



26840 Aliso Viejo Pkwy,
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Aliso Viejo, CA 92656
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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **9/10/2021**
Re: **Modified Accrual Financial Statements - August 2021**

Operating Results:

The Association's year to date operating revenue for the period ending 08/31/2021 was \$210,363.08 with expenses of \$208,987.97 including Reserve allocations of \$93,277.20

Cash Balances:

Cash in the operating account totaled \$144,248.76
Cash in the reserve account MMA totaled \$1,406,397.68
Reserve investments totaled \$399,000.00

Total Due to Reserves from Operating is \$58,256.76

Expenses:

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

Administration:

6054 - Collection Fees are over budget due to August service for \$1,194.73.

Maintenance:

6510 - Lighting Maintenance is over budget due to repair pool circulation pump for \$907.85.
6515 - Lighting Extras are over budget due to light pole upgrades for \$8,371.31.
6532 - Building Repairs are over budget due to restroom improvement & Shileds building service for \$6,090.00.
6545 - Plumbing Repairs are over budget due to excavation repair, jetter service & mainline stoppage for \$2,245.00.
6550 - Janitorial Service is over budget due to August service for \$561.00.
6570 - Pool/Spa Service is over budget due to August service & filter breakdown for \$770.00.
6575 - Pool/Spa Repairs are over Budget due to replaced grids & new air filter for \$633.65.
6580 - Pool/Spa Extras are over budget due to replaced booster pump & circulation pump for \$3,894.60.
6623 - Lock & Keys are over budget due to replaced knob for \$355.67.

Insurance:

6800 - Insurance is over budget due to premium renewal for \$10,761.60.

The Net Loss for the month is (\$7,841.78) and year to date, the Net Income is \$1,375.11

Total Operating Equity is \$73,449.54

Income Statement Summary

Sea Ridge Condominium Association

August 01, 2021 thru August 31, 2021

	Current Period			Year to Date (2 months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Income	104,748.29	105,540.34	(792.05)	210,363.08	211,080.67	(717.59)	1,266,483.06
Total Income	104,748.29	105,540.34	(792.05)	210,363.08	211,080.67	(717.59)	1,266,483.06
Total Administration Expenses	9,371.27	17,772.42	(8,401.15)	17,481.12	35,544.85	(18,063.73)	213,269.10
Total Landscape	15,903.42	17,462.34	(1,558.92)	32,715.51	34,924.67	(2,209.16)	209,548.00
Total Maintenance	26,563.83	8,475.07	18,088.76	31,614.22	16,947.66	14,666.56	101,681.00
Total Property Protection	1,056.00	1,231.00	(175.00)	2,112.00	2,462.00	(350.00)	14,772.00
Total Utilities Expenses	2,291.25	9,123.27	(6,832.02)	16,543.08	18,246.52	(1,703.44)	109,479.08
Total Insurance Expenses	10,761.60	4,519.49	6,242.11	15,244.84	9,038.98	6,205.86	54,233.88
Total Taxes Expenses	0.00	541.68	(541.68)	0.00	1,083.34	(1,083.34)	6,500.00
Total Reserves	46,642.70	46,416.66	226.04	93,277.20	92,833.33	443.87	557,000.00
Total Expense	112,590.07	105,541.93	7,048.14	208,987.97	211,081.35	(2,093.38)	1,266,483.06
Net Income / (Loss)	(7,841.78)	(1.59)	(7,840.19)	1,375.11	(0.68)	1,375.79	0.00

