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Phone 949 / 855-1800
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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **8/6/2021**
Re: **Modified Accrual Financial Statements - July 2021**

Operating Results:

The Association's year to date operating revenue for the period ending 07/31/2021 was \$105,585.93 with expenses of \$96,397.90 including Reserve allocations of \$46,634.50

Cash Balances:

Cash in the operating account totaled \$143,702.33
Cash in the reserve account MMA totaled \$1,371,510.12
Reserve investments totaled \$399,000.00

Total Due to Reserves from Operating is \$61,347.59

Expenses:

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

Administration:

6035 - Office & Postage are over budget due to June billbacks for \$820.55.

Landscape:

6420 - Irrigation Repairs are over budget due to replace leaking valves for \$1,176.72.

Maintenance:

6550 - Janitorial Service is over budget due to July service for \$561.72.
6555 - Pest Control is over budget due to July service for \$632.75.
6570 - Pool/Spa Service is over budget due to July service for \$520.00.
6577 - Pool & Spa Supplies are over budget due to installation of chemical controllers & feeders for \$1,000.00.

Utilities:

6700 - Sewer/Water is over budget due to 05/20-07/01 service for \$14,246.90.

The Net Income for the month is \$9,188.03 and year to date, the Net Income is \$9,188.03

Total Operating Equity is \$81,262.46

Income Statement Summary

Sea Ridge Condominium Association

July 01, 2021 thru July 31, 2021

	Current Period			Year to Date (1 month)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	105,585.93	105,540.33	45.60	105,585.93	105,540.33	45.60	1,266,483.06
Total Income	105,585.93	105,540.33	45.60	105,585.93	105,540.33	45.60	1,266,483.06
Total Administration Expenses	8,109.85	17,772.43	(9,662.58)	8,109.85	17,772.43	(9,662.58)	213,269.10
Total Landscape	16,812.09	17,462.33	(650.24)	16,812.09	17,462.33	(650.24)	209,548.00
Total Maintenance	5,050.39	8,472.59	(3,422.20)	5,050.39	8,472.59	(3,422.20)	101,681.00
Total Property Protection	1,056.00	1,231.00	(175.00)	1,056.00	1,231.00	(175.00)	14,772.00
Total Utilities Expenses	14,251.83	9,123.25	5,128.58	14,251.83	9,123.25	5,128.58	109,479.08
Total Insurance Expenses	4,483.24	4,519.49	(36.25)	4,483.24	4,519.49	(36.25)	54,233.88
Total Taxes Expenses	0.00	541.66	(541.66)	0.00	541.66	(541.66)	6,500.00
Total Reserves	46,634.50	46,416.67	217.83	46,634.50	46,416.67	217.83	557,000.00
Total Expense	96,397.90	105,539.42	(9,141.52)	96,397.90	105,539.42	(9,141.52)	1,266,483.06
 Net Income / (Loss)	 9,188.03	 0.91	 9,187.12	 9,188.03	 0.91	 9,187.12	 0.00

Income Statement Report
Sea Ridge Condominium Association
July 01, 2021 thru July 31, 2021

	Current Period			Year to Date (1 month)			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)	103,441.74	103,442.00	(0.26)	1,241,303.06	1,137,861.32
5031 - Interest Income-Reserve	217.83	0.00	217.83	217.83	0.00	217.83	0.00	(217.83)
5040 - Late Fees	428.91	416.67	12.24	428.91	416.67	12.24	5,000.00	4,571.09
5042 - Late Interest	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
5051 - Clubhouse Rental Fees	200.00	400.00	(200.00)	200.00	400.00	(200.00)	4,800.00	4,600.00
5053 - Delinquent Letter Fees	0.00	133.33	(133.33)	0.00	133.33	(133.33)	1,600.00	1,600.00
5060 - Gate/Pool Keys/Remotes	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
5063 - Parking	840.00	1,040.00	(200.00)	840.00	1,040.00	(200.00)	12,480.00	11,640.00
5110 - Fines/Violations	457.45	0.00	457.45	457.45	0.00	457.45	0.00	(457.45)
Total Income	105,585.93	105,540.33	45.60	105,585.93	105,540.33	45.60	1,266,483.06	1,160,897.13
Total Sea Ridge Condominium Income	105,585.93	105,540.33	45.60	105,585.93	105,540.33	45.60	1,266,483.06	1,160,897.13
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
6015 - Reserve Study	0.00	62.50	(62.50)	0.00	62.50	(62.50)	750.00	750.00
6035 - Office & Postage	820.55	375.00	445.55	820.55	375.00	445.55	4,500.00	3,679.45
6040 - Management Services	3,472.88	3,472.88	0.00	3,472.88	3,472.88	0.00	41,674.50	38,201.62
6041 - Management-Additional	0.00	58.33	(58.33)	0.00	58.33	(58.33)	700.00	700.00
6045 - Records Storage	0.00	141.44	(141.44)	0.00	141.44	(141.44)	1,697.28	1,697.28
6054 - Collection Fees	0.00	97.00	(97.00)	0.00	97.00	(97.00)	1,164.00	1,164.00
6055 - Attorney Fees	0.00	666.67	(666.67)	0.00	666.67	(666.67)	8,000.00	8,000.00
6071 - Website	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6074 - Social	0.00	37.50	(37.50)	0.00	37.50	(37.50)	450.00	450.00
6080 - Loan Payment	3,816.42	12,711.11	(8,894.69)	3,816.42	12,711.11	(8,894.69)	152,533.32	148,716.90
Total Administration Expenses	8,109.85	17,772.43	(9,662.58)	8,109.85	17,772.43	(9,662.58)	213,269.10	205,159.25

