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Association: **Sea Ridge Condominium Association**
From: **Theo Musikanth**
Date: **1/13/2023**
Re: **Modified Accrual Financial Statements - December 2022**

Operating Results:

The Association's year to date operating revenue for the period ending 12/31/2022 was \$719,236.54 with expenses of \$681,655.99 including Reserve allocations of \$302,311.54

Cash Balances:

Cash in the operating account totaled \$57,439.06
Cash in the reserve account MMA totaled \$1,624,135.08

Total Due to Reserves from Operating is \$78,346.59

Expenses:

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

Maintenance:

6547 - Water Damage is over budget due to restoration for \$1,526.53.
6575 - Pool/Spa Repairs are over budget due to November service for \$202.50.

Utilities:

6705 - Electric is over budget due to 10/14-12/13 service for \$4,344.26.
6710 - Gas is over budget due to 10/28-11/28 service for \$1,576.83.

The Net Income for the month is \$8,785.44 and year to date, the Net Income is \$37,580.55

Total Operating Equity is \$113,018.21

Income Statement Summary

Sea Ridge Condominium Association

December 01, 2022 thru December 31, 2022

| | Current Period | | | Year to Date (6 months) | | | Annual Budget |
|--------------------------------------|-------------------|-------------------|--------------------|-------------------------|-------------------|--------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Total Income | 114,583.99 | 119,916.17 | (5,332.18) | 719,236.54 | 719,493.00 | (256.46) | 1,438,985.00 |
| Total Income | 114,583.99 | 119,916.17 | (5,332.18) | 719,236.54 | 719,493.00 | (256.46) | 1,438,985.00 |
| Total Administration Expenses | 8,686.84 | 10,428.32 | (1,741.48) | 61,043.68 | 62,570.00 | (1,526.32) | 125,140.00 |
| Total Landscape | 16,250.00 | 18,497.08 | (2,247.08) | 99,299.19 | 110,982.50 | (11,683.31) | 221,965.00 |
| Total Maintenance | 4,293.16 | 19,522.84 | (15,229.68) | 54,955.06 | 117,139.00 | (62,183.94) | 234,278.00 |
| Total Property Protection | 1,254.25 | 1,304.33 | (50.08) | 7,525.50 | 7,826.00 | (300.50) | 15,652.00 |
| Total Utilities Expenses | 19,950.42 | 15,583.33 | 4,367.09 | 119,781.74 | 93,500.00 | 26,281.74 | 187,000.00 |
| Total Insurance Expenses | 3,800.91 | 5,041.67 | (1,240.76) | 36,321.60 | 30,250.00 | 6,071.60 | 60,500.00 |
| Total Taxes Expenses | 0.00 | 270.84 | (270.84) | 417.68 | 1,625.00 | (1,207.32) | 3,250.00 |
| Total Reserves | 51,562.97 | 49,266.67 | 2,296.30 | 302,311.54 | 295,600.00 | 6,711.54 | 591,200.00 |
| Total Expense | 105,798.55 | 119,915.08 | (14,116.53) | 681,655.99 | 719,492.50 | (37,836.51) | 1,438,985.00 |
| | | | | | | | |
| Net Income / (Loss) | 8,785.44 | 1.09 | 8,784.35 | 37,580.55 | 0.50 | 37,580.05 | 0.00 |

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

| | Current Period | | | Year to Date (6 months) | | | Annual Budget | Budget Remaining |
|---|-------------------|-------------------|-------------------|-------------------------|-------------------|-----------------|---------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| Income | | | | | | | | |
| 5010 - Regular Assessments | 110,485.96 | 110,487.00 | (1.04) | 662,915.76 | 662,918.00 | (2.24) | 1,325,835.00 | 662,919.24 |
| 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 | 2,562.97 | 266.67 | 2,296.30 | 8,311.54 | 1,600.00 | 6,711.54 | 3,200.00 | (5,111.54) |
| 5040 - Late Fees | 481.29 | 375.00 | 106.29 | 2,525.89 | 2,250.00 | 275.89 | 4,500.00 | 1,974.11 |
| 5042 - Late Interest | 38.65 | 83.33 | (44.68) | 112.29 | 500.00 | (387.71) | 1,000.00 | 887.71 |
| 5051 - Clubhouse Rental Fees | 0.00 | 250.00 | (250.00) | 400.00 | 1,500.00 | (1,100.00) | 3,000.00 | 2,600.00 |
| 5053 - Delinquent Letter Fees | 300.00 | 50.00 | 250.00 | 500.00 | 300.00 | 200.00 | 600.00 | 100.00 |
| 5060 - Gate/Pool Keys/Remotes | 0.00 | 12.50 | (12.50) | 440.00 | 75.00 | 365.00 | 150.00 | (290.00) |
| 5063 - Parking | 715.12 | 1,100.00 | (384.88) | 3,932.88 | 6,600.00 | (2,667.12) | 13,200.00 | 9,267.12 |
| 5100 - Water Reimb Income | 0.00 | 7,291.67 | (7,291.67) | 40,083.18 | 43,750.00 | (3,666.82) | 87,500.00 | 47,416.82 |
| 5110 - Fines/Violations | 0.00 | 0.00 | 0.00 | (10.00) | 0.00 | (10.00) | 0.00 | 10.00 |
| Total Income | 114,583.99 | 119,916.17 | (5,332.18) | 719,236.54 | 719,493.00 | (256.46) | 1,438,985.00 | 719,748.46 |
| Total Sea Ridge Condominium Income | 114,583.99 | 119,916.17 | (5,332.18) | 719,236.54 | 719,493.00 | (256.46) | 1,438,985.00 | 719,748.46 |
| <u>Expense</u> | | | | | | | | |
| Administration Expenses | | | | | | | | |
| 6010 - Audit | 0.00 | 112.50 | (112.50) | 2,624.30 | 675.00 | 1,949.30 | 1,350.00 | (1,274.30) |
| 6015 - Reserve Study | 0.00 | 83.33 | (83.33) | 0.00 | 500.00 | (500.00) | 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 | 0.00 | 83.33 | (83.33) | 1,051.34 | 500.00 | 551.34 | 1,000.00 | (51.34) |
| 6030 - Arch Review/Engineering | 0.00 | 833.33 | (833.33) | 5,000.00 | 5,000.00 | 0.00 | 10,000.00 | 5,000.00 |
| 6035 - Office & Postage | 517.90 | 333.33 | 184.57 | 3,857.74 | 2,000.00 | 1,857.74 | 4,000.00 | 142.26 |
| 6040 - Management Services | 3,646.52 | 3,646.50 | 0.02 | 22,086.33 | 21,879.00 | 207.33 | 43,758.00 | 21,671.67 |
| 6041 - Management-Additional | 0.00 | 41.67 | (41.67) | 800.00 | 250.00 | 550.00 | 500.00 | (300.00) |
| 6045 - Records Storage | 0.00 | 150.00 | (150.00) | 0.00 | 900.00 | (900.00) | 1,800.00 | 1,800.00 |
| 6050 - Fees & Licenses | 795.00 | 0.00 | 795.00 | 1,271.00 | 0.00 | 1,271.00 | 0.00 | (1,271.00) |
| 6053 - Delinquent Letter Charges | 0.00 | 50.00 | (50.00) | 200.00 | 300.00 | (100.00) | 600.00 | 400.00 |