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
5010 - Regular Assessments	103,441.74	103,442.00	(0.26)	206,883.48	206,884.00	(0.52)	1,241,303.06	1,034,419.58
5031 - Interest Income-Reserve	226.03	0.00	226.03	443.86	0.00	443.86	0.00	(443.86)
5040 - Late Fees	657.70	416.66	241.04	1,086.61	833.33	253.28	5,000.00	3,913.39
5042 - Late Interest	42.82	83.34	(40.52)	71.68	166.67	(94.99)	1,000.00	928.32
5051 - Clubhouse Rental Fees	0.00	400.00	(400.00)	200.00	800.00	(600.00)	4,800.00	4,600.00
5053 - Delinquent Letter Fees	100.00	133.34	(33.34)	100.00	266.67	(166.67)	1,600.00	1,500.00
5060 - Gate/Pool Keys/Remotes	100.00	25.00	75.00	100.00	50.00	50.00	300.00	200.00
5063 - Parking	180.00	1,040.00	(860.00)	1,020.00	2,080.00	(1,060.00)	12,480.00	11,460.00
5110 - Fines/Violations	0.00	0.00	0.00	457.45	0.00	457.45	0.00	(457.45)
Total Income	104,748.29	105,540.34	(792.05)	210,363.08	211,080.67	(717.59)	1,266,483.06	1,056,119.98
Total Sea Ridge Condominium Income	104,748.29	105,540.34	(792.05)	210,363.08	211,080.67	(717.59)	1,266,483.06	1,056,119.98
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
6015 - Reserve Study	0.00	62.50	(62.50)	0.00	125.00	(125.00)	750.00	750.00
6026 - Keys/Transmitters/Tags	205.32	0.00	205.32	205.32	0.00	205.32	0.00	(205.32)
6035 - Office & Postage	358.48	375.00	(16.52)	1,179.03	750.00	429.03	4,500.00	3,320.97
6040 - Management Services	3,472.88	3,472.87	0.01	6,945.76	6,945.75	0.01	41,674.50	34,728.74
6041 - Management-Additional	0.00	58.34	(58.34)	0.00	116.67	(116.67)	700.00	700.00
6045 - Records Storage	0.00	141.44	(141.44)	0.00	282.88	(282.88)	1,697.28	1,697.28
6054 - Collection Fees	1,194.73	97.00	1,097.73	1,194.73	194.00	1,000.73	1,164.00	(30.73)
6055 - Attorney Fees	178.00	666.66	(488.66)	178.00	1,333.33	(1,155.33)	8,000.00	7,822.00
6071 - Website	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6074 - Social	0.00	37.50	(37.50)	0.00	75.00	(75.00)	450.00	450.00
6080 - Loan Payment	3,961.86	12,711.11	(8,749.25)	7,778.28	25,422.22	(17,643.94)	152,533.32	144,755.04
Total Administration Expenses	9,371.27	17,772.42	(8,401.15)	17,481.12	35,544.85	(18,063.73)	213,269.10	195,787.98

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Landscape								
6405 - Landscape Contract	15,429.00	15,429.00	0.00	30,858.00	30,858.00	0.00	185,148.00	154,290.00
6410 - Landscape Extras	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00	6,000.00
6420 - Irrigation Repairs	474.42	666.66	(192.24)	1,651.14	1,333.33	317.81	8,000.00	6,348.86
6421 - Backflow	0.00	33.34	(33.34)	0.00	66.67	(66.67)	400.00	400.00
6422 - Plant Material	0.00	0.00	0.00	206.37	0.00	206.37	0.00	(206.37)
6425 - Tree Maintenance	0.00	833.34	(833.34)	0.00	1,666.67	(1,666.67)	10,000.00	10,000.00
Total Landscape	15,903.42	17,462.34	(1,558.92)	32,715.51	34,924.67	(2,209.16)	209,548.00	176,832.49
Maintenance								
6510 - Lighting Maintenance	907.85	208.34	699.51	907.85	416.67	491.18	2,500.00	1,592.15
6515 - Lighting Extras	8,371.31	83.34	8,287.97	8,371.31	166.67	8,204.64	1,000.00	(7,371.31)
6525 - Lighting Supplies	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00	900.00
6530 - Tennis Court Maintenance	2,125.00	0.00	2,125.00	2,175.00	0.00	2,175.00	0.00	(2,175.00)
6531 - Tennis Court Repair	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6532 - Building Repairs	6,090.00	416.66	5,673.34	6,478.00	833.33	5,644.67	5,000.00	(1,478.00)
6533 - Handyman Expense	62.00	375.00	(313.00)	62.00	750.00	(688.00)	4,500.00	4,438.00
6545 - Plumbing Repairs	2,245.00	416.66	1,828.34	2,245.00	833.33	1,411.67	5,000.00	2,755.00
6546 - Sewerline Maintenance	0.00	833.34	(833.34)	225.00	1,666.67	(1,441.67)	10,000.00	9,775.00
6547 - Water Damage	0.00	2,085.00	(2,085.00)	1,663.69	4,167.50	(2,503.81)	25,000.00	23,336.31
6548 - Roof Repairs	0.00	1,666.66	(1,666.66)	0.00	3,333.33	(3,333.33)	20,000.00	20,000.00
6550 - Janitorial Service	561.00	396.50	164.50	1,122.72	793.00	329.72	4,758.00	3,635.28
6551 - Janitorial Supplies	10.10	75.00	(64.90)	19.33	150.00	(130.67)	900.00	880.67
6552 - Janitorial Extras	0.00	41.66	(41.66)	0.00	83.33	(83.33)	500.00	500.00
6555 - Pest Control	537.75	537.75	0.00	1,170.50	1,075.50	95.00	6,453.00	5,282.50
6560 - Pest Control Extras	0.00	300.00	(300.00)	0.00	600.00	(600.00)	3,600.00	3,600.00
6565 - Termite Treatment	0.00	208.34	(208.34)	0.00	416.67	(416.67)	2,500.00	2,500.00
6570 - Pool/Spa Service	770.00	435.00	335.00	1,290.00	870.00	420.00	5,220.00	3,930.00
6575 - Pool/Spa Repairs	633.65	125.00	508.65	633.65	250.00	383.65	1,500.00	866.35

