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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **11/5/2021**
Re: **Modified Accrual Financial Statements - October 2021**

Operating Results:

The Association's year to date operating revenue for the period ending 10/31/2021 was \$421,580.79 with expenses of \$389,378.52 including Reserve allocations of \$187,193.83

Cash Balances:

Cash in the operating account totaled \$150,541.92
Cash in the reserve account MMA totaled \$1,336,438.00
Reserve investments totaled \$399,000.00

Total Due to Reserves from Operating is \$67,877.04

Expenses:

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

Administration:

6055 - Attorney Fees are over budget due to September service for \$837.00.

Landscape:

6420 - Irrigation Repairs are over budget due to mainline leak & replace stuck valve for \$2,898.54.

Maintenance:

6532 - Building Repairs are over budget due to entry door adjustment for \$606.00.
6545 - Plumbing Repairs are over budget due to replace offset line, cable mainline & replace sewer line for \$16,279.80.
6570 - Pool/Spa Service is over budget due to October service & drain spa for \$620.00.
6577 - Pool/Spa Supplies are over budget due to chemicals & parts for \$581.32

Utilities:

6700 - Sewer/Water is over budget due to 08/19-09/20 service for \$6,607.40.

Insurance:

6800 - Insurance is over budget due to actual premium for \$5,098.24.

The Net Loss for the month is (\$2,331.68) and year to date, the Net Income is \$32,202.27

Total Operating Equity is \$104,276.70

Income Statement Summary

Sea Ridge Condominium Association

October 01, 2021 thru October 31, 2021

	Current Period			Year to Date (4 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	105,428.38	105,540.33	(111.95)	421,580.79	422,161.33	(580.54)	1,266,483.06
Total Income	105,428.38	105,540.33	(111.95)	421,580.79	422,161.33	(580.54)	1,266,483.06
Total Administration Expenses	8,831.81	17,772.42	(8,940.61)	35,611.65	71,089.70	(35,478.05)	213,269.10
Total Landscape	18,327.54	17,462.33	865.21	52,959.57	69,849.33	(16,889.76)	209,548.00
Total Maintenance	18,723.12	8,472.59	10,250.53	58,852.91	33,892.84	24,960.07	101,681.00
Total Property Protection	1,056.00	1,231.00	(175.00)	4,224.00	4,924.00	(700.00)	14,772.00
Total Utilities Expenses	9,090.01	9,123.25	(33.24)	25,075.24	36,493.02	(11,417.78)	109,479.08
Total Insurance Expenses	5,098.24	4,519.49	578.75	25,461.32	18,077.96	7,383.36	54,233.88
Total Taxes Expenses	0.00	541.66	(541.66)	0.00	2,166.66	(2,166.66)	6,500.00
Total Reserves	46,633.34	46,416.67	216.67	187,193.83	185,666.67	1,527.16	557,000.00
Total Expense	107,760.06	105,539.41	2,220.65	389,378.52	422,160.18	(32,781.66)	1,266,483.06
Net Income / (Loss)	(2,331.68)	0.92	(2,332.60)	32,202.27	1.15	32,201.12	0.00

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

	Current Period			Year to Date (4 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)	413,766.96	413,768.00	(1.04)	1,241,303.06	827,536.10
5031 - Interest Income-Reserve	216.67	0.00	216.67	1,527.15	0.00	1,527.15	0.00	(1,527.15)
5040 - Late Fees	448.57	416.67	31.90	1,916.60	1,666.67	249.93	5,000.00	3,083.40
5042 - Late Interest	21.40	83.33	(61.93)	112.63	333.33	(220.70)	1,000.00	887.37
5051 - Clubhouse Rental Fees	200.00	400.00	(200.00)	400.00	1,600.00	(1,200.00)	4,800.00	4,400.00
5053 - Delinquent Letter Fees	100.00	133.33	(33.33)	400.00	533.33	(133.33)	1,600.00	1,200.00
5060 - Gate/Pool Keys/Remotes	0.00	25.00	(25.00)	100.00	100.00	0.00	300.00	200.00
5063 - Parking	800.00	1,040.00	(240.00)	2,700.00	4,160.00	(1,460.00)	12,480.00	9,780.00
5110 - Fines/Violations	200.00	0.00	200.00	657.45	0.00	657.45	0.00	(657.45)
Total Income	105,428.38	105,540.33	(111.95)	421,580.79	422,161.33	(580.54)	1,266,483.06	844,902.27
Total Sea Ridge Condominium Income	105,428.38	105,540.33	(111.95)	421,580.79	422,161.33	(580.54)	1,266,483.06	844,902.27
<u>Expense</u>								
Administration Expenses								
6010 - Audit	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00	1,200.00
6015 - Reserve Study	0.00	62.50	(62.50)	0.00	250.00	(250.00)	750.00	750.00
6026 - Keys/Transmitters/Tags	249.75	0.00	249.75	909.70	0.00	909.70	0.00	(909.70)
6035 - Office & Postage	0.00	375.00	(375.00)	1,753.98	1,500.00	253.98	4,500.00	2,746.02
6040 - Management Services	3,472.88	3,472.87	0.01	13,891.52	13,891.50	0.02	41,674.50	27,782.98
6041 - Management-Additional	0.00	58.33	(58.33)	0.00	233.33	(233.33)	700.00	700.00
6045 - Records Storage	0.00	141.44	(141.44)	0.00	565.76	(565.76)	1,697.28	1,697.28
6053 - Delinquent Letter Charges	300.00	0.00	300.00	300.00	0.00	300.00	0.00	(300.00)
6054 - Collection Fees	0.00	97.00	(97.00)	1,194.73	388.00	806.73	1,164.00	(30.73)
6055 - Attorney Fees	837.00	666.67	170.33	1,015.00	2,666.67	(1,651.67)	8,000.00	6,985.00
6071 - Website	0.00	50.00	(50.00)	138.88	200.00	(61.12)	600.00	461.12
6074 - Social	0.00	37.50	(37.50)	137.50	150.00	(12.50)	450.00	312.50
6077 - Bad Debt/Write Off	0.00	0.00	0.00	547.70	0.00	547.70	0.00	(547.70)