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

| | Current Period | | | Year to Date (6 months) | | | Annual Budget | Budget Remaining |
|--|------------------|------------------|-------------------|-------------------------|-------------------|--------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Administration Expenses | | | | | | | | |
| 6054 - Collection Fees | 0.00 | 125.00 | (125.00) | 0.00 | 750.00 | (750.00) | 1,500.00 | 1,500.00 |
| 6055 - Attorney Fees | 155.00 | 1,000.00 | (845.00) | 775.00 | 6,000.00 | (5,225.00) | 12,000.00 | 11,225.00 |
| 6071 - Website | 0.00 | 50.00 | (50.00) | 745.38 | 300.00 | 445.38 | 600.00 | (145.38) |
| 6073 - Voting Services | 300.00 | 0.00 | 300.00 | 1,673.23 | 0.00 | 1,673.23 | 0.00 | (1,673.23) |
| 6074 - Social | 0.00 | 83.33 | (83.33) | 396.00 | 500.00 | (104.00) | 1,000.00 | 604.00 |
| 6077 - Bad Debt/Write Off | 0.00 | 41.67 | (41.67) | 0.00 | 250.00 | (250.00) | 500.00 | 500.00 |
| 6080 - Loan Payment | 3,272.42 | 12,711.00 | (9,438.58) | 20,556.36 | 76,266.00 | (55,709.64) | 152,532.00 | 131,975.64 |
| 6080-1 - Loan Payment - Principal Offset | 0.00 | (8,916.67) | 8,916.67 | 0.00 | (53,500.00) | 53,500.00 | (107,000.00) | (107,000.00) |
| Total Administration Expenses | 8,686.84 | 10,428.32 | (1,741.48) | 61,043.68 | 62,570.00 | (1,526.32) | 125,140.00 | 64,096.32 |
| Landscape | | | | | | | | |
| 6405 - Landscape Contract | 16,250.00 | 16,666.67 | (416.67) | 89,797.95 | 100,000.00 | (10,202.05) | 200,000.00 | 110,202.05 |
| 6410 - Landscape Extras | 0.00 | 250.00 | (250.00) | 1,622.44 | 1,500.00 | 122.44 | 3,000.00 | 1,377.56 |
| 6415 - Landscape Supplies | 0.00 | 0.00 | 0.00 | 372.20 | 0.00 | 372.20 | 0.00 | (372.20) |
| 6420 - Irrigation Repairs | 0.00 | 1,250.00 | (1,250.00) | 7,506.60 | 7,500.00 | 6.60 | 15,000.00 | 7,493.40 |
| 6421 - Backflow | 0.00 | 33.33 | (33.33) | 0.00 | 200.00 | (200.00) | 400.00 | 400.00 |
| 6425 - Tree Maintenance | 0.00 | 297.08 | (297.08) | 0.00 | 1,782.50 | (1,782.50) | 3,565.00 | 3,565.00 |
| Total Landscape | 16,250.00 | 18,497.08 | (2,247.08) | 99,299.19 | 110,982.50 | (11,683.31) | 221,965.00 | 122,665.81 |
| Maintenance | | | | | | | | |
| 6509 - Repipe Expense | 0.00 | 8,916.67 | (8,916.67) | 0.00 | 53,500.00 | (53,500.00) | 107,000.00 | 107,000.00 |
| 6510 - Lighting Maintenance | 0.00 | 166.67 | (166.67) | 550.50 | 1,000.00 | (449.50) | 2,000.00 | 1,449.50 |
| 6515 - Lighting Extras | 162.50 | 0.00 | 162.50 | 2,164.50 | 0.00 | 2,164.50 | 0.00 | (2,164.50) |
| 6525 - Lighting Supplies | 0.00 | 25.00 | (25.00) | 0.00 | 150.00 | (150.00) | 300.00 | 300.00 |
| 6530 - Tennis Court Maintenance | 0.00 | 75.00 | (75.00) | 100.00 | 450.00 | (350.00) | 900.00 | 800.00 |
| 6532 - Building Repairs | 0.00 | 1,666.67 | (1,666.67) | 995.00 | 10,000.00 | (9,005.00) | 20,000.00 | 19,005.00 |
| 6533 - Handyman Expense | 0.00 | 333.33 | (333.33) | 1,491.00 | 2,000.00 | (509.00) | 4,000.00 | 2,509.00 |
| 6545 - Plumbing Repairs | 0.00 | 2,500.00 | (2,500.00) | 10,150.50 | 15,000.00 | (4,849.50) | 30,000.00 | 19,849.50 |

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

| | Current Period | | | Year to Date (6 months) | | | Annual Budget | Budget Remaining |
|-----------------------------------|-----------------|------------------|--------------------|-------------------------|-------------------|--------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Maintenance | | | | | | | | |
| 6546 - Sewerline Maintenance | 0.00 | 1,500.00 | (1,500.00) | 13,059.26 | 9,000.00 | 4,059.26 | 18,000.00 | 4,940.74 |
| 6547 - Water Damage | 1,526.53 | 833.00 | 693.53 | 3,933.46 | 5,000.00 | (1,066.54) | 10,000.00 | 6,066.54 |
| 6548 - Roof Repairs | 1,198.00 | 1,416.67 | (218.67) | 1,793.00 | 8,500.00 | (6,707.00) | 17,000.00 | 15,207.00 |
| 6549 - Fence & Railing Repairs | 0.00 | 83.33 | (83.33) | 800.00 | 500.00 | 300.00 | 1,000.00 | 200.00 |
| 6550 - Janitorial Service | 0.00 | 396.50 | (396.50) | 1,232.44 | 2,379.00 | (1,146.56) | 4,758.00 | 3,525.56 |
| 6551 - Janitorial Supplies | 315.88 | 75.00 | 240.88 | 1,853.08 | 450.00 | 1,403.08 | 900.00 | (953.08) |
| 6552 - Janitorial Extras | 0.00 | 41.67 | (41.67) | 0.00 | 250.00 | (250.00) | 500.00 | 500.00 |
| 6555 - Pest Control | 537.75 | 666.67 | (128.92) | 6,188.50 | 4,000.00 | 2,188.50 | 8,000.00 | 1,811.50 |
| 6560 - Pest Control Extras | 0.00 | 75.00 | (75.00) | 1,600.00 | 450.00 | 1,150.00 | 900.00 | (700.00) |
| 6570 - Pool/Spa Service | 350.00 | 435.00 | (85.00) | 3,210.15 | 2,610.00 | 600.15 | 5,220.00 | 2,009.85 |
| 6575 - Pool/Spa Repairs | 202.50 | 83.33 | 119.17 | 1,138.73 | 500.00 | 638.73 | 1,000.00 | (138.73) |
| 6577 - Pool & Spa Supplies | 0.00 | 208.33 | (208.33) | 2,918.58 | 1,250.00 | 1,668.58 | 2,500.00 | (418.58) |
| 6580 - Pool/Spa Extras | 0.00 | 0.00 | 0.00 | 1,776.36 | 0.00 | 1,776.36 | 0.00 | (1,776.36) |
| 6623 - Lock & Keys | 0.00 | 25.00 | (25.00) | 0.00 | 150.00 | (150.00) | 300.00 | 300.00 |
| Total Maintenance | 4,293.16 | 19,522.84 | (15,229.68) | 54,955.06 | 117,139.00 | (62,183.94) | 234,278.00 | 179,322.94 |
| Property Protection | | | | | | | | |
| 6526 - Fire Extinguishers | 0.00 | 25.00 | (25.00) | 0.00 | 150.00 | (150.00) | 300.00 | 300.00 |
| 6621 - Patrol Services | 1,254.25 | 1,196.00 | 58.25 | 7,525.50 | 7,176.00 | 349.50 | 14,352.00 | 6,826.50 |
| 6622 - Clubhouse & Pool Security | 0.00 | 83.33 | (83.33) | 0.00 | 500.00 | (500.00) | 1,000.00 | 1,000.00 |
| Total Property Protection | 1,254.25 | 1,304.33 | (50.08) | 7,525.50 | 7,826.00 | (300.50) | 15,652.00 | 8,126.50 |
| Utilities Expenses | | | | | | | | |
| 6700 - Water-Residential | 8,436.35 | 8,804.17 | (367.82) | 56,571.96 | 52,825.00 | 3,746.96 | 105,650.00 | 49,078.04 |
| 6701 - Water-Reclaimed Irrigation | 5,371.03 | 3,808.33 | 1,562.70 | 39,957.29 | 22,850.00 | 17,107.29 | 45,700.00 | 5,742.71 |
| 6702 - Water-Pool/Clubhouse | 221.95 | 220.83 | 1.12 | 1,597.62 | 1,325.00 | 272.62 | 2,650.00 | 1,052.38 |
| 6705 - Electric | 4,344.26 | 1,833.33 | 2,510.93 | 17,375.32 | 11,000.00 | 6,375.32 | 22,000.00 | 4,624.68 |