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6577 - Pool & Spa Supplies	0.00	41.66	(41.66)	1,000.00	83.33	916.67	500.00	(500.00)
6579 - Pool & Spa Inspections	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00	150.00
6580 - Pool/Spa Extras	3,894.60	41.66	3,852.94	3,894.60	83.33	3,811.27	500.00	(3,394.60)
6623 - Lock & Keys	355.57	50.00	305.57	355.57	100.00	255.57	600.00	244.43
Total Maintenance	26,563.83	8,475.07	18,088.76	31,614.22	16,947.66	14,666.56	101,681.00	70,066.78
Property Protection								
6526 - Fire Extinguishers	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00	900.00
6621 - Patrol Services	1,056.00	1,056.00	0.00	2,112.00	2,112.00	0.00	12,672.00	10,560.00
6622 - Clubhouse & Pool Security	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
Total Property Protection	1,056.00	1,231.00	(175.00)	2,112.00	2,462.00	(350.00)	14,772.00	12,660.00
Utilities Expenses								
6700 - Sewer/Water	1,145.66	2,239.59	(1,093.93)	15,392.56	4,479.18	10,913.38	26,875.08	11,482.52
6701 - Reclaimed Irrigation	0.00	4,050.34	(4,050.34)	0.00	8,100.67	(8,100.67)	48,604.00	48,604.00
6705 - Electric	1,140.33	2,000.00	(859.67)	1,140.33	4,000.00	(2,859.67)	24,000.00	22,859.67
6710 - Gas	5.26	833.34	(828.08)	10.19	1,666.67	(1,656.48)	10,000.00	9,989.81
Total Utilities Expenses	2,291.25	9,123.27	(6,832.02)	16,543.08	18,246.52	(1,703.44)	109,479.08	92,936.00
Insurance Expenses								
6800 - Insurance Master Policy	10,761.60	4,438.24	6,323.36	15,244.84	8,876.48	6,368.36	53,258.88	38,014.04
6825 - Workers Compensation	0.00	81.25	(81.25)	0.00	162.50	(162.50)	975.00	975.00
Total Insurance Expenses	10,761.60	4,519.49	6,242.11	15,244.84	9,038.98	6,205.86	54,233.88	38,989.04
Taxes Expenses								
6850 - Federal Taxes	0.00	333.34	(333.34)	0.00	666.67	(666.67)	4,000.00	4,000.00
6860 - State Income Tax	0.00	208.34	(208.34)	0.00	416.67	(416.67)	2,500.00	2,500.00
Total Taxes Expenses	0.00	541.68	(541.68)	0.00	1,083.34	(1,083.34)	6,500.00	6,500.00
Reserves								
9000 - Reserves	46,416.67	46,416.66	0.01	92,833.34	92,833.33	0.01	557,000.00	464,166.66

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

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserves								
9495 - Interest	226.03	0.00	226.03	443.86	0.00	443.86	0.00	(443.86)
Total Reserves	46,642.70	46,416.66	226.04	93,277.20	92,833.33	443.87	557,000.00	463,722.80
Total Sea Ridge Condominium Expense	112,590.07	105,541.93	7,048.14	208,987.97	211,081.35	(2,093.38)	1,266,483.06	1,057,495.09
Total Sea Ridge Condominium Income / (Loss)	(7,841.78)	(1.59)	(7,840.19)	1,375.11	(0.68)	1,375.79	0.00	(1,375.11)
Total Association Net Income / (Loss)	(7,841.78)	(1.59)	(7,840.19)	1,375.11	(0.68)	1,375.79	0.00	(1,375.11)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of August 31, 2021

Account Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Full Year	Total
	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual	Budget
Income														
5010 - Regular Assessments	103,442	103,442											206,883	1,241,303
5031 - Interest Income-Reserve	218	226											444	0
5040 - Late Fees	429	658											1,087	5,000
5042 - Late Interest	29	43											72	1,000
5051 - Clubhouse Rental Fees	200	0											200	4,800
5053 - Delinquent Letter Fees	0	100											100	1,600
5060 - Gate/Pool Keys/Remotes	0	100											100	300
5063 - Parking	840	180											1,020	12,480
5110 - Fines/Violations	457	0											457	0
Total Income	105,615	104,748	0	0	0	0	0	0	0	0	0	0	210,363	1,266,483
Total Income	105,615	104,748	0	0	0	0	0	0	0	0	0	0	210,363	1,266,483
Administration Expenses														
6010 - Audit	0	0											0	1,200
6015 - Reserve Study	0	0											0	750
6026 - Keys/Transmitters/Tags	0	205											205	0
6035 - Office & Postage	821	358											1,179	4,500
6040 - Management Services	3,473	3,473											6,946	41,675
6041 - Management-Additional	0	0											0	700
6045 - Records Storage	0	0											0	1,697
6054 - Collection Fees	0	1,195											1,195	1,164
6055 - Attorney Fees	0	178											178	8,000
6071 - Website	0	0											0	600
6074 - Social	0	0											0	450
6080 - Loan Payment	3,816	3,962											7,778	152,533
Total Administration Expenses	8,110	9,371	0	0	0	0	0	0	0	0	0	0	17,481	213,269
Landscape														
6405 - Landscape Contract	15,429	15,429											30,858	185,148
6410 - Landscape Extras	0	0											0	6,000
6420 - Irrigation Repairs	1,177	474											1,651	8,000
6421 - Backflow	0	0											0	400

