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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **10/6/2021**
Re: **Modified Accrual Financial Statements - September 2021**

Operating Results:

The Association's year to date operating revenue for the period ending 09/30/2021 was \$327,272.18 with expenses of \$292,738.23 including Reserve allocations of \$140,560.49

Cash Balances:

Cash in the operating account totaled \$168,998.01
Cash in the reserve account MMA totaled \$1,314,596.80
Reserve investments totaled \$399,000.00

Total Due to Reserves from Operating is \$63,066.90

Expenses:

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

Administration:

6035 - Office & Postage is over budget due to August billbacks for \$574.95.
6071 - Website is over budget due to checked email for \$138.88.
6074 - Social is over budget due to deposit for holiday for \$137.50.

Landscape:

6410 - Landscape Extras are over budget due to replace drain covers, move drip line, add 6 5g bird paradise, infill planter for \$1,044.26.

Maintenance:

6515 - Lighting Extras are over budget due to light repairs for \$232.23.
6532 - Building Repairs are over budget due to reconstruction residential for \$3,702.71.
6545 - Plumbing Repairs are over budget due to hose bib, inspection services for \$1,695.00.
6577 - Pool & Spa Supplies are over budget due to 2x36 gal receptacles for \$1,320.80.
6580 - Pool/Spa Extras are over budget due to hanging sign for \$1,965.08.

Insurance:

6800 - Insurance is over budget due to September actual for \$5,118.24.

The Net Income for the month is \$33,158.84 and year to date, the Net Income is \$34,533.95
Total Operating Equity is \$106,608.38

Income Statement Summary

Sea Ridge Condominium Association

September 01, 2021 thru September 30, 2021

	Current Period			Year to Date (3 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	105,789.33	105,540.33	249.00	316,152.41	316,621.00	(468.59)	1,266,483.06
Total Income	105,789.33	105,540.33	249.00	316,152.41	316,621.00	(468.59)	1,266,483.06
Total Administration Expenses	9,298.72	17,772.43	(8,473.71)	26,779.84	53,317.28	(26,537.44)	213,269.10
Total Landscape	1,916.52	17,462.33	(15,545.81)	34,632.03	52,387.00	(17,754.97)	209,548.00
Total Maintenance	8,515.57	8,472.59	42.98	40,129.79	25,420.25	14,709.54	101,681.00
Total Property Protection	1,056.00	1,231.00	(175.00)	3,168.00	3,693.00	(525.00)	14,772.00
Total Utilities Expenses	(557.85)	9,123.25	(9,681.10)	15,985.23	27,369.77	(11,384.54)	109,479.08
Total Insurance Expenses	5,118.24	4,519.49	598.75	20,363.08	13,558.47	6,804.61	54,233.88
Total Taxes Expenses	0.00	541.66	(541.66)	0.00	1,625.00	(1,625.00)	6,500.00
Total Reserves	47,283.29	46,416.67	866.62	140,560.49	139,250.00	1,310.49	557,000.00
Total Expense	72,630.49	105,539.42	(32,908.93)	281,618.46	316,620.77	(35,002.31)	1,266,483.06
Net Income / (Loss)	33,158.84	0.91	33,157.93	34,533.95	0.23	34,533.72	0.00

Income Statement Report
Sea Ridge Condominium Association
September 01, 2021 thru September 30, 2021

