,500.00	612.00
6055 - Attorney Fees	2,602.00	1,000.00	1,602.00	8,988.00	12,000.00	(3,012.00)	12,000.00	3,012.00
6071 - Website	0.00	50.00	(50.00)	965.87	600.00	365.87	600.00	(365.87)
6073 - Voting Services	0.00	0.00	0.00	3,600.39	0.00	3,600.39	0.00	(3,600.39)
6074 - Social	0.00	83.33	(83.33)	2,013.25	1,000.00	1,013.25	1,000.00	(1,013.25)
6077 - Bad Debt/Write Off	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00	500.00
6080 - Loan Payment	3,133.59	12,711.00	(9,577.41)	39,563.63	152,532.00	(112,968.37)	152,532.00	112,968.37
6080-1 - Loan Payment - Principal Offset	0.00	(8,916.67)	8,916.67	0.00	(107,000.00)	107,000.00	(107,000.00)	(107,000.00)
Total Administration Expenses	10,796.19	10,428.32	367.87	125,065.21	125,140.00	(74.79)	125,140.00	74.79
Landscape								
6405 - Landscape Contract	16,250.00	16,666.67	(416.67)	187,297.95	200,000.00	(12,702.05)	200,000.00	12,702.05
6410 - Landscape Extras	391.70	250.00	141.70	6,178.77	3,000.00	3,178.77	3,000.00	(3,178.77)
6415 - Landscape Supplies	0.00	0.00	0.00	765.10	0.00	765.10	0.00	(765.10)
6420 - Irrigation Repairs	1,063.75	1,250.00	(186.25)	21,755.88	15,000.00	6,755.88	15,000.00	(6,755.88)
6421 - Backflow	0.00	33.33	(33.33)	0.00	400.00	(400.00)	400.00	400.00
6425 - Tree Maintenance	0.00	297.08	(297.08)	3,088.00	3,565.00	(477.00)	3,565.00	477.00
Total Landscape	17,705.45	18,497.08	(791.63)	219,085.70	221,965.00	(2,879.30)	221,965.00	2,879.30
Maintenance								
6509 - Repipe Expense	0.00	8,916.67	(8,916.67)	0.00	107,000.00	(107,000.00)	107,000.00	107,000.00
6510 - Lighting Maintenance	0.00	166.67	(166.67)	1,101.00	2,000.00	(899.00)	2,000.00	899.00
6515 - Lighting Extras	0.00	0.00	0.00	3,938.50	0.00	3,938.50	0.00	(3,938.50)

Income Statement Report

Sea Ridge Condominium Association

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance								
6525 - Lighting Supplies	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00	300.00
6530 - Tennis Court Maintenance	0.00	75.00	(75.00)	100.00	900.00	(800.00)	900.00	800.00
6532 - Building Repairs	0.00	1,666.67	(1,666.67)	4,950.00	20,000.00	(15,050.00)	20,000.00	15,050.00
6533 - Handyman Expense	0.00	333.33	(333.33)	3,237.00	4,000.00	(763.00)	4,000.00	763.00
6545 - Plumbing Repairs	745.00	2,500.00	(1,755.00)	17,508.04	30,000.00	(12,491.96)	30,000.00	12,491.96
6546 - Sewerline Maintenance	0.00	1,500.00	(1,500.00)	13,434.26	18,000.00	(4,565.74)	18,000.00	4,565.74
6547 - Water Damage	19,595.52	833.00	18,762.52	74,339.33	10,000.00	64,339.33	10,000.00	(64,339.33)
6548 - Roof Repairs	0.00	1,416.67	(1,416.67)	58,143.00	17,000.00	41,143.00	17,000.00	(41,143.00)
6549 - Fence & Railing Repairs	0.00	83.33	(83.33)	1,288.00	1,000.00	288.00	1,000.00	(288.00)
6550 - Janitorial Service	578.57	396.50	182.07	3,353.38	4,758.00	(1,404.62)	4,758.00	1,404.62
6551 - Janitorial Supplies	0.00	75.00	(75.00)	1,853.08	900.00	953.08	900.00	(953.08)
6552 - Janitorial Extras	1,312.00	41.67	1,270.33	1,312.00	500.00	812.00	500.00	(812.00)
6555 - Pest Control	1,232.75	666.67	566.08	10,480.00	8,000.00	2,480.00	8,000.00	(2,480.00)
6560 - Pest Control Extras	0.00	75.00	(75.00)	1,699.00	900.00	799.00	900.00	(799.00)
6565 - Termite Treatment	500.00	0.00	500.00	500.00	0.00	500.00	0.00	(500.00)
6570 - Pool/Spa Service	546.00	435.00	111.00	7,038.73	5,220.00	1,818.73	5,220.00	(1,818.73)
6575 - Pool/Spa Repairs	0.00	83.33	(83.33)	2,773.89	1,000.00	1,773.89	1,000.00	(1,773.89)
6577 - Pool & Spa Supplies	787.16	208.33	578.83	5,315.67	2,500.00	2,815.67	2,500.00	(2,815.67)
6580 - Pool/Spa Extras	0.00	0.00	0.00	2,703.36	0.00	2,703.36	0.00	(2,703.36)
6623 - Lock & Keys	50.00	25.00	25.00	2,139.41	300.00	1,839.41	300.00	(1,839.41)
Total Maintenance	25,347.00	19,522.84	5,824.16	217,207.65	234,278.00	(17,070.35)	234,278.00	17,070.35
Property Protection								
6526 - Fire Extinguishers	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00	300.00
6621 - Patrol Services	1,298.53	1,196.00	102.53	15,272.40	14,352.00	920.40	14,352.00	(920.40)
6622 - Clubhouse & Pool Security	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Property Protection	1,298.53	1,304.33	(5.80)	15,272.40	15,652.00	(379.60)	15,652.00	379.60