Income and Expense Trend Report

Sea Ridge Condominium Association

As of August 31, 2021

Account Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Full Year	Total
	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual	Budget
Landscape														
6422 - Plant Material	206	0											206	0
6425 - Tree Maintenance	0	0											0	10,000
Total Landscape	16,812	15,903	0	0	0	0	0	0	0	0	0	0	32,716	209,548
Maintenance														
6510 - Lighting Maintenance	0	908											908	2,500
6515 - Lighting Extras	0	8,371											8,371	1,000
6525 - Lighting Supplies	0	0											0	900
6530 - Tennis Court Maintenance	50	2,125											2,175	0
6531 - Tennis Court Repair	0	0											0	600
6532 - Building Repairs	388	6,090											6,478	5,000
6533 - Handyman Expense	0	62											62	4,500
6545 - Plumbing Repairs	0	2,245											2,245	5,000
6546 - Sewerline Maintenance	225	0											225	10,000
6547 - Water Damage	1,664	0											1,664	25,000
6548 - Roof Repairs	0	0											0	20,000
6550 - Janitorial Service	562	561											1,123	4,758
6551 - Janitorial Supplies	9	10											19	900
6552 - Janitorial Extras	0	0											0	500
6555 - Pest Control	633	538											1,171	6,453
6560 - Pest Control Extras	0	0											0	3,600
6565 - Termite Treatment	0	0											0	2,500
6570 - Pool/Spa Service	520	770											1,290	5,220
6575 - Pool/Spa Repairs	0	634											634	1,500
6577 - Pool & Spa Supplies	1,000	0											1,000	500
6579 - Pool & Spa Inspections	0	0											0	150
6580 - Pool/Spa Extras	0	3,895											3,895	500
6623 - Lock & Keys	0	356											356	600
Total Maintenance	5,050	26,564	0	0	0	0	0	0	0	0	0	0	31,614	101,681
Property Protection														
6526 - Fire Extinguishers	0	0											0	900

Income and Expense Trend Report

Sea Ridge Condominium Association

As of August 31, 2021

Account Description	Jul Actual	Aug Actual	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	1,056	1,056											2,112	12,672
6622 - Clubhouse & Pool Security	0	0											0	1,200
Total Property Protection	1,056	1,056	0	0	0	0	0	0	0	0	0	0	2,112	14,772
Utilities Expenses														
6700 - Sewer/Water	14,247	1,146											15,393	26,875
6701 - Reclaimed Irrigation	0	0											0	48,604
6705 - Electric	0	1,140											1,140	24,000
6710 - Gas	5	5											10	10,000
Total Utilities Expenses	14,252	2,291	0	0	0	0	0	0	0	0	0	0	16,543	109,479
Insurance Expenses														
6800 - Insurance Master Policy	4,483	10,762											15,245	53,259
6825 - Workers Compensation	0	0											0	975
Total Insurance Expenses	4,483	10,762	0	0	0	0	0	0	0	0	0	0	15,245	54,234
Taxes Expenses														
6850 - Federal Taxes	0	0											0	4,000
6860 - State Income Tax	0	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											92,833	557,000
9495 - Interest	218	226											444	0
Total Reserves	46,635	46,643	0	0	0	0	0	0	0	0	0	0	93,277	557,000
Total Expense	96,398	112,590	0	0	0	0	0	0	0	0	0	0	208,988	1,266,483
Association Summary	9,217	(7,842)	0	0	0	0	0	0	0	0	0	0	1,375	0