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

| | Current Period | | | Year to Date (6 months) | | | Annual Budget | Budget Remaining |
|--|-------------------|-------------------|--------------------|-------------------------|-------------------|--------------------|---------------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Utilities Expenses | | | | | | | | |
| 6710 - Gas | 1,576.83 | 916.67 | 660.16 | 4,279.55 | 5,500.00 | (1,220.45) | 11,000.00 | 6,720.45 |
| Total Utilities Expenses | 19,950.42 | 15,583.33 | 4,367.09 | 119,781.74 | 93,500.00 | 26,281.74 | 187,000.00 | 67,218.26 |
| Insurance Expenses | | | | | | | | |
| 6800 - Insurance Master Policy | 3,800.91 | 5,000.00 | (1,199.09) | 36,321.60 | 30,000.00 | 6,321.60 | 60,000.00 | 23,678.40 |
| 6825 - Workers Compensation | 0.00 | 41.67 | (41.67) | 0.00 | 250.00 | (250.00) | 500.00 | 500.00 |
| Total Insurance Expenses | 3,800.91 | 5,041.67 | (1,240.76) | 36,321.60 | 30,250.00 | 6,071.60 | 60,500.00 | 24,178.40 |
| Taxes Expenses | | | | | | | | |
| 6850 - Federal Taxes | 0.00 | 166.67 | (166.67) | 0.00 | 1,000.00 | (1,000.00) | 2,000.00 | 2,000.00 |
| 6860 - State Income Tax | 0.00 | 104.17 | (104.17) | 417.68 | 625.00 | (207.32) | 1,250.00 | 832.32 |
| Total Taxes Expenses | 0.00 | 270.84 | (270.84) | 417.68 | 1,625.00 | (1,207.32) | 3,250.00 | 2,832.32 |
| Reserves | | | | | | | | |
| 9000 - Reserves | 49,000.00 | 49,000.00 | 0.00 | 294,000.00 | 294,000.00 | 0.00 | 588,000.00 | 294,000.00 |
| 9495 - Interest | 2,562.97 | 266.67 | 2,296.30 | 8,311.54 | 1,600.00 | 6,711.54 | 3,200.00 | (5,111.54) |
| Total Reserves | 51,562.97 | 49,266.67 | 2,296.30 | 302,311.54 | 295,600.00 | 6,711.54 | 591,200.00 | 288,888.46 |
| Total Sea Ridge Condominium Expense | 105,798.55 | 119,915.08 | (14,116.53) | 681,655.99 | 719,492.50 | (37,836.51) | 1,438,985.00 | 757,329.01 |
| Total Sea Ridge Condominium Income / (Loss) | 8,785.44 | 1.09 | 8,784.35 | 37,580.55 | 0.50 | 37,580.05 | 0.00 | (37,580.55) |
| Total Association Net Income / (Loss) | 8,785.44 | 1.09 | 8,784.35 | 37,580.55 | 0.50 | 37,580.05 | 0.00 | (37,580.55) |

Income and Expense Trend Report

Sea Ridge Condominium Association

As of December 31, 2022

| Account Description | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Full Year | Total |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------|----------|----------|----------|----------|----------|----------------|------------------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Budget | Budget | Budget | Budget | Budget | Budget | Actual | Budget |
| Income | | | | | | | | | | | | | | |
| 5010 - Regular Assessments | 110,486 | 110,486 | 110,486 | 110,486 | 110,486 | 110,486 | | | | | | | 662,916 | 1,325,835 |
| 5023 - Bank Return Check/Nsf Fees | 25 | 0 | 0 | 0 | 0 | 0 | | | | | | | 25 | 0 |
| 5031 - Interest Income-Reserve | 218 | 738 | 1,107 | 1,584 | 2,101 | 2,563 | | | | | | | 8,312 | 3,200 |
| 5040 - Late Fees | 593 | 332 | 330 | 538 | 251 | 481 | | | | | | | 2,526 | 4,500 |
| 5042 - Late Interest | 20 | 14 | 18 | (5) | 26 | 39 | | | | | | | 112 | 1,000 |
| 5051 - Clubhouse Rental Fees | 0 | 200 | 200 | 0 | 0 | 0 | | | | | | | 400 | 3,000 |
| 5053 - Delinquent Letter Fees | 100 | 100 | 0 | 0 | 0 | 300 | | | | | | | 500 | 600 |
| 5060 - Gate/Pool Keys/Remotes | 100 | 150 | 190 | 0 | 0 | 0 | | | | | | | 440 | 150 |
| 5063 - Parking | 760 | 1,000 | (200) | 960 | 698 | 715 | | | | | | | 3,933 | 13,200 |
| 5100 - Water Reimb Income | 2,988 | 10,534 | 13,262 | 0 | 13,299 | 0 | | | | | | | 40,083 | 87,500 |
| 5110 - Fines/Violations | 0 | (30) | 20 | 0 | 0 | 0 | | | | | | | (10) | 0 |
| Total Income | 115,290 | 123,525 | 125,414 | 113,564 | 126,860 | 114,584 | 0 | 0 | 0 | 0 | 0 | 0 | 719,237 | 1,438,985 |
| Total Income | 115,290 | 123,525 | 125,414 | 113,564 | 126,860 | 114,584 | 0 | 0 | 0 | 0 | 0 | 0 | 719,237 | 1,438,985 |
| Administration Expenses | | | | | | | | | | | | | | |
| 6010 - Audit | 0 | 0 | 0 | 1,299 | 1,325 | 0 | | | | | | | 2,624 | 1,350 |
| 6015 - Reserve Study | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 1,000 |
| 6020 - Bank Charges-Operating | 7 | 0 | 0 | 0 | 0 | 0 | | | | | | | 7 | 0 |
| 6026 - Keys/Transmitters/Tags | 0 | 871 | 180 | 0 | 0 | 0 | | | | | | | 1,051 | 1,000 |
| 6030 - Arch Review/Engineering | 5,000 | 0 | 0 | 0 | 0 | 0 | | | | | | | 5,000 | 10,000 |
| 6035 - Office & Postage | 1,792 | 731 | 239 | 577 | 0 | 518 | | | | | | | 3,858 | 4,000 |
| 6040 - Management Services | 3,647 | 3,647 | 3,647 | 3,854 | 3,647 | 3,647 | | | | | | | 22,086 | 43,758 |
| 6041 - Management-Additional | 0 | 200 | 0 | 0 | 600 | 0 | | | | | | | 800 | 500 |
| 6045 - Records Storage | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 1,800 |
| 6050 - Fees & Licenses | 0 | 0 | 0 | 0 | 476 | 795 | | | | | | | 1,271 | 0 |
| 6053 - Delinquent Letter Charges | 0 | 100 | 100 | 0 | 0 | 0 | | | | | | | 200 | 600 |
| 6054 - Collection Fees | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 1,500 |
| 6055 - Attorney Fees | 0 | 155 | 155 | 155 | 155 | 155 | | | | | | | 775 | 12,000 |
| 6071 - Website | 0 | 315 | 0 | 0 | 431 | 0 | | | | | | | 745 | 600 |
| 6073 - Voting Services | 0 | 0 | 0 | 1,373 | 0 | 300 | | | | | | | 1,673 | 0 |
| 6074 - Social | 396 | 0 | 0 | 0 | 0 | 0 | | | | | | | 396 | 1,000 |

