



26840 Aliso Viejo Pkwy,
Suite 100
Aliso Viejo, CA 92656
Phone 949 / 855-1800
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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **8/8/2022**
Re: **Modified Accrual Financial Statements - July 2022**

Operating Results:

The Association's year to date operating revenue for the period ending 07/31/2022 was \$115,289.94 with expenses of \$98,591.41 including Reserve allocations of \$49,217.55

Cash Balances:

Cash in the operating account totaled \$26,389.52
Cash in the reserve account MMA totaled \$1,966,936.23

Total Due to Reserves from Operating is \$20,017.23

Expenses:

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

Administration:

6030 - Arch Review/Engineering is over budget due to 22136 preparation for \$5,000.00.
6035 - Office & Postage is over budget due to May billbacks for \$1,792.05.
6074 - Social is over budget due to reimbursement for social event for \$396.00.

Landscape:

6425 - Tree Maintenance is over budget due to tree trimming for \$980.00.

Maintenance:

6510 - Lighting Maintenance is over budget due to June service for \$275.25.
6551 - Janitorial Supplies are over budget due to July supplies for \$588.98.
6555 - Pest Control is over budget due to bee removal, rodent & pest control for \$978.75.
6560 - Pest Control Extras are over budget due to bee removal for \$375.00.
6570 - Pool/Spa is over budget due to July service for \$520.00.

Utilities:

6705 - Electric is over budget due to 05/17-06/15 service for \$4,866.87.

The Net Income for the month is \$16,698.53 and year to date, the Net Income is \$16,698.53

Total Operating Equity is \$92,136.19

Income Statement Summary

Sea Ridge Condominium Association

July 01, 2022 thru July 31, 2022

	Current Period			Year to Date (1 month)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	115,289.94	119,915.17	(4,625.23)	115,289.94	119,915.17	(4,625.23)	1,438,985.00
Total Income	115,289.94	119,915.17	(4,625.23)	115,289.94	119,915.17	(4,625.23)	1,438,985.00
Total Administration Expenses	14,301.33	10,428.32	3,873.01	14,301.33	10,428.32	3,873.01	125,140.00
Total Landscape	9,527.95	18,497.08	(8,969.13)	9,527.95	18,497.08	(8,969.13)	221,965.00
Total Maintenance	4,097.24	19,522.84	(15,425.60)	4,097.24	19,522.84	(15,425.60)	234,278.00
Total Property Protection	1,254.25	1,304.33	(50.08)	1,254.25	1,304.33	(50.08)	15,652.00
Total Utilities Expenses	20,193.09	15,583.33	4,609.76	20,193.09	15,583.33	4,609.76	187,000.00
Total Insurance Expenses	0.00	5,041.67	(5,041.67)	0.00	5,041.67	(5,041.67)	60,500.00
Total Taxes Expenses	0.00	270.84	(270.84)	0.00	270.84	(270.84)	3,250.00
Total Reserves	49,217.55	49,266.67	(49.12)	49,217.55	49,266.67	(49.12)	591,200.00
Total Expense	98,591.41	119,915.08	(21,323.67)	98,591.41	119,915.08	(21,323.67)	1,438,985.00
Net Income / (Loss)	16,698.53	0.09	16,698.44	16,698.53	0.09	16,698.44	0.00

Income Statement Report
Sea Ridge Condominium Association
July 01, 2022 thru July 31, 2022