Income Statement Report
Sea Ridge Condominium Association
June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities Expenses								
6700 - Water-Residential	8,599.97	8,804.17	(204.20)	103,609.61	105,650.00	(2,040.39)	105,650.00	2,040.39
6701 - Water-Reclaimed Irrigation	3,619.00	3,808.33	(189.33)	57,276.33	45,700.00	11,576.33	45,700.00	(11,576.33)
6702 - Water-Pool/Clubhouse	0.00	220.83	(220.83)	2,598.82	2,650.00	(51.18)	2,650.00	51.18
6705 - Electric	2,585.30	1,833.33	751.97	29,001.69	22,000.00	7,001.69	22,000.00	(7,001.69)
6710 - Gas	570.58	916.67	(346.09)	11,101.29	11,000.00	101.29	11,000.00	(101.29)
Total Utilities Expenses	15,374.85	15,583.33	(208.48)	203,587.74	187,000.00	16,587.74	187,000.00	(16,587.74)
Insurance Expenses								
6800 - Insurance Master Policy	0.00	5,000.00	(5,000.00)	43,923.42	60,000.00	(16,076.58)	60,000.00	16,076.58
6825 - Workers Compensation	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00	500.00
Total Insurance Expenses	0.00	5,041.67	(5,041.67)	43,923.42	60,500.00	(16,576.58)	60,500.00	16,576.58
Taxes Expenses								
6850 - Federal Taxes	0.00	166.67	(166.67)	(589.81)	2,000.00	(2,589.81)	2,000.00	2,589.81
6860 - State Income Tax	0.00	104.17	(104.17)	2,079.94	1,250.00	829.94	1,250.00	(829.94)
Total Taxes Expenses	0.00	270.84	(270.84)	1,490.13	3,250.00	(1,759.87)	3,250.00	1,759.87
Reserves								
9000 - Reserves	(49,000.00)	49,000.00	(98,000.00)	490,000.00	588,000.00	(98,000.00)	588,000.00	98,000.00
9005 - Special Assessment Capital Improven	500,146.01	0.00	500,146.01	500,146.01	0.00	500,146.01	0.00	(500,146.01)
9495 - Interest	581.52	266.67	314.85	19,616.96	3,200.00	16,416.96	3,200.00	(16,416.96)
Total Reserves	451,727.53	49,266.67	402,460.86	1,009,762.97	591,200.00	418,562.97	591,200.00	(418,562.97)
Total Sea Ridge Condominium Expense	522,249.55	119,915.08	402,334.47	1,835,395.22	1,438,985.00	396,410.22	1,438,985.00	(396,410.22)
Total Sea Ridge Condominium Income / (Loss)	96,779.60	0.09	96,779.51	120,082.57	0.00	120,082.57	0.00	(120,082.57)
Total Association Net Income / (Loss)	96,779.60	0.09	96,779.51	120,082.57	0.00	120,082.57	0.00	(120,082.57)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of June 30, 2023

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	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	110,486	110,486	110,486	110,486	1,325,832	1,325,835
5020 - Special Assessments	0	0	0	0	0	0	5,602	0	0	0	(200)	494,744	500,146	0
5023 - Bank Return Check/Nsf Fees	25	0	0	0	0	0	0	0	0	0	0	0	25	0
5030 - Interest Income-Operating	0	0	0	0	0	0	0	0	10	0	0	0	10	0
5031 - Interest Income-Reserve	218	738	1,107	1,584	2,101	2,563	3	3,190	3,615	1,082	2,834	582	19,617	3,200
5040 - Late Fees	593	332	330	538	251	481	323	375	401	414	(596)	157	3,600	4,500
5042 - Late Interest	20	14	18	(5)	26	39	108	62	58	40	(157)	26	249	1,000
5051 - Clubhouse Rental Fees	0	200	200	0	0	0	200	200	0	0	0	0	800	3,000
5053 - Delinquent Letter Fees	100	100	0	0	0	300	0	300	150	150	200	150	1,450	600
5060 - Gate/Pool Keys/Remotes	100	150	190	0	0	0	100	0	100	50	150	100	940	150
5063 - Parking	760	1,000	(200)	960	698	715	920	940	920	920	980	(284)	8,329	13,200
5100 - Water Reimb Income	2,988	10,534	13,262	0	13,299	0	0	14,743	0	15,611	9,980	5,441	85,858	87,500
5105 - Attorney/Collection Fees	0	0	0	0	0	0	0	0	0	0	1,005	0	1,005	0
5110 - Fines/Violations	0	(30)	20	0	0	0	0	0	0	0	0	0	(10)	0
5150 - Insurance Claim Reimbursement	0	0	0	0	0	0	0	0	0	0	0	7,628	7,628	0
Total Income	115,290	123,525	125,414	113,564	126,860	114,584	117,742	130,296	115,740	128,754	124,681	619,029	1,955,478	1,438,985
Total Income	115,290	123,525	125,414	113,564	126,860	114,584	117,742	130,296	115,740	128,754	124,681	619,029	1,955,478	1,438,985
Administration Expenses														
6010 - Audit	0	0	0	1,299	1,325	0	0	0	0	0	0	0	2,624	1,350
6015 - Reserve Study	0	0	0	0	0	0	0	0	0	0	1,750	0	1,750	1,000
6020 - Bank Charges-Operating	7	0	0	0	0	0	0	0	0	15	0	0	22	0
6026 - Keys/Transmitters/Tags	0	871	180	0	0	0	0	0	0	0	0	0	1,051	1,000
6030 - Arch Review/Engineering	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000	10,000
6035 - Office & Postage	1,792	731	239	577	0	518	559	0	1,172	0	1,637	326	7,551	4,000
6040 - Management Services	3,647	3,647	3,647	3,854	3,647	3,647	3,647	5,558	3,647	3,647	3,647	3,647	45,876	43,758
6041 - Management-Additional	0	200	0	0	600	0	300	300	450	600	0	0	2,450	500
6045 - Records Storage	0	0	0	0	0	0	0	0	0	0	0	0	0	1,800
6046 - 1099 Tax Form Billing	0	0	0	0	0	0	0	0	0	150	0	0	150	0
6050 - Fees & Licenses	0	0	0	0	476	795	0	0	0	0	0	0	1,271	0
6053 - Delinquent Letter Charges	0	100	100	0	0	0	300	0	300	150	150	200	1,300	600