Income Statement Report
Sea Ridge Condominium Association
 July 01, 2021 thru July 31, 2021

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Landscape								
6405 - Landscape Contract	15,429.00	15,429.00	0.00	15,429.00	15,429.00	0.00	185,148.00	169,719.00
6410 - Landscape Extras	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
6420 - Irrigation Repairs	1,176.72	666.67	510.05	1,176.72	666.67	510.05	8,000.00	6,823.28
6421 - Backflow	0.00	33.33	(33.33)	0.00	33.33	(33.33)	400.00	400.00
6422 - Plant Material	206.37	0.00	206.37	206.37	0.00	206.37	0.00	(206.37)
6425 - Tree Maintenance	0.00	833.33	(833.33)	0.00	833.33	(833.33)	10,000.00	10,000.00
Total Landscape	16,812.09	17,462.33	(650.24)	16,812.09	17,462.33	(650.24)	209,548.00	192,735.91
Maintenance								
6510 - Lighting Maintenance	0.00	208.33	(208.33)	0.00	208.33	(208.33)	2,500.00	2,500.00
6515 - Lighting Extras	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
6525 - Lighting Supplies	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00	900.00
6530 - Tennis Court Maintenance	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
6531 - Tennis Court Repair	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6532 - Building Repairs	388.00	416.67	(28.67)	388.00	416.67	(28.67)	5,000.00	4,612.00
6533 - Handyman Expense	0.00	375.00	(375.00)	0.00	375.00	(375.00)	4,500.00	4,500.00
6545 - Plumbing Repairs	0.00	416.67	(416.67)	0.00	416.67	(416.67)	5,000.00	5,000.00
6546 - Sewerline Maintenance	225.00	833.33	(608.33)	225.00	833.33	(608.33)	10,000.00	9,775.00
6547 - Water Damage	1,663.69	2,082.50	(418.81)	1,663.69	2,082.50	(418.81)	25,000.00	23,336.31
6548 - Roof Repairs	0.00	1,666.67	(1,666.67)	0.00	1,666.67	(1,666.67)	20,000.00	20,000.00
6550 - Janitorial Service	561.72	396.50	165.22	561.72	396.50	165.22	4,758.00	4,196.28
6551 - Janitorial Supplies	9.23	75.00	(65.77)	9.23	75.00	(65.77)	900.00	890.77
6552 - Janitorial Extras	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
6555 - Pest Control	632.75	537.75	95.00	632.75	537.75	95.00	6,453.00	5,820.25
6560 - Pest Control Extras	0.00	300.00	(300.00)	0.00	300.00	(300.00)	3,600.00	3,600.00
6565 - Termite Treatment	0.00	208.33	(208.33)	0.00	208.33	(208.33)	2,500.00	2,500.00
6570 - Pool/Spa Service	520.00	435.00	85.00	520.00	435.00	85.00	5,220.00	4,700.00
6575 - Pool/Spa Repairs	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00

Income Statement Report
Sea Ridge Condominium Association
July 01, 2021 thru July 31, 2021

