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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **10/6/2022**
Re: **Modified Accrual Financial Statements - September 2022**

Operating Results:

The Association's year to date operating revenue for the period ending 09/30/2022 was \$364,228.59 with expenses of \$305,055.89 including Reserve allocations of \$149,063.08

Cash Balances:

Cash in the operating account totaled \$95,697.15
Cash in the reserve account MMA totaled \$1,924,426.91

Total Due to Reserves from Operating is \$63,699.59

Expenses:

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

Administration:

6026 - Keys/Transmitters/Tags are over budget due to key service for \$180.25.
6053 - Delinquent Letter Charges are over budget due to billbacks for September for \$100.00.

Landscape:

6420 - Irrigation Repairs are over budget due to multiple irrigation repairs for \$2,113.30.

Maintenance:

6546 - Sewer Line Maintenance is over budget due to camera & reconstruction services for \$2,835.00.
6551 - Janitorial Supplies are over budget due to monthly supplies for \$636.14.
6555 - Pest Control is over budget due to removed & disposed bee, rodent control & monthly service for \$1,215.75.
6560 - Pest Control Extras are over budget due to bee man service for \$340.00.
6570 - Pool/Spa Service is over budget due to September service for \$520.00.
6575 - Pool/Spa Repairs are over budget due to pool technician repairs for \$540.00.
6577 - Pool/Spa Supplies are over budget due to September service for \$720.08.

Utilities:

6701 - Water-Reclaimed Irrigation is over budget due to 07/19-09/15 service for \$14,739.41.
6702 - Water-Pool/Clubhouse are over budget due to 08/04-09/01 service for \$380.51

Taxes:

6860 - State Taxes are over budget due to 6/30/22 taxes for \$767.18 where \$349.50 duplicated refunded in October.

The Net Income for the month is \$33,449.25 and year to date, the Net Income is \$59,172.70

Total Operating Equity is \$134,610.36

Income Statement Summary

Sea Ridge Condominium Association

September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (3 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	125,413.51	119,915.17	5,498.34	364,228.59	359,746.50	4,482.09	1,438,985.00
Total Income	125,413.51	119,915.17	5,498.34	364,228.59	359,746.50	4,482.09	1,438,985.00
Total Administration Expenses	7,823.44	10,428.32	(2,604.88)	31,692.52	31,285.00	407.52	125,140.00
Total Landscape	1,133.30	18,497.08	(17,363.78)	14,173.54	55,491.25	(41,317.71)	221,965.00
Total Maintenance	10,129.33	19,522.84	(9,393.51)	38,520.10	58,569.50	(20,049.40)	234,278.00
Total Property Protection	1,254.25	1,304.33	(50.08)	3,762.75	3,913.00	(150.25)	15,652.00
Total Utilities Expenses	25,887.18	15,583.33	10,303.85	71,046.30	46,750.00	24,296.30	187,000.00
Total Insurance Expenses	(5,137.58)	5,041.67	(10,179.25)	(3,969.58)	15,125.00	(19,094.58)	60,500.00
Total Taxes Expenses	767.18	270.84	496.34	767.18	812.50	(45.32)	3,250.00
Total Reserves	50,107.16	49,266.67	840.49	149,063.08	147,800.00	1,263.08	591,200.00
Total Expense	91,964.26	119,915.08	(27,950.82)	305,055.89	359,746.25	(54,690.36)	1,438,985.00
Net Income / (Loss)	33,449.25	0.09	33,449.16	59,172.70	0.25	59,172.45	0.00