Income and Expense Trend Report

Sea Ridge Condominium Association

As of June 30, 2023

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Full Year Actual	Total Budget
Administration Expenses														
6054 - Collection Fees	0	0	0	0	0	0	0	0	0	0	0	888	888	1,500
6055 - Attorney Fees	0	155	155	155	155	155	1,706	0	534	2,539	832	2,602	8,988	12,000
6071 - Website	0	315	0	0	431	0	0	85	(85)	85	135	0	966	600
6073 - Voting Services	0	0	0	1,373	0	300	0	0	1,627	0	300	0	3,600	0
6074 - Social	396	0	0	0	0	0	395	0	150	1,073	0	0	2,013	1,000
6077 - Bad Debt/Write Off	0	0	0	0	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	2,944	3,217	3,073	3,134	39,564	152,532
6080-1 - Loan Payment - Principal Offset	0	0	0	0	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	10,738	11,475	11,523	10,796	125,065	125,140
Landscape														
6405 - Landscape Contract	8,548	0	0	65,000	0	16,250	16,250	16,250	16,250	16,250	16,250	16,250	187,298	200,000
6410 - Landscape Extras	0	62	0	1,560	0	0	1,135	0	0	0	3,030	392	6,179	3,000
6415 - Landscape Supplies	0	0	0	0	372	0	0	0	393	0	0	0	765	0
6420 - Irrigation Repairs	0	3,450	2,113	877	1,066	0	1,702	0	11,334	150	0	1,064	21,756	15,000
6421 - Backflow	0	0	0	0	0	0	0	0	0	0	0	0	0	400
6425 - Tree Maintenance	980	0	(980)	0	0	0	1,900	0	0	0	1,188	0	3,088	3,565
Total Landscape	9,528	3,512	1,133	67,437	1,438	16,250	20,987	16,250	27,977	16,400	20,468	17,705	219,086	221,965
Maintenance														
6509 - Repipe Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	107,000
6510 - Lighting Maintenance	275	0	0	275	0	0	275	0	0	275	0	0	1,101	2,000
6515 - Lighting Extras	0	188	0	0	1,815	163	0	0	0	935	839	0	3,939	0
6525 - Lighting Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	300
6530 - Tennis Court Maintenance	50	50	0	0	0	0	0	0	0	0	0	0	100	900
6532 - Building Repairs	0	0	0	995	0	0	0	0	295	3,660	0	0	4,950	20,000
6533 - Handyman Expense	0	395	0	1,096	0	0	1,246	0	500	0	0	0	3,237	4,000
6545 - Plumbing Repairs	190	16,929	1,550	0	(8,518)	0	3,450	1,210	1,288	225	440	745	17,508	30,000
6546 - Sewerline Maintenance	464	0	2,835	2,360	7,400	0	375	0	0	0	0	0	13,434	18,000
6547 - Water Damage	655	892	0	0	860	1,527	1,255	7,505	34,076	6,320	1,654	19,596	74,339	10,000
6548 - Roof Repairs	0	0	0	0	595	1,198	28,438	7,602	1,785	11,934	6,591	0	58,143	17,000
6549 - Fence & Railing Repairs	0	800	0	0	0	0	0	488	0	0	0	0	1,288	1,000