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

	Current Period			Year to Date (4 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)	15,722.64	50,844.44	(35,121.80)	152,533.32	136,810.68
Total Administration Expenses	8,831.81	17,772.42	(8,940.61)	35,611.65	71,089.70	(35,478.05)	213,269.10	177,657.45
Landscape								
6405 - Landscape Contract	15,429.00	15,429.00	0.00	46,287.00	61,716.00	(15,429.00)	185,148.00	138,861.00
6410 - Landscape Extras	0.00	500.00	(500.00)	1,044.26	2,000.00	(955.74)	6,000.00	4,955.74
6420 - Irrigation Repairs	2,898.54	666.67	2,231.87	4,549.68	2,666.67	1,883.01	8,000.00	3,450.32
6421 - Backflow	0.00	33.33	(33.33)	0.00	133.33	(133.33)	400.00	400.00
6422 - Plant Material	0.00	0.00	0.00	1,078.63	0.00	1,078.63	0.00	(1,078.63)
6425 - Tree Maintenance	0.00	833.33	(833.33)	0.00	3,333.33	(3,333.33)	10,000.00	10,000.00
Total Landscape	18,327.54	17,462.33	865.21	52,959.57	69,849.33	(16,889.76)	209,548.00	156,588.43
Maintenance								
6510 - Lighting Maintenance	0.00	208.33	(208.33)	1,169.85	833.33	336.52	2,500.00	1,330.15
6515 - Lighting Extras	0.00	83.33	(83.33)	8,603.54	333.33	8,270.21	1,000.00	(7,603.54)
6525 - Lighting Supplies	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00	900.00
6530 - Tennis Court Maintenance	50.00	0.00	50.00	2,275.00	0.00	2,275.00	0.00	(2,275.00)
6531 - Tennis Court Repair	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00	600.00
6532 - Building Repairs	606.00	416.67	189.33	10,786.71	1,666.67	9,120.04	5,000.00	(5,786.71)
6533 - Handyman Expense	425.00	375.00	50.00	487.00	1,500.00	(1,013.00)	4,500.00	4,013.00
6545 - Plumbing Repairs	16,279.80	416.67	15,863.13	20,219.80	1,666.67	18,553.13	5,000.00	(15,219.80)
6546 - Sewerline Maintenance	0.00	833.33	(833.33)	225.00	3,333.33	(3,108.33)	10,000.00	9,775.00
6547 - Water Damage	0.00	2,082.50	(2,082.50)	1,663.69	8,332.50	(6,668.81)	25,000.00	23,336.31
6548 - Roof Repairs	0.00	1,666.67	(1,666.67)	0.00	6,666.67	(6,666.67)	20,000.00	20,000.00
6550 - Janitorial Service	0.00	396.50	(396.50)	1,122.72	1,586.00	(463.28)	4,758.00	3,635.28
6551 - Janitorial Supplies	0.00	75.00	(75.00)	19.33	300.00	(280.67)	900.00	880.67
6552 - Janitorial Extras	0.00	41.67	(41.67)	0.00	166.67	(166.67)	500.00	500.00
6555 - Pest Control	161.00	537.75	(376.75)	1,869.25	2,151.00	(281.75)	6,453.00	4,583.75