Check Disbursement Report

Sea Ridge Condominium Association

Sun Aug 01, 2021 thru Tue Aug 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Operating					
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
	Check Number: 00100778	Check Date: 08/02/2021	Check Amount: 5,302.00		
	364 - 6532 - Building Repairs	08/02/2021		Restroom Improvement	5,302.00
Alterra Assessment Recovery, LLC - 27101 Puerta Real, Mission Viejo, CA 92691 - (888) 818-5949					
	Check Number: 00100779	Check Date: 08/02/2021	Check Amount: 1,194.73		
	364 - 6054 - Collection Fees	08/02/2021		Open file; Review co	208.50
	364 - 6054 - Collection Fees	08/02/2021		Telephone call with	381.50
	364 - 6054 - Collection Fees	08/02/2021		Prepare corresonden	604.73
Nordic Security Services - Dansk Enterprises, Inc., Newport Beach, CA 92663 - (714) 751-0347					
	Check Number: 00100780	Check Date: 08/02/2021	Check Amount: 1,056.00		
	364 - 6621 - Patrol Services	08/02/2021		SERVICE FOR AUGUS	1,056.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00100781	Check Date: 08/02/2021	Check Amount: 3,472.88		
	364 - 6040 - Management Services	08/02/2021		Fee for 08/2021	3,472.88
Tony's Locksmith & Safe Service - 429 Ave. De La Estrella, San Clemente, CA 92672 - (949) 492-5700					
	Check Number: 00100782	Check Date: 08/02/2021	Check Amount: 220.26		
	364 - 6623 - Lock & Keys	08/02/2021		replace removed knob	220.26
Saddleback Sports - 22051 Midcrest, Lake Forest, CA 92630 - (949) 581-1890					
	Check Number: 00100783	Check Date: 08/03/2021	Check Amount: 50.00		
	364 - 6530 - Tennis Court Maintenance	08/03/2021		July 2021	50.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
	Check Number: 00100784	Check Date: 08/06/2021	Check Amount: 474.42		
	364 - 6420 - Irrigation Repairs	08/06/2021		repair broken main l	474.42
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00100785	Check Date: 08/06/2021	Check Amount: 4,414.60		
	364 - 6570 - Pool/Spa Service	08/06/2021		August 2021	520.00
	364 - 6580 - Pool/Spa Extras	08/06/2021	Replaced booster pump at #2 spa	Replaced booster pum	1,926.02
	364 - 6580 - Pool/Spa Extras	08/06/2021	replacement the spa circulation pump	replacement the spa	1,968.58
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00100786	Check Date: 08/06/2021	Check Amount: 161.00		
	364 - 6555 - Pest Control	08/06/2021		General Pest	161.00
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
	Check Number: 00100787	Check Date: 08/06/2021	Check Amount: 5,027.49		
	364 - 6800 - Insurance Master Policy	08/06/2021			5,027.49

Check Disbursement Report

Sea Ridge Condominium Association

Sun Aug 01, 2021 thru Tue Aug 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Operating					
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
	Check Number: 00100788 Check Date: 08/06/2021 Check Amount: 15,429.00				
	364 - 6405 - Landscape Contract	08/06/2021		August 2021	15,429.00
Tony's Locksmith & Safe Service - 429 Ave. De La Estrella, San Clemente, CA 92672 - (949) 492-5700					
	Check Number: 00100789 Check Date: 08/06/2021 Check Amount: 205.32				
	364 - 6026 - Keys/Transmitters/Tags	08/06/2021		Onsite service to ge	205.32
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
	Check Number: 00100790 Check Date: 08/06/2021 Check Amount: 571.10				
	364 - 6550 - Janitorial Service	08/06/2021		August 2021	561.00
	364 - 6551 - Janitorial Supplies	08/06/2021		August 2021	10.10
Horizon Lighting, Inc. - 2351 McGaw Avenue, Irvine, CA 92614 - (949) 336-4336					
	Check Number: 00100791 Check Date: 08/09/2021 Check Amount: 8,371.31				
	364 - 6515 - Lighting Extras	08/09/2021	demo the existing (9) cement bases, c for light pole upgra		8,371.31
EmpireWorks - 1682 Langley Ave., Irvine, CA 92614 - (888) 278-8200					
	Check Number: 00100792 Check Date: 08/12/2021 Check Amount: 2,075.00				
	364 - 6530 - Tennis Court Maintenance	08/12/2021		Full Prime & 2 Finis	2,075.00
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00100793 Check Date: 08/12/2021 Check Amount: 376.75				
	364 - 6555 - Pest Control	08/12/2021		Rodent	376.75
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00100794 Check Date: 08/12/2021 Check Amount: 7,408.55				
	364 - 6700 - Sewer/Water	08/12/2021	Act# 3-3264.300	6/21-7/19	3,260.10
	364 - 6700 - Sewer/Water	08/12/2021	Act# 3-3269.300	6/21-7/19	4,148.45
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00100795 Check Date: 08/12/2021 Check Amount: 5.26				
	364 - 6710 - Gas	08/12/2021	Act# 12370907003	6/25-7/27	5.26
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
	Check Number: 00100796 Check Date: 08/12/2021 Check Amount: 1,140.33				
	364 - 6705 - Electric	08/12/2021	Act# 0010372314323	6/11-7/12	1,140.33
Steven Padula - PO Box 6824, Laguna Niguel, CA 92607					
	Check Number: 00100797 Check Date: 08/12/2021 Check Amount: 135.31				
	364 - 6623 - Lock & Keys	08/12/2021		Reimbursement for Po	135.31
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00100798 Check Date: 08/12/2021 Check Amount: 698.25				
	364 - 6570 - Pool/Spa Service	08/12/2021		Filter Breakdown and	250.00