Income and Expense Trend Report

Sea Ridge Condominium Association

As of December 31, 2022

| Account Description | Jul Actual | Aug Actual | Sep Actual | Oct Actual | Nov Actual | Dec Actual | Jan Budget | Feb Budget | Mar Budget | Apr Budget | May Budget | Jun Budget | Full Year Actual | Total Budget |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|-----------------|
| Administration Expenses | | | | | | | | | | | | | | |
| 6077 - Bad Debt/Write Off | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 500 |
| 6080 - Loan Payment | 3,467 | 3,542 | 3,502 | 3,351 | 3,422 | 3,272 | | | | | | | 20,556 | 152,532 |
| 6080-1 - Loan Payment - Principal Offset | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | (107,000) |
| Total Administration Expenses | 14,308 | 9,561 | 7,823 | 10,609 | 10,055 | 8,687 | 0 | 0 | 0 | 0 | 0 | 0 | 61,044 | 125,140 |
| Landscape | | | | | | | | | | | | | | |
| 6405 - Landscape Contract | 8,548 | 0 | 0 | 65,000 | 0 | 16,250 | | | | | | | 89,798 | 200,000 |
| 6410 - Landscape Extras | 0 | 62 | 0 | 1,560 | 0 | 0 | | | | | | | 1,622 | 3,000 |
| 6415 - Landscape Supplies | 0 | 0 | 0 | 0 | 372 | 0 | | | | | | | 372 | 0 |
| 6420 - Irrigation Repairs | 0 | 3,450 | 2,113 | 877 | 1,066 | 0 | | | | | | | 7,507 | 15,000 |
| 6421 - Backflow | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 400 |
| 6425 - Tree Maintenance | 980 | 0 | (980) | 0 | 0 | 0 | | | | | | | 0 | 3,565 |
| Total Landscape | 9,528 | 3,512 | 1,133 | 67,437 | 1,438 | 16,250 | 0 | 0 | 0 | 0 | 0 | 0 | 99,299 | 221,965 |
| Maintenance | | | | | | | | | | | | | | |
| 6509 - Repipe Expense | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 107,000 |
| 6510 - Lighting Maintenance | 275 | 0 | 0 | 275 | 0 | 0 | | | | | | | 551 | 2,000 |
| 6515 - Lighting Extras | 0 | 188 | 0 | 0 | 1,815 | 163 | | | | | | | 2,165 | 0 |
| 6525 - Lighting Supplies | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 300 |
| 6530 - Tennis Court Maintenance | 50 | 50 | 0 | 0 | 0 | 0 | | | | | | | 100 | 900 |
| 6532 - Building Repairs | 0 | 0 | 0 | 995 | 0 | 0 | | | | | | | 995 | 20,000 |
| 6533 - Handyman Expense | 0 | 395 | 0 | 1,096 | 0 | 0 | | | | | | | 1,491 | 4,000 |
| 6545 - Plumbing Repairs | 190 | 16,929 | 1,550 | 0 | (8,518) | 0 | | | | | | | 10,151 | 30,000 |
| 6546 - Sewerline Maintenance | 464 | 0 | 2,835 | 2,360 | 7,400 | 0 | | | | | | | 13,059 | 18,000 |
| 6547 - Water Damage | 655 | 892 | 0 | 0 | 860 | 1,527 | | | | | | | 3,933 | 10,000 |
| 6548 - Roof Repairs | 0 | 0 | 0 | 0 | 595 | 1,198 | | | | | | | 1,793 | 17,000 |
| 6549 - Fence & Railing Repairs | 0 | 800 | 0 | 0 | 0 | 0 | | | | | | | 800 | 1,000 |
| 6550 - Janitorial Service | 0 | 593 | 321 | 318 | 0 | 0 | | | | | | | 1,232 | 4,758 |
| 6551 - Janitorial Supplies | 589 | 0 | 636 | 0 | 312 | 316 | | | | | | | 1,853 | 900 |
| 6552 - Janitorial Extras | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 500 |
| 6555 - Pest Control | 979 | 1,328 | 1,216 | 1,591 | 538 | 538 | | | | | | | 6,189 | 8,000 |
| 6560 - Pest Control Extras | 375 | 885 | 340 | 0 | 0 | 0 | | | | | | | 1,600 | 900 |