Income and Expense Trend Report

Sea Ridge Condominium Association

As of June 30, 2023

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Full Year Actual	Total Budget
Maintenance														
6550 - Janitorial Service	0	593	321	318	0	0	302	296	599	0	345	579	3,353	4,758
6551 - Janitorial Supplies	589	0	636	0	312	316	0	0	0	0	0	0	1,853	900
6552 - Janitorial Extras	0	0	0	0	0	0	0	0	0	0	0	1,312	1,312	500
6555 - Pest Control	979	1,328	1,216	1,591	538	538	613	538	833	538	538	1,233	10,480	8,000
6560 - Pest Control Extras	375	885	340	0	0	0	0	99	0	0	0	0	1,699	900
6565 - Termite Treatment	0	0	0	0	0	0	0	0	0	0	0	500	500	0
6570 - Pool/Spa Service	520	1,120	520	350	350	350	638	1,382	368	350	546	546	7,039	5,220
6575 - Pool/Spa Repairs	0	0	540	396	0	203	1,365	0	0	0	270	0	2,774	1,000
6577 - Pool & Spa Supplies	0	789	720	749	660	0	769	0	0	841	0	787	5,316	2,500
6580 - Pool/Spa Extras	0	325	1,451	0	0	0	0	400	527	0	0	0	2,703	0
6623 - Lock & Keys	0	0	0	0	0	0	210	134	1,136	609	0	50	2,139	300
Total Maintenance	4,097	24,294	10,129	8,130	4,011	4,293	38,936	19,654	41,406	25,688	11,223	25,347	217,208	234,278
Property Protection														
6526 - Fire Extinguishers	0	0	0	0	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	1,299	0	1,299	1,299	15,272	14,352
6622 - Clubhouse & Pool Security	0	0	0	0	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	1,299	0	1,299	1,299	15,272	15,652
Utilities Expenses														
6700 - Water-Residential	7,918	15,865	8,688	8,301	7,364	8,436	8,133	7,429	7,281	8,033	7,562	8,600	103,610	105,650
6701 - Water-Reclaimed Irrigation	6,684	6,034	14,739	0	7,129	5,371	4,129	1,243	6,144	0	2,184	3,619	57,276	45,700
6702 - Water-Pool/Clubhouse	214	365	381	0	417	222	175	171	186	0	469	0	2,599	2,650
6705 - Electric	4,867	2,437	1,734	1,738	2,256	4,344	0	2,297	2,521	1,759	2,464	2,585	29,002	22,000
6710 - Gas	511	265	346	638	943	1,577	1,331	2,668	1,027	550	676	571	11,101	11,000
Total Utilities Expenses	20,193	24,966	25,887	10,676	18,109	19,950	13,768	13,808	17,159	10,341	13,355	15,375	203,588	187,000
Insurance Expenses														
6800 - Insurance Master Policy	0	1,168	(5,138)	28,788	7,702	3,801	3,801	3,801	0	0	0	0	43,923	60,000
6825 - Workers Compensation	0	0	0	0	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

Income and Expense Trend Report

Sea Ridge Condominium Association

As of June 30, 2023

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Full Year Actual	Total Budget
Taxes Expenses														
6850 - Federal Taxes	0	0	0	0	0	0	0	0	0	73	(663)	0	(590)	2,000
6860 - State Income Tax	0	0	767	(350)	0	0	0	0	827	835	0	0	2,080	1,250
Total Taxes Expenses	0	0	767	(350)	0	0	0	0	827	909	(663)	0	1,490	3,250
Reserves														
9000 - Reserves	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	(49,000)	490,000	588,000
9005 - Special Assessment Capital Improv	0	0	0	0	0	0	0	0	0	0	0	500,146	500,146	0
9495 - Interest	218	738	1,107	1,584	2,101	2,563	3	3,190	3,615	1,082	2,834	582	19,617	3,200
Total Reserves	49,218	49,738	50,107	50,584	51,101	51,563	49,003	52,190	52,615	50,082	51,834	451,728	1,009,763	591,200
Total Expense	98,598	114,493	91,964	177,131	93,671	105,799	137,995	117,543	152,020	114,895	109,037	522,250	1,835,395	1,438,985
Association Summary	16,692	9,032	33,449	(63,567)	33,190	8,785	(20,253)	12,753	(36,281)	13,859	15,644	96,780	120,083	0

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jun 01, 2023 thru Fri Jun 30, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Merrill Lynch- Reserve</u>					
EmpireWorks - 1682 Langley Ave., Irvine, CA 92614 - (888) 278-8200					
Check Number: 00100001 Check Date: 05/11/2023 Check Amount: (207,670.81)					
	364 - 4067-88 - Structural-Expenditures	05/11/2023	*VOID*	Billing Application	(17,467.54)
	364 - 4068-88 - Buildings-Expenditures	05/11/2023	*VOID*	Progress Billing	(35,558.01)
	364 - 4068-88 - Buildings-Expenditures	05/11/2023	*VOID*	Billing Application	(154,645.26)
Summit Building Consulting Inc - 2635 Camino del Rio South #204, San Diego, CA 92108 - (619) 296-7232					
Check Number: 00100002 Check Date: 06/08/2023 Check Amount: 1,500.00					
	364 - 4067-88 - Structural-Expenditures	06/08/2023		REPAIR AND PAINT	1,500.00
EmpireWorks - 1682 Langley Ave., Irvine, CA 92614 - (888) 278-8200					
Check Number: 00100003 Check Date: 06/08/2023 Check Amount: 50,910.06					
	364 - 4020-88 - Paint/Stucco-Expenditures	06/08/2023		Billing Application	50,910.06
Summit Building Consulting Inc - 2635 Camino del Rio South #204, San Diego, CA 92108 - (619) 296-7232					
Check Number: 00100004 Check Date: 06/29/2023 Check Amount: 1,750.00					
	364 - 4067-88 - Structural-Expenditures	06/29/2023		Wood Repair and Pain	1,750.00
Total for Merrill Lynch- Reserve					<u>(153,510.75)</u>
<u>Sunwest Bank- Reserve</u>					
EmpireWorks - 1682 Langley Ave., Irvine, CA 92614 - (888) 278-8200					
Check Number: 00100000 Check Date: 06/02/2023 Check Amount: 207,670.81					
	364 - 4067-88 - Structural-Expenditures	06/02/2023		Billing Application	17,467.54
	364 - 4068-88 - Buildings-Expenditures	06/02/2023		Progress Billing	35,558.01
	364 - 4068-88 - Buildings-Expenditures	06/02/2023		Billing Application	154,645.26
Summit Building Consulting Inc - 2635 Camino del Rio South #204, San Diego, CA 92108 - (619) 296-7232					
Check Number: 00100001 Check Date: 06/22/2023 Check Amount: 1,750.00					
	364 - 4067-88 - Structural-Expenditures	06/22/2023		Wood Repair and Pain	1,750.00
Elisabeth G. Padula - 23012 Torina Lane, Laguna Niguel, CA 92677					
Check Number: 00100002 Check Date: 06/22/2023 Check Amount: 630.00					
	364 - 4029-88 - Clubhouse-Expenditure	06/22/2023	Clubhouse Restroom Renovation	18 Hours	630.00
Total for Sunwest Bank- Reserve					<u>210,050.81</u>
<u>Pacific Western Bank-Operating</u>					
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00101502 Check Date: 06/01/2023 Check Amount: 3,646.52					
	364 - 6040 - Management Services	06/01/2023	MANAGEMENT SERVICES - JUNE	Fee for 06/2023	3,646.52