	Current Period			Year to Date (1 month)			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)	110,485.96	110,486.00	(0.04)	1,325,835.00	1,215,349.04
5023 - Bank Return Check/Nsf Fees	25.00	0.00	25.00	25.00	0.00	25.00	0.00	(25.00)
5031 - Interest Income-Reserve	217.55	266.67	(49.12)	217.55	266.67	(49.12)	3,200.00	2,982.45
5040 - Late Fees	593.43	375.00	218.43	593.43	375.00	218.43	4,500.00	3,906.57
5042 - Late Interest	20.01	83.33	(63.32)	20.01	83.33	(63.32)	1,000.00	979.99
5051 - Clubhouse Rental Fees	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
5053 - Delinquent Letter Fees	100.00	50.00	50.00	100.00	50.00	50.00	600.00	500.00
5060 - Gate/Pool Keys/Remotes	100.00	12.50	87.50	100.00	12.50	87.50	150.00	50.00
5063 - Parking	760.00	1,100.00	(340.00)	760.00	1,100.00	(340.00)	13,200.00	12,440.00
5100 - Water Reimb Income	2,987.99	7,291.67	(4,303.68)	2,987.99	7,291.67	(4,303.68)	87,500.00	84,512.01
Total Income	115,289.94	119,915.17	(4,625.23)	115,289.94	119,915.17	(4,625.23)	1,438,985.00	1,323,695.06
Total Sea Ridge Condominium Income	115,289.94	119,915.17	(4,625.23)	115,289.94	119,915.17	(4,625.23)	1,438,985.00	1,323,695.06
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	112.50	(112.50)	0.00	112.50	(112.50)	1,350.00	1,350.00
6015 - Reserve Study	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
6026 - Keys/Transmitters/Tags	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
6030 - Arch Review/Engineering	5,000.00	833.33	4,166.67	5,000.00	833.33	4,166.67	10,000.00	5,000.00
6035 - Office & Postage	1,792.05	333.33	1,458.72	1,792.05	333.33	1,458.72	4,000.00	2,207.95
6040 - Management Services	3,646.52	3,646.50	0.02	3,646.52	3,646.50	0.02	43,758.00	40,111.48
6041 - Management-Additional	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
6045 - Records Storage	0.00	150.00	(150.00)	0.00	150.00	(150.00)	1,800.00	1,800.00
6053 - Delinquent Letter Charges	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6054 - Collection Fees	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6055 - Attorney Fees	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00	12,000.00
6071 - Website	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00

Income Statement Report
Sea Ridge Condominium Association
July 01, 2022 thru July 31, 2022

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administration Expenses								
6074 - Social	396.00	83.33	312.67	396.00	83.33	312.67	1,000.00	604.00
6077 - Bad Debt/Write Off	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
6080 - Loan Payment	3,466.76	12,711.00	(9,244.24)	3,466.76	12,711.00	(9,244.24)	152,532.00	149,065.24
6080-1 - Loan Payment - Principal Offset	0.00	(8,916.67)	8,916.67	0.00	(8,916.67)	8,916.67	(107,000.00)	(107,000.00)
Total Administration Expenses	14,301.33	10,428.32	3,873.01	14,301.33	10,428.32	3,873.01	125,140.00	110,838.67
Landscape								
6405 - Landscape Contract	8,547.95	16,666.67	(8,118.72)	8,547.95	16,666.67	(8,118.72)	200,000.00	191,452.05
6410 - Landscape Extras	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
6420 - Irrigation Repairs	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00	15,000.00
6421 - Backflow	0.00	33.33	(33.33)	0.00	33.33	(33.33)	400.00	400.00
6425 - Tree Maintenance	980.00	297.08	682.92	980.00	297.08	682.92	3,565.00	2,585.00
Total Landscape	9,527.95	18,497.08	(8,969.13)	9,527.95	18,497.08	(8,969.13)	221,965.00	212,437.05
Maintenance								
6509 - Repipe Expense	0.00	8,916.67	(8,916.67)	0.00	8,916.67	(8,916.67)	107,000.00	107,000.00
6510 - Lighting Maintenance	275.25	166.67	108.58	275.25	166.67	108.58	2,000.00	1,724.75
6525 - Lighting Supplies	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
6530 - Tennis Court Maintenance	50.00	75.00	(25.00)	50.00	75.00	(25.00)	900.00	850.00
6532 - Building Repairs	0.00	1,666.67	(1,666.67)	0.00	1,666.67	(1,666.67)	20,000.00	20,000.00
6533 - Handyman Expense	0.00	333.33	(333.33)	0.00	333.33	(333.33)	4,000.00	4,000.00
6545 - Plumbing Repairs	190.00	2,500.00	(2,310.00)	190.00	2,500.00	(2,310.00)	30,000.00	29,810.00
6546 - Sewerline Maintenance	464.26	1,500.00	(1,035.74)	464.26	1,500.00	(1,035.74)	18,000.00	17,535.74
6547 - Water Damage	655.00	833.00	(178.00)	655.00	833.00	(178.00)	10,000.00	9,345.00
6548 - Roof Repairs	0.00	1,416.67	(1,416.67)	0.00	1,416.67	(1,416.67)	17,000.00	17,000.00
6549 - Fence & Railing Repairs	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
6550 - Janitorial Service	0.00	396.50	(396.50)	0.00	396.50	(396.50)	4,758.00	4,758.00
6551 - Janitorial Supplies	588.98	75.00	513.98	588.98	75.00	513.98	900.00	311.02

Income Statement Report
Sea Ridge Condominium Association
July 01, 2022 thru July 31, 2022