Income and Expense Trend Report

Sea Ridge Condominium Association

As of December 31, 2022

| Account Description | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Full Year | Total |
|-----------------------------------|---------------|---------------|----------------|---------------|---------------|---------------|----------|----------|----------|----------|----------|----------|----------------|---------|
| | Actual | Actual | Actual | Actual | Actual | Actual | Budget | Budget | Budget | Budget | Budget | Budget | Actual | Budget |
| Maintenance | | | | | | | | | | | | | | |
| 6570 - Pool/Spa Service | 520 | 1,120 | 520 | 350 | 350 | 350 | | | | | | | 3,210 | 5,220 |
| 6575 - Pool/Spa Repairs | 0 | 0 | 540 | 396 | 0 | 203 | | | | | | | 1,139 | 1,000 |
| 6577 - Pool & Spa Supplies | 0 | 789 | 720 | 749 | 660 | 0 | | | | | | | 2,919 | 2,500 |
| 6580 - Pool/Spa Extras | 0 | 325 | 1,451 | 0 | 0 | 0 | | | | | | | 1,776 | 0 |
| 6623 - Lock & Keys | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 300 |
| Total Maintenance | 4,097 | 24,294 | 10,129 | 8,130 | 4,011 | 4,293 | 0 | 0 | 0 | 0 | 0 | 0 | 54,955 | 234,278 |
| Property Protection | | | | | | | | | | | | | | |
| 6526 - Fire Extinguishers | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 300 |
| 6621 - Patrol Services | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | | | | | | | 7,526 | 14,352 |
| 6622 - Clubhouse & Pool Security | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 1,000 |
| Total Property Protection | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | 0 | 0 | 0 | 0 | 0 | 0 | 7,526 | 15,652 |
| Utilities Expenses | | | | | | | | | | | | | | |
| 6700 - Water-Residential | 7,918 | 15,865 | 8,688 | 8,301 | 7,364 | 8,436 | | | | | | | 56,572 | 105,650 |
| 6701 - Water-Reclaimed Irrigation | 6,684 | 6,034 | 14,739 | 0 | 7,129 | 5,371 | | | | | | | 39,957 | 45,700 |
| 6702 - Water-Pool/Clubhouse | 214 | 365 | 381 | 0 | 417 | 222 | | | | | | | 1,598 | 2,650 |
| 6705 - Electric | 4,867 | 2,437 | 1,734 | 1,738 | 2,256 | 4,344 | | | | | | | 17,375 | 22,000 |
| 6710 - Gas | 511 | 265 | 346 | 638 | 943 | 1,577 | | | | | | | 4,280 | 11,000 |
| Total Utilities Expenses | 20,193 | 24,966 | 25,887 | 10,676 | 18,109 | 19,950 | 0 | 0 | 0 | 0 | 0 | 0 | 119,782 | 187,000 |
| Insurance Expenses | | | | | | | | | | | | | | |
| 6800 - Insurance Master Policy | 0 | 1,168 | (5,138) | 28,788 | 7,702 | 3,801 | | | | | | | 36,322 | 60,000 |
| 6825 - Workers Compensation | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 500 |
| Total Insurance Expenses | 0 | 1,168 | (5,138) | 28,788 | 7,702 | 3,801 | 0 | 0 | 0 | 0 | 0 | 0 | 36,322 | 60,500 |
| Taxes Expenses | | | | | | | | | | | | | | |
| 6850 - Federal Taxes | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 2,000 |
| 6860 - State Income Tax | 0 | 0 | 767 | (350) | 0 | 0 | | | | | | | 418 | 1,250 |
| Total Taxes Expenses | 0 | 0 | 767 | (350) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 418 | 3,250 |
| Reserves | | | | | | | | | | | | | | |
| 9000 - Reserves | 49,000 | 49,000 | 49,000 | 49,000 | 49,000 | 49,000 | | | | | | | 294,000 | 588,000 |

Income and Expense Trend Report

Sea Ridge Condominium Association

As of December 31, 2022

| Account Description | Jul Actual | Aug Actual | Sep Actual | Oct Actual | Nov Actual | Dec Actual | Jan Budget | Feb Budget | Mar Budget | Apr Budget | May Budget | Jun Budget | Full Year Actual | Total Budget |
|----------------------------|---------------|----------------|---------------|-----------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|-----------------|
| Reserves | | | | | | | | | | | | | | |
| 9495 - Interest | 218 | 738 | 1,107 | 1,584 | 2,101 | 2,563 | | | | | | | 8,312 | 3,200 |
| Total Reserves | 49,218 | 49,738 | 50,107 | 50,584 | 51,101 | 51,563 | 0 | 0 | 0 | 0 | 0 | 0 | 302,312 | 591,200 |
| Total Expense | 98,598 | 114,493 | 91,964 | 177,131 | 93,671 | 105,799 | 0 | 0 | 0 | 0 | 0 | 0 | 681,656 | 1,438,985 |
| Association Summary | 16,692 | 9,032 | 33,449 | (63,567) | 33,190 | 8,785 | 0 | 0 | 0 | 0 | 0 | 0 | 37,581 | 0 |

Check Disbursement Report

Sea Ridge Condominium Association

Thu Dec 01, 2022 thru Sat Dec 31, 2022

| Vendor | Dept - Account - Project | Trans Date | Remarks | Reference | Amount |
|--|----------------------------------|------------------------|------------------------|----------------------|----------|
| <u>Pacific Western Bank-Operating</u> | | | | | |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| | Check Number: 00101296 | Check Date: 12/01/2022 | Check Amount: 601.80 | | |
| | 364 - 6700 - Water-Residential | 12/01/2022 | Act# 3-0986.300 | 10/03-11/03 | 289.27 |
| | 364 - 6700 - Water-Residential | 12/01/2022 | Act# 3-0996.300 | 10/03-11/03 | 312.53 |
| San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343 | | | | | |
| | Check Number: 00101297 | Check Date: 12/02/2022 | Check Amount: 2,102.88 | | |
| | 364 - 6705 - Electric | 12/02/2022 | Act# 0010372314323 | 10/14-11/11 | 2,102.88 |
| Personal Touch Cleaning & Maintenance - 3531 E. Miraloma Avenue, Anaheim, CA 92806 - (949) 727-4135 | | | | | |
| | Check Number: 00101298 | Check Date: 12/05/2022 | Check Amount: 315.88 | | |
| | 364 - 6551 - Janitorial Supplies | 12/05/2022 | | Dec 2022 | 315.88 |
| Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800 | | | | | |
| | Check Number: 00101299 | Check Date: 12/05/2022 | Check Amount: 3,646.52 | | |
| | 364 - 6040 - Management Services | 12/05/2022 | MANAGEMENT SERVICES | MANAGEMENT SERVIC | 3,646.52 |
| Patrol Masters Security Services, Inc. - 1651 E. 4th Street, Santa Ana, CA 92701 - (877) 648-0602 | | | | | |
| | Check Number: 00101300 | Check Date: 12/05/2022 | Check Amount: 1,254.25 | | |
| | 364 - 6621 - Patrol Services | 12/05/2022 | | November 2022 | 1,254.25 |
| Accurate Voting Services - PO Box 80477, Rancho Santa Margarita, CA 92688 - (949) 588-8500 | | | | | |
| | Check Number: 00101301 | Check Date: 12/05/2022 | Check Amount: 300.00 | | |
| | 364 - 6073 - Voting Services | 12/05/2022 | | Inspector of Electio | 300.00 |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| | Check Number: 00101302 | Check Date: 12/05/2022 | Check Amount: 2,869.79 | | |
| | 364 - 6700 - Water-Residential | 12/05/2022 | Act# 3-3269.300 | 10/17-11/17 | 2,869.79 |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| | Check Number: 00101303 | Check Date: 12/07/2022 | Check Amount: 2,501.24 | | |
| | 364 - 6700 - Water-Residential | 12/07/2022 | Act# 3-3264.300 | 10/17-11/17 | 2,501.24 |
| Comet Lighting & Electric, Inc - 717 S State College Blvd Suite E, Fullerton, CA 92831 - (714) 773-1859 | | | | | |
| | Check Number: 00101304 | Check Date: 12/07/2022 | Check Amount: 162.50 | | |
| | 364 - 6515 - Lighting Extras | 12/07/2022 | | Final Payment for Ho | 162.50 |
| FHA Review - P. O. Box 5158, Huntington Beach, CA 92615 - (714) 536-6500 | | | | | |
| | Check Number: 00101305 | Check Date: 12/09/2022 | Check Amount: 795.00 | | |
| | 364 - 6050 - Fees & Licenses | 12/09/2022 | | Returning Customer | 795.00 |
| Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700 | | | | | |
| | Check Number: 00101306 | Check Date: 12/09/2022 | Check Amount: 376.75 | | |
| | 364 - 6555 - Pest Control | 12/09/2022 | | rodent | 376.75 |