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jun 01, 2023 thru Fri Jun 30, 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: 00101503 Check Date: 06/01/2023 Check Amount: 9,456.96					
	364 - 6547 - Water Damage	06/01/2023		Emergency Service Re	9,456.96
Patrol Masters Security Services, Inc. - 1651 E. 4th Street, Santa Ana, CA 92701 - (877) 648-0602					
Check Number: 00101504 Check Date: 06/01/2023 Check Amount: 1,298.53					
	364 - 6621 - Patrol Services	06/01/2023		May Service	1,298.53
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00101505 Check Date: 06/02/2023 Check Amount: 695.00					
	364 - 6555 - Pest Control	06/02/2023		Bee Hive Removal	295.00
	364 - 6555 - Pest Control	06/02/2023		Live Animal Trapping	400.00
Jo Ann Martinez - 24596 Polaris Drive, Dana Point, CA 92629					
Check Number: 00101506 Check Date: 06/02/2023 Check Amount: 500.00					
	364 - 6565 - Termite Treatment	06/02/2023		Homeowner reimbursme	500.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101507 Check Date: 06/02/2023 Check Amount: 3,619.00					
	364 - 6700 - Water-Residential	06/02/2023	Act# 3-3264.300	4/17-05/18	1,259.51
	364 - 6700 - Water-Residential	06/02/2023	Act# 3-3269.300	4/17-05/18	2,359.49
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
Check Number: 00101508 Check Date: 06/02/2023 Check Amount: 2,585.30					
	364 - 6705 - Electric	06/02/2023	Act# 0010372314323	4/14-05/15	2,585.30
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00101509 Check Date: 06/06/2023 Check Amount: 546.00					
	364 - 6570 - Pool/Spa Service	06/06/2023		Pool maintenance	546.00
Allstate Environmental Solutions, Inc - PO Box 726, Glendora, CA 91740 - (949) 872-0248					
Check Number: 00101510 Check Date: 06/06/2023 Check Amount: 1,200.00					
	364 - 6547 - Water Damage	06/06/2023		Post Water Damage/Mo	1,200.00
Richardson Ober Denichilo LLP - 234 E. Colorado Blvd., Ste. 800, Pasadena, CA 91101 - (626) 449-5577					
Check Number: 00101511 Check Date: 06/07/2023 Check Amount: 1,130.00					
	364 - 6055 - Attorney Fees	06/07/2023		Legal service	155.00
	364 - 6055 - Attorney Fees	06/07/2023		04/30/2023	975.00
Allstate Environmental Solutions, Inc - PO Box 726, Glendora, CA 91740 - (949) 872-0248					
Check Number: 00101512 Check Date: 06/07/2023 Check Amount: 1,225.00					
	364 - 6547 - Water Damage	06/07/2023		06/02/2023	1,225.00

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jun 01, 2023 thru Fri Jun 30, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101513 Check Date: 06/07/2023 Check Amount: 161.00				
	364 - 6555 - Pest Control	06/07/2023		General Pest	161.00
Nordberg DeNichilo, LLP - 999 Corporate Drive, Ladera Ranch, CA 92694					
	Check Number: 00101514 Check Date: 06/07/2023 Check Amount: 1,472.00				
	364 - 6055 - Attorney Fees	06/07/2023		Receive and review e	1,472.00
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
	Check Number: 00101515 Check Date: 06/07/2023 Check Amount: 578.57				
	364 - 6550 - Janitorial Service	06/07/2023		MONTHLY JANITORIAL	578.57
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101516 Check Date: 06/08/2023 Check Amount: 600.16				
	364 - 6577 - Pool & Spa Supplies	06/08/2023		2-Jun-23 Chemicals	600.16
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
	Check Number: 00101517 Check Date: 06/08/2023 Check Amount: 49,000.00				
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	06/08/2023		Monthly Reserve Depo	49,000.00
24 Hour Restoration & Construction - P.O. Box 7124, Laguna Niguel, CA 92607-7124 - (949) 269-2793					
	Check Number: 00101518 Check Date: 06/08/2023 Check Amount: 3,870.15				
	364 - 6547 - Water Damage	06/08/2023		Mold & Microbial Rem	3,870.15
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00101519 Check Date: 06/12/2023 Check Amount: 570.58				
	364 - 6710 - Gas	06/12/2023	Act12370907003	04/26-05/25	570.58
Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465					
	Check Number: 00101520 Check Date: 06/13/2023 Check Amount: 1,063.75				
	364 - 6420 - Irrigation Repairs	06/13/2023		Miscellaneous	1,063.75
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101521 Check Date: 06/13/2023 Check Amount: 200.00				
	364 - 6053 - Delinquent Letter Charges	06/13/2023	BILL BACK FOR MAY 2023	BILL BACK FOR MAY 2023	200.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101522 Check Date: 06/13/2023 Check Amount: 326.08				
	364 - 6035 - Office & Postage	06/13/2023	BILL BACK FOR MARCH 2023	BILL BACK FOR MARCH 2023	326.08
Alterra Assessment Recovery, LLC - 27101 Puerta Real, Mission Viejo, CA 92691 - (888) 818-5949					
	Check Number: 00101523 Check Date: 06/14/2023 Check Amount: 888.00				
	364 - 6054 - Collection Fees	06/14/2023		Prepare corresponden	166.00
	364 - 6054 - Collection Fees	06/14/2023		Prepare corresponden	623.00
	364 - 6054 - Collection Fees	06/14/2023		Review matter docume	72.00