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6552 - Janitorial Extras	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
6555 - Pest Control	978.75	666.67	312.08	978.75	666.67	312.08	8,000.00	7,021.25
6560 - Pest Control Extras	375.00	75.00	300.00	375.00	75.00	300.00	900.00	525.00
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	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
6577 - Pool & Spa Supplies	0.00	208.33	(208.33)	0.00	208.33	(208.33)	2,500.00	2,500.00
6623 - Lock & Keys	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
Total Maintenance	4,097.24	19,522.84	(15,425.60)	4,097.24	19,522.84	(15,425.60)	234,278.00	230,180.76
Property Protection								
6526 - Fire Extinguishers	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
6621 - Patrol Services	1,254.25	1,196.00	58.25	1,254.25	1,196.00	58.25	14,352.00	13,097.75
6622 - Clubhouse & Pool Security	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
Total Property Protection	1,254.25	1,304.33	(50.08)	1,254.25	1,304.33	(50.08)	15,652.00	14,397.75
Utilities Expenses								
6700 - Water-Residential	7,918.01	8,804.17	(886.16)	7,918.01	8,804.17	(886.16)	105,650.00	97,731.99
6701 - Water-Reclaimed Irrigation	6,683.70	3,808.33	2,875.37	6,683.70	3,808.33	2,875.37	45,700.00	39,016.30
6702 - Water-Pool/Clubhouse	213.53	220.83	(7.30)	213.53	220.83	(7.30)	2,650.00	2,436.47
6705 - Electric	4,866.87	1,833.33	3,033.54	4,866.87	1,833.33	3,033.54	22,000.00	17,133.13
6710 - Gas	510.98	916.67	(405.69)	510.98	916.67	(405.69)	11,000.00	10,489.02
Total Utilities Expenses	20,193.09	15,583.33	4,609.76	20,193.09	15,583.33	4,609.76	187,000.00	166,806.91
Insurance Expenses								
6800 - Insurance Master Policy	0.00	5,000.00	(5,000.00)	0.00	5,000.00	(5,000.00)	60,000.00	60,000.00
6825 - Workers Compensation	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
Total Insurance Expenses	0.00	5,041.67	(5,041.67)	0.00	5,041.67	(5,041.67)	60,500.00	60,500.00
Taxes Expenses								
6850 - Federal Taxes	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00	2,000.00

Income Statement Report
Sea Ridge Condominium Association
July 01, 2022 thru July 31, 2022

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Taxes Expenses								
6860 - State Income Tax	0.00	104.17	(104.17)	0.00	104.17	(104.17)	1,250.00	1,250.00
Total Taxes Expenses	0.00	270.84	(270.84)	0.00	270.84	(270.84)	3,250.00	3,250.00
Reserves								
9000 - Reserves	49,000.00	49,000.00	0.00	49,000.00	49,000.00	0.00	588,000.00	539,000.00
9495 - Interest	217.55	266.67	(49.12)	217.55	266.67	(49.12)	3,200.00	2,982.45
Total Reserves	49,217.55	49,266.67	(49.12)	49,217.55	49,266.67	(49.12)	591,200.00	541,982.45
Total Sea Ridge Condominium Expense	98,591.41	119,915.08	(21,323.67)	98,591.41	119,915.08	(21,323.67)	1,438,985.00	1,340,393.59
Total Sea Ridge Condominium Income / (Loss)	16,698.53	0.09	16,698.44	16,698.53	0.09	16,698.44	0.00	(16,698.53)
Total Association Net Income / (Loss)	16,698.53	0.09	16,698.44	16,698.53	0.09	16,698.44	0.00	(16,698.53)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of July 31, 2022

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	110,486												110,486	1,325,835
5023 - Bank Return Check/Nsf Fees	25												25	0
5031 - Interest Income-Reserve	218												218	3,200
5040 - Late Fees	593												593	4,500
5042 - Late Interest	20												20	1,000
5051 - Clubhouse Rental Fees	0												0	3,000
5053 - Delinquent Letter Fees	100												100	600
5060 - Gate/Pool Keys/Remotes	100												100	150
5063 - Parking	760												760	13,200
5100 - Water Reimb Income	2,988												2,988	87,500
Total Income	115,290	0	0	0	0	0	0	0	0	0	0	0	115,290	1,438,985
Total Income	115,290	0	0	0	0	0	0	0	0	0	0	0	115,290	1,438,985
Administration Expenses														
6010 - Audit	0												0	1,350
6015 - Reserve Study	0												0	1,000
6026 - Keys/Transmitters/Tags	0												0	1,000
6030 - Arch Review/Engineering	5,000												5,000	10,000
6035 - Office & Postage	1,792												1,792	4,000
6040 - Management Services	3,647												3,647	43,758
6041 - Management-Additional	0												0	500
6045 - Records Storage	0												0	1,800
6053 - Delinquent Letter Charges	0												0	600
6054 - Collection Fees	0												0	1,500
6055 - Attorney Fees	0												0	12,000
6071 - Website	0												0	600
6074 - Social	396												396	1,000
6077 - Bad Debt/Write Off	0												0	500
6080 - Loan Payment	3,467												3,467	152,532
6080-1 - Loan Payment - Principal Offset	0												0	(107,000)
Total Administration Expenses	14,301	0	0	0	0	0	0	0	0	0	0	0	14,301	125,140