Check Disbursement Report

Sea Ridge Condominium Association

Thu Dec 01, 2022 thru Sat Dec 31, 2022

| Vendor | Dept - Account - Project | Trans Date | Remarks | Reference | Amount |
|---|--------------------------------------|------------------------|-------------------------|----------------------|-----------|
| <u>Pacific Western Bank-Operating</u> | | | | | |
| SoCalGas - P. O. Box C, Monterey Park, CA 91756-5111 - (800) 427-2200 | | | | | |
| | Check Number: 00101307 | Check Date: 12/09/2022 | Check Amount: 1,576.83 | | |
| | 364 - 6710 - Gas | 12/09/2022 | Act12370907003 | 10/28-11/28 | 1,576.83 |
| Gothic Landscape Maintenance Division - 1801 W. Olympic Blvd, Pasadena, CA 91199-1350 - (702) 463-1465 | | | | | |
| | Check Number: 00101308 | Check Date: 12/12/2022 | Check Amount: 16,250.00 | | |
| | 364 - 6405 - Landscape Contract | 12/12/2022 | | Nov 2022 | 16,250.00 |
| Seabreeze Management Company, Inc. - 26840 Aliso Viejo Parkway, Aliso Viejo, CA 92656 - (949) 855-1800 | | | | | |
| | Check Number: 00101309 | Check Date: 12/14/2022 | Check Amount: 517.90 | | |
| | 364 - 6035 - Office & Postage | 12/14/2022 | | BILL BACK FOR OCT 21 | 517.90 |
| Fontaine Weatherproofing, Inc. - 586 N. Batavia Street, Orange, CA 92868 - (949) 598-8360 | | | | | |
| | Check Number: 00101310 | Check Date: 12/14/2022 | Check Amount: 1,198.00 | | |
| | 364 - 6548 - Roof Repairs | 12/14/2022 | | November 07, 2022 | 1,198.00 |
| Blue Balance Pool and Janitorial - Service, Inc., Dana Point, CA 92629 - (949) 677-1412 | | | | | |
| | Check Number: 00101311 | Check Date: 12/19/2022 | Check Amount: 552.50 | | |
| | 364 - 6570 - Pool/Spa Service | 12/19/2022 | | December 2022 Winter | 350.00 |
| | 364 - 6575 - Pool/Spa Repairs | 12/19/2022 | | 11/30/2022 | 202.50 |
| 24 Hour Restoration & Construction - P.O. Box 7124, Laguna Niguel, CA 92607-7124 - (949) 269-2793 | | | | | |
| | Check Number: 00101312 | Check Date: 12/19/2022 | Check Amount: 1,526.53 | | |
| | 364 - 6547 - Water Damage | 12/19/2022 | | Remodel Services | 1,526.53 |
| Newport Exterminating, Inc - 16661 Millikan Avenue, Irvine, CA 92606 - (949) 261-0700 | | | | | |
| | Check Number: 00101313 | Check Date: 12/19/2022 | Check Amount: 161.00 | | |
| | 364 - 6555 - Pest Control | 12/19/2022 | | General Pest | 161.00 |
| Richardson Ober Denichilo LLP - 234 E. Colorado Blvd., Ste. 800, Pasadena, CA 91101 - (626) 449-5577 | | | | | |
| | Check Number: 00101314 | Check Date: 12/21/2022 | Check Amount: 155.00 | | |
| | 364 - 6055 - Attorney Fees | 12/21/2022 | | Legal Services | 155.00 |
| Labarre/Oksnee Insurance Agency, Inc. - P.O. Box 894446, Los Angeles, CA 90189-4446 - (949) 588-0711 | | | | | |
| | Check Number: 00101315 | Check Date: 12/23/2022 | Check Amount: 3,800.91 | | |
| | 364 - 6800 - Insurance Master Policy | 12/23/2022 | | ARD 6 of 8 Monthly I | 3,800.91 |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| | Check Number: 00101316 | Check Date: 12/27/2022 | Check Amount: 3,356.93 | | |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-1005.300 | 11/03-12/04 | 254.08 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-1004.300 | 11/03-12/04 | 225.59 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-1003.300 | 11/03-12/04 | 129.38 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-1002.300 | 11/03-12/04 | 239.77 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-1000.300 | 11/03-12/04 | 236.93 |

Check Disbursement Report

Sea Ridge Condominium Association

Thu Dec 01, 2022 thru Sat Dec 31, 2022

| Vendor | Dept - Account - Project | Trans Date | Remarks | Reference | Amount |
|---|--------------------------------|------------|-----------------|-------------|--------|
| <u>Pacific Western Bank-Operating</u> | | | | | |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| Check Number: 00101316 Check Date: 12/27/2022 Check Amount: 3,356.93 | | | | | |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0999.300 | 11/03-12/04 | 218.37 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0997.300 | 11/03-12/04 | 80.27 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0996.300 | 11/03-12/04 | 234.74 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0995.300 | 11/03-12/04 | 232.16 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0994.300 | 11/03-12/04 | 211.15 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0993.300 | 11/03-12/04 | 189.88 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0991.300 | 11/03-12/04 | 272.25 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0989.300 | 11/03-12/04 | 260.65 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0988.300 | 11/03-12/04 | 263.49 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0987.300 | 11/03-12/04 | 308.22 |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| Check Number: 00101317 Check Date: 12/27/2022 Check Amount: 3,777.62 | | | | | |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0986.300 | 11/03-12/04 | 270.19 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0985.300 | 11/03-12/04 | 204.45 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0984.300 | 11/03-12/04 | 279.47 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0983.300 | 11/03-12/04 | 253.82 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0982.300 | 11/03-12/04 | 237.19 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0981.300 | 11/03-12/04 | 251.37 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0980.300 | 11/03-12/04 | 218.63 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0978.300 | 11/03-12/04 | 265.94 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0977.300 | 11/03-12/04 | 357.46 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0976.300 | 11/03-12/04 | 221.95 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0975.300 | 11/03-12/04 | 239.90 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0973.300 | 11/03-12/04 | 270.32 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0972.300 | 11/03-12/04 | 196.71 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0971.300 | 11/03-12/04 | 213.73 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0970.300 | 11/03-12/04 | 296.49 |
| South Coast Water District - P.O. Box 51401, Los Angeles, CA 90051-5701 - (949) 499-4555 | | | | | |
| Check Number: 00101318 Check Date: 12/27/2022 Check Amount: 921.95 | | | | | |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0969.300 | 11/03-12/04 | 274.96 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0968.300 | 11/03-12/04 | 381.31 |
| | 364 - 6700 - Water-Residential | 12/27/2022 | Act# 3-0966.300 | 11/03-12/04 | 265.68 |