Income Statement Report
Sea Ridge Condominium Association
September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
5010 - Regular Assessments	110,485.96	110,486.00	(0.04)	331,457.88	331,459.00	(1.12)	1,325,835.00	994,377.12
5023 - Bank Return Check/Nsf Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
5031 - Interest Income-Reserve	1,107.16	266.67	840.49	2,063.08	800.00	1,263.08	3,200.00	1,136.92
5040 - Late Fees	329.92	375.00	(45.08)	1,255.56	1,125.00	130.56	4,500.00	3,244.44
5042 - Late Interest	18.17	83.33	(65.16)	52.62	250.00	(197.38)	1,000.00	947.38
5051 - Clubhouse Rental Fees	200.00	250.00	(50.00)	400.00	750.00	(350.00)	3,000.00	2,600.00
5053 - Delinquent Letter Fees	0.00	50.00	(50.00)	200.00	150.00	50.00	600.00	400.00
5060 - Gate/Pool Keys/Remotes	190.00	12.50	177.50	440.00	37.50	402.50	150.00	(290.00)
5063 - Parking	(200.00)	1,100.00	(1,300.00)	1,560.00	3,300.00	(1,740.00)	13,200.00	11,640.00
5100 - Water Reimb Income	13,262.30	7,291.67	5,970.63	26,784.45	21,875.00	4,909.45	87,500.00	60,715.55
5110 - Fines/Violations	20.00	0.00	20.00	(10.00)	0.00	(10.00)	0.00	10.00
Total Income	125,413.51	119,915.17	5,498.34	364,228.59	359,746.50	4,482.09	1,438,985.00	1,074,756.41
Total Sea Ridge Condominium Income	125,413.51	119,915.17	5,498.34	364,228.59	359,746.50	4,482.09	1,438,985.00	1,074,756.41
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	112.50	(112.50)	0.00	337.50	(337.50)	1,350.00	1,350.00
6015 - Reserve Study	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00	1,000.00
6020 - Bank Charges-Operating	0.00	0.00	0.00	7.00	0.00	7.00	0.00	(7.00)
6026 - Keys/Transmitters/Tags	180.25	83.33	96.92	1,051.34	250.00	801.34	1,000.00	(51.34)
6030 - Arch Review/Engineering	0.00	833.33	(833.33)	5,000.00	2,500.00	2,500.00	10,000.00	5,000.00
6035 - Office & Postage	239.26	333.33	(94.07)	2,762.50	1,000.00	1,762.50	4,000.00	1,237.50
6040 - Management Services	3,646.52	3,646.50	0.02	10,939.56	10,939.50	0.06	43,758.00	32,818.44
6041 - Management-Additional	0.00	41.67	(41.67)	200.00	125.00	75.00	500.00	300.00
6045 - Records Storage	0.00	150.00	(150.00)	0.00	450.00	(450.00)	1,800.00	1,800.00
6053 - Delinquent Letter Charges	100.00	50.00	50.00	200.00	150.00	50.00	600.00	400.00
6054 - Collection Fees	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00	1,500.00

Income Statement Report
Sea Ridge Condominium Association
September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administration Expenses								
6055 - Attorney Fees	155.00	1,000.00	(845.00)	310.00	3,000.00	(2,690.00)	12,000.00	11,690.00
6071 - Website	0.00	50.00	(50.00)	314.75	150.00	164.75	600.00	285.25
6074 - Social	0.00	83.33	(83.33)	396.00	250.00	146.00	1,000.00	604.00
6077 - Bad Debt/Write Off	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00	500.00
6080 - Loan Payment	3,502.41	12,711.00	(9,208.59)	10,511.37	38,133.00	(27,621.63)	152,532.00	142,020.63
6080-1 - Loan Payment - Principal Offset	0.00	(8,916.67)	8,916.67	0.00	(26,750.00)	26,750.00	(107,000.00)	(107,000.00)
Total Administration Expenses	7,823.44	10,428.32	(2,604.88)	31,692.52	31,285.00	407.52	125,140.00	93,447.48
Landscape								
6405 - Landscape Contract	0.00	16,666.67	(16,666.67)	8,547.95	50,000.00	(41,452.05)	200,000.00	191,452.05
6410 - Landscape Extras	0.00	250.00	(250.00)	62.44	750.00	(687.56)	3,000.00	2,937.56
6420 - Irrigation Repairs	2,113.30	1,250.00	863.30	5,563.15	3,750.00	1,813.15	15,000.00	9,436.85
6421 - Backflow	0.00	33.33	(33.33)	0.00	100.00	(100.00)	400.00	400.00
6425 - Tree Maintenance	(980.00)	297.08	(1,277.08)	0.00	891.25	(891.25)	3,565.00	3,565.00
Total Landscape	1,133.30	18,497.08	(17,363.78)	14,173.54	55,491.25	(41,317.71)	221,965.00	207,791.46
Maintenance								
6509 - Repipe Expense	0.00	8,916.67	(8,916.67)	0.00	26,750.00	(26,750.00)	107,000.00	107,000.00
6510 - Lighting Maintenance	0.00	166.67	(166.67)	275.25	500.00	(224.75)	2,000.00	1,724.75
6515 - Lighting Extras	0.00	0.00	0.00	187.50	0.00	187.50	0.00	(187.50)
6525 - Lighting Supplies	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00	300.00
6530 - Tennis Court Maintenance	0.00	75.00	(75.00)	100.00	225.00	(125.00)	900.00	800.00
6532 - Building Repairs	0.00	1,666.67	(1,666.67)	0.00	5,000.00	(5,000.00)	20,000.00	20,000.00
6533 - Handyman Expense	0.00	333.33	(333.33)	395.00	1,000.00	(605.00)	4,000.00	3,605.00
6545 - Plumbing Repairs	1,550.00	2,500.00	(950.00)	18,668.50	7,500.00	11,168.50	30,000.00	11,331.50
6546 - Sewerline Maintenance	2,835.00	1,500.00	1,335.00	3,299.26	4,500.00	(1,200.74)	18,000.00	14,700.74
6547 - Water Damage	0.00	833.00	(833.00)	1,547.00	2,500.00	(953.00)	10,000.00	8,453.00
6548 - Roof Repairs	0.00	1,416.67	(1,416.67)	0.00	4,250.00	(4,250.00)	17,000.00	17,000.00