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

	Current Period			Year to Date (4 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	1,200.00	(1,200.00)	3,600.00	3,600.00
6565 - Termite Treatment	0.00	208.33	(208.33)	0.00	833.33	(833.33)	2,500.00	2,500.00
6570 - Pool/Spa Service	620.00	435.00	185.00	2,430.00	1,740.00	690.00	5,220.00	2,790.00
6575 - Pool/Spa Repairs	0.00	125.00	(125.00)	633.65	500.00	133.65	1,500.00	866.35
6577 - Pool & Spa Supplies	581.32	41.67	539.65	2,902.12	166.67	2,735.45	500.00	(2,402.12)
6579 - Pool & Spa Inspections	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00	150.00
6580 - Pool/Spa Extras	0.00	41.67	(41.67)	4,089.68	166.67	3,923.01	500.00	(3,589.68)
6623 - Lock & Keys	0.00	50.00	(50.00)	355.57	200.00	155.57	600.00	244.43
Total Maintenance	18,723.12	8,472.59	10,250.53	58,852.91	33,892.84	24,960.07	101,681.00	42,828.09
Property Protection								
6526 - Fire Extinguishers	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00	900.00
6621 - Patrol Services	1,056.00	1,056.00	0.00	4,224.00	4,224.00	0.00	12,672.00	8,448.00
6622 - Clubhouse & Pool Security	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00	1,200.00
Total Property Protection	1,056.00	1,231.00	(175.00)	4,224.00	4,924.00	(700.00)	14,772.00	10,548.00
Utilities Expenses								
6700 - Sewer/Water	6,607.40	2,239.59	4,367.81	19,068.09	8,958.36	10,109.73	26,875.08	7,806.99
6701 - Reclaimed Irrigation	0.00	4,050.33	(4,050.33)	0.00	16,201.33	(16,201.33)	48,604.00	48,604.00
6705 - Electric	1,672.72	2,000.00	(327.28)	4,947.71	8,000.00	(3,052.29)	24,000.00	19,052.29
6710 - Gas	809.89	833.33	(23.44)	1,059.44	3,333.33	(2,273.89)	10,000.00	8,940.56
Total Utilities Expenses	9,090.01	9,123.25	(33.24)	25,075.24	36,493.02	(11,417.78)	109,479.08	84,403.84
Insurance Expenses								
6800 - Insurance Master Policy	5,098.24	4,438.24	660.00	25,461.32	17,752.96	7,708.36	53,258.88	27,797.56
6825 - Workers Compensation	0.00	81.25	(81.25)	0.00	325.00	(325.00)	975.00	975.00
Total Insurance Expenses	5,098.24	4,519.49	578.75	25,461.32	18,077.96	7,383.36	54,233.88	28,772.56
Taxes Expenses								
6850 - Federal Taxes	0.00	333.33	(333.33)	0.00	1,333.33	(1,333.33)	4,000.00	4,000.00

Income Statement Report

Sea Ridge Condominium Association

October 01, 2021 thru October 31, 2021

	Current Period			Year to Date (4 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	833.33	(833.33)	2,500.00	2,500.00
Total Taxes Expenses	0.00	541.66	(541.66)	0.00	2,166.66	(2,166.66)	6,500.00	6,500.00
Reserves								
9000 - Reserves	46,416.67	46,416.67	0.00	185,666.68	185,666.67	0.01	557,000.00	371,333.32
9495 - Interest	216.67	0.00	216.67	1,527.15	0.00	1,527.15	0.00	(1,527.15)
Total Reserves	46,633.34	46,416.67	216.67	187,193.83	185,666.67	1,527.16	557,000.00	369,806.17
Total Sea Ridge Condominium Expense	107,760.06	105,539.41	2,220.65	389,378.52	422,160.18	(32,781.66)	1,266,483.06	877,104.54
Total Sea Ridge Condominium Income / (Loss)	(2,331.68)	0.92	(2,332.60)	32,202.27	1.15	32,201.12	0.00	(32,202.27)
Total Association Net Income / (Loss)	(2,331.68)	0.92	(2,332.60)	32,202.27	1.15	32,201.12	0.00	(32,202.27)