Income and Expense Trend Report

Sea Ridge Condominium Association

As of July 31, 2022

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														
6405 - Landscape Contract	8,548												8,548	200,000
6410 - Landscape Extras	0												0	3,000
6420 - Irrigation Repairs	0												0	15,000
6421 - Backflow	0												0	400
6425 - Tree Maintenance	980												980	3,565
Total Landscape	9,528	0	0	0	0	0	0	0	0	0	0	0	9,528	221,965
Maintenance														
6509 - Repipe Expense	0												0	107,000
6510 - Lighting Maintenance	275												275	2,000
6525 - Lighting Supplies	0												0	300
6530 - Tennis Court Maintenance	50												50	900
6532 - Building Repairs	0												0	20,000
6533 - Handyman Expense	0												0	4,000
6545 - Plumbing Repairs	190												190	30,000
6546 - Sewerline Maintenance	464												464	18,000
6547 - Water Damage	655												655	10,000
6548 - Roof Repairs	0												0	17,000
6549 - Fence & Railing Repairs	0												0	1,000
6550 - Janitorial Service	0												0	4,758
6551 - Janitorial Supplies	589												589	900
6552 - Janitorial Extras	0												0	500
6555 - Pest Control	979												979	8,000
6560 - Pest Control Extras	375												375	900
6570 - Pool/Spa Service	520												520	5,220
6575 - Pool/Spa Repairs	0												0	1,000
6577 - Pool & Spa Supplies	0												0	2,500
6623 - Lock & Keys	0												0	300
Total Maintenance	4,097	0	0	0	0	0	0	0	0	0	0	0	4,097	234,278
Property Protection														
6526 - Fire Extinguishers	0												0	300

Income and Expense Trend Report

Sea Ridge Condominium Association

As of July 31, 2022

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														
6621 - Patrol Services	1,254												1,254	14,352
6622 - Clubhouse & Pool Security	0												0	1,000
Total Property Protection	1,254	0	0	0	0	0	0	0	0	0	0	0	1,254	15,652
Utilities Expenses														
6700 - Water-Residential	7,918												7,918	105,650
6701 - Water-Reclaimed Irrigation	6,684												6,684	45,700
6702 - Water-Pool/Clubhouse	214												214	2,650
6705 - Electric	4,867												4,867	22,000
6710 - Gas	511												511	11,000
Total Utilities Expenses	20,193	0	0	0	0	0	0	0	0	0	0	0	20,193	187,000
Insurance Expenses														
6800 - Insurance Master Policy	0												0	60,000
6825 - Workers Compensation	0												0	500
Total Insurance Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	60,500
Taxes Expenses														
6850 - Federal Taxes	0												0	2,000
6860 - State Income Tax	0												0	1,250
Total Taxes Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	3,250
Reserves														
9000 - Reserves	49,000												49,000	588,000
9495 - Interest	218												218	3,200
Total Reserves	49,218	0	0	0	0	0	0	0	0	0	0	0	49,218	591,200
Total Expense	98,591	0	0	0	0	0	0	0	0	0	0	0	98,591	1,438,985
Association Summary	16,699	0	0	0	0	0	0	0	0	0	0	0	16,699	0