Income Statement Report
Sea Ridge Condominium Association
September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance								
6549 - Fence & Railing Repairs	0.00	83.33	(83.33)	800.00	250.00	550.00	1,000.00	200.00
6550 - Janitorial Service	321.00	396.50	(75.50)	914.27	1,189.50	(275.23)	4,758.00	3,843.73
6551 - Janitorial Supplies	636.14	75.00	561.14	1,225.12	225.00	1,000.12	900.00	(325.12)
6552 - Janitorial Extras	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00	500.00
6555 - Pest Control	1,215.75	666.67	549.08	3,522.25	2,000.00	1,522.25	8,000.00	4,477.75
6560 - Pest Control Extras	340.00	75.00	265.00	1,600.00	225.00	1,375.00	900.00	(700.00)
6570 - Pool/Spa Service	520.00	435.00	85.00	2,160.15	1,305.00	855.15	5,220.00	3,059.85
6575 - Pool/Spa Repairs	540.00	83.33	456.67	540.00	250.00	290.00	1,000.00	460.00
6577 - Pool & Spa Supplies	720.08	208.33	511.75	1,509.44	625.00	884.44	2,500.00	990.56
6580 - Pool/Spa Extras	1,451.36	0.00	1,451.36	1,776.36	0.00	1,776.36	0.00	(1,776.36)
6623 - Lock & Keys	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00	300.00
Total Maintenance	10,129.33	19,522.84	(9,393.51)	38,520.10	58,569.50	(20,049.40)	234,278.00	195,757.90
Property Protection								
6526 - Fire Extinguishers	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00	300.00
6621 - Patrol Services	1,254.25	1,196.00	58.25	3,762.75	3,588.00	174.75	14,352.00	10,589.25
6622 - Clubhouse & Pool Security	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00	1,000.00
Total Property Protection	1,254.25	1,304.33	(50.08)	3,762.75	3,913.00	(150.25)	15,652.00	11,889.25
Utilities Expenses								
6700 - Water-Residential	8,687.67	8,804.17	(116.50)	32,470.35	26,412.50	6,057.85	105,650.00	73,179.65
6701 - Water-Reclaimed Irrigation	14,739.41	3,808.33	10,931.08	27,457.53	11,425.00	16,032.53	45,700.00	18,242.47
6702 - Water-Pool/Clubhouse	380.51	220.83	159.68	958.58	662.50	296.08	2,650.00	1,691.42
6705 - Electric	1,733.64	1,833.33	(99.69)	9,037.61	5,500.00	3,537.61	22,000.00	12,962.39
6710 - Gas	345.95	916.67	(570.72)	1,122.23	2,750.00	(1,627.77)	11,000.00	9,877.77
Total Utilities Expenses	25,887.18	15,583.33	10,303.85	71,046.30	46,750.00	24,296.30	187,000.00	115,953.70
Insurance Expenses								
6800 - Insurance Master Policy	(5,137.58)	5,000.00	(10,137.58)	(3,969.58)	15,000.00	(18,969.58)	60,000.00	63,969.58

Income Statement Report
Sea Ridge Condominium Association
September 01, 2022 thru September 30, 2022

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance Expenses								
6825 - Workers Compensation	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00	500.00
Total Insurance Expenses	(5,137.58)	5,041.67	(10,179.25)	(3,969.58)	15,125.00	(19,094.58)	60,500.00	64,469.58
Taxes Expenses								
6850 - Federal Taxes	0.00	166.67	(166.67)	0.00	500.00	(500.00)	2,000.00	2,000.00
6860 - State Income Tax	767.18	104.17	663.01	767.18	312.50	454.68	1,250.00	482.82
Total Taxes Expenses	767.18	270.84	496.34	767.18	812.50	(45.32)	3,250.00	2,482.82
Reserves								
9000 - Reserves	49,000.00	49,000.00	0.00	147,000.00	147,000.00	0.00	588,000.00	441,000.00
9495 - Interest	1,107.16	266.67	840.49	2,063.08	800.00	1,263.08	3,200.00	1,136.92
Total Reserves	50,107.16	49,266.67	840.49	149,063.08	147,800.00	1,263.08	591,200.00	442,136.92
Total Sea Ridge Condominium Expense	91,964.26	119,915.08	(27,950.82)	305,055.89	359,746.25	(54,690.36)	1,438,985.00	1,133,929.11
Total Sea Ridge Condominium Income / (Loss)	33,449.25	0.09	33,449.16	59,172.70	0.25	59,172.45	0.00	(59,172.70)
Total Association Net Income / (Loss)	33,449.25	0.09	33,449.16	59,172.70	0.25	59,172.45	0.00	(59,172.70)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of September 30, 2022