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6577 - Pool & Spa Supplies	1,000.00	41.67	958.33	1,000.00	41.67	958.33	500.00	(500.00)
6579 - Pool & Spa Inspections	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00	150.00
6580 - Pool/Spa Extras	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
6623 - Lock & Keys	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
Total Maintenance	5,050.39	8,472.59	(3,422.20)	5,050.39	8,472.59	(3,422.20)	101,681.00	96,630.61
Property Protection								
6526 - Fire Extinguishers	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00	900.00
6621 - Patrol Services	1,056.00	1,056.00	0.00	1,056.00	1,056.00	0.00	12,672.00	11,616.00
6622 - Clubhouse & Pool Security	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
Total Property Protection	1,056.00	1,231.00	(175.00)	1,056.00	1,231.00	(175.00)	14,772.00	13,716.00
Utilities Expenses								
6700 - Sewer/Water	14,246.90	2,239.59	12,007.31	14,246.90	2,239.59	12,007.31	26,875.08	12,628.18
6701 - Reclaimed Irrigation	0.00	4,050.33	(4,050.33)	0.00	4,050.33	(4,050.33)	48,604.00	48,604.00
6705 - Electric	0.00	2,000.00	(2,000.00)	0.00	2,000.00	(2,000.00)	24,000.00	24,000.00
6710 - Gas	4.93	833.33	(828.40)	4.93	833.33	(828.40)	10,000.00	9,995.07
Total Utilities Expenses	14,251.83	9,123.25	5,128.58	14,251.83	9,123.25	5,128.58	109,479.08	95,227.25
Insurance Expenses								
6800 - Insurance Master Policy	4,483.24	4,438.24	45.00	4,483.24	4,438.24	45.00	53,258.88	48,775.64
6825 - Workers Compensation	0.00	81.25	(81.25)	0.00	81.25	(81.25)	975.00	975.00
Total Insurance Expenses	4,483.24	4,519.49	(36.25)	4,483.24	4,519.49	(36.25)	54,233.88	49,750.64
Taxes Expenses								
6850 - Federal Taxes	0.00	333.33	(333.33)	0.00	333.33	(333.33)	4,000.00	4,000.00
6860 - State Income Tax	0.00	208.33	(208.33)	0.00	208.33	(208.33)	2,500.00	2,500.00
Total Taxes Expenses	0.00	541.66	(541.66)	0.00	541.66	(541.66)	6,500.00	6,500.00
Reserves								
9000 - Reserves	46,416.67	46,416.67	0.00	46,416.67	46,416.67	0.00	557,000.00	510,583.33

Income Statement Report
Sea Ridge Condominium Association
 July 01, 2021 thru July 31, 2021

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserves								
9495 - Interest	217.83	0.00	217.83	217.83	0.00	217.83	0.00	(217.83)
Total Reserves	46,634.50	46,416.67	217.83	46,634.50	46,416.67	217.83	557,000.00	510,365.50
Total Sea Ridge Condominium Expense	96,397.90	105,539.42	(9,141.52)	96,397.90	105,539.42	(9,141.52)	1,266,483.06	1,170,085.16
Total Sea Ridge Condominium Income / (Loss)	9,188.03	0.91	9,187.12	9,188.03	0.91	9,187.12	0.00	(9,188.03)
Total Association Net Income / (Loss)	9,188.03	0.91	9,187.12	9,188.03	0.91	9,187.12	0.00	(9,188.03)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of July 31, 2021

Account Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Full Year	Total
	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual	Budget
Income														
5010 - Regular Assessments	103,442												103,442	1,241,303
5031 - Interest Income-Reserve	218												218	0
5040 - Late Fees	429												429	5,000
5042 - Late Interest	0												0	1,000
5051 - Clubhouse Rental Fees	200												200	4,800
5053 - Delinquent Letter Fees	0												0	1,600
5060 - Gate/Pool Keys/Remotes	0												0	300
5063 - Parking	840												840	12,480
5110 - Fines/Violations	457												457	0
Total Income	105,586	0	0	0	0	0	0	0	0	0	0	0	105,586	1,266,483
Total Income	105,586	0	0	0	0	0	0	0	0	0	0	0	105,586	1,266,483
Administration Expenses														
6010 - Audit	0												0	1,200
6015 - Reserve Study	0												0	750
6035 - Office & Postage	821												821	4,500
6040 - Management Services	3,473												3,473	41,675
6041 - Management-Additional	0												0	700
6045 - Records Storage	0												0	1,697
6054 - Collection Fees	0												0	1,164
6055 - Attorney Fees	0												0	8,000
6071 - Website	0												0	600
6074 - Social	0												0	450
6080 - Loan Payment	3,816												3,816	152,533
Total Administration Expenses	8,110	0	0	0	0	0	0	0	0	0	0	0	8,110	213,269
Landscape														
6405 - Landscape Contract	15,429												15,429	185,148
6410 - Landscape Extras	0												0	6,000
6420 - Irrigation Repairs	1,177												1,177	8,000
6421 - Backflow	0												0	400
6422 - Plant Material	206												206	0