Check Disbursement Report

Sea Ridge Condominium Association

Sun Aug 01, 2021 thru Tue Aug 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Operating					
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00100798	Check Date: 08/12/2021	Check Amount: 698.25		
	364 - 6575 - Pool/Spa Repairs	08/12/2021	Grids replaced 5-Aug-21 for the pool t	Grids replaced 5-Aug	448.25
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
	Check Number: 00100799	Check Date: 08/12/2021	Check Amount: 425.00		
	364 - 6545 - Plumbing Repairs	08/12/2021		Excavation Repair	425.00
ABM Electrical & Lighting Solutions, Inc. - ABM Industries Inc, Los Angeles, CA 90074 - (949) 888-2340					
	Check Number: 00100800	Check Date: 08/13/2021	Check Amount: 907.85		
	364 - 6510 - Lighting Maintenance	08/13/2021		Pool Circulation Pum	907.85
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
	Check Number: 00100801	Check Date: 08/16/2021	Check Amount: 54,317.64		
	364 - 1105 - Union Bank-Reserve Acct ***9111	08/16/2021		August Allocation	54,317.64
Richardson Ober Denichilo - 234 E. Colorado Blvd., Pasadena, CA 91101 - (626) 449-5577					
	Check Number: 00100802	Check Date: 08/17/2021	Check Amount: 178.00		
	364 - 6055 - Attorney Fees	08/17/2021		JULY 2021	178.00
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
	Check Number: 00100803	Check Date: 08/17/2021	Check Amount: 1,045.00		
	364 - 6545 - Plumbing Repairs	08/17/2021		Jetter Service	1,045.00
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
	Check Number: 00100804	Check Date: 08/23/2021	Check Amount: 775.00		
	364 - 6545 - Plumbing Repairs	08/23/2021		mainline stoppage.	775.00
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
	Check Number: 00100805	Check Date: 08/26/2021	Check Amount: 788.00		
	364 - 6532 - Building Repairs	08/26/2021		Shields Building Ser	788.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00100806	Check Date: 08/26/2021	Check Amount: 358.48		
	364 - 6035 - Office & Postage	08/26/2021	BILL BACK FOR JULY	BILL BACK FOR JULY	358.48
SMC Maintenance, Inc. - 26840 Aliso Viejo Parkway, Suite 100, Aliso Viejo, CA 92656					
	Check Number: 00100807	Check Date: 08/26/2021	Check Amount: 62.00		
	364 - 6533 - Handyman Expense	08/26/2021		Clubhouse Door Adjus	62.00
Bruce Kirby - 24652 Sunrise Ct., Dana Point, CA 92629					
	Check Number: 00100808	Check Date: 08/26/2021	Check Amount: 400.00		
	364 - 2025 - Clubhouse Rental Deposits	08/26/2021		Clubhouse 7/24 Event	400.00

Check Disbursement Report

Sea Ridge Condominium Association

Sun Aug 01, 2021 thru Tue Aug 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Operating					
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100809 Check Date: 08/26/2021 Check Amount: 185.40					
	364 - 6575 - Pool/Spa Repairs	08/26/2021	replaced new air relief kit.	replaced new air rel	185.40
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100810 Check Date: 08/27/2021 Check Amount: 3,656.35					
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-1000.300	7/1-8/02	254.48
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-1002.300	7/1-8/02	229.95
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-1003.300	7/1-8/02	160.53
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-1004.300	7/1-8/02	213.98
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-1005.300	7/1-8/02	265.72
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0994.300	7/1-8/02	254.57
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0995.300	7/1-8/02	381.07
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0996.300	7/1-8/02	259.12
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0997.300	7/1-8/02	72.48
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0999.300	7/1-8/02	254.57
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0987.300	7/1-8/02	295.52
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0988.300	7/1-8/02	245.65
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0989.300	7/1-8/02	290.97
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0991.300	7/1-8/02	263.76
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0993.300	7/1-8/02	213.98
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100811 Check Date: 08/27/2021 Check Amount: 4,411.58					
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0981.300	7/1-8/02	204.79
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0982.300	7/1-8/02	265.90
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0983.300	7/1-8/02	250.02
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0984.300	7/1-8/02	313.27
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0985.300	7/1-8/02	222.63
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0986.300	7/1-8/02	286.24
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0976.300	7/1-8/02	796.22
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0977.300	7/1-8/02	347.17
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0978.300	7/1-8/02	238.60
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0980.300	7/1-8/02	191.23
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0971.300	7/1-8/02	195.78
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0972.300	7/1-8/02	275.27
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0973.300	7/1-8/02	288.38