Check Disbursement Report

Sea Ridge Condominium Association

Fri Jul 01, 2022 thru Sun Jul 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Tim Jauch - 33536 Sea Wind Ct, Dana Point, CA 92629					
	Check Number: 00101134	Check Date: 07/01/2022	Check Amount: 29.26		
	364 - 6546 - Sewerline Maintenance	07/01/2022			29.26
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101135	Check Date: 07/01/2022	Check Amount: 3,646.52		
	364 - 6040 - Management Services	07/01/2022	MANAGEMENT SERVICES - JULY	Fee for 07/2022	3,646.52
Patrol Masters Security Services, Inc. - 1651 E. 4th Street, Santa Ana, CA 92701 - (877) 648-0602					
	Check Number: 00101136	Check Date: 07/01/2022	Check Amount: 1,254.25		
	364 - 6621 - Patrol Services	07/01/2022		June 2022	1,254.25
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101137	Check Date: 07/05/2022	Check Amount: 3,934.87		
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0966.300	5/05-06/09	281.66
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0968.300	5/05-06/09	388.76
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0969.300	5/05-06/09	329.26
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0970.300	5/05-06/09	293.42
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0971.300	5/05-06/09	218.73
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0972.300	5/05-06/09	175.40
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0973.300	5/05-06/09	256.88
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0975.300	5/05-06/09	223.21
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0976.300	5/05-06/09	213.53
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0977.300	5/05-06/09	374.90
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0978.300	5/05-06/09	243.44
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0980.300	5/05-06/09	200.53
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0981.300	5/05-06/09	218.66
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0982.300	5/05-06/09	261.64
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0983.300	5/05-06/09	254.85
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101138	Check Date: 07/05/2022	Check Amount: 3,614.87		
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0984.300	5/05-06/09	286.35
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0985.300	5/05-06/09	218.38
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0986.300	5/05-06/09	277.46
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0987.300	5/05-06/09	282.15
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0988.300	5/05-06/09	241.34
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0989.300	5/05-06/09	268.50
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0991.300	5/05-06/09	309.52

Check Disbursement Report

Sea Ridge Condominium Association

Fri Jul 01, 2022 thru Sun Jul 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101138 Check Date: 07/05/2022 Check Amount: 3,614.87					
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0993.300	5/05-06/09	195.98
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0994.300	5/05-06/09	241.20
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0995.300	5/05-06/09	295.10
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0996.300	5/05-06/09	232.10
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0997.300	5/05-06/09	77.07
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-0999.300	5/05-06/09	232.10
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-1000.300	5/05-06/09	222.93
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-1002.300	5/05-06/09	234.69
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101139 Check Date: 07/05/2022 Check Amount: 581.80					
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-1003.300	5/05-06/09	156.17
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-1004.300	5/05-06/09	205.08
	364 - 6700 - Water-Residential	07/05/2022	Act# 3-1005.300	5/05-06/09	220.55
The Bee Man - Bee Man Pest Control, Inc., Mission Viejo, CA 92691 - (949) 455-0123					
Check Number: 00101140 Check Date: 07/05/2022 Check Amount: 441.00					
	364 - 6555 - Pest Control	07/05/2022		6/24/22	441.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101141 Check Date: 07/07/2022 Check Amount: 6,683.70					
	364 - 6700 - Water-Residential	07/07/2022	Act# 3-3264.300	05/19-06/20	3,380.00
	364 - 6700 - Water-Residential	07/07/2022	Act# 3-3269.300	05/19-06/20	3,303.70
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
Check Number: 00101142 Check Date: 07/07/2022 Check Amount: 4,866.87					
	364 - 6705 - Electric	07/07/2022	Act# 0010372314323	5/17-06/15	4,866.87
Saddleback Sports - 22051 Midcrest, Lake Forest, CA 92630 - (949) 581-1890					
Check Number: 00101143 Check Date: 07/08/2022 Check Amount: 50.00					
	364 - 6530 - Tennis Court Maintenance	07/08/2022		June 2022	50.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00101144 Check Date: 07/08/2022 Check Amount: 520.00					
	364 - 6570 - Pool/Spa Service	07/08/2022		July 2022 Summer Poo	520.00
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00101145 Check Date: 07/08/2022 Check Amount: 161.00					
	364 - 6555 - Pest Control	07/08/2022		General Pest	161.00