Income and Expense Trend Report

Sea Ridge Condominium Association

As of July 31, 2021

Account Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Full Year	Total
	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual	Budget
Landscape														
6425 - Tree Maintenance	0												0	10,000
Total Landscape	16,812	0	0	0	0	0	0	0	0	0	0	0	16,812	209,548
Maintenance														
6510 - Lighting Maintenance	0												0	2,500
6515 - Lighting Extras	0												0	1,000
6525 - Lighting Supplies	0												0	900
6530 - Tennis Court Maintenance	50												50	0
6531 - Tennis Court Repair	0												0	600
6532 - Building Repairs	388												388	5,000
6533 - Handyman Expense	0												0	4,500
6545 - Plumbing Repairs	0												0	5,000
6546 - Sewerline Maintenance	225												225	10,000
6547 - Water Damage	1,664												1,664	25,000
6548 - Roof Repairs	0												0	20,000
6550 - Janitorial Service	562												562	4,758
6551 - Janitorial Supplies	9												9	900
6552 - Janitorial Extras	0												0	500
6555 - Pest Control	633												633	6,453
6560 - Pest Control Extras	0												0	3,600
6565 - Termite Treatment	0												0	2,500
6570 - Pool/Spa Service	520												520	5,220
6575 - Pool/Spa Repairs	0												0	1,500
6577 - Pool & Spa Supplies	1,000												1,000	500
6579 - Pool & Spa Inspections	0												0	150
6580 - Pool/Spa Extras	0												0	500
6623 - Lock & Keys	0												0	600
Total Maintenance	5,050	0	0	0	0	0	0	0	0	0	0	0	5,050	101,681
Property Protection														
6526 - Fire Extinguishers	0												0	900
6621 - Patrol Services	1,056												1,056	12,672

Income and Expense Trend Report

Sea Ridge Condominium Association

As of July 31, 2021

Account Description	Jul Actual	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Actual	Total Budget
Property Protection														
6622 - Clubhouse & Pool Security	0												0	1,200
Total Property Protection	1,056	0	0	0	0	0	0	0	0	0	0	0	1,056	14,772
Utilities Expenses														
6700 - Sewer/Water	14,247												14,247	26,875
6701 - Reclaimed Irrigation	0												0	48,604
6705 - Electric	0												0	24,000
6710 - Gas	5												5	10,000
Total Utilities Expenses	14,252	0	0	0	0	0	0	0	0	0	0	0	14,252	109,479
Insurance Expenses														
6800 - Insurance Master Policy	4,483												4,483	53,259
6825 - Workers Compensation	0												0	975
Total Insurance Expenses	4,483	0	0	0	0	0	0	0	0	0	0	0	4,483	54,234
Taxes Expenses														
6850 - Federal Taxes	0												0	4,000
6860 - State Income Tax	0												0	2,500
Total Taxes Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	6,500
Reserves														
9000 - Reserves	46,417												46,417	557,000
9495 - Interest	218												218	0
Total Reserves	46,635	0	0	0	0	0	0	0	0	0	0	0	46,635	557,000
Total Expense	96,398	0	0	0	0	0	0	0	0	0	0	0	96,398	1,266,483
Association Summary	9,188	0	0	0	0	0	0	0	0	0	0	0	9,188	0