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
Income														
5010 - Regular Assessments	110,486	110,486	110,486										331,458	1,325,835
5023 - Bank Return Check/Nsf Fees	25	0	0										25	0
5031 - Interest Income-Reserve	218	738	1,107										2,063	3,200
5040 - Late Fees	593	332	330										1,256	4,500
5042 - Late Interest	20	14	18										53	1,000
5051 - Clubhouse Rental Fees	0	200	200										400	3,000
5053 - Delinquent Letter Fees	100	100	0										200	600
5060 - Gate/Pool Keys/Remotes	100	150	190										440	150
5063 - Parking	760	1,000	(200)										1,560	13,200
5100 - Water Reimb Income	2,988	10,534	13,262										26,784	87,500
5110 - Fines/Violations	0	(30)	20										(10)	0
Total Income	115,290	123,525	125,414	0	0	0	0	0	0	0	0	0	364,229	1,438,985
Total Income	115,290	123,525	125,414	0	0	0	0	0	0	0	0	0	364,229	1,438,985
Administration Expenses														
6010 - Audit	0	0	0										0	1,350
6015 - Reserve Study	0	0	0										0	1,000
6020 - Bank Charges-Operating	7	0	0										7	0
6026 - Keys/Transmitters/Tags	0	871	180										1,051	1,000
6030 - Arch Review/Engineering	5,000	0	0										5,000	10,000
6035 - Office & Postage	1,792	731	239										2,763	4,000
6040 - Management Services	3,647	3,647	3,647										10,940	43,758
6041 - Management-Additional	0	200	0										200	500
6045 - Records Storage	0	0	0										0	1,800
6053 - Delinquent Letter Charges	0	100	100										200	600
6054 - Collection Fees	0	0	0										0	1,500
6055 - Attorney Fees	0	155	155										310	12,000
6071 - Website	0	315	0										315	600
6074 - Social	396	0	0										396	1,000
6077 - Bad Debt/Write Off	0	0	0										0	500
6080 - Loan Payment	3,467	3,542	3,502										10,511	152,532

Income and Expense Trend Report

Sea Ridge Condominium Association

As of September 30, 2022

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
Administration Expenses														
6080-1 - Loan Payment - Principal Offset	0	0	0										0	(107,000)
Total Administration Expenses	14,308	9,561	7,823	0	0	0	0	0	0	0	0	0	31,693	125,140
Landscape														
6405 - Landscape Contract	8,548	0	0										8,548	200,000
6410 - Landscape Extras	0	62	0										62	3,000
6420 - Irrigation Repairs	0	3,450	2,113										5,563	15,000
6421 - Backflow	0	0	0										0	400
6425 - Tree Maintenance	980	0	(980)										0	3,565
Total Landscape	9,528	3,512	1,133	0	0	0	0	0	0	0	0	0	14,174	221,965
Maintenance														
6509 - Repipe Expense	0	0	0										0	107,000
6510 - Lighting Maintenance	275	0	0										275	2,000
6515 - Lighting Extras	0	188	0										188	0
6525 - Lighting Supplies	0	0	0										0	300
6530 - Tennis Court Maintenance	50	50	0										100	900
6532 - Building Repairs	0	0	0										0	20,000
6533 - Handyman Expense	0	395	0										395	4,000
6545 - Plumbing Repairs	190	16,929	1,550										18,669	30,000
6546 - Sewerline Maintenance	464	0	2,835										3,299	18,000
6547 - Water Damage	655	892	0										1,547	10,000
6548 - Roof Repairs	0	0	0										0	17,000
6549 - Fence & Railing Repairs	0	800	0										800	1,000
6550 - Janitorial Service	0	593	321										914	4,758
6551 - Janitorial Supplies	589	0	636										1,225	900
6552 - Janitorial Extras	0	0	0										0	500
6555 - Pest Control	979	1,328	1,216										3,522	8,000
6560 - Pest Control Extras	375	885	340										1,600	900
6570 - Pool/Spa Service	520	1,120	520										2,160	5,220
6575 - Pool/Spa Repairs	0	0	540										540	1,000
6577 - Pool & Spa Supplies	0	789	720										1,509	2,500