Check Disbursement Report

Sea Ridge Condominium Association

Fri Jul 01, 2022 thru Sun Jul 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
	Check Number: 00101146 Check Date: 07/08/2022 Check Amount: 588.98				
	364 - 6551 - Janitorial Supplies	07/08/2022		July 2022	588.98
The Bee Man - Bee Man Pest Control, Inc., Mission Viejo, CA 92691 - (949) 455-0123					
	Check Number: 00101147 Check Date: 07/11/2022 Check Amount: 180.00				
	364 - 6560 - Pest Control Extras	07/11/2022		Removed top and REMC	180.00
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101148 Check Date: 07/11/2022 Check Amount: 376.75				
	364 - 6555 - Pest Control	07/11/2022		RODENT CONTROL	376.75
Tracy & Kathy Ellis - 3865 Calle Del Establo, San Clemente, CA 92672					
	Check Number: 00101149 Check Date: 07/12/2022 Check Amount: 5,340.86				
	364 - 2110 - Homeowner Refund Payable	07/12/2022		00287-3002	5,340.86
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00101150 Check Date: 07/12/2022 Check Amount: 510.98				
	364 - 6710 - Gas	07/12/2022	Act12370907003	05/27-06/28	510.98
Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465					
	Check Number: 00101151 Check Date: 07/12/2022 Check Amount: 8,547.95				
	364 - 6405 - Landscape Contract	07/12/2022		June 2022	8,547.95
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
	Check Number: 00101152 Check Date: 07/18/2022 Check Amount: 435.00				
	364 - 6546 - Sewerline Maintenance	07/18/2022		inspect an exterior	435.00
DCSE Associates, Inc Structural Eng. - 1744 West Katella Ave, Orange, CA 92867					
	Check Number: 00101153 Check Date: 07/18/2022 Check Amount: 5,000.00				
	364 - 6030 - Arch Review/Engineering	07/18/2022		22136 - Preparation	5,000.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101154 Check Date: 07/18/2022 Check Amount: 1,792.05				
	364 - 6035 - Office & Postage	07/18/2022	BILL BACK FOR MAY 2022	BILL BACK FOR MAY 20	1,792.05
BrightView Tree Care Services - P.O. BOX 31001-2463, Pasadena, CA 91110-2463					
	Check Number: 00101155 Check Date: 07/19/2022 Check Amount: 830.00				
	364 - 6425 - Tree Maintenance	07/19/2022	View Trimming	View Trimming	830.00
Arthur Santana - 24742 Sea Shell Way, Dana Point, CA 92629					
	Check Number: 00101156 Check Date: 07/26/2022 Check Amount: 150.00				
	364 - 6425 - Tree Maintenance	07/26/2022		Reimbursement for Tr	150.00

Check Disbursement Report

Sea Ridge Condominium Association

Fri Jul 01, 2022 thru Sun Jul 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Steve Sandborg - 24666 Morning Star Lane, Dana Point, CA 92629					
	Check Number: 00101157	Check Date: 07/26/2022	Check Amount: 30.01		
	364 - 6074 - Social	07/26/2022		Reimbursement for So	30.01
Liane Costello - 24475 Moonfire Drive, Dana Point, CA 92629					
	Check Number: 00101158	Check Date: 07/26/2022	Check Amount: 365.99		
	364 - 6074 - Social	07/26/2022		Reimbursement for So	365.99
DeProfundis Inc. dba VERT Environmental - 8316 Clairemont Mesa Blvd., #206, San Diego, CA 92111 - (858) 433-3291					
	Check Number: 00101159	Check Date: 07/26/2022	Check Amount: 655.00		
	364 - 6547 - Water Damage	07/26/2022		Asbestos Limited Sur	655.00
ABM Electrical & Lighting Solutions, Inc. - ABM Industries Inc, Los Angeles, CA 90074 - (949) 888-2340					
	Check Number: 00101160	Check Date: 07/26/2022	Check Amount: 275.25		
	364 - 6510 - Lighting Maintenance	07/26/2022		June 2022	275.25
The Bee Man - Bee Man Pest Control, Inc., Mission Viejo, CA 92691 - (949) 455-0123					
	Check Number: 00101161	Check Date: 07/28/2022	Check Amount: 195.00		
	364 - 6560 - Pest Control Extras	07/28/2022		REMOVED EXTRA LAR	195.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
	Check Number: 00101162	Check Date: 07/28/2022	Check Amount: 190.00		
	364 - 6545 - Plumbing Repairs	07/28/2022		Called out by manage	190.00
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
	Check Number: 00101163	Check Date: 07/29/2022	Check Amount: 54,317.64		
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	07/29/2022	Monthly Reserve Deposit	Monthly Reserve Depo	54,317.64
Total for Pacific Western Bank-Operating					105,565.60
<u>Pacific Western Bank-Reserve</u>					
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
	Check Number: 00100290	Check Date: 07/12/2022	Check Amount: 14,622.00		
	364 - 4067-88 - Structural-Expenditures	07/12/2022		ROOF AND GUTTER RI	2,098.00
	364 - 4070-88 - Deck/Stain-Expenditures	07/12/2022		INSPECTION REPAIRS	12,524.00
Total for Pacific Western Bank-Reserve					14,622.00
Total for Sea Ridge Condominium					120,187.60