	Current Period			Year to Date (3 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)	310,325.22	310,326.00	(0.78)	1,241,303.06	930,977.84
5031 - Interest Income-Reserve	866.62	0.00	866.62	1,310.48	0.00	1,310.48	0.00	(1,310.48)
5040 - Late Fees	381.42	416.67	(35.25)	1,468.03	1,250.00	218.03	5,000.00	3,531.97
5042 - Late Interest	19.55	83.33	(63.78)	91.23	250.00	(158.77)	1,000.00	908.77
5051 - Clubhouse Rental Fees	0.00	400.00	(400.00)	200.00	1,200.00	(1,000.00)	4,800.00	4,600.00
5053 - Delinquent Letter Fees	200.00	133.33	66.67	300.00	400.00	(100.00)	1,600.00	1,300.00
5060 - Gate/Pool Keys/Remotes	0.00	25.00	(25.00)	100.00	75.00	25.00	300.00	200.00
5063 - Parking	880.00	1,040.00	(160.00)	1,900.00	3,120.00	(1,220.00)	12,480.00	10,580.00
5110 - Fines/Violations	0.00	0.00	0.00	457.45	0.00	457.45	0.00	(457.45)
Total Income	105,789.33	105,540.33	249.00	316,152.41	316,621.00	(468.59)	1,266,483.06	950,330.65
Total Sea Ridge Condominium Income	105,789.33	105,540.33	249.00	316,152.41	316,621.00	(468.59)	1,266,483.06	950,330.65
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00	1,200.00
6015 - Reserve Study	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00	750.00
6026 - Keys/Transmitters/Tags	454.63	0.00	454.63	659.95	0.00	659.95	0.00	(659.95)
6035 - Office & Postage	574.95	375.00	199.95	1,753.98	1,125.00	628.98	4,500.00	2,746.02
6040 - Management Services	3,472.88	3,472.88	0.00	10,418.64	10,418.63	0.01	41,674.50	31,255.86
6041 - Management-Additional	0.00	58.33	(58.33)	0.00	175.00	(175.00)	700.00	700.00
6045 - Records Storage	0.00	141.44	(141.44)	0.00	424.32	(424.32)	1,697.28	1,697.28
6054 - Collection Fees	0.00	97.00	(97.00)	1,194.73	291.00	903.73	1,164.00	(30.73)
6055 - Attorney Fees	0.00	666.67	(666.67)	178.00	2,000.00	(1,822.00)	8,000.00	7,822.00
6071 - Website	138.88	50.00	88.88	138.88	150.00	(11.12)	600.00	461.12
6074 - Social	137.50	37.50	100.00	137.50	112.50	25.00	450.00	312.50
6077 - Bad Debt/Write Off	547.70	0.00	547.70	547.70	0.00	547.70	0.00	(547.70)

Income Statement Report
Sea Ridge Condominium Association
September 01, 2021 thru September 30, 2021

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administration Expenses								
6080 - Loan Payment	3,972.18	12,711.11	(8,738.93)	11,750.46	38,133.33	(26,382.87)	152,533.32	140,782.86
Total Administration Expenses	9,298.72	17,772.43	(8,473.71)	26,779.84	53,317.28	(26,537.44)	213,269.10	186,489.26
Landscape								
6405 - Landscape Contract	0.00	15,429.00	(15,429.00)	30,858.00	46,287.00	(15,429.00)	185,148.00	154,290.00
6410 - Landscape Extras	1,044.26	500.00	544.26	1,044.26	1,500.00	(455.74)	6,000.00	4,955.74
6420 - Irrigation Repairs	0.00	666.67	(666.67)	1,651.14	2,000.00	(348.86)	8,000.00	6,348.86
6421 - Backflow	0.00	33.33	(33.33)	0.00	100.00	(100.00)	400.00	400.00
6422 - Plant Material	872.26	0.00	872.26	1,078.63	0.00	1,078.63	0.00	(1,078.63)
6425 - Tree Maintenance	0.00	833.33	(833.33)	0.00	2,500.00	(2,500.00)	10,000.00	10,000.00
Total Landscape	1,916.52	17,462.33	(15,545.81)	34,632.03	52,387.00	(17,754.97)	209,548.00	174,915.97
Maintenance								
6510 - Lighting Maintenance	262.00	208.33	53.67	1,169.85	625.00	544.85	2,500.00	1,330.15
6515 - Lighting Extras	232.23	83.33	148.90	8,603.54	250.00	8,353.54	1,000.00	(7,603.54)
6525 - Lighting Supplies	0.00	75.00	(75.00)	0.00	225.00	(225.00)	900.00	900.00
6530 - Tennis Court Maintenance	50.00	0.00	50.00	2,225.00	0.00	2,225.00	0.00	(2,225.00)
6531 - Tennis Court Repair	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00	600.00
6532 - Building Repairs	3,702.71	416.67	3,286.04	10,180.71	1,250.00	8,930.71	5,000.00	(5,180.71)
6533 - Handyman Expense	0.00	375.00	(375.00)	62.00	1,125.00	(1,063.00)	4,500.00	4,438.00
6545 - Plumbing Repairs	1,695.00	416.67	1,278.33	3,940.00	1,250.00	2,690.00	5,000.00	1,060.00
6546 - Sewerline Maintenance	0.00	833.33	(833.33)	225.00	2,500.00	(2,275.00)	10,000.00	9,775.00
6547 - Water Damage	0.00	2,082.50	(2,082.50)	1,663.69	6,250.00	(4,586.31)	25,000.00	23,336.31
6548 - Roof Repairs	0.00	1,666.67	(1,666.67)	0.00	5,000.00	(5,000.00)	20,000.00	20,000.00
6550 - Janitorial Service	0.00	396.50	(396.50)	1,122.72	1,189.50	(66.78)	4,758.00	3,635.28
6551 - Janitorial Supplies	0.00	75.00	(75.00)	19.33	225.00	(205.67)	900.00	880.67
6552 - Janitorial Extras	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00	500.00
6555 - Pest Control	537.75	537.75	0.00	1,708.25	1,613.25	95.00	6,453.00	4,744.75