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jun 01, 2023 thru Fri Jun 30, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Alterra Assessment Recovery, LLC - 27101 Puerta Real, Mission Viejo, CA 92691 - (888) 818-5949					
	Check Number: 00101523	Check Date: 06/14/2023	Check Amount: 888.00		
	364 - 6054 - Collection Fees	06/14/2023		Receipt and review o	27.00
John Stewart - 24606 Moonfire Drive, Dana Point , CA 92629					
	Check Number: 00101524	Check Date: 06/14/2023	Check Amount: 50.00		
	364 - 6623 - Lock & Keys	06/14/2023		rsement for repair o	50.00
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101525	Check Date: 06/14/2023	Check Amount: 376.75		
	364 - 6555 - Pest Control	06/14/2023		Rodent	376.75
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
	Check Number: 00101526	Check Date: 06/14/2023	Check Amount: 1,312.00		
	364 - 6552 - Janitorial Extras	06/14/2023		05/15/2023	1,312.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101527	Check Date: 06/14/2023	Check Amount: 187.00		
	364 - 6577 - Pool & Spa Supplies	06/14/2023		Chemicals/Parts for	187.00
24 Hour Restoration & Construction - P.O. Box 7124, Laguna Niguel, CA 92607-7124 - (949) 269-2793					
	Check Number: 00101528	Check Date: 06/21/2023	Check Amount: 3,843.41		
	364 - 6547 - Water Damage	06/21/2023		Build-back/Remodel S	3,843.41
BeyondGREEN Biotech, Inc - 1202 E Wakeham Ave, Santa Ana, CA 92705 - (800) 983-7221					
	Check Number: 00101529	Check Date: 06/21/2023	Check Amount: 391.70		
	364 - 6410 - Landscape Extras	06/21/2023		Bags Single Pull Par	391.70
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
	Check Number: 00101530	Check Date: 06/21/2023	Check Amount: 745.00		
	364 - 6545 - Plumbing Repairs	06/21/2023		06/14/2023	745.00
Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465					
	Check Number: 00101531	Check Date: 06/21/2023	Check Amount: 16,250.00		
	364 - 6405 - Landscape Contract	06/21/2023		Monthly Maintenance	16,250.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101532	Check Date: 06/27/2023	Check Amount: 1,308.93		
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0986.300	05/07-06/05	279.73
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0987.300	05/07-06/05	332.07
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0991.300	05/04-06/05	267.48
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0993.300	05/04-06/05	204.19
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0994.300	05/04-06/05	225.46

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jun 01, 2023 thru Fri Jun 30, 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: 00101533 Check Date: 06/27/2023 Check Amount: 4,420.16					
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0966.300	05/04-06/05	256.14
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0968.300	05/04-06/05	882.16
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0969.300	05/04-06/05	298.81
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0970.300	05/04-06/05	282.18
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0971.300	05/04-06/05	213.73
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0972.300	05/04-06/05	215.79
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0973.300	05/04-06/05	256.01
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0975.300	05/04-06/05	230.36
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0976.300	05/04-06/05	181.49
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0977.300	05/04-06/05	376.54
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0978.300	05/04-06/05	294.56
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0980.300	05/04-06/05	209.09
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0981.300	05/04-06/05	213.21
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0982.300	05/04-06/05	246.73
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0983.300	05/04-06/05	263.36
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101534 Check Date: 06/27/2023 Check Amount: 2,870.88					
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0984.300	05/04-06/05	265.16
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0985.300	05/04-06/05	228.30
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0988.300	05/04-06/05	263.49
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0989.300	05/04-06/05	265.42
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0995.300	05/04-06/05	232.16
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0996.300	05/04-06/05	215.66
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0997.300	05/04-06/05	80.27
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-0999.300	05/04-06/05	223.14
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-1000.300	05/04-06/05	251.24
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-1002.300	05/04-06/05	270.38
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-1003.300	05/04-06/05	134.15
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-1004.300	05/04-06/05	206.51
	364 - 6700 - Water-Residential	06/27/2023	Act# 3-1005.300	05/04-06/05	235.00
Total for Pacific Western Bank-Operating					116,388.43
Total for Sea Ridge Condominium					172,928.49