Income and Expense Trend Report

Sea Ridge Condominium Association

As of October 31, 2021

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	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	103,442	103,442	103,442	103,442									413,767	1,241,303
5031 - Interest Income-Reserve	218	226	867	217									1,527	0
5040 - Late Fees	429	658	381	449									1,917	5,000
5042 - Late Interest	29	43	20	21									113	1,000
5051 - Clubhouse Rental Fees	200	0	0	200									400	4,800
5053 - Delinquent Letter Fees	0	100	200	100									400	1,600
5060 - Gate/Pool Keys/Remotes	0	100	0	0									100	300
5063 - Parking	840	180	880	800									2,700	12,480
5110 - Fines/Violations	457	0	0	200									657	0
Total Income	105,615	104,748	105,789	105,428	0	0	0	0	0	0	0	0	421,581	1,266,483
Total Income	105,615	104,748	105,789	105,428	0	0	0	0	0	0	0	0	421,581	1,266,483
Administration Expenses														
6010 - Audit	0	0	0	0									0	1,200
6015 - Reserve Study	0	0	0	0									0	750
6026 - Keys/Transmitters/Tags	0	205	455	250									910	0
6035 - Office & Postage	821	358	575	0									1,754	4,500
6040 - Management Services	3,473	3,473	3,473	3,473									13,892	41,675
6041 - Management-Additional	0	0	0	0									0	700
6045 - Records Storage	0	0	0	0									0	1,697
6053 - Delinquent Letter Charges	0	0	0	300									300	0
6054 - Collection Fees	0	1,195	0	0									1,195	1,164
6055 - Attorney Fees	0	178	0	837									1,015	8,000
6071 - Website	0	0	139	0									139	600
6074 - Social	0	0	138	0									138	450
6077 - Bad Debt/Write Off	0	0	548	0									548	0
6080 - Loan Payment	3,816	3,962	3,972	3,972									15,723	152,533
Total Administration Expenses	8,110	9,371	9,299	8,832	0	0	0	0	0	0	0	0	35,612	213,269
Landscape														
6405 - Landscape Contract	15,429	15,429	0	15,429									46,287	185,148
6410 - Landscape Extras	0	0	1,044	0									1,044	6,000

Income and Expense Trend Report

Sea Ridge Condominium Association

As of October 31, 2021

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Full Year Actual	Total Budget
Landscape														
6420 - Irrigation Repairs	1,177	474	0	2,899									4,550	8,000
6421 - Backflow	0	0	0	0									0	400
6422 - Plant Material	206	0	872	0									1,079	0
6425 - Tree Maintenance	0	0	0	0									0	10,000
Total Landscape	16,812	15,903	1,917	18,328	0	0	0	0	0	0	0	0	52,960	209,548
Maintenance														
6510 - Lighting Maintenance	0	908	262	0									1,170	2,500
6515 - Lighting Extras	0	8,371	232	0									8,604	1,000
6525 - Lighting Supplies	0	0	0	0									0	900
6530 - Tennis Court Maintenance	50	2,125	50	50									2,275	0
6531 - Tennis Court Repair	0	0	0	0									0	600
6532 - Building Repairs	388	6,090	3,703	606									10,787	5,000
6533 - Handyman Expense	0	62	0	425									487	4,500
6545 - Plumbing Repairs	0	2,245	1,695	16,280									20,220	5,000
6546 - Sewerline Maintenance	225	0	0	0									225	10,000
6547 - Water Damage	1,664	0	0	0									1,664	25,000
6548 - Roof Repairs	0	0	0	0									0	20,000
6550 - Janitorial Service	562	561	0	0									1,123	4,758
6551 - Janitorial Supplies	9	10	0	0									19	900
6552 - Janitorial Extras	0	0	0	0									0	500
6555 - Pest Control	633	538	538	161									1,869	6,453
6560 - Pest Control Extras	0	0	0	0									0	3,600
6565 - Termite Treatment	0	0	0	0									0	2,500
6570 - Pool/Spa Service	520	770	520	620									2,430	5,220
6575 - Pool/Spa Repairs	0	634	0	0									634	1,500
6577 - Pool & Spa Supplies	1,000	0	1,321	581									2,902	500
6579 - Pool & Spa Inspections	0	0	0	0									0	150
6580 - Pool/Spa Extras	0	3,895	195	0									4,090	500
6623 - Lock & Keys	0	356	0	0									356	600
Total Maintenance	5,050	26,564	8,516	18,723	0	0	0	0	0	0	0	0	58,853	101,681