Income and Expense Trend Report

Sea Ridge Condominium Association

As of September 30, 2022

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
Maintenance														
6580 - Pool/Spa Extras	0	325	1,451										1,776	0
6623 - Lock & Keys	0	0	0										0	300
Total Maintenance	4,097	24,294	10,129	0	0	0	0	0	0	0	0	0	38,520	234,278
Property Protection														
6526 - Fire Extinguishers	0	0	0										0	300
6621 - Patrol Services	1,254	1,254	1,254										3,763	14,352
6622 - Clubhouse & Pool Security	0	0	0										0	1,000
Total Property Protection	1,254	1,254	1,254	0	0	0	0	0	0	0	0	0	3,763	15,652
Utilities Expenses														
6700 - Water-Residential	7,918	15,865	8,688										32,470	105,650
6701 - Water-Reclaimed Irrigation	6,684	6,034	14,739										27,458	45,700
6702 - Water-Pool/Clubhouse	214	365	381										959	2,650
6705 - Electric	4,867	2,437	1,734										9,038	22,000
6710 - Gas	511	265	346										1,122	11,000
Total Utilities Expenses	20,193	24,966	25,887	0	0	0	0	0	0	0	0	0	71,046	187,000
Insurance Expenses														
6800 - Insurance Master Policy	0	1,168	(5,138)										(3,970)	60,000
6825 - Workers Compensation	0	0	0										0	500
Total Insurance Expenses	0	1,168	(5,138)	0	0	0	0	0	0	0	0	0	(3,970)	60,500
Taxes Expenses														
6850 - Federal Taxes	0	0	0										0	2,000
6860 - State Income Tax	0	0	767										767	1,250
Total Taxes Expenses	0	0	767	0	0	0	0	0	0	0	0	0	767	3,250
Reserves														
9000 - Reserves	49,000	49,000	49,000										147,000	588,000

Income and Expense Trend Report

Sea Ridge Condominium Association

As of September 30, 2022

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
Reserves														
9495 - Interest	218	738	1,107										2,063	3,200
Total Reserves	49,218	49,738	50,107	0	0	0	0	0	0	0	0	0	149,063	591,200
Total Expense	98,598	114,493	91,964	0	0	0	0	0	0	0	0	0	305,056	1,438,985
Association Summary	16,692	9,032	33,449	0	0	0	0	0	0	0	0	0	59,173	0

Check Disbursement Report

Sea Ridge Condominium Association

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
	Check Number: 00300004	Check Date: 06/07/2022	Check Amount: (5,246.58)		
	364 - 6800 - Insurance Master Policy	06/07/2022	*VOID*	F003665848-001-00001	(5,246.58)
ABM Electrical & Lighting Solutions, Inc. - ABM Industries Inc, Los Angeles, CA 90074 - (949) 888-2340					
	Check Number: 00101206	Check Date: 09/01/2022	Check Amount: 1,451.36		
	364 - 6580 - Pool/Spa Extras	09/01/2022		SIENES EM STOP SWI	1,451.36
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101207	Check Date: 09/01/2022	Check Amount: 3,646.52		
	364 - 6040 - Management Services	09/01/2022		Fee for 09/2022	3,646.52
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101208	Check Date: 09/02/2022	Check Amount: 520.00		
	364 - 6570 - Pool/Spa Service	09/02/2022		Sep 2022	520.00
Patrol Masters Security Services, Inc. - 1651 E. 4th Street, Santa Ana, CA 92701 - (877) 648-0602					
	Check Number: 00101209	Check Date: 09/02/2022	Check Amount: 1,254.25		
	364 - 6621 - Patrol Services	09/02/2022		Aug 2022	1,254.25
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
	Check Number: 00101210	Check Date: 09/02/2022	Check Amount: 1,733.64		
	364 - 6705 - Electric	09/02/2022	Act# 0010372314323	7/16-08/15	1,733.64
Scott Minton - 24722 Evening Star Drive, Dana Point, CA 92629					
	Check Number: 00101211	Check Date: 09/07/2022	Check Amount: 2,500.00		
	364 - 6546 - Sewerline Maintenance	09/07/2022		Reimbursement for per	2,500.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101212	Check Date: 09/08/2022	Check Amount: 239.26		
	364 - 6035 - Office & Postage	09/08/2022	BILL BACK FOR JULY 2022	BILL BACK FOR JULY 2	239.26
The Bee Man - Bee Man Pest Control, Inc., Mission Viejo, CA 92691 - (949) 455-0123					
	Check Number: 00101213	Check Date: 09/08/2022	Check Amount: 678.00		
	364 - 6555 - Pest Control	09/08/2022		REMOVED AND DISPO	678.00
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101214	Check Date: 09/08/2022	Check Amount: 161.00		
	364 - 6555 - Pest Control	09/08/2022		General Pest	161.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101215	Check Date: 09/09/2022	Check Amount: 7,831.81		
	364 - 6700 - Water-Residential	09/09/2022	Act# 3-3264.300	7/19-08/18	3,198.65
	364 - 6700 - Water-Residential	09/09/2022	Act# 3-3269.300	7/19-08/18	4,633.16