Income Statement Report
Sea Ridge Condominium Association
September 01, 2021 thru September 30, 2021

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6560 - Pest Control Extras	0.00	300.00	(300.00)	0.00	900.00	(900.00)	3,600.00	3,600.00
6565 - Termite Treatment	0.00	208.33	(208.33)	0.00	625.00	(625.00)	2,500.00	2,500.00
6570 - Pool/Spa Service	520.00	435.00	85.00	1,810.00	1,305.00	505.00	5,220.00	3,410.00
6575 - Pool/Spa Repairs	0.00	125.00	(125.00)	633.65	375.00	258.65	1,500.00	866.35
6577 - Pool & Spa Supplies	1,320.80	41.67	1,279.13	2,320.80	125.00	2,195.80	500.00	(1,820.80)
6579 - Pool & Spa Inspections	0.00	12.50	(12.50)	0.00	37.50	(37.50)	150.00	150.00
6580 - Pool/Spa Extras	195.08	41.67	153.41	4,089.68	125.00	3,964.68	500.00	(3,589.68)
6623 - Lock & Keys	0.00	50.00	(50.00)	355.57	150.00	205.57	600.00	244.43
Total Maintenance	8,515.57	8,472.59	42.98	40,129.79	25,420.25	14,709.54	101,681.00	61,551.21
Property Protection								
6526 - Fire Extinguishers	0.00	75.00	(75.00)	0.00	225.00	(225.00)	900.00	900.00
6621 - Patrol Services	1,056.00	1,056.00	0.00	3,168.00	3,168.00	0.00	12,672.00	9,504.00
6622 - Clubhouse & Pool Security	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00	1,200.00
Total Property Protection	1,056.00	1,231.00	(175.00)	3,168.00	3,693.00	(525.00)	14,772.00	11,604.00
Utilities Expenses								
6700 - Sewer/Water	(2,931.87)	2,239.59	(5,171.46)	12,460.69	6,718.77	5,741.92	26,875.08	14,414.39
6701 - Reclaimed Irrigation	0.00	4,050.33	(4,050.33)	0.00	12,151.00	(12,151.00)	48,604.00	48,604.00
6705 - Electric	2,134.66	2,000.00	134.66	3,274.99	6,000.00	(2,725.01)	24,000.00	20,725.01
6710 - Gas	239.36	833.33	(593.97)	249.55	2,500.00	(2,250.45)	10,000.00	9,750.45
Total Utilities Expenses	(557.85)	9,123.25	(9,681.10)	15,985.23	27,369.77	(11,384.54)	109,479.08	93,493.85
Insurance Expenses								
6800 - Insurance Master Policy	5,118.24	4,438.24	680.00	20,363.08	13,314.72	7,048.36	53,258.88	32,895.80
6825 - Workers Compensation	0.00	81.25	(81.25)	0.00	243.75	(243.75)	975.00	975.00
Total Insurance Expenses	5,118.24	4,519.49	598.75	20,363.08	13,558.47	6,804.61	54,233.88	33,870.80
Taxes Expenses								
6850 - Federal Taxes	0.00	333.33	(333.33)	0.00	1,000.00	(1,000.00)	4,000.00	4,000.00

Income Statement Report
Sea Ridge Condominium Association
September 01, 2021 thru September 30, 2021

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Taxes Expenses								
6860 - State Income Tax	0.00	208.33	(208.33)	0.00	625.00	(625.00)	2,500.00	2,500.00
Total Taxes Expenses	0.00	541.66	(541.66)	0.00	1,625.00	(1,625.00)	6,500.00	6,500.00
Reserves								
9000 - Reserves	46,416.67	46,416.67	0.00	139,250.01	139,250.00	0.01	557,000.00	417,749.99
9495 - Interest	866.62	0.00	866.62	1,310.48	0.00	1,310.48	0.00	(1,310.48)
Total Reserves	47,283.29	46,416.67	866.62	140,560.49	139,250.00	1,310.49	557,000.00	416,439.51
Total Sea Ridge Condominium Expense	72,630.49	105,539.42	(32,908.93)	281,618.46	316,620.77	(35,002.31)	1,266,483.06	984,864.60
Total Sea Ridge Condominium Income / (Loss)	33,158.84	0.91	33,157.93	34,533.95	0.23	34,533.72	0.00	(34,533.95)
Total Association Net Income / (Loss)	33,158.84	0.91	33,157.93	34,533.95	0.23	34,533.72	0.00	(34,533.95)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of September 30, 2021