Income and Expense Trend Report

Sea Ridge Condominium Association

As of October 31, 2021

Account Description	Jul Actual	Aug Actual	Sep Actual	Oct Actual	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									0	900
6621 - Patrol Services	1,056	1,056	1,056	1,056									4,224	12,672
6622 - Clubhouse & Pool Security	0	0	0	0									0	1,200
Total Property Protection	1,056	1,056	1,056	1,056	0	0	0	0	0	0	0	0	4,224	14,772
Utilities Expenses														
6700 - Sewer/Water	14,247	1,146	(2,932)	6,607									19,068	26,875
6701 - Reclaimed Irrigation	0	0	0	0									0	48,604
6705 - Electric	0	1,140	2,135	1,673									4,948	24,000
6710 - Gas	5	5	239	810									1,059	10,000
Total Utilities Expenses	14,252	2,291	(558)	9,090	0	0	0	0	0	0	0	0	25,075	109,479
Insurance Expenses														
6800 - Insurance Master Policy	4,483	10,762	5,118	5,098									25,461	53,259
6825 - Workers Compensation	0	0	0	0									0	975
Total Insurance Expenses	4,483	10,762	5,118	5,098	0	0	0	0	0	0	0	0	25,461	54,234
Taxes Expenses														
6850 - Federal Taxes	0	0	0	0									0	4,000
6860 - State Income Tax	0	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	46,417									185,667	557,000
9495 - Interest	218	226	867	217									1,527	0
Total Reserves	46,635	46,643	47,283	46,633	0	0	0	0	0	0	0	0	187,194	557,000
Total Expense	96,398	112,590	72,630	107,760	0	0	0	0	0	0	0	0	389,379	1,266,483
Association Summary	9,217	(7,842)	33,159	(2,332)	0	0	0	0	0	0	0	0	32,202	0

Check Disbursement Report

Sea Ridge Condominium Association

Fri Oct 01, 2021 thru Sun Oct 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Nordic Security Services - Dansk Enterprises, Inc., Newport Beach, CA 92663 - (714) 751-0347					
	Check Number: 00100843	Check Date: 10/01/2021	Check Amount: 1,056.00		
	364 - 6621 - Patrol Services	10/01/2021		Oct 2021	1,056.00
San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343					
	Check Number: 00100844	Check Date: 10/01/2021	Check Amount: 1,672.72		
	364 - 6705 - Electric	10/01/2021	Act# 0010372314323	08/14-09/14	1,672.72
Saddleback Sports - 22051 Midcrest, Lake Forest, CA 92630 - (949) 581-1890					
	Check Number: 00100845	Check Date: 10/06/2021	Check Amount: 50.00		
	364 - 6530 - Tennis Court Maintenance	10/06/2021		Sep 2021	50.00
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00100846	Check Date: 10/06/2021	Check Amount: 3,472.88		
	364 - 6040 - Management Services	10/06/2021		Fee for 10/2021	3,472.88
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
	Check Number: 00100847	Check Date: 10/07/2021	Check Amount: 486.39		
	364 - 6420 - Irrigation Repairs	10/07/2021		repair leaking mainl	486.39
Newport Exterminating - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700					
	Check Number: 00100848	Check Date: 10/08/2021	Check Amount: 161.00		
	364 - 6555 - Pest Control	10/08/2021		General Pest	161.00
South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555					
	Check Number: 00100849	Check Date: 10/12/2021	Check Amount: 6,607.40		
	364 - 6700 - Sewer/Water	10/12/2021	Act# 3-3264.300	08/19-09/20	3,254.65
	364 - 6700 - Sewer/Water	10/12/2021	Act# 3-3269.300	08/19-09/20	3,352.75
Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800					
	Check Number: 00100850	Check Date: 10/12/2021	Check Amount: 300.00		
	364 - 6053 - Delinquent Letter Charges	10/12/2021	Bill Back for Sep 2021	Bill Back for Sep 20	300.00
Bank of Southern California - Account 26011742, Aliso Viejo, CA 92130					
	Check Number: 00100851	Check Date: 10/12/2021	Check Amount: 12,711.11		
	364 - 2100 - Bank of Southern CA Loan	10/12/2021			12,711.11
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
	Check Number: 00100852	Check Date: 10/12/2021	Check Amount: 15,429.00		
	364 - 6405 - Landscape Contract	10/12/2021		September 2021	15,429.00
Richardson Ober Denichilo - 234 E. Colorado Blvd., Pasadena, CA 91101 - (626) 449-5577					
	Check Number: 00100853	Check Date: 10/12/2021	Check Amount: 403.00		
	364 - 6055 - Attorney Fees	10/12/2021		Sep 2021	403.00