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jul 01, 2021 thru Sat Jul 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
CalWest Bank- Repipe Account					
Repipe 1 Restoration, Inc. - 19326 Ventura Blvd Suite 200, Tarzana, CA 91356 - (866) 737-4731					
Check Number: 00100017 Check Date: 07/23/2021 Check Amount: 10,593.50					
	364 - 4120 - Re-Pipe Reserve	07/23/2021		RPE-1175 33572 Diver	10,593.50
Total for CalWest Bank- Repipe Account					10,593.50
Union Bank- Operating					
Nordic Security Services - Dansk Enterprises, Inc., Newport Beach, CA 92663 - (714) 751-0347					
Check Number: 00100757 Check Date: 07/08/2021 Check Amount: 1,056.00					
	364 - 6621 - Patrol Services	07/08/2021		July 2021	1,056.00
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00100758 Check Date: 07/08/2021 Check Amount: 161.00					
	364 - 6555 - Pest Control	07/08/2021		General Pest	161.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100759 Check Date: 07/08/2021 Check Amount: 6,366.84					
	364 - 6700 - Sewer/Water	07/08/2021	Act# 3-3264.300	5/20-6/21	2,914.97
	364 - 6700 - Sewer/Water	07/08/2021	Act# 3-3269.300	5/20-6/21	3,451.87
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
Check Number: 00100760 Check Date: 07/13/2021 Check Amount: 4.93					
	364 - 6710 - Gas	07/13/2021	Act# 12370907003	5/26-6/25	4.93
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00100761 Check Date: 07/20/2021 Check Amount: 376.75					
	364 - 6555 - Pest Control	07/20/2021		Rodent	376.75
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
Check Number: 00100762 Check Date: 07/20/2021 Check Amount: 570.95					
	364 - 6550 - Janitorial Service	07/20/2021		July 2021	561.72
	364 - 6551 - Janitorial Supplies	07/20/2021		July 2021	9.23
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
Check Number: 00100763 Check Date: 07/20/2021 Check Amount: 4,483.24					
	364 - 6800 - Insurance Master Policy	07/20/2021		F003665848-001-00001	4,483.24
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00100764 Check Date: 07/20/2021 Check Amount: 3,472.88					
	364 - 6040 - Management Services	07/20/2021		Fee for 07/2021	3,472.88
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
Check Number: 00100765 Check Date: 07/20/2021 Check Amount: 820.55					
	364 - 6035 - Office & Postage	07/20/2021	BILL BACK JUNE 2021	BILL BACK JUNE 2021	820.55

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jul 01, 2021 thru Sat Jul 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Operating					
Saddleback Sports - 22051 Midcrest, Lake Forest, CA 92630 - (949) 581-1890					
	Check Number: 00100766	Check Date: 07/20/2021	Check Amount: 50.00		
	364 - 6530 - Tennis Court Maintenance	07/20/2021		June 2021	50.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00100767	Check Date: 07/20/2021	Check Amount: 520.00		
	364 - 6570 - Pool/Spa Service	07/20/2021		July 2021	520.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
	Check Number: 00100768	Check Date: 07/20/2021	Check Amount: 16,812.09		
	364 - 6405 - Landscape Contract	07/20/2021		July 2021	15,429.00
	364 - 6420 - Irrigation Repairs	07/20/2021		replace leaking val	773.72
	364 - 6420 - Irrigation Repairs	07/20/2021		o repair a leaking m	403.00
	364 - 6422 - Plant Material	07/20/2021	add 3 flats of African daisy	add 3 flats of Afric	206.37
Tim Jauch - 33536 Sea Wind Ct, Dana Point, CA 92629					
	Check Number: 00100769	Check Date: 07/23/2021	Check Amount: 225.00		
	364 - 6546 - Sewerline Maintenance	07/23/2021		Reimbursement for se	225.00
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
	Check Number: 00100770	Check Date: 07/26/2021	Check Amount: 54,317.64		
	364 - 1105 - Union Bank-Reserve Acct ***9111	07/26/2021		July Allocation	54,317.64
DryMaster/Dimar Enterprises Inc - DryMaster/Dimar Enterprises Inc, Mission Viejo, CA 92691 - (949) 492-1100					
	Check Number: 00100771	Check Date: 07/27/2021	Check Amount: 1,663.69		
	364 - 6547 - Water Damage	07/27/2021		Dry Out Residential	1,663.69
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00100772	Check Date: 07/27/2021	Check Amount: 1,000.00		
	364 - 6577 - Pool & Spa Supplies	07/27/2021		the installation of	1,000.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00100773	Check Date: 07/28/2021	Check Amount: 3,440.27		
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0986.300	6/03-07/01	281.69
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0987.300	6/03-07/01	272.77
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0988.300	6/03-07/01	227.45
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0989.300	6/03-07/01	240.92
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0991.300	6/03-07/01	245.56
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0993.300	6/03-07/01	200.33
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0994.300	6/03-07/01	236.37
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0995.300	6/03-07/01	290.07
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0996.300	6/03-07/01	268.22