Check Disbursement Report

Sea Ridge Condominium Association

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Pacific Western Bank-Operating					
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00101216	Check Date: 09/09/2022	Check Amount: 345.95		
	364 - 6710 - Gas	09/09/2022	Act12370907003	7/28-08/26	345.95
Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135					
	Check Number: 00101217	Check Date: 09/13/2022	Check Amount: 957.14		
	364 - 6550 - Janitorial Service	09/13/2022		Aug 2022	321.00
	364 - 6551 - Janitorial Supplies	09/13/2022		Monthly Janitorial S	636.14
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
	Check Number: 00101218	Check Date: 09/13/2022	Check Amount: 1,785.00		
	364 - 6545 - Plumbing Repairs	09/13/2022		o inspect a leak com	235.00
	364 - 6545 - Plumbing Repairs	09/13/2022		Called out per Manag	1,550.00
Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465					
	Check Number: 00101219	Check Date: 09/13/2022	Check Amount: 2,113.30		
	364 - 6420 - Irrigation Repairs	09/13/2022		project price	390.00
	364 - 6420 - Irrigation Repairs	09/13/2022		project price	1,120.00
	364 - 6420 - Irrigation Repairs	09/13/2022		project price	603.30
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00101220	Check Date: 09/13/2022	Check Amount: 100.00		
	364 - 6053 - Delinquent Letter Charges	09/13/2022		Fee for 09/2022	100.00
Richardson Ober Denichilo LLP - 234 E. Colorado Blvd., Ste. 800, Pasadena, CA 91101 - (626) 449-5577					
	Check Number: 00101221	Check Date: 09/13/2022	Check Amount: 155.00		
	364 - 6055 - Attorney Fees	09/13/2022		Jul 2022	155.00
Tony's Locksmith & Safe Service - 429 Ave. De La Estrella, San Clemente, CA 92672 - (949) 492-5700					
	Check Number: 00101222	Check Date: 09/13/2022	Check Amount: 180.25		
	364 - 6026 - Keys/Transmitters/Tags	09/13/2022		Service to inspect a	180.25
The Bee Man - Bee Man Pest Control, Inc., Mission Viejo, CA 92691 - (949) 455-0123					
	Check Number: 00101223	Check Date: 09/13/2022	Check Amount: 340.00		
	364 - 6560 - Pest Control Extras	09/13/2022		Sep 2022	195.00
	364 - 6560 - Pest Control Extras	09/13/2022		Bees reported to be	145.00
Franchise Tax Board - PO Box 942857, Sacramento, CA 94257					
	Check Number: 00300005	Check Date: 09/15/2022	Check Amount: 417.25		
	364 - 6860 - State Income Tax	09/15/2022	C 0901208 Tax Year Ending 6/30/20	C 0901208 Tax Year E	417.25
Franchise Tax Board - PO Box 942857, Sacramento, CA 94257					
	Check Number: 00300008	Check Date: 09/15/2022	Check Amount: 349.93		
	364 - 6860 - State Income Tax	09/15/2022	C0901208 Tax Year Ending 6/30/20	C0901208 Tax Year En	349.93

Check Disbursement Report

Sea Ridge Condominium Association

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Pacific Western Bank-Operating					
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101224	Check Date: 09/16/2022	Check Amount: 720.08		
	364 - 6577 - Pool & Spa Supplies	09/16/2022		Sep 2022	720.08
Richard Blatz - 24712 Dana Point Drive, Dana Point, CA 92629					
	Check Number: 00101225	Check Date: 09/16/2022	Check Amount: 562.21		
	364 - 2110 - Homeowner Refund Payable	09/16/2022	00221-8887	00221-8887	562.21
Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00101226	Check Date: 09/16/2022	Check Amount: 376.75		
	364 - 6555 - Pest Control	09/16/2022		RODENT CONTROL/ 12	376.75
CAIS, LLC - P. O. Box 986532, Boston, MA 02298-6532					
	Check Number: 00101227	Check Date: 09/26/2022	Check Amount: 109.00		
	364 - 6800 - Insurance Master Policy	09/26/2022		09/14/22	109.00
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037					
	Check Number: 00101228	Check Date: 09/27/2022	Check Amount: 335.00		
	364 - 6546 - Sewerline Maintenance	09/27/2022		Called out to camera	335.00
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00101229	Check Date: 09/28/2022	Check Amount: 540.00		
	364 - 6575 - Pool/Spa Repairs	09/28/2022		Pool technician repo	540.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00101230	Check Date: 09/29/2022	Check Amount: 4,703.18		
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0966.300	08/04-09/01	300.17
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0968.300	08/04-09/01	435.43
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0969.300	08/04-09/01	324.34
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0970.300	08/04-09/01	300.54
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0971.300	08/04-09/01	232.67
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0972.300	08/04-09/01	236.16
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0973.300	08/04-09/01	335.62
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0975.300	08/04-09/01	253.17
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0976.300	08/04-09/01	380.51
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0977.300	08/04-09/01	521.51
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0978.300	08/04-09/01	273.20
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0980.300	08/04-09/01	228.13
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0981.300	08/04-09/01	239.14
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0982.300	08/04-09/01	317.24
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0983.300	08/04-09/01	325.35