Check Disbursement Report

Sea Ridge Condominium Association

Fri Oct 01, 2021 thru Sun Oct 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
	Check Number: 00100854 Check Date: 10/12/2021 Check Amount: 2,822.40				
	364 - 6545 - Plumbing Repairs	10/12/2021		Returned to replace	2,822.40
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
	Check Number: 00100855 Check Date: 10/13/2021 Check Amount: 581.32				
	364 - 6577 - Pool & Spa Supplies	10/13/2021		4-Oct-21 On Site Del	581.32
Sea Ridge (RES) - c/o Seabreeze Management Company, Inc., Aliso Viejo, CA 92656					
	Check Number: 00100856 Check Date: 10/13/2021 Check Amount: 54,317.64				
	364 - 1105 - Pacific Western Bank-Rsr Acct ***9111	10/13/2021	Monthly Reserve Deposit- October		54,317.64
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
	Check Number: 00100857 Check Date: 10/13/2021 Check Amount: 2,822.40				
	364 - 6545 - Plumbing Repairs	10/13/2021		Returned to replace	2,822.40
SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200					
	Check Number: 00100858 Check Date: 10/19/2021 Check Amount: 809.89				
	364 - 6710 - Gas	10/19/2021	Act# 12370907003	8/25-9/27	809.89
Tony's Locksmith & Safe Service - 429 Ave. De La Estrella, San Clemente, CA 92672 - (949) 492-5700					
	Check Number: 00100859 Check Date: 10/19/2021 Check Amount: 249.75				
	364 - 6026 - Keys/Transmitters/Tags	10/19/2021		magnetic key lock	249.75
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
	Check Number: 00100860 Check Date: 10/19/2021 Check Amount: 3,347.00				
	364 - 6545 - Plumbing Repairs	10/19/2021		replace broken/crack	3,347.00
South County Plumbing Inc - 20381 Lake Forest Dr. #B9, Lake Forest , CA 92630 - (949) 306-3930					
	Check Number: 00100861 Check Date: 10/19/2021 Check Amount: 745.00				
	364 - 6545 - Plumbing Repairs	10/19/2021		1 Plumbing Services	395.00
	364 - 6545 - Plumbing Repairs	10/19/2021		Cable - Mainline, Up	350.00
Concrete Hazard Solutions, Inc. - 1005 North Main St, Orange, CA 92867 - (714) 292-6150					
	Check Number: 00100862 Check Date: 10/25/2021 Check Amount: 425.00				
	364 - 6533 - Handyman Expense	10/25/2021		Concrete trip hazard	425.00
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
	Check Number: 00100863 Check Date: 10/25/2021 Check Amount: 606.00				
	364 - 6532 - Building Repairs	10/25/2021		Shields Building Ser	318.00
	364 - 6532 - Building Repairs	10/25/2021		Shields Building Ser	288.00
Richardson Ober Denichilo - 234 E. Colorado Blvd., Pasadena, CA 91101 - (626) 449-5577					
	Check Number: 00100864 Check Date: 10/25/2021 Check Amount: 434.00				
	364 - 6055 - Attorney Fees	10/25/2021		Sep 2021	434.00

Check Disbursement Report

Sea Ridge Condominium Association

Fri Oct 01, 2021 thru Sun Oct 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Operating</u>					
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100865 Check Date: 10/26/2021 Check Amount: 350.00					
	364 - 6570 - Pool/Spa Service	10/26/2021		Oct 2021	350.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100866 Check Date: 10/26/2021 Check Amount: 486.39					
	364 - 6420 - Irrigation Repairs	10/26/2021		repair mainline leak	486.39
Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92886 - (949) 293-2037					
Check Number: 00100867 Check Date: 10/28/2021 Check Amount: 6,543.00					
	364 - 6545 - Plumbing Repairs	10/28/2021		replace offset main	3,125.00
	364 - 6545 - Plumbing Repairs	10/28/2021		repair offset at sew	3,418.00
Farmers Insurance Exchange - P. O. BOX 4665, Carol Stream, IL 60197-4665 - (866) 315-8445					
Check Number: 00100868 Check Date: 10/29/2021 Check Amount: 5,098.24					
	364 - 6800 - Insurance Master Policy	10/29/2021		F003665848-001-00001	5,098.24
Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412					
Check Number: 00100869 Check Date: 10/29/2021 Check Amount: 270.00					
	364 - 6570 - Pool/Spa Service	10/29/2021		Pool technician drai	270.00
RGS Services, Inc. - Resident Group Services, Inc., Anaheim, CA 92806 - (714) 630-5300					
Check Number: 00100870 Check Date: 10/29/2021 Check Amount: 1,925.76					
	364 - 6420 - Irrigation Repairs	10/29/2021		replace stuck on val	603.61
	364 - 6420 - Irrigation Repairs	10/29/2021		replace leaking valv	603.61
	364 - 6420 - Irrigation Repairs	10/29/2021		replace stuck on val	718.54
Total for Pacific Western Bank-Operating					124,183.29
<u>Pacific Western Bank-Reserve</u>					
Kathryn M. Butler - PO Box 1547, Loma Linda, CA 92354					
Check Number: 00100245 Check Date: 06/22/2021 Check Amount: (400.00)					
	364 - 4058-88 - Paint-Expenditures	06/22/2021	*VOID* repipe painting reimbursemen	repipe painting reim	(400.00)
Marianne Fitzgerald - 4675 Meriam Way, Riverside, CA 92506					
Check Number: 00100249 Check Date: 06/22/2021 Check Amount: (400.00)					
	364 - 4058-88 - Paint-Expenditures	06/22/2021	*VOID* painting reimb for repipe	painting reimb for r	(400.00)
Shields Building Service, Inc. - 303 Broadway, Ste. 104-10, Laguna Beach, CA 92651 - (949) 795-6000					
Check Number: 00100274 Check Date: 10/12/2021 Check Amount: 19,982.00					
	364 - 4070-88 - Deck/Stain-Expenditures	10/12/2021		DECK RECONSTRUCT	19,982.00