Check Disbursement Report Sea Ridge Condominium Association

Thu Dec 01, 2022 thru Sat Dec 31, 2022

| Vendor | Dept - Account - Project | Trans Date | Remarks | Reference | Amount |
|--|--|------------|--------------------|----------------------|--------------------------|
| <u>Pacific Western Bank-Operating</u> | | | | | |
| San Diego Gas & Electric - P. O. Box 25110, Santa Ana, CA 92799-5110 - (800) 411-7343 | | | | | |
| Check Number: 00101319 Check Date: 12/30/2022 Check Amount: 2,241.38 | | | | | |
| | 364 - 6705 - Electric | 12/30/2022 | Act# 0010372314323 | 11/12-12/13 | 2,241.38 |
| Total for Pacific Western Bank-Operating | | | | | <u>50,963.16</u> |
| <u>Pacific Western Bank-Reserve</u> | | | | | |
| EmpireWorks - 1682 Langley Ave., Irvine, CA 92614 - (888) 278-8200 | | | | | |
| Check Number: 00100305 Check Date: 12/16/2022 Check Amount: 276,978.95 | | | | | |
| | 364 - 4068-88 - Buildings-Expenditures | 12/16/2022 | | Billing documents | 134,556.00 |
| | 364 - 4068-88 - Buildings-Expenditures | 12/16/2022 | | Billing documents | 93,236.43 |
| | 364 - 4081-88 - Painting Wood/Trim-Expenditure | 12/16/2022 | | Billing documents | 49,186.52 |
| Scott English Plumbing, Inc. - 1230 N. Jefferson St., Anaheim, CA 92807 - (949) 293-2037 | | | | | |
| Check Number: 00100306 Check Date: 12/16/2022 Check Amount: 15,456.19 | | | | | |
| | 364 - 4117-88 - Sewer Lines-Expenditure | 12/16/2022 | | MONTHLY SERVICE | 1,946.19 |
| | 364 - 4117-88 - Sewer Lines-Expenditure | 12/16/2022 | | Returned after pre a | 8,310.00 |
| | 364 - 4117-88 - Sewer Lines-Expenditure | 12/16/2022 | | main sewer line repa | 5,200.00 |
| Summit Building Consulting Inc - 2635 Camino del Rio South #204, San Diego, CA 92108 - (619) 296-7232 | | | | | |
| Check Number: 00100307 Check Date: 12/16/2022 Check Amount: 2,750.00 | | | | | |
| | 364 - 4067-88 - Structural-Expenditures | 12/16/2022 | | 12/01/2022 | 2,750.00 |
| Total for Pacific Western Bank-Reserve | | | | | <u>295,185.14</u> |
| Total for Sea Ridge Condominium | | | | | <u>346,148.30</u> |

Balance Sheet Report

Sea Ridge Condominium Association

As of December 31, 2022

| | <u>Balance Dec 31, 2022</u> | <u>Balance Nov 30, 2022</u> | <u>Change</u> |
|---|---------------------------------|---------------------------------|----------------------------|
| <u>Assets</u> | | | |
| Operating Fund Assets | | | |
| 1003 - Pacific Western Bank - Operating Acct | 42,061.37 | (6,343.16) | 48,404.53 |
| 1004 - City National Pr Mng-Operating ***0755 | 15,377.69 | 15,377.69 | 0.00 |
| 1090 - Due (To)/From Reserves | (78,346.59) | (29,346.59) | (49,000.00) |
| Total Operating Fund Assets | (20,907.53) | (20,312.06) | (595.47) |
| Reserve Fund Assets | | | |
| 1105 - Pacific Western Bank-Rsr Acct ***9111 | 253,924.87 | 549,102.34 | (295,177.47) |
| 1120 - Merrill Lynch MM | 1,370,475.87 | 1,367,920.57 | 2,555.30 |
| 1151 - Edward Jones Unrealized Gain/(Loss) | (265.66) | (265.66) | 0.00 |
| 1190 - Due (To)/From Operating | 78,346.59 | 29,346.59 | 49,000.00 |
| Total Reserve Fund Assets | 1,702,481.67 | 1,946,103.84 | (243,622.17) |
| Account Receivables | | | |
| 1280 - Accounts Receivable | 4,579.23 | 3,411.38 | 1,167.85 |
| Total Account Receivables | 4,579.23 | 3,411.38 | 1,167.85 |
| Prepaid Expenses | | | |
| 1690 - Clearing Account | 575.17 | 0.00 | 575.17 |
| Total Prepaid Expenses | 575.17 | 0.00 | 575.17 |
| Total Assets | <u>1,686,728.54</u> | <u>1,929,203.16</u> | <u>(242,474.62)</u> |

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

| | <u>Balance Dec 31, 2022</u> | <u>Balance Nov 30, 2022</u> | <u>Change</u> |
|---------------------------------|---------------------------------|---------------------------------|-------------------|
| <u>Liabilities</u> | | | |
| Liabilities | | | |
| 2100 - Bank of Southern CA Loan | 756,998.26 | 766,436.95 | (9,438.69) |
| Total Liabilities | 756,998.26 | 766,436.95 | (9,438.69) |
| Other Liabilities | | | |
| 2001 - Prepaid Assessments | 40,829.64 | 39,028.84 | 1,800.80 |
| 2002 - Prepaid Assessments I.A. | 104.76 | 104.76 | 0.00 |
| 2024 - Covenant Deposits | 1,000.00 | 1,000.00 | 0.00 |
| Total Other Liabilities | 41,934.40 | 40,133.60 | 1,800.80 |
| Reserve Fund Liabilities | | | |
| 4011 - Irrigation Pipes | (7,634.04) | (7,634.04) | 0.00 |
| 4012 - Irrigation Controllers | 20,519.64 | 20,399.24 | 120.40 |
| 4016 - Fences/Walls | 563.34 | 469.45 | 93.89 |
| 4020 - Paint/Stucco | 8,703.00 | 7,252.50 | 1,450.50 |
| 4025 - Lighting | 690.96 | 575.80 | 115.16 |
| 4027 - Tennis Courts | 2,783.42 | 2,566.22 | 217.20 |
| 4029 - Clubhouse | 40,019.29 | 39,393.18 | 626.11 |
| 4048 - Railing | 180,917.14 | 180,071.50 | 845.64 |
| 4055 - Landscape Replacement | 7,694.72 | 7,293.22 | 401.50 |
| 4056 - Termite Control | 14,912.46 | 12,427.05 | 2,485.41 |
| 4057 - Tree Trimming | 17,827.73 | 16,531.59 | 1,296.14 |
| 4058 - Paint | 3,597.80 | 3,558.61 | 39.19 |
| 4065 - Roof Replacement | 109,948.92 | 91,624.10 | 18,324.82 |
| 4067 - Structural | (14,172.00) | (11,422.00) | (2,750.00) |
| 4068 - Buildings | 632,866.17 | 849,522.03 | (216,655.86) |