Check Disbursement Report

Sea Ridge Condominium Association

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Pacific Western Bank-Operating					
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101231 Check Date: 09/29/2022 Check Amount: 3,765.49					
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0984.300	08/04-09/01	307.08
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0985.300	08/04-09/01	212.52
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0986.300	08/04-09/01	317.67
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0987.300	08/04-09/01	375.55
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0988.300	08/04-09/01	234.87
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0989.300	08/04-09/01	335.50
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0991.300	08/04-09/01	267.48
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0993.300	08/04-09/01	223.27
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0994.300	08/04-09/01	225.46
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0995.300	08/04-09/01	227.39
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0996.300	08/04-09/01	263.36
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0997.300	08/04-09/01	75.50
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-0999.300	08/04-09/01	208.83
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-1000.300	08/04-09/01	241.70
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-1002.300	08/04-09/01	249.31
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
Check Number: 00101232 Check Date: 09/29/2022 Check Amount: 7,507.11					
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-1003.300	08/04-09/01	162.77
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-1004.300	08/04-09/01	206.51
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-1005.300	08/04-09/01	230.23
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-3264.300	08/18-09/15	3,034.22
	364 - 6700 - Water-Residential	09/29/2022	Act# 3-3269.300	08/04-09/01	3,873.38
Total for Pacific Western Bank-Operating					40,131.90
Total for Sea Ridge Condominium					40,131.90

Balance Sheet Report
Sea Ridge Condominium Association
As of September 30, 2022

	<u>Balance Sep 30, 2022</u>	<u>Balance Aug 31, 2022</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Pacific Western Bank - Operating Acct	80,319.46	17,563.14	62,756.32
1004 - City National Pr Mng-Operating ***0755	15,377.69	15,377.69	0.00
1090 - Due (To)/From Reserves	(63,699.59)	(14,699.59)	(49,000.00)
Total Operating Fund Assets	31,997.56	18,241.24	13,756.32
Reserve Fund Assets			
1105 - Pacific Western Bank-Rsr Acct ***9111	561,440.53	561,431.29	9.24
1120 - Merrill Lynch MM	1,364,252.04	1,363,154.12	1,097.92
1151 - Edward Jones Unrealized Gain/(Loss)	(265.66)	(265.66)	0.00
1190 - Due (To)/From Operating	63,699.59	14,699.59	49,000.00
Total Reserve Fund Assets	1,989,126.50	1,939,019.34	50,107.16
Account Receivables			
1280 - Accounts Receivable	2,139.58	2,278.72	(139.14)
Total Account Receivables	2,139.58	2,278.72	(139.14)
Prepaid Expenses			
1690 - Clearing Account	(368.52)	(3,722.23)	3,353.71
Total Prepaid Expenses	(368.52)	(3,722.23)	3,353.71
Total Assets	2,022,895.12	1,955,817.07	67,078.05

Balance Sheet Report
Sea Ridge Condominium Association
As of September 30, 2022

	<u>Balance Sep 30, 2022</u>	<u>Balance Aug 31, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	785,086.60	794,295.30	(9,208.70)
Total Liabilities	785,086.60	794,295.30	(9,208.70)
Other Liabilities			
2001 - Prepaid Assessments	40,670.90	48,940.56	(8,269.66)
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
2024 - Covenant Deposits	1,000.00	0.00	1,000.00
Total Other Liabilities	41,775.66	49,045.32	(7,269.66)
Reserve Fund Liabilities			
4012 - Irrigation Controllers	20,158.44	20,038.04	120.40
4016 - Fences/Walls	281.67	187.78	93.89
4020 - Paint/Stucco	4,351.50	2,901.00	1,450.50
4025 - Lighting	345.48	230.32	115.16
4027 - Tennis Courts	2,131.82	1,914.62	217.20
4029 - Clubhouse	38,140.96	37,514.85	626.11
4048 - Railing	178,380.22	177,534.58	845.64
4055 - Landscape Replacement	6,490.22	6,088.72	401.50
4056 - Termite Control	7,456.23	4,970.82	2,485.41
4057 - Tree Trimming	13,939.31	12,643.17	1,296.14
4058 - Paint	3,880.23	3,841.04	39.19
4065 - Roof Replacement	54,974.46	36,649.64	18,324.82
4067 - Structural	(4,922.00)	(4,922.00)	0.00
4068 - Buildings	903,522.00	892,385.43	11,136.57
4069 - Contingency Reserve	61,146.34	59,719.16	1,427.18