Account Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Full Year	Total
	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual	Budget
Income														
5010 - Regular Assessments	103,442	103,442	103,442										310,325	1,241,303
5031 - Interest Income-Reserve	218	226	867										1,310	0
5040 - Late Fees	429	658	381										1,468	5,000
5042 - Late Interest	29	43	20										91	1,000
5051 - Clubhouse Rental Fees	200	0	0										200	4,800
5053 - Delinquent Letter Fees	0	100	200										300	1,600
5060 - Gate/Pool Keys/Remotes	0	100	0										100	300
5063 - Parking	840	180	880										1,900	12,480
5110 - Fines/Violations	457	0	0										457	0
Total Income	105,615	104,748	105,789	0	0	0	0	0	0	0	0	0	316,152	1,266,483
Total Income	105,615	104,748	105,789	0	0	0	0	0	0	0	0	0	316,152	1,266,483
Administration Expenses														
6010 - Audit	0	0	0										0	1,200
6015 - Reserve Study	0	0	0										0	750
6026 - Keys/Transmitters/Tags	0	205	455										660	0
6035 - Office & Postage	821	358	575										1,754	4,500
6040 - Management Services	3,473	3,473	3,473										10,419	41,675
6041 - Management-Additional	0	0	0										0	700
6045 - Records Storage	0	0	0										0	1,697
6054 - Collection Fees	0	1,195	0										1,195	1,164
6055 - Attorney Fees	0	178	0										178	8,000
6071 - Website	0	0	139										139	600
6074 - Social	0	0	138										138	450
6077 - Bad Debt/Write Off	0	0	548										548	0
6080 - Loan Payment	3,816	3,962	3,972										11,750	152,533
Total Administration Expenses	8,110	9,371	9,299	0	0	0	0	0	0	0	0	0	26,780	213,269
Landscape														
6405 - Landscape Contract	15,429	15,429	0										30,858	185,148
6410 - Landscape Extras	0	0	1,044										1,044	6,000
6420 - Irrigation Repairs	1,177	474	0										1,651	8,000

Income and Expense Trend Report

Sea Ridge Condominium Association

As of September 30, 2021

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Budget	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Actual	Total Budget
Landscape														
6421 - Backflow	0	0	0										0	400
6422 - Plant Material	206	0	872										1,079	0
6425 - Tree Maintenance	0	0	0										0	10,000
Total Landscape	16,812	15,903	1,917	0	0	0	0	0	0	0	0	0	34,632	209,548
Maintenance														
6510 - Lighting Maintenance	0	908	262										1,170	2,500
6515 - Lighting Extras	0	8,371	232										8,604	1,000
6525 - Lighting Supplies	0	0	0										0	900
6530 - Tennis Court Maintenance	50	2,125	50										2,225	0
6531 - Tennis Court Repair	0	0	0										0	600
6532 - Building Repairs	388	6,090	3,703										10,181	5,000
6533 - Handyman Expense	0	62	0										62	4,500
6545 - Plumbing Repairs	0	2,245	1,695										3,940	5,000
6546 - Sewerline Maintenance	225	0	0										225	10,000
6547 - Water Damage	1,664	0	0										1,664	25,000
6548 - Roof Repairs	0	0	0										0	20,000
6550 - Janitorial Service	562	561	0										1,123	4,758
6551 - Janitorial Supplies	9	10	0										19	900
6552 - Janitorial Extras	0	0	0										0	500
6555 - Pest Control	633	538	538										1,708	6,453
6560 - Pest Control Extras	0	0	0										0	3,600
6565 - Termite Treatment	0	0	0										0	2,500
6570 - Pool/Spa Service	520	770	520										1,810	5,220
6575 - Pool/Spa Repairs	0	634	0										634	1,500
6577 - Pool & Spa Supplies	1,000	0	1,321										2,321	500
6579 - Pool & Spa Inspections	0	0	0										0	150
6580 - Pool/Spa Extras	0	3,895	195										4,090	500
6623 - Lock & Keys	0	356	0										356	600
Total Maintenance	5,050	26,564	8,516	0	0	0	0	0	0	0	0	0	40,130	101,681