Balance Sheet Report
Sea Ridge Condominium Association
As of July 31, 2022

	<u>Balance Jul 31, 2022</u>	<u>Balance Jun 30, 2022</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Pacific Western Bank - Operating Acct	11,004.83	16,025.46	(5,020.63)
1004 - City National Pr Mng-Operating ***0755	15,384.69	15,384.69	0.00
1090 - Due (To)/From Reserves	(20,017.23)	(25,334.87)	5,317.64
Total Operating Fund Assets	6,372.29	6,075.28	297.01
Reserve Fund Assets			
1105 - Pacific Western Bank-Rsr Acct ***9111	604,776.39	565,071.40	39,704.99
1120 - Merrill Lynch MM	1,362,425.50	1,362,217.30	208.20
1151 - Edward Jones Unrealized Gain/(Loss)	(265.66)	(265.66)	0.00
1190 - Due (To)/From Operating	20,017.23	25,334.87	(5,317.64)
Total Reserve Fund Assets	1,986,953.46	1,952,357.91	34,595.55
Account Receivables			
1280 - Accounts Receivable	2,862.64	3,112.56	(249.92)
Total Account Receivables	2,862.64	3,112.56	(249.92)
Prepaid Expenses			
1690 - Clearing Account	(3,702.23)	(3,323.94)	(378.29)
Total Prepaid Expenses	(3,702.23)	(3,323.94)	(378.29)
Total Assets	1,992,486.16	1,958,221.81	34,264.35

Balance Sheet Report
Sea Ridge Condominium Association
As of July 31, 2022

	<u>Balance Jul 31, 2022</u>	<u>Balance Jun 30, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	803,464.21	812,708.56	(9,244.35)
Total Liabilities	803,464.21	812,708.56	(9,244.35)
Other Liabilities			
2001 - Prepaid Assessments	37,531.54	45,316.92	(7,785.38)
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
Total Other Liabilities	37,636.30	45,421.68	(7,785.38)
Reserve Fund Liabilities			
4012 - Irrigation Controllers	19,917.64	19,797.24	120.40
4016 - Fences/Walls	93.89	0.00	93.89
4020 - Paint/Stucco	1,450.50	0.00	1,450.50
4025 - Lighting	115.16	0.00	115.16
4027 - Tennis Courts	1,697.42	1,480.22	217.20
4029 - Clubhouse	36,888.74	36,262.63	626.11
4048 - Railing	176,688.94	175,843.30	845.64
4055 - Landscape Replacement	5,687.22	5,285.72	401.50
4056 - Termite Control	2,485.41	0.00	2,485.41
4057 - Tree Trimming	11,347.03	10,050.89	1,296.14
4058 - Paint	3,801.85	3,762.66	39.19
4065 - Roof Replacement	18,324.82	0.00	18,324.82
4067 - Structural	(2,098.00)	0.00	(2,098.00)
4068 - Buildings	976,097.35	964,960.78	11,136.57
4069 - Contingency Reserve	58,291.98	56,864.80	1,427.18
4070 - Deck/Stain	(12,524.00)	0.00	(12,524.00)

Balance Sheet Report
Sea Ridge Condominium Association
As of July 31, 2022

	<u>Balance Jul 31, 2022</u>	<u>Balance Jun 30, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4075 - Drives/Streets	82,324.78	79,879.41	2,445.37
4080 - Pool/Spa	5,769.85	5,437.75	332.10
4081 - Painting Wood/Trim	353,045.98	349,463.22	3,582.76
4082 - Painting Wrought Iron	8,364.68	7,849.71	514.97
4085 - Pool Area-Furniture	4,853.96	4,797.02	56.94
4095 - Fencing/Gates	232,216.77	230,622.56	1,594.21
4096 - Fencing/Wrought Iron	1,755.42	0.00	1,755.42
4142 - Signs	138.52	0.00	138.52
4495 - Interest	217.55	0.00	217.55
Total Reserve Fund Liabilities	<u>1,986,953.46</u>	<u>1,952,357.91</u>	<u>34,595.55</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>1,900,349.97</u>	<u>1,882,784.15</u>	<u>17,565.82</u>