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jul 01, 2021 thru Sat Jul 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Operating					
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100773 Check Date: 07/28/2021 Check Amount: 3,440.27					
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0997.300	6/03-07/01	72.48
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0999.300	6/03-07/01	245.47
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-1000.300	6/03-07/01	259.03
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-1002.300	6/03-07/01	189.00
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-1003.300	6/03-07/01	201.48
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-1004.300	6/03-07/01	209.43
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100774 Check Date: 07/28/2021 Check Amount: 3,685.72					
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-1005.300	6/03-07/01	247.52
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0966.300	6/03-07/01	303.99
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0968.300	6/03-07/01	301.94
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0969.300	6/03-07/01	310.59
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0970.300	6/03-07/01	265.81
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0971.300	6/03-07/01	177.58
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0972.300	6/03-07/01	229.77
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0973.300	6/03-07/01	279.28
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0975.300	6/03-07/01	209.34
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0976.300	6/03-07/01	194.11
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0977.300	6/03-07/01	278.92
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0978.300	6/03-07/01	215.85
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0980.300	6/03-07/01	209.43
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0981.300	6/03-07/01	213.89
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0982.300	6/03-07/01	247.70
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100775 Check Date: 07/28/2021 Check Amount: 754.07					
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0983.300	6/03-07/01	254.57
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0984.300	6/03-07/01	299.62
	364 - 6700 - Sewer/Water	07/28/2021	Act# 3-0985.300	6/03-07/01	199.88
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
Check Number: 00100776 Check Date: 07/30/2021 Check Amount: 388.00					
	364 - 6532 - Building Repairs	07/30/2021		STAIRWAY RAILING RE	388.00

Check Disbursement Report

Sea Ridge Condominium Association

Thu Jul 01, 2021 thru Sat Jul 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Operating					
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00100777 Check Date: 07/30/2021 Check Amount: 95.00					
	364 - 6555 - Pest Control	07/30/2021		Termite Escrow	95.00
Total for Union Bank- Operating					100,264.62
Union Bank- Reserve					
Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360					
Check Number: 00100254 Check Date: 07/09/2021 Check Amount: 2,125.00					
	364 - 4065-88 - Roof Replacement-Expenditures	07/09/2021		PRESIDENTIAL SHINGI	2,125.00
SoCal Builders Services - Morco Construction Services Group, Inc., Irvine, CA 92606 - (949) 559-8583					
Check Number: 00100255 Check Date: 07/09/2021 Check Amount: 2,624.00					
	364 - 4096-88 - Fencing/Wrought Iron-Expenditures	07/09/2021	Install two posts and repair gate syste	Install two posts an	567.00
	364 - 4096-88 - Fencing/Wrought Iron-Expenditures	07/09/2021		Wrought iron repair	2,057.00
Russell Gilbert Katz - 33541 Sea Gull Court, Dana Point, CA 92629					
Check Number: 00100256 Check Date: 07/09/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	07/09/2021		Repipe painting reim	400.00
Edward Baca - 33511 Seawind Ct., Dana Point, CA 92629					
Check Number: 00100257 Check Date: 07/09/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	07/09/2021		Repipe painting reim	400.00
Donald McPherson - 89 Sunrise, Rancho Mirage, CA 92270					
Check Number: 00100258 Check Date: 07/09/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	07/09/2021		Repipe painting reim	400.00
William Livingston - 24712 Morning Star, Dana Point, CA 92629					
Check Number: 00100259 Check Date: 07/09/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	07/09/2021		Repipe painting reim	400.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100260 Check Date: 07/26/2021 Check Amount: 8,287.54					
	364 - 4080-88 - Pool/Spa-Expenditures	07/26/2021		J & J 500W LED Pool	1,133.04
	364 - 4080-88 - Pool/Spa-Expenditures	07/26/2021		replacement for pool	1,005.26
	364 - 4080-88 - Pool/Spa-Expenditures	07/26/2021	Controllers purchased waiting installat	Controllers purchase	6,149.24
Jane and Rick Collins - 24512 Polaris Dr., Dana Point, CA 92629					
Check Number: 00100261 Check Date: 07/26/2021 Check Amount: 625.00					
	364 - 4070-88 - Deck/Stain-Expenditures	07/26/2021		Front Deck	625.00