Balance Sheet Report

Sea Ridge Condominium Association

As of June 30, 2023

	<u>Balance Jun 30, 2023</u>	<u>Balance May 31, 2023</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1001 - Sunwest Bank – Operating	20.00	20.00	0.00
1003 - Pacific Western Bank - Operating Acct	469,777.46	112,809.15	356,968.31
1010 - Bank of SoCal	0.00	12,706.11	(12,706.11)
1090 - Due (To)/From Reserves	(438,439.90)	(49,000.00)	(389,439.90)
Total Operating Fund Assets	31,357.56	76,535.26	(45,177.70)
Reserve Fund Assets			
1105 - Pacific Western Bank-Rsr Acct ***9111	159,817.31	110,815.00	49,002.31
1115 - Sunwest Bank Reserve	14,950.01	17,329.19	(2,379.18)
1120 - Merrill Lynch MM	87,551.80	141,133.47	(53,581.67)
1125 - Bank of SoCal Reserves	412,706.11	400,000.00	12,706.11
1164 - ML - Truist Bank CD	200,000.00	200,000.00	0.00
1165 - ML - Wells Fargo Bank CD	200,000.00	200,000.00	0.00
1166 - ML - Valley National Bank CD	200,000.00	200,000.00	0.00
1190 - Due (To)/From Operating	438,439.90	49,000.00	389,439.90
Total Reserve Fund Assets	1,713,465.13	1,318,277.66	395,187.47
Account Receivables			
1280 - Accounts Receivable	132,408.44	2,360.36	130,048.08
Total Account Receivables	132,408.44	2,360.36	130,048.08
Total Assets	1,877,231.13	1,397,173.28	480,057.85

Balance Sheet Report

Sea Ridge Condominium Association

As of June 30, 2023

	<u>Balance Jun 30, 2023</u>	<u>Balance May 31, 2023</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	712,449.98	722,027.50	(9,577.52)
Total Liabilities	712,449.98	722,027.50	(9,577.52)
Other Liabilities			
2001 - Prepaid Assesments	38,288.04	185,075.73	(146,787.69)
2010 - Deferred Revenue	144,455.99	0.00	144,455.99
2024 - Covenant Deposits	1,000.00	1,000.00	0.00
Total Other Liabilities	183,744.03	186,075.73	(2,331.70)
Reserve Fund Liabilities			
4005 - Special Assessment-Capital Improvements	500,146.01	0.00	500,146.01
4011 - Irrigation Pipes	(7,634.04)	(7,634.04)	0.00
4012 - Irrigation Controllers	21,001.24	21,121.64	(120.40)
4016 - Fences/Walls	938.90	1,032.79	(93.89)
4020 - Paint/Stucco	(36,405.06)	15,955.50	(52,360.56)
4025 - Lighting	1,151.60	1,266.76	(115.16)
4027 - Tennis Courts	3,652.22	3,869.42	(217.20)
4029 - Clubhouse	40,398.73	41,654.84	(1,256.11)
4048 - Railing	184,299.70	185,145.34	(845.64)
4055 - Landscape Replacement	9,300.72	9,702.22	(401.50)
4056 - Termite Control	24,854.10	27,339.51	(2,485.41)
4057 - Tree Trimming	(14,187.71)	(12,891.57)	(1,296.14)
4058 - Paint	4,154.56	4,193.75	(39.19)
4065 - Roof Replacement	171,882.20	190,207.02	(18,324.82)
4067 - Structural	(44,889.54)	(39,889.54)	(5,000.00)

Balance Sheet Report
Sea Ridge Condominium Association
As of June 30, 2023

	<u>Balance Jun 30, 2023</u>	<u>Balance May 31, 2023</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4068 - Buildings	174,843.37	185,979.94	(11,136.57)
4069 - Contingency Reserve	71,136.60	72,563.78	(1,427.18)
4070 - Deck/Stain	(13,024.00)	(13,024.00)	0.00
4075 - Drives/Streets	104,333.11	106,778.48	(2,445.37)
4080 - Pool/Spa	8,758.75	9,090.85	(332.10)
4081 - Painting Wood/Trim	301,124.35	304,707.11	(3,582.76)
4082 - Painting Wrought Iron	12,999.41	13,514.38	(514.97)
4085 - Pool Area-Furniture	5,366.42	5,423.36	(56.94)
4095 - Fencing/Gates	246,564.66	248,158.87	(1,594.21)
4096 - Fencing/Wrought Iron	17,554.20	19,309.62	(1,755.42)
4117 - Sewer Lines	(96,068.19)	(96,068.19)	0.00
4142 - Signs	1,385.20	1,523.72	(138.52)
4495 - Interest	19,827.62	19,246.10	581.52
Total Reserve Fund Liabilities	<u>1,713,465.13</u>	<u>1,318,277.66</u>	<u>395,187.47</u>
Repipe Fund Liabilities			
4123 - Repipe Expenses	(927,704.00)	(927,704.00)	0.00
Total Repipe Fund Liabilities	<u>(927,704.00)</u>	<u>(927,704.00)</u>	<u>0.00</u>
Total Liabilities	<u>1,681,955.14</u>	<u>1,298,676.89</u>	<u>383,278.25</u>

Balance Sheet Report
Sea Ridge Condominium Association
As of June 30, 2023

	<u>Balance Jun 30, 2023</u>	<u>Balance May 31, 2023</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
4998 - Prior Year Equity	75,193.42	75,193.42	0.00
Total Equity	<u>75,193.42</u>	<u>75,193.42</u>	<u>0.00</u>
Total Owners' Equity	<u>75,193.42</u>	<u>75,193.42</u>	<u>0.00</u>
Income / (Loss)	<u>120,082.57</u>	<u>23,302.97</u>	<u>96,779.60</u>
Total Liabilities and Owner Equity	<u><u>1,877,231.13</u></u>	<u><u>1,397,173.28</u></u>	<u><u>480,057.85</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Fri Jun 30, 2023