Income and Expense Trend Report

Sea Ridge Condominium Association

As of September 30, 2021

Account Description	Jul Actual	Aug Actual	Sep Actual	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														
6526 - Fire Extinguishers	0	0	0										0	900
6621 - Patrol Services	1,056	1,056	1,056										3,168	12,672
6622 - Clubhouse & Pool Security	0	0	0										0	1,200
Total Property Protection	1,056	1,056	1,056	0	0	0	0	0	0	0	0	0	3,168	14,772
Utilities Expenses														
6700 - Sewer/Water	14,247	1,146	(2,932)										12,461	26,875
6701 - Reclaimed Irrigation	0	0	0										0	48,604
6705 - Electric	0	1,140	2,135										3,275	24,000
6710 - Gas	5	5	239										250	10,000
Total Utilities Expenses	14,252	2,291	(558)	0	0	0	0	0	0	0	0	0	15,985	109,479
Insurance Expenses														
6800 - Insurance Master Policy	4,483	10,762	5,118										20,363	53,259
6825 - Workers Compensation	0	0	0										0	975
Total Insurance Expenses	4,483	10,762	5,118	0	0	0	0	0	0	0	0	0	20,363	54,234
Taxes Expenses														
6850 - Federal Taxes	0	0	0										0	4,000
6860 - State Income Tax	0	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	46,417										139,250	557,000
9495 - Interest	218	226	867										1,310	0
Total Reserves	46,635	46,643	47,283	0	0	0	0	0	0	0	0	0	140,560	557,000
Total Expense	96,398	112,590	72,630	0	0	0	0	0	0	0	0	0	281,618	1,266,483
Association Summary	9,217	(7,842)	33,159	0	0	0	0	0	0	0	0	0	34,534	0

Check Disbursement Report Sea Ridge Condominium Association

Wed Sep 01, 2021 thru Thu Sep 30, 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: 00100018 Check Date: 09/29/2021 Check Amount: 125.00					
	364 - 4120-88 - Repipe Reserve Expenditure	09/29/2021		Job# INH-4660---3357	125.00
Total for CalWest Bank- Repipe Account					125.00
Union Bank- Operating					
Nordic Security Services - Dansk Enterprises, Inc., Newport Beach, CA 92663 - (714) 751-0347					
Check Number: 00100815 Check Date: 09/01/2021 Check Amount: 1,056.00					
	364 - 6621 - Patrol Services	09/01/2021		SEP 2021	1,056.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100816 Check Date: 09/01/2021 Check Amount: 374.27					
	364 - 6410 - Landscape Extras	09/01/2021	replace Flat drain covers to atrium bel	replace Flat drain c	168.36
	364 - 6410 - Landscape Extras	09/01/2021	, This is to infill planter	, This is to infill	205.91
Tony's Locksmith & Safe Service - 429 Ave. De La Estrella, San Clemente, CA 92672 - (949) 492-5700					
Check Number: 00100817 Check Date: 09/01/2021 Check Amount: 225.00					
	364 - 6026 - Keys/Transmitters/Tags	09/01/2021		clean, lubricate and	225.00
Saddleback Sports - 22051 Midcrest, Lake Forest, CA 92630 - (949) 581-1890					
Check Number: 00100818 Check Date: 09/02/2021 Check Amount: 50.00					
	364 - 6530 - Tennis Court Maintenance	09/02/2021		Aug 2021	50.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100819 Check Date: 09/07/2021 Check Amount: 1,292.25					
	364 - 6410 - Landscape Extras	09/07/2021	This is to add 6-5g bird paradise insid	This is to add 6-5g	419.99
	364 - 6422 - Plant Material	09/07/2021		To add plant materia	872.26
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100820 Check Date: 09/07/2021 Check Amount: 520.00					
	364 - 6570 - Pool/Spa Service	09/07/2021		Sep 2021	520.00
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
Check Number: 00100821 Check Date: 09/08/2021 Check Amount: 2,134.66					
	364 - 6705 - Electric	09/08/2021	Act# 0010372314323	7/16-8/13	2,134.66
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
Check Number: 00100822 Check Date: 09/09/2021 Check Amount: 161.00					
	364 - 6555 - Pest Control	09/09/2021		General Pest	161.00
Comet Lighting & Electric, Inc - 717 S State College Blvd Suite E, Fullerton, CA 92831 - (714) 773-1859					
Check Number: 00100823 Check Date: 09/09/2021 Check Amount: 137.50					
	364 - 6074 - Social	09/09/2021		Deposit for Holiday	137.50