Check Disbursement Report Sea Ridge Condominium Association

Thu Jul 01, 2021 thru Sat Jul 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Reserve					
Barry Lietz - 24742 Meridian Drive, Dana Point, CA 92629					
Check Number: 00100262 Check Date: 07/26/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	07/26/2021		Repipe painting reim	400.00
Mohamad Altriki - 24522 Sandpiper Lane, Dana Point, CA 92629					
Check Number: 00100263 Check Date: 07/26/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	07/26/2021		Repipe painting reim	400.00
SoCal Builders Services - Morco Construction Services Group, Inc., Irvine, CA 92606 - (949) 559-8583					
Check Number: 00100264 Check Date: 07/26/2021 Check Amount: 6,303.00					
	364 - 4096-88 - Fencing/Wrought Iron-Expenditures	07/26/2021		Demo and install all	6,303.00
Total for Union Bank- Reserve					22,364.54
Total for Sea Ridge Condominium					133,222.66

Balance Sheet Report

Sea Ridge Condominium Association

As of July 31, 2021

	<u>Balance Jul 31, 2021</u>	<u>Balance Jun 30, 2021</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Union Bank - Operating Acct	128,303.64	136,276.11	(7,972.47)
1004 - City National Pr Mng-Operating ***0755	15,398.69	15,398.69	0.00
1090 - Due (To)/From Reserves	(61,347.59)	(48,636.48)	(12,711.11)
Total Operating Fund Assets	82,354.74	103,038.32	(20,683.58)
Reserve Fund Assets			
1105 - Union Bank-Reserve Acct ***9111	411,736.34	392,488.35	19,247.99
1120 - Merrill Lynch MM	960,039.44	959,827.61	211.83
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	61,347.59	48,636.48	12,711.11
Total Reserve Fund Assets	1,831,857.71	1,799,686.78	32,170.93
Re-pipe Fund Assets			
1110 - CalWest Bank Reserve	14,129.50	83.50	14,046.00
Total Re-pipe Fund Assets	14,129.50	83.50	14,046.00
Account Receivables			
1280 - Accounts Receivable	(21,335.80)	2,314.54	(23,650.34)
Total Account Receivables	(21,335.80)	2,314.54	(23,650.34)
Total Assets	1,907,006.15	1,905,123.14	1,883.01

Balance Sheet Report
Sea Ridge Condominium Association
As of July 31, 2021

	<u>Balance Jul 31, 2021</u>	<u>Balance Jun 30, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	923,999.42	908,254.61	15,744.81
Total Liabilities	923,999.42	908,254.61	15,744.81
Other Liabilities			
2001 - Prepaid Assessments	4,861.77	41,988.06	(37,126.29)
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
2025 - Clubhouse Rental Deposits	400.00	0.00	400.00
Total Other Liabilities	5,366.53	42,092.82	(36,726.29)
Reserve Fund Liabilities			
4016 - Fences/Walls	1,663.39	0.00	1,663.39
4020 - Paint/Stucco	1,139.31	0.00	1,139.31
4025 - Lighting	108.50	0.00	108.50
4027 - Tennis Courts	213.92	0.00	213.92
4029 - Clubhouse	9,298.11	9,298.11	0.00
4048 - Railing	193,453.59	192,609.36	844.23
4055 - Landscape Replacement	1,530.72	0.00	1,530.72
4056 - Termite Control	2,171.87	0.00	2,171.87
4057 - Tree Trimming	34,093.08	34,093.08	0.00
4058 - Paint	(2,313.25)	0.00	(2,313.25)
4065 - Roof Replacement	14,350.50	0.00	14,350.50
4068 - Buildings	755,347.44	744,167.69	11,179.75
4069 - Contingency Reserve	53,770.01	52,418.07	1,351.94
4070 - Deck/Stain	(625.00)	0.00	(625.00)
4075 - Drives/Streets	108,265.99	106,001.99	2,264.00