Check Disbursement Report

Sea Ridge Condominium Association

Sun Aug 01, 2021 thru Tue Aug 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: 00100811 Check Date: 08/27/2021 Check Amount: 4,411.58					
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0975.300	7/1-8/02	227.54
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0966.300	7/1-8/02	308.54
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00100812 Check Date: 08/27/2021 Check Amount: 955.69					
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0968.300	7/1-8/02	351.99
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0969.300	7/1-8/02	333.34
	364 - 6700 - Sewer/Water	08/27/2021	Act# 3-0970.300	7/1-8/02	270.36
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
Check Number: 00100813 Check Date: 08/30/2021 Check Amount: 571.00					
	364 - 6800 - Insurance Master Policy	08/30/2021		F002851613-001-00001	571.00
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
Check Number: 00100814 Check Date: 08/30/2021 Check Amount: 5,163.11					
	364 - 6800 - Insurance Master Policy	08/30/2021		F003665848-001-00001	5,163.11
Total for Union Bank- Operating					131,989.66
Union Bank- Reserve					
Pamela Nicely - 3839 Mound View Ave, Studio City, CA 91604					
Check Number: 00100265 Check Date: 08/06/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	08/06/2021		Repipe painting reim	400.00
Petra Geosciences, Inc. - 3186 Airway Ave., Costa Mesa, CA 92626 - (714) 549-8921					
Check Number: 00100266 Check Date: 08/31/2021 Check Amount: 4,370.00					
	364 - 4067-88 - Structural-Expenditures	08/31/2021		600-Forensic/Distres	4,370.00
EmpireWorks - 1682 Langley Ave., Irvine, CA 92614 - (888) 278-8200					
Check Number: 00100267 Check Date: 08/31/2021 Check Amount: 1,775.00					
	364 - 4017-88 - Siding-Expenditure	08/31/2021	Completion of painting at pool building	Completion of painti	1,775.00
Mastracchio - 33576 Sea Gull Drive, Dana Point, CA 92629					
Check Number: 00100268 Check Date: 08/31/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	08/31/2021		Painting from Repipe	400.00
Total for Union Bank- Reserve					6,945.00
Total for Sea Ridge Condominium					138,934.66

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

	<u>Balance Aug 31, 2021</u>	<u>Balance Jul 31, 2021</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Union Bank - Operating Acct	123,850.07	128,303.64	(4,453.57)
1004 - City National Pr Mng-Operating ***0755	15,398.69	15,398.69	0.00
1090 - Due (To)/From Reserves	(58,256.76)	(61,347.59)	3,090.83
Total Operating Fund Assets	80,992.00	82,354.74	(1,362.74)
Reserve Fund Assets			
1105 - Union Bank-Reserve Acct ***9111	446,404.97	411,736.34	34,668.63
1120 - Merrill Lynch MM	960,258.37	960,039.44	218.93
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	58,256.76	61,347.59	(3,090.83)
Total Reserve Fund Assets	1,863,654.44	1,831,857.71	31,796.73
Re-pipe Fund Assets			
1110 - CalWest Bank Reserve	14,129.50	14,129.50	0.00
Total Re-pipe Fund Assets	14,129.50	14,129.50	0.00
Account Receivables			
1280 - Accounts Receivable	4,778.65	(21,306.94)	26,085.59
Total Account Receivables	4,778.65	(21,306.94)	26,085.59
Total Assets	1,963,554.59	1,907,035.01	56,519.58

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

	<u>Balance Aug 31, 2021</u>	<u>Balance Jul 31, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	915,250.17	923,999.42	(8,749.25)
Total Liabilities	915,250.17	923,999.42	(8,749.25)
Other Liabilities			
2001 - Prepaid Assessments	38,674.68	4,861.77	33,812.91
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
2025 - Clubhouse Rental Deposits	0.00	400.00	(400.00)
Total Other Liabilities	38,779.44	5,366.53	33,412.91
Reserve Fund Liabilities			
4016 - Fences/Walls	3,326.78	1,663.39	1,663.39
4017 - Siding	(1,775.00)	0.00	(1,775.00)
4020 - Paint/Stucco	2,278.62	1,139.31	1,139.31
4025 - Lighting	217.00	108.50	108.50
4027 - Tennis Courts	427.84	213.92	213.92
4029 - Clubhouse	9,298.11	9,298.11	0.00
4048 - Railing	194,297.82	193,453.59	844.23
4055 - Landscape Replacement	3,061.44	1,530.72	1,530.72
4056 - Termite Control	4,343.74	2,171.87	2,171.87
4057 - Tree Trimming	34,093.08	34,093.08	0.00
4058 - Paint	(3,026.50)	(2,313.25)	(713.25)
4065 - Roof Replacement	30,826.00	14,350.50	16,475.50
4067 - Structural	(4,370.00)	0.00	(4,370.00)
4068 - Buildings	766,527.19	755,347.44	11,179.75
4069 - Contingency Reserve	55,121.95	53,770.01	1,351.94