Check Disbursement Report

Sea Ridge Condominium Association

Wed Sep 01, 2021 thru Thu Sep 30, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Operating					
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00100824	Check Date: 09/09/2021	Check Amount: 3,472.88		
	364 - 6040 - Management Services	09/09/2021	MANAGEMENT SERVICES - SEPT	Fee for 09/2021	3,472.88
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00100825	Check Date: 09/10/2021	Check Amount: 239.36		
	364 - 6710 - Gas	09/10/2021	Act# 12370907003	7/27-8/25	239.36
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00100826	Check Date: 09/13/2021	Check Amount: 8,187.90		
	364 - 6700 - Sewer/Water	09/13/2021	Act# 3-3264.300	7/19-08/19	3,548.95
	364 - 6700 - Sewer/Water	09/13/2021	Act# 3-3269.300	7/19-08/19	4,638.95
ABM Electrical & Lighting Solutions, Inc. - ABM Industries Inc, Los Angeles, CA 90074 - (949) 888-2340					
	Check Number: 00100827	Check Date: 09/13/2021	Check Amount: 232.23		
	364 - 6515 - Lighting Extras	09/13/2021	Light repairs	Lights repair	232.23
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest, CA 92630 - (949) 306-3930					
	Check Number: 00100828	Check Date: 09/15/2021	Check Amount: 1,200.00		
	364 - 6545 - Plumbing Repairs	09/15/2021		Plumbing Services	1,200.00
DryMaster/Dimar Enterprises Inc - DryMaster/Dimar Enterprises Inc, Mission Viejo, CA 92691 - (949) 492-1100					
	Check Number: 00100829	Check Date: 09/17/2021	Check Amount: 3,702.71		
	364 - 6532 - Building Repairs	09/17/2021		Reconstruction Resid	3,702.71
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00100830	Check Date: 09/17/2021	Check Amount: 376.75		
	364 - 6555 - Pest Control	09/17/2021		Rodent	376.75
Frank R. Cesare - 24686 Seacall Way, Dana Point, CA 92629					
	Check Number: 00100831	Check Date: 09/17/2021	Check Amount: 1,320.80		
	364 - 6577 - Pool & Spa Supplies	09/17/2021		Reimbursement for ne	1,320.80
Tony's Locksmith & Safe Service - 429 Ave. De La Estrella, San Clemente, CA 92672 - (949) 492-5700					
	Check Number: 00100832	Check Date: 09/17/2021	Check Amount: 229.63		
	364 - 6026 - Keys/Transmitters/Tags	09/17/2021		Schlage club house D	229.63
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00100833	Check Date: 09/17/2021	Check Amount: 195.08		
	364 - 6580 - Pool/Spa Extras	09/17/2021	Chemical Storage Area	Technician hung sign	195.08
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00100834	Check Date: 09/21/2021	Check Amount: 574.95		
	364 - 6035 - Office & Postage	09/21/2021	BILL BACK AUG 2021	BILL BACK AUG 2021	574.95

Check Disbursement Report Sea Ridge Condominium Association

Wed Sep 01, 2021 thru Thu Sep 30, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Union Bank- Operating</u>					
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
Check Number: 00100835 Check Date: 09/22/2021 Check Amount: 250.00					
	364 - 6545 - Plumbing Repairs	09/22/2021		Hose Bib	250.00
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
Check Number: 00100836 Check Date: 09/23/2021 Check Amount: 195.00					
	364 - 6545 - Plumbing Repairs	09/23/2021		Plumbing Inspection	195.00
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
Check Number: 00100837 Check Date: 09/27/2021 Check Amount: 54,317.64					
	364 - 1105 - Union Bank-Reserve Acct ***9111	09/27/2021		Sept Allocation	54,317.64
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
Check Number: 00100838 Check Date: 09/28/2021 Check Amount: 5,118.24					
	364 - 6800 - Insurance Master Policy	09/28/2021		F003665848-001-00001	5,118.24
ABM Electrical & Lighting Solutions, Inc. - ABM Industries Inc, Los Angeles, CA 90074 - (949) 888-2340					
Check Number: 00100839 Check Date: 09/28/2021 Check Amount: 262.00					
	364 - 6510 - Lighting Maintenance	09/28/2021		MAINTENANCE BILLING	262.00
Denise Erkeneff - 33566 Seawind Ct. , Dana Point , CA 92629					
Check Number: 00100840 Check Date: 09/28/2021 Check Amount: 50.00					
	364 - 6545 - Plumbing Repairs	09/28/2021		Reimbursement for Re	50.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100841 Check Date: 09/30/2021 Check Amount: 250.00					
	364 - 6410 - Landscape Extras	09/30/2021	move the drip line by the side of the h	move the drip line b	250.00
Jeanette Jaramillo (independent Contract - 1732 Fifth Ave #1, San Diego , CA 92101 - (760) 622-6434					
Check Number: 00100842 Check Date: 09/30/2021 Check Amount: 138.88					
	364 - 6071 - Website	09/30/2021		Checked email.	138.88
Total for Union Bank- Operating					86,264.73

Union Bank- Reserve

Thierry J. Hermant - c/o Seabreeze Mgmt., Aliso Viejo, CA 92656					
Check Number: 00100247 Check Date: 06/22/2021 Check Amount: (400.00)					
	364 - 4058-88 - Paint-Expenditures	06/22/2021	*VOID* reimb painting for repipe	reimb painting for r	(400.00)
Alan Smith Pool Plastering, Inc. - ASPP, Inc., Orange, CA 92867 - (714) 628-9494					
Check Number: 00100269 Check Date: 09/01/2021 Check Amount: 87,492.00					
	364 - 4080-88 - Pool/Spa-Expenditures	09/01/2021		Progress billing at	87,492.00