Balance Sheet Report
Sea Ridge Condominium Association
As of July 31, 2022

	<u>Balance Jul 31, 2022</u>	<u>Balance Jun 30, 2022</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
4998 - Prior Year Equity	75,437.66	75,437.66	0.00
Total Equity	<u>75,437.66</u>	<u>75,437.66</u>	<u>0.00</u>
Total Owners' Equity	<u>75,437.66</u>	<u>75,437.66</u>	<u>0.00</u>
Income / (Loss)	<u>16,698.53</u>	<u>0.00</u>	<u>16,698.53</u>
Total Liabilities and Owner Equity	<u><u>1,992,486.16</u></u>	<u><u>1,958,221.81</u></u>	<u><u>34,264.35</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Sun Jul 31, 2022

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Fund Assets							
1003 - Pacific Western Bank - Operating Acct Pacific Western Bank	****8853	Other	11,004.83	0.000%	06/01/2019	0	
1004 - City National Pr Mng-Operating ***0755 City National Bank	****0755	Other	15,384.69	0.000%	01/01/2017	0	
		Total Operating Fund Assets:	<u>26,389.52</u>				
Reserve Fund Assets							
1105 - Pacific Western Bank-Rsr Acct ***9111 Pacific Western Bank	****9111	Money Market	604,776.39	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	1,362,425.50	0.020%	03/03/2020	0	
		Total Reserve Fund Assets:	<u>1,967,201.89</u>				
		Total Sea Ridge Condominium:	<u><u>1,993,591.41</u></u>				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of July 31, 2022

	Current Month Additions	Current Month Expenses	Prior Year Balance	Year-To-Date Additions	Year-To-Date Expenses	Current Balance
4001 - Reserve Fund Liabilities						
4012 - Irrigation Controllers	120.40	0.00	19,797.24	120.40	0.00	19,917.64
4016 - Fences/Walls	93.89	0.00	0.00	93.89	0.00	93.89
4020 - Paint/Stucco	1,450.50	0.00	0.00	1,450.50	0.00	1,450.50
4025 - Lighting	115.16	0.00	0.00	115.16	0.00	115.16
4027 - Tennis Courts	217.20	0.00	1,480.22	217.20	0.00	1,697.42
4029 - Clubhouse	626.11	0.00	36,262.63	626.11	0.00	36,888.74
4048 - Railing	845.64	0.00	175,843.30	845.64	0.00	176,688.94
4055 - Landscape Replacement	401.50	0.00	5,285.72	401.50	0.00	5,687.22
4056 - Termite Control	2,485.41	0.00	0.00	2,485.41	0.00	2,485.41
4057 - Tree Trimming	1,296.14	0.00	10,050.89	1,296.14	0.00	11,347.03
4058 - Paint	39.19	0.00	3,762.66	39.19	0.00	3,801.85
4065 - Roof Replacement	18,324.82	0.00	0.00	18,324.82	0.00	18,324.82
4067 - Structural	0.00	(2,098.00)	0.00	0.00	(2,098.00)	(2,098.00)
4068 - Buildings	11,136.57	0.00	964,960.78	11,136.57	0.00	976,097.35
4069 - Contingency Reserve	1,427.18	0.00	56,864.80	1,427.18	0.00	58,291.98
4070 - Deck/Stain	0.00	(12,524.00)	0.00	0.00	(12,524.00)	(12,524.00)
4075 - Drives/Streets	2,445.37	0.00	79,879.41	2,445.37	0.00	82,324.78
4080 - Pool/Spa	332.10	0.00	5,437.75	332.10	0.00	5,769.85
4081 - Painting Wood/Trim	3,582.76	0.00	349,463.22	3,582.76	0.00	353,045.98
4082 - Painting Wrought Iron	514.97	0.00	7,849.71	514.97	0.00	8,364.68
4085 - Pool Area-Furniture	56.94	0.00	4,797.02	56.94	0.00	4,853.96
4095 - Fencing/Gates	1,594.21	0.00	230,622.56	1,594.21	0.00	232,216.77
4096 - Fencing/Wrought Iron	1,755.42	0.00	0.00	1,755.42	0.00	1,755.42
4120 - Re-Pipe Reserve	0.00	0.00	7,273.50	0.00	0.00	7,273.50
4142 - Signs	138.52	0.00	0.00	138.52	0.00	138.52
4495 - Interest	217.55	0.00	0.00	217.55	0.00	217.55
Total 4001 - Reserve Fund Liabilities	49,217.55	(14,622.00)	1,959,631.41	49,217.55	(14,622.00)	1,994,226.96
Report Total	49,217.55	(14,622.00)	1,959,631.41	49,217.55	(14,622.00)	1,994,226.96