Check Disbursement Report Sea Ridge Condominium Association

Fri Oct 01, 2021 thru Sun Oct 31, 2021

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Pacific Western Bank-Reserve</u>					
Marianne Fitzgerald - 4675 Meriam Way, Riverside, CA 92506					
Check Number: 00100275 Check Date: 10/18/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	10/18/2021	painting reimb for repipe	painting reimb for r	400.00
Kathryn M. Butler - PO Box 1547, Loma Linda, CA 92354					
Check Number: 00100276 Check Date: 10/18/2021 Check Amount: 400.00					
	364 - 4058-88 - Paint-Expenditures	10/18/2021	repipe painting reimbursement	repipe painting reim	400.00
Total for Pacific Western Bank-Reserve					19,982.00
Total for Sea Ridge Condominium					144,165.29

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

	<u>Balance Oct 31, 2021</u>	<u>Balance Sep 30, 2021</u>	<u>Change</u>
<u>Assets</u>			
Operating Fund Assets			
1003 - Pacific Western Bank - Operating Acct	135,143.23	153,599.32	(18,456.09)
1004 - City National Pr Mng-Operating ***0755	15,398.69	15,398.69	0.00
1090 - Due (To)/From Reserves	(67,877.04)	(63,066.90)	(4,810.14)
Total Operating Fund Assets	82,664.88	105,931.11	(23,266.23)
Reserve Fund Assets			
1105 - Pacific Western Bank-Rsr Acct ***9111	375,372.57	353,742.84	21,629.73
1120 - Merrill Lynch MM	961,331.09	961,119.62	211.47
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	67,877.04	63,066.90	4,810.14
Total Reserve Fund Assets	1,803,315.04	1,776,663.70	26,651.34
Re-pipe Fund Assets			
1110 - CalWest Bank Reserve	14,004.50	14,004.50	0.00
Total Re-pipe Fund Assets	14,004.50	14,004.50	0.00
Account Receivables			
1280 - Accounts Receivable	3,012.22	2,853.85	158.37
Total Account Receivables	3,012.22	2,853.85	158.37

Balance Sheet Report

Sea Ridge Condominium Association

As of October 31, 2021

	<u>Balance Oct 31, 2021</u>	<u>Balance Sep 30, 2021</u>	<u>Change</u>
<u>Assets</u>			
Prepaid Expenses			
1690 - Clearing Account	(1,335.14)	0.00	(1,335.14)
Total Prepaid Expenses	(1,335.14)	0.00	(1,335.14)
Total Assets	1,901,661.50	1,899,453.16	2,208.34
<u>Liabilities</u>			
Liabilities			
2100 - Bank of Southern CA Loan	885,061.20	906,511.24	(21,450.04)
Total Liabilities	885,061.20	906,511.24	(21,450.04)
Other Liabilities			
2001 - Prepaid Assessments	36,607.80	37,269.08	(661.28)
2002 - Prepaid Assessments I.A.	104.76	104.76	0.00
Total Other Liabilities	36,712.56	37,373.84	(661.28)
Reserve Fund Liabilities			
4016 - Fences/Walls	6,653.56	4,990.17	1,663.39
4017 - Siding	(1,775.00)	(1,775.00)	0.00
4020 - Paint/Stucco	4,557.24	3,417.93	1,139.31
4025 - Lighting	434.00	325.50	108.50
4027 - Tennis Courts	855.68	641.76	213.92
4029 - Clubhouse	9,298.11	9,298.11	0.00
4048 - Railing	195,986.28	195,142.05	844.23
4055 - Landscape Replacement	6,122.88	4,592.16	1,530.72
4056 - Termite Control	8,687.48	6,515.61	2,171.87
4057 - Tree Trimming	34,093.08	34,093.08	0.00