Check Disbursement Report Sea Ridge Condominium Association

Wed Sep 01, 2021 thru Thu Sep 30, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Union Bank- Reserve					
John J. Costello - 24476 Moonfire Dr, Dana Point, CA 92629					
	Check Number: 00100270	Check Date: 09/01/2021	Check Amount: 649.30		
	364 - 4124-88 - Contingency-Expenditure	09/01/2021		Dry-rot repairs	649.30
Alan Smith Pool Plastering, Inc. - ASPP, Inc., Orange, CA 92867 - (714) 628-9494					
	Check Number: 00100271	Check Date: 09/01/2021	Check Amount: 28,084.73		
	364 - 4080-88 - Pool/Spa-Expenditures	09/01/2021		Prepare pool and spa	28,084.73
Thierry J. Hermant - c/o Seabreeze Mgmt., Aliso Viejo, CA 92656					
	Check Number: 00100272	Check Date: 09/24/2021	Check Amount: 400.00		
	364 - 4058-88 - Paint-Expenditures	09/24/2021	reimb painting for repipe	reimb painting for r	400.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
	Check Number: 00100273	Check Date: 09/29/2021	Check Amount: 18,048.00		
	364 - 4117-88 - Sewer Lines-Expenditure	09/29/2021		Performed community	18,048.00
				Total for Union Bank- Reserve	134,274.03
				Total for Sea Ridge Condominium	220,663.76

Balance Sheet Report
Sea Ridge Condominium Association
As of September 30, 2021

	<u>Balance Sep 30, 2021</u>	<u>Balance Aug 31, 2021</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Union Bank - Operating Acct	153,599.32	123,850.07	29,749.25
1004 - City National Pr Mng-Operating ***0755	15,398.69	15,398.69	0.00
1090 - Due (To)/From Reserves	(63,066.90)	(58,256.76)	(4,810.14)
Total Operating Fund Assets	105,931.11	80,992.00	24,939.11
Reserve Fund Assets			
1105 - Union Bank-Reserve Acct ***9111	353,742.84	446,404.97	(92,662.13)
1120 - Merrill Lynch MM	961,119.62	960,258.37	861.25
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	63,066.90	58,256.76	4,810.14
Total Reserve Fund Assets	1,776,663.70	1,863,654.44	(86,990.74)
Re-pipe Fund Assets			
1110 - CalWest Bank Reserve	14,004.50	14,129.50	(125.00)
Total Re-pipe Fund Assets	14,004.50	14,129.50	(125.00)
Account Receivables			
1280 - Accounts Receivable	2,853.85	4,778.65	(1,924.80)
Total Account Receivables	2,853.85	4,778.65	(1,924.80)
Total Assets	1,899,453.16	1,963,554.59	(64,101.43)

Balance Sheet Report
Sea Ridge Condominium Association
As of September 30, 2021

	<u>Balance Sep 30, 2021</u>	<u>Balance Aug 31, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	906,511.24	915,250.17	(8,738.93)
Total Liabilities	906,511.24	915,250.17	(8,738.93)
Other Liabilities			
2001 - Prepaid Assessments	37,269.08	38,674.68	(1,405.60)
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
Total Other Liabilities	37,373.84	38,779.44	(1,405.60)
Reserve Fund Liabilities			
4016 - Fences/Walls	4,990.17	3,326.78	1,663.39
4017 - Siding	(1,775.00)	(1,775.00)	0.00
4020 - Paint/Stucco	3,417.93	2,278.62	1,139.31
4025 - Lighting	325.50	217.00	108.50
4027 - Tennis Courts	641.76	427.84	213.92
4029 - Clubhouse	9,298.11	9,298.11	0.00
4048 - Railing	195,142.05	194,297.82	844.23
4055 - Landscape Replacement	4,592.16	3,061.44	1,530.72
4056 - Termite Control	6,515.61	4,343.74	2,171.87
4057 - Tree Trimming	34,093.08	34,093.08	0.00
4058 - Paint	(2,939.75)	(3,026.50)	86.75
4065 - Roof Replacement	47,301.50	30,826.00	16,475.50
4067 - Structural	(4,370.00)	(4,370.00)	0.00
4068 - Buildings	777,706.94	766,527.19	11,179.75
4069 - Contingency Reserve	56,473.89	55,121.95	1,351.94
4070 - Deck/Stain	(625.00)	(625.00)	0.00