Balance Sheet Report
Sea Ridge Condominium Association
As of July 31, 2021

	<u>Balance Jul 31, 2021</u>	<u>Balance Jun 30, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4080 - Pool/Spa	(7,885.99)	0.00	(7,885.99)
4081 - Painting Wood/Trim	372,632.62	368,452.04	4,180.58
4082 - Painting Wrought Iron	25,141.46	24,654.20	487.26
4085 - Pool Area-Furniture	7,231.86	7,231.86	0.00
4095 - Fencing/Gates	262,403.29	260,760.38	1,642.91
4096 - Fencing/Wrought Iron	(8,927.00)	0.00	(8,927.00)
4142 - Signs	125.19	0.00	125.19
4495 - Interest	217.83	0.00	217.83
Total Reserve Fund Liabilities	<u>1,823,407.44</u>	<u>1,799,686.78</u>	<u>23,720.66</u>
Repipe Fund Liabilities			
4123 - Repipe Expenses	(927,579.00)	(916,985.50)	(10,593.50)
4124 - Contingency	549.30	0.00	549.30
Total Repipe Fund Liabilities	<u>(927,029.70)</u>	<u>(916,985.50)</u>	<u>(10,044.20)</u>
Total Liabilities	<u>1,825,743.69</u>	<u>1,833,048.71</u>	<u>(7,305.02)</u>

Balance Sheet Report
Sea Ridge Condominium Association
As of July 31, 2021

	<u>Balance Jul 31, 2021</u>	<u>Balance Jun 30, 2021</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
4998 - Prior Year Equity	72,074.43	72,074.43	0.00
Total Equity	<u>72,074.43</u>	<u>72,074.43</u>	<u>0.00</u>
Total Owners' Equity	<u>72,074.43</u>	<u>72,074.43</u>	<u>0.00</u>
Income / (Loss)	<u>9,188.03</u>	<u>0.00</u>	<u>9,188.03</u>
Total Liabilities and Owner Equity	<u><u>1,907,006.15</u></u>	<u><u>1,905,123.14</u></u>	<u><u>1,883.01</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Sat Jul 31, 2021

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Fund Assets							
1003 - Union Bank - Operating Acct Union Bank	****8853	Other	128,303.64	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:	143,702.33				
Reserve Fund Assets							
1105 - Union Bank-Reserve Acct Union Bank	****9111	Money Market	411,736.34	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	960,039.44	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:	1,770,775.78				
Re-pipe Fund Assets							
1110 - CalWest Bank Reserve Cal West Bank	****1742	Other	14,129.50	0.000%	03/01/2020	0	
		Total Re-pipe Fund Assets:	14,129.50				
		Total Sea Ridge Condominium:	1,928,607.61				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of July 31, 2021

	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	1,663.39	0.00	1,663.39
4020 - Paint/Stucco	1,139.31	0.00	0.00	1,139.31	0.00	1,139.31
4025 - Lighting	108.50	0.00	0.00	108.50	0.00	108.50
4027 - Tennis Courts	213.92	0.00	0.00	213.92	0.00	213.92
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	844.23	0.00	193,453.59
4055 - Landscape Replacement	1,530.72	0.00	0.00	1,530.72	0.00	1,530.72
4056 - Termite Control	2,171.87	0.00	0.00	2,171.87	0.00	2,171.87
4057 - Tree Trimming	0.00	0.00	34,093.08	0.00	0.00	34,093.08
4058 - Paint	86.75	(2,400.00)	0.00	86.75	(2,400.00)	(2,313.25)
4065 - Roof Replacement	16,475.50	(2,125.00)	0.00	16,475.50	(2,125.00)	14,350.50
4068 - Buildings	11,179.75	0.00	744,167.69	11,179.75	0.00	755,347.44
4069 - Contingency Reserve	1,351.94	0.00	52,418.07	1,351.94	0.00	53,770.01
4070 - Deck/Stain	0.00	(625.00)	0.00	0.00	(625.00)	(625.00)
4075 - Drives/Streets	2,264.00	0.00	106,001.99	2,264.00	0.00	108,265.99
4080 - Pool/Spa	401.55	(8,287.54)	0.00	401.55	(8,287.54)	(7,885.99)
4081 - Painting Wood/Trim	4,180.58	0.00	368,452.04	4,180.58	0.00	372,632.62
4082 - Painting Wrought Iron	487.26	0.00	24,654.20	487.26	0.00	25,141.46
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	1,642.91	0.00	262,403.29
4096 - Fencing/Wrought Iron	0.00	(8,927.00)	0.00	0.00	(8,927.00)	(8,927.00)
4142 - Signs	125.19	0.00	0.00	125.19	0.00	125.19
4495 - Interest	217.83	0.00	0.00	217.83	0.00	217.83
Total 4001 - Reserve Fund Liabilities	46,085.20	(22,364.54)	1,799,686.78	46,085.20	(22,364.54)	1,823,407.44
Report Total	46,085.20	(22,364.54)	1,799,686.78	46,085.20	(22,364.54)	1,823,407.44