Balance Sheet Report
Sea Ridge Condominium Association
As of September 30, 2022

	<u>Balance Sep 30, 2022</u>	<u>Balance Aug 31, 2022</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4070 - Deck/Stain	(12,524.00)	(12,524.00)	0.00
4075 - Drives/Streets	87,215.52	84,770.15	2,445.37
4080 - Pool/Spa	6,434.05	6,101.95	332.10
4081 - Painting Wood/Trim	360,211.50	356,628.74	3,582.76
4082 - Painting Wrought Iron	9,394.62	8,879.65	514.97
4085 - Pool Area-Furniture	4,967.84	4,910.90	56.94
4095 - Fencing/Gates	235,405.19	233,810.98	1,594.21
4096 - Fencing/Wrought Iron	5,266.26	3,510.84	1,755.42
4142 - Signs	415.56	277.04	138.52
4495 - Interest	2,063.08	955.92	1,107.16
Total Reserve Fund Liabilities	1,989,126.50	1,939,019.34	50,107.16
Repipe Fund Liabilities			
4123 - Repipe Expenses	(927,704.00)	(927,704.00)	0.00
Total Repipe Fund Liabilities	(927,704.00)	(927,704.00)	0.00
Total Liabilities	1,888,284.76	1,854,655.96	33,628.80

Balance Sheet Report
Sea Ridge Condominium Association
As of September 30, 2022

	<u>Balance Sep 30, 2022</u>	<u>Balance Aug 31, 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>59,172.70</u>	<u>25,723.45</u>	<u>33,449.25</u>
Total Liabilities and Owner Equity	<u><u>2,022,895.12</u></u>	<u><u>1,955,817.07</u></u>	<u><u>67,078.05</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Fri Sep 30, 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	80,319.46	0.000%	06/01/2019	0	
1004 - City National Pr Mng-Operating City National Bank	****0755	Other	15,377.69	0.000%	01/01/2017	0	
		Total Operating Fund Assets:	95,697.15				
Reserve Fund Assets							
1105 - Pacific Western Bank-Rsr Acct Pacific Western Bank	****9111	Money Market	561,440.53	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	1,364,252.04	0.020%	03/03/2020	0	
		Total Reserve Fund Assets:	1,925,692.57				
		Total Sea Ridge Condominium:	2,021,389.72				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of September 30, 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	361.20	0.00	20,158.44
4016 - Fences/Walls	93.89	0.00	0.00	281.67	0.00	281.67
4020 - Paint/Stucco	1,450.50	0.00	0.00	4,351.50	0.00	4,351.50
4025 - Lighting	115.16	0.00	0.00	345.48	0.00	345.48
4027 - Tennis Courts	217.20	0.00	1,480.22	651.60	0.00	2,131.82
4029 - Clubhouse	626.11	0.00	36,262.63	1,878.33	0.00	38,140.96
4048 - Railing	845.64	0.00	175,843.30	2,536.92	0.00	178,380.22
4055 - Landscape Replacement	401.50	0.00	5,285.72	1,204.50	0.00	6,490.22
4056 - Termite Control	2,485.41	0.00	0.00	7,456.23	0.00	7,456.23
4057 - Tree Trimming	1,296.14	0.00	10,050.89	3,888.42	0.00	13,939.31
4058 - Paint	39.19	0.00	3,762.66	117.57	0.00	3,880.23
4065 - Roof Replacement	18,324.82	0.00	0.00	54,974.46	0.00	54,974.46
4067 - Structural	0.00	0.00	0.00	0.00	(4,922.00)	(4,922.00)
4068 - Buildings	11,136.57	0.00	964,960.78	33,409.71	(94,848.49)	903,522.00
4069 - Contingency Reserve	1,427.18	0.00	56,864.80	4,281.54	0.00	61,146.34
4070 - Deck/Stain	0.00	0.00	0.00	0.00	(12,524.00)	(12,524.00)
4075 - Drives/Streets	2,445.37	0.00	79,879.41	7,336.11	0.00	87,215.52
4080 - Pool/Spa	332.10	0.00	5,437.75	996.30	0.00	6,434.05
4081 - Painting Wood/Trim	3,582.76	0.00	349,463.22	10,748.28	0.00	360,211.50
4082 - Painting Wrought Iron	514.97	0.00	7,849.71	1,544.91	0.00	9,394.62
4085 - Pool Area-Furniture	56.94	0.00	4,797.02	170.82	0.00	4,967.84
4095 - Fencing/Gates	1,594.21	0.00	230,622.56	4,782.63	0.00	235,405.19
4096 - Fencing/Wrought Iron	1,755.42	0.00	0.00	5,266.26	0.00	5,266.26
4142 - Signs	138.52	0.00	0.00	415.56	0.00	415.56
4495 - Interest	1,107.16	0.00	0.00	2,063.08	0.00	2,063.08
Total 4001 - Reserve Fund Liabilities	50,107.16	0.00	1,952,357.91	149,063.08	(112,294.49)	1,989,126.50
Report Total	50,107.16	0.00	1,952,357.91	149,063.08	(112,294.49)	1,989,126.50