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

	<u>Balance Oct 31, 2021</u>	<u>Balance Sep 30, 2021</u>	<u>Change</u>
<u>Liabilities</u>			
Reserve Fund Liabilities			
4058 - Paint	(2,853.00)	(2,939.75)	86.75
4065 - Roof Replacement	63,777.00	47,301.50	16,475.50
4067 - Structural	(4,370.00)	(4,370.00)	0.00
4068 - Buildings	788,886.69	777,706.94	11,179.75
4069 - Contingency Reserve	57,825.83	56,473.89	1,351.94
4070 - Deck/Stain	(20,607.00)	(625.00)	(19,982.00)
4075 - Drives/Streets	115,057.99	112,793.99	2,264.00
4080 - Pool/Spa	(122,258.07)	(122,659.62)	401.55
4081 - Painting Wood/Trim	385,174.36	380,993.78	4,180.58
4082 - Painting Wrought Iron	26,603.24	26,115.98	487.26
4085 - Pool Area-Furniture	7,231.86	7,231.86	0.00
4095 - Fencing/Gates	267,332.02	265,689.11	1,642.91
4096 - Fencing/Wrought Iron	(8,927.00)	(8,927.00)	0.00
4117 - Sewer Lines	(18,048.00)	(18,048.00)	0.00
4124 - Contingency	1,547.90	998.60	549.30
4142 - Signs	500.76	375.57	125.19
4495 - Interest	1,527.15	1,310.48	216.67
Total Reserve Fund Liabilities	1,803,315.04	1,776,663.70	26,651.34
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	1,797,384.80	1,792,844.78	4,540.02

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

	<u>Balance Oct 31, 2021</u>	<u>Balance Sep 30, 2021</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
4998 - Prior Year Equity	72,074.43	72,074.43	0.00
Total Equity	<u>72,074.43</u>	<u>72,074.43</u>	<u>0.00</u>
Total Owners' Equity	<u>72,074.43</u>	<u>72,074.43</u>	<u>0.00</u>
Income / (Loss)	<u>32,202.27</u>	<u>34,533.95</u>	<u>(2,331.68)</u>
Total Liabilities and Owner Equity	<u><u>1,901,661.50</u></u>	<u><u>1,899,453.16</u></u>	<u><u>2,208.34</u></u>

Investment Listing Report

Sea Ridge Condominium Association

As of Sun Oct 31, 2021

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	135,143.23	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:			150,541.92				
Reserve Fund Assets							
1105 - Pacific Western Bank-Rsr Acct Pacific Western Bank	****9111	Money Market	375,372.57	0.100%	07/01/2019	0	
1120 - Merrill Lynch MM Merrill Lynch	****2732	Money Market	961,331.09	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:			1,735,703.66				
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:			1,900,250.08				

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of October 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	6,653.56	0.00	6,653.56
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	4,557.24	0.00	4,557.24
4025 - Lighting	108.50	0.00	0.00	434.00	0.00	434.00
4027 - Tennis Courts	213.92	0.00	0.00	855.68	0.00	855.68
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	3,376.92	0.00	195,986.28
4055 - Landscape Replacement	1,530.72	0.00	0.00	6,122.88	0.00	6,122.88
4056 - Termite Control	2,171.87	0.00	0.00	8,687.48	0.00	8,687.48
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	347.00	(3,200.00)	(2,853.00)
4065 - Roof Replacement	16,475.50	0.00	0.00	65,902.00	(2,125.00)	63,777.00
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	44,719.00	0.00	788,886.69
4069 - Contingency Reserve	1,351.94	0.00	52,418.07	5,407.76	0.00	57,825.83
4070 - Deck/Stain	0.00	(19,982.00)	0.00	0.00	(20,607.00)	(20,607.00)
4075 - Drives/Streets	2,264.00	0.00	106,001.99	9,056.00	0.00	115,057.99
4080 - Pool/Spa	401.55	0.00	0.00	1,606.20	(123,864.27)	(122,258.07)
4081 - Painting Wood/Trim	4,180.58	0.00	368,452.04	16,722.32	0.00	385,174.36
4082 - Painting Wrought Iron	487.26	0.00	24,654.20	1,949.04	0.00	26,603.24
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	6,571.64	0.00	267,332.02
4096 - Fencing/Wrought Iron	0.00	0.00	0.00	0.00	(8,927.00)	(8,927.00)
4117 - Sewer Lines	0.00	0.00	0.00	0.00	(18,048.00)	(18,048.00)
4124 - Contingency	549.30	0.00	0.00	2,197.20	(649.30)	1,547.90
4142 - Signs	125.19	0.00	0.00	500.76	0.00	500.76
4495 - Interest	216.67	0.00	0.00	1,527.15	0.00	1,527.15
Total 4001 - Reserve Fund Liabilities	46,633.34	(19,982.00)	1,799,686.78	187,193.83	(183,565.57)	1,803,315.04
Report Total	46,633.34	(19,982.00)	1,799,686.78	187,193.83	(183,565.57)	1,803,315.04