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Fund Assets							
1001 - Sunwest Bank – Operating Sunwest Bank	****7919	Other	20.00	0.000%	05/01/2023	0	
1003 - Pacific Western Bank - Operating Acct Pacific Western Bank	****8853	Other	469,777.46	0.000%	06/01/2019	0	
1090 - Due (To)/From Reserves N/A	****N/A	Other	(438,439.90)	0.000%	01/01/2019	0	
Total Operating Fund Assets:			31,357.56				
Reserve Fund Assets							
1105 - Pacific Western Bank-Rsr Acct ***9111 Pacific Western Bank	****9111	Money Market	159,817.31	0.020%	07/01/2019	0	
1115 - Sunwest Bank Reserve Sunwest Bank	****7927	Money Market	14,950.01	0.010%	05/01/2023	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	87,551.80	3.410%	03/03/2020	0	
1125 - Bank of SoCal Reserves Bank of Southern California	****1742	Other	412,706.11	0.000%	10/31/2021	0	
1164 - ML - Truist Bank CD Merrill Lynch	****HCU5	Certificate of Deposit	200,000.00	4.550%	02/03/2023	6	08/14/2023
1165 - ML - Wells Fargo Bank CD Merrill Lynch	****36D3	Certificate of Deposit	200,000.00	4.700%	02/03/2023	9	11/15/2023
1166 - ML - Valley National Bank CD Merrill Lynch	****3HN4	Certificate of Deposit	200,000.00	4.750%	02/03/2023	12	02/09/2024
1190 - Due (To)/From Operating N/A	****N/A	Other	438,439.90	0.000%	01/01/2019	0	
Total Reserve Fund Assets:			1,713,465.13				
Total Sea Ridge Condominium:			1,744,822.69				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of June 30, 2023

	Current Month Additions	Current Month Expenses	Prior Year Balance	Year-To-Date Additions	Year-To-Date Expenses	Current Balance
4001 - Reserve Fund Liabilities						
4005 - Special Assessment-Capital Improvements	500,146.01	0.00	0.00	500,146.01	0.00	500,146.01
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	1,204.00	0.00	21,001.24
4016 - Fences/Walls	(93.89)	0.00	0.00	938.90	0.00	938.90
4020 - Paint/Stucco	(1,450.50)	(50,910.06)	0.00	14,505.00	(50,910.06)	(36,405.06)
4025 - Lighting	(115.16)	0.00	0.00	1,151.60	0.00	1,151.60
4027 - Tennis Courts	(217.20)	0.00	1,480.22	2,172.00	0.00	3,652.22
4029 - Clubhouse	(626.11)	(630.00)	36,262.63	6,261.10	(2,125.00)	40,398.73
4048 - Railing	(845.64)	0.00	175,843.30	8,456.40	0.00	184,299.70
4055 - Landscape Replacement	(401.50)	0.00	5,285.72	4,015.00	0.00	9,300.72
4056 - Termite Control	(2,485.41)	0.00	0.00	24,854.10	0.00	24,854.10
4057 - Tree Trimming	(1,296.14)	0.00	10,050.89	12,961.40	(37,200.00)	(14,187.71)
4058 - Paint	(39.19)	0.00	3,762.66	391.90	0.00	4,154.56
4065 - Roof Replacement	(18,324.82)	0.00	0.00	183,248.20	(11,366.00)	171,882.20
4067 - Structural	0.00	(5,000.00)	0.00	0.00	(44,889.54)	(44,889.54)
4068 - Buildings	(11,136.57)	0.00	964,960.78	111,365.70	(901,483.11)	174,843.37
4069 - Contingency Reserve	(1,427.18)	0.00	56,864.80	14,271.80	0.00	71,136.60
4070 - Deck/Stain	0.00	0.00	0.00	0.00	(13,024.00)	(13,024.00)
4075 - Drives/Streets	(2,445.37)	0.00	79,879.41	24,453.70	0.00	104,333.11
4080 - Pool/Spa	(332.10)	0.00	5,437.75	3,321.00	0.00	8,758.75
4081 - Painting Wood/Trim	(3,582.76)	0.00	349,463.22	35,827.60	(84,166.47)	301,124.35
4082 - Painting Wrought Iron	(514.97)	0.00	7,849.71	5,149.70	0.00	12,999.41
4085 - Pool Area-Furniture	(56.94)	0.00	4,797.02	569.40	0.00	5,366.42
4095 - Fencing/Gates	(1,594.21)	0.00	230,622.56	15,942.10	0.00	246,564.66
4096 - Fencing/Wrought Iron	(1,755.42)	0.00	0.00	17,554.20	0.00	17,554.20
4117 - Sewer Lines	0.00	0.00	0.00	0.00	(96,068.19)	(96,068.19)
4142 - Signs	(138.52)	0.00	0.00	1,385.20	0.00	1,385.20
4495 - Interest	581.52	0.00	0.00	19,882.62	(55.00)	19,827.62
Total 4001 - Reserve Fund Liabilities	451,727.53	(56,540.06)	1,952,357.91	1,010,028.63	(1,248,921.41)	1,713,465.13
Report Total	451,727.53	(56,540.06)	1,952,357.91	1,010,028.63	(1,248,921.41)	1,713,465.13