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

	<u>Balance Aug 31, 2021</u>	<u>Balance Jul 31, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4070 - Deck/Stain	(625.00)	(625.00)	0.00
4075 - Drives/Streets	110,529.99	108,265.99	2,264.00
4080 - Pool/Spa	(7,484.44)	(7,885.99)	401.55
4081 - Painting Wood/Trim	376,813.20	372,632.62	4,180.58
4082 - Painting Wrought Iron	25,628.72	25,141.46	487.26
4085 - Pool Area-Furniture	7,231.86	7,231.86	0.00
4095 - Fencing/Gates	264,046.20	262,403.29	1,642.91
4096 - Fencing/Wrought Iron	(8,927.00)	(8,927.00)	0.00
4124 - Contingency	1,098.60	549.30	549.30
4142 - Signs	250.38	125.19	125.19
4495 - Interest	443.86	217.83	226.03
Total Reserve Fund Liabilities	1,863,654.44	1,823,956.74	39,697.70
Repipe Fund Liabilities			
4123 - Repipe Expenses	(927,579.00)	(927,579.00)	0.00
Total Repipe Fund Liabilities	(927,579.00)	(927,579.00)	0.00
Total Liabilities	1,890,105.05	1,825,743.69	64,361.36

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

	<u>Balance Aug 31, 2021</u>	<u>Balance Jul 31, 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>1,375.11</u>	<u>9,216.89</u>	<u>(7,841.78)</u>
Total Liabilities and Owner Equity	<u><u>1,963,554.59</u></u>	<u><u>1,907,035.01</u></u>	<u><u>56,519.58</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Tue Aug 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	123,850.07	0.000%	06/01/2019	0	
1004 - City National Pr Mng-Operating City National Bank	****0755	Other	15,398.69	0.000%	01/01/2017	0	
		Total Operating Fund Assets:	139,248.76				
Reserve Fund Assets							
1105 - Union Bank-Reserve Acct Union Bank	****9111	Money Market	446,404.97	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	960,258.37	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:	1,805,663.34				
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:	1,959,041.60				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of August 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	3,326.78	0.00	3,326.78
4017 - Siding	0.00	(1,775.00)	0.00	0.00	(1,775.00)	(1,775.00)
4020 - Paint/Stucco	1,139.31	0.00	0.00	2,278.62	0.00	2,278.62
4025 - Lighting	108.50	0.00	0.00	217.00	0.00	217.00
4027 - Tennis Courts	213.92	0.00	0.00	427.84	0.00	427.84
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	1,688.46	0.00	194,297.82
4055 - Landscape Replacement	1,530.72	0.00	0.00	3,061.44	0.00	3,061.44
4056 - Termite Control	2,171.87	0.00	0.00	4,343.74	0.00	4,343.74
4057 - Tree Trimming	0.00	0.00	34,093.08	0.00	0.00	34,093.08
4058 - Paint	86.75	(800.00)	0.00	173.50	(3,200.00)	(3,026.50)
4065 - Roof Replacement	16,475.50	0.00	0.00	32,951.00	(2,125.00)	30,826.00
4067 - Structural	0.00	(4,370.00)	0.00	0.00	(4,370.00)	(4,370.00)
4068 - Buildings	11,179.75	0.00	744,167.69	22,359.50	0.00	766,527.19
4069 - Contingency Reserve	1,351.94	0.00	52,418.07	2,703.88	0.00	55,121.95
4070 - Deck/Stain	0.00	0.00	0.00	0.00	(625.00)	(625.00)
4075 - Drives/Streets	2,264.00	0.00	106,001.99	4,528.00	0.00	110,529.99
4080 - Pool/Spa	401.55	0.00	0.00	803.10	(8,287.54)	(7,484.44)
4081 - Painting Wood/Trim	4,180.58	0.00	368,452.04	8,361.16	0.00	376,813.20
4082 - Painting Wrought Iron	487.26	0.00	24,654.20	974.52	0.00	25,628.72
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	3,285.82	0.00	264,046.20
4096 - Fencing/Wrought Iron	0.00	0.00	0.00	0.00	(8,927.00)	(8,927.00)
4124 - Contingency	549.30	0.00	0.00	1,098.60	0.00	1,098.60
4142 - Signs	125.19	0.00	0.00	250.38	0.00	250.38
4495 - Interest	226.03	0.00	0.00	443.86	0.00	443.86
Total 4001 - Reserve Fund Liabilities	46,642.70	(6,945.00)	1,799,686.78	93,277.20	(29,309.54)	1,863,654.44
Report Total	46,642.70	(6,945.00)	1,799,686.78	93,277.20	(29,309.54)	1,863,654.44