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

| | <u>Balance Dec 31, 2022</u> | <u>Balance Nov 30, 2022</u> | <u>Change</u> |
|---------------------------------------|---------------------------------|---------------------------------|----------------------------|
| <u>Liabilities</u> | | | |
| Reserve Fund Liabilities | | | |
| 4069 - Contingency Reserve | 65,427.88 | 64,000.70 | 1,427.18 |
| 4070 - Deck/Stain | (12,524.00) | (12,524.00) | 0.00 |
| 4075 - Drives/Streets | 94,551.63 | 92,106.26 | 2,445.37 |
| 4080 - Pool/Spa | 7,430.35 | 7,098.25 | 332.10 |
| 4081 - Painting Wood/Trim | 321,773.26 | 367,377.02 | (45,603.76) |
| 4082 - Painting Wrought Iron | 10,939.53 | 10,424.56 | 514.97 |
| 4085 - Pool Area-Furniture | 5,138.66 | 5,081.72 | 56.94 |
| 4095 - Fencing/Gates | 240,187.82 | 238,593.61 | 1,594.21 |
| 4096 - Fencing/Wrought Iron | 10,532.52 | 8,777.10 | 1,755.42 |
| 4117 - Sewer Lines | (69,357.19) | (53,901.00) | (15,456.19) |
| 4142 - Signs | 831.12 | 692.60 | 138.52 |
| 4495 - Interest | 8,311.54 | 5,748.57 | 2,562.97 |
| Total Reserve Fund Liabilities | <u>1,702,481.67</u> | <u>1,946,103.84</u> | <u>(243,622.17)</u> |
| Repipe Fund Liabilities | | | |
| 4123 - Repipe Expenses | (927,704.00) | (927,704.00) | 0.00 |
| Total Repipe Fund Liabilities | <u>(927,704.00)</u> | <u>(927,704.00)</u> | <u>0.00</u> |
| Total Liabilities | <u>1,573,710.33</u> | <u>1,824,970.39</u> | <u>(251,260.06)</u> |

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

| | <u>Balance Dec 31, 2022</u> | <u>Balance Nov 30, 2022</u> | <u>Change</u> |
|---|---------------------------------|---------------------------------|----------------------------|
| <u>Owners' Equity</u> | | | |
| Equity | | | |
| 4998 - Prior Year Equity | 75,437.66 | 75,437.66 | 0.00 |
| Total Equity | <u>75,437.66</u> | <u>75,437.66</u> | <u>0.00</u> |
| Total Owners' Equity | <u>75,437.66</u> | <u>75,437.66</u> | <u>0.00</u> |
| Income / (Loss) | <u>37,580.55</u> | <u>28,795.11</u> | <u>8,785.44</u> |
| Total Liabilities and Owner Equity | <u><u>1,686,728.54</u></u> | <u><u>1,929,203.16</u></u> | <u><u>(242,474.62)</u></u> |

Investment Listing Report

Sea Ridge Condominium Association

As of Sat Dec 31, 2022

| GI Account \ Institution | Bank Account | Investment Type | Current Balance | Rate | Purchase Date | Term | Maturity Date |
|--|--------------|-------------------------------------|-----------------------------------|--------|---------------|------|---------------|
| Operating Fund Assets | | | | | | | |
| 1003 - Pacific Western Bank - Operating Acct Pacific Western Bank | ****8853 | Other | 42,061.37 | 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: | <u>57,439.06</u> | | | | |
| Reserve Fund Assets | | | | | | | |
| 1105 - Pacific Western Bank-Rsr Acct Pacific Western Bank | ****9111 | Money Market | 253,924.87 | 0.100% | 07/01/2019 | 0 | |
| 1120 - Merrill Lynch MM Merrill Lynch | ****2732 | Money Market | 1,370,475.87 | 0.020% | 03/03/2020 | 0 | |
| | | Total Reserve Fund Assets: | <u>1,624,400.74</u> | | | | |
| | | Total Sea Ridge Condominium: | <u><u>1,681,839.80</u></u> | | | | |

Allocated Reserve Fund Schedule Sea Ridge Condominium Association

As of December 31, 2022

| | Current Month Additions | Current Month Expenses | Prior Year Balance | Year-To-Date Additions | Year-To-Date Expenses | Current Balance |
|--|----------------------------|---------------------------|-----------------------|---------------------------|--------------------------|---------------------|
| 4001 - Reserve Fund Liabilities | | | | | | |
| 4011 - Irrigation Pipes | 0.00 | 0.00 | 0.00 | 0.00 | (7,634.04) | (7,634.04) |
| 4012 - Irrigation Controllers | 120.40 | 0.00 | 19,797.24 | 722.40 | 0.00 | 20,519.64 |
| 4016 - Fences/Walls | 93.89 | 0.00 | 0.00 | 563.34 | 0.00 | 563.34 |
| 4020 - Paint/Stucco | 1,450.50 | 0.00 | 0.00 | 8,703.00 | 0.00 | 8,703.00 |
| 4025 - Lighting | 115.16 | 0.00 | 0.00 | 690.96 | 0.00 | 690.96 |
| 4027 - Tennis Courts | 217.20 | 0.00 | 1,480.22 | 1,303.20 | 0.00 | 2,783.42 |
| 4029 - Clubhouse | 626.11 | 0.00 | 36,262.63 | 3,756.66 | 0.00 | 40,019.29 |
| 4048 - Railing | 845.64 | 0.00 | 175,843.30 | 5,073.84 | 0.00 | 180,917.14 |
| 4055 - Landscape Replacement | 401.50 | 0.00 | 5,285.72 | 2,409.00 | 0.00 | 7,694.72 |
| 4056 - Termite Control | 2,485.41 | 0.00 | 0.00 | 14,912.46 | 0.00 | 14,912.46 |
| 4057 - Tree Trimming | 1,296.14 | 0.00 | 10,050.89 | 7,776.84 | 0.00 | 17,827.73 |
| 4058 - Paint | 39.19 | 0.00 | 3,762.66 | 235.14 | (400.00) | 3,597.80 |
| 4065 - Roof Replacement | 18,324.82 | 0.00 | 0.00 | 109,948.92 | 0.00 | 109,948.92 |
| 4067 - Structural | 0.00 | (2,750.00) | 0.00 | 0.00 | (14,172.00) | (14,172.00) |
| 4068 - Buildings | 11,136.57 | (227,792.43) | 964,960.78 | 66,819.42 | (398,914.03) | 632,866.17 |
| 4069 - Contingency Reserve | 1,427.18 | 0.00 | 56,864.80 | 8,563.08 | 0.00 | 65,427.88 |
| 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 | 14,672.22 | 0.00 | 94,551.63 |
| 4080 - Pool/Spa | 332.10 | 0.00 | 5,437.75 | 1,992.60 | 0.00 | 7,430.35 |
| 4081 - Painting Wood/Trim | 3,582.76 | (49,186.52) | 349,463.22 | 21,496.56 | (49,186.52) | 321,773.26 |
| 4082 - Painting Wrought Iron | 514.97 | 0.00 | 7,849.71 | 3,089.82 | 0.00 | 10,939.53 |
| 4085 - Pool Area-Furniture | 56.94 | 0.00 | 4,797.02 | 341.64 | 0.00 | 5,138.66 |
| 4095 - Fencing/Gates | 1,594.21 | 0.00 | 230,622.56 | 9,565.26 | 0.00 | 240,187.82 |
| 4096 - Fencing/Wrought Iron | 1,755.42 | 0.00 | 0.00 | 10,532.52 | 0.00 | 10,532.52 |
| 4117 - Sewer Lines | 0.00 | (15,456.19) | 0.00 | 0.00 | (69,357.19) | (69,357.19) |
| 4142 - Signs | 138.52 | 0.00 | 0.00 | 831.12 | 0.00 | 831.12 |
| 4495 - Interest | 2,562.97 | 0.00 | 0.00 | 8,311.54 | 0.00 | 8,311.54 |
| Total 4001 - Reserve Fund Liabilities | 51,562.97 | (295,185.14) | 1,952,357.91 | 302,311.54 | (552,187.78) | 1,702,481.67 |
| Report Total | 51,562.97 | (295,185.14) | 1,952,357.91 | 302,311.54 | (552,187.78) | 1,702,481.67 |