Balance Sheet Report
Sea Ridge Condominium Association
As of September 30, 2021

	<u>Balance Sep 30, 2021</u>	<u>Balance Aug 31, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4075 - Drives/Streets	112,793.99	110,529.99	2,264.00
4080 - Pool/Spa	(122,659.62)	(7,484.44)	(115,175.18)
4081 - Painting Wood/Trim	380,993.78	376,813.20	4,180.58
4082 - Painting Wrought Iron	26,115.98	25,628.72	487.26
4085 - Pool Area-Furniture	7,231.86	7,231.86	0.00
4095 - Fencing/Gates	265,689.11	264,046.20	1,642.91
4096 - Fencing/Wrought Iron	(8,927.00)	(8,927.00)	0.00
4117 - Sewer Lines	(18,048.00)	0.00	(18,048.00)
4124 - Contingency	998.60	1,098.60	(100.00)
4142 - Signs	375.57	250.38	125.19
4495 - Interest	1,310.48	443.86	866.62
Total Reserve Fund Liabilities	1,776,663.70	1,863,654.44	(86,990.74)
Repipe Fund Liabilities			
4123 - Repipe Expenses	(927,704.00)	(927,579.00)	(125.00)
Total Repipe Fund Liabilities	(927,704.00)	(927,579.00)	(125.00)
Total Liabilities	1,792,844.78	1,890,105.05	(97,260.27)

Balance Sheet Report
Sea Ridge Condominium Association
As of September 30, 2021

	<u>Balance Sep 30, 2021</u>	<u>Balance Aug 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>34,533.95</u>	<u>1,375.11</u>	<u>33,158.84</u>
Total Liabilities and Owner Equity	<u><u>1,899,453.16</u></u>	<u><u>1,963,554.59</u></u>	<u><u>(64,101.43)</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Thu Sep 30, 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	153,599.32	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:			168,998.01				
Reserve Fund Assets							
1105 - Union Bank-Reserve Acct Union Bank	****9111	Money Market	353,742.84	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	961,119.62	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:			1,713,862.46				
Re-pipe Fund Assets							
1110 - CalWest Bank Reserve Cal West Bank	****1742	Other	14,004.50	0.000%	03/01/2020	0	
Total Re-pipe Fund Assets:			14,004.50				
Total Sea Ridge Condominium:			1,896,864.97				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of September 30, 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	4,990.17	0.00	4,990.17
4017 - Siding	0.00	0.00	0.00	0.00	(1,775.00)	(1,775.00)
4020 - Paint/Stucco	1,139.31	0.00	0.00	3,417.93	0.00	3,417.93
4025 - Lighting	108.50	0.00	0.00	325.50	0.00	325.50
4027 - Tennis Courts	213.92	0.00	0.00	641.76	0.00	641.76
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	2,532.69	0.00	195,142.05
4055 - Landscape Replacement	1,530.72	0.00	0.00	4,592.16	0.00	4,592.16
4056 - Termite Control	2,171.87	0.00	0.00	6,515.61	0.00	6,515.61
4057 - Tree Trimming	0.00	0.00	34,093.08	0.00	0.00	34,093.08
4058 - Paint	86.75	0.00	0.00	260.25	(3,200.00)	(2,939.75)
4065 - Roof Replacement	16,475.50	0.00	0.00	49,426.50	(2,125.00)	47,301.50
4067 - Structural	0.00	0.00	0.00	0.00	(4,370.00)	(4,370.00)
4068 - Buildings	11,179.75	0.00	744,167.69	33,539.25	0.00	777,706.94
4069 - Contingency Reserve	1,351.94	0.00	52,418.07	4,055.82	0.00	56,473.89
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	6,792.00	0.00	112,793.99
4080 - Pool/Spa	401.55	(115,576.73)	0.00	1,204.65	(123,864.27)	(122,659.62)
4081 - Painting Wood/Trim	4,180.58	0.00	368,452.04	12,541.74	0.00	380,993.78
4082 - Painting Wrought Iron	487.26	0.00	24,654.20	1,461.78	0.00	26,115.98
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	4,928.73	0.00	265,689.11
4096 - Fencing/Wrought Iron	0.00	0.00	0.00	0.00	(8,927.00)	(8,927.00)
4117 - Sewer Lines	0.00	(18,048.00)	0.00	0.00	(18,048.00)	(18,048.00)
4124 - Contingency	549.30	(649.30)	0.00	1,647.90	(649.30)	998.60
4142 - Signs	125.19	0.00	0.00	375.57	0.00	375.57
4495 - Interest	866.62	0.00	0.00	1,310.48	0.00	1,310.48
Total 4001 - Reserve Fund Liabilities	47,283.29	(134,274.03)	1,799,686.78	140,560.49	(163,583.57)	1,776,663.70
Report Total	47,283.29	(134,274.03)	1,799,686.78	140,560.49	(163,583.57)	1,776,663.70