

PLEASE DO NOT DROP INTO THE MAIL SLOTS

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FIVE
October 18, 2023**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Five was called to order by President DeRungs on Wednesday, October 18, 2023, at 9:01 a.m. followed by the Pledge of Allegiance led by President DeRungs via Zoom/Video Conference Call and Conference Room B.

ROLL CALL

Present: President DeRungs, Vice President Murphy (via zoom), Chief Financial Officer Cude, Secretary Lee, Directors Gould, and Powell

Absent: Director Shannon

GRF Representative: Mr. Thompson (via zoom)

Guests: One Mutual Five Shareholder (via zoom)

Staff: Ms. Hopkins, Mutual Administration Director (via zoom)
Mr. Meza, Building Inspector
Ms. Equite, Portfolio Specialist

SHAREHOLDER COMMENTS

No shareholders made a comment.

MINUTES

The Regular Meeting Minutes of September 20, 2023, were approved by general consent of the board to stand as presented.

Mutual Administration Director Ms. Hopkins entered the meeting at 9:04 a.m. (via zoom)

BUILDING INSPECTOR'S REPORT

Building Inspector Meza presented his report (attached).

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

RESOLVED to approve patio proposal for Unit 05-098C. Work to be done at the shareholder's expense.

The MOTION passed unanimously with ROLL CALL vote.

Following questions, Mr. Meza left the meeting at 9:20 a.m.

GRF REPRESENTATIVE'S REPORT

Mr. Thompson provided an update on GRF projects.

Following questions Mr. Thompson left the meeting at 9:35 a.m. (via zoom)

UNFINISHED BUSINESS

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

MOTION FAILED to deny removing the Mutual meeting documents from the public LWSB Mutual Website.

The **MOTION FAILED** with three “yes” votes (Lee, Cude, DeRungs) and three “no” votes (Murphy, Powell, Gould).

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

RESOLVED to ratify the proposed rule change by amending Rule 05-7562-1 - Eligibility Requirements; the 28-day posting requirement has been met.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

RESOLVED to ratify the proposed rule change by amending Rule 05-7415-1 Porch and Patio Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously with ROLL CALL vote.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

RESOLVED to acknowledge, per the requirements of the Civil Code Section 5500(a)-(f), a review of the reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year’s budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, an income and expense statement for the Mutual’s operating and reserve accounts, the

check registers, monthly general ledger and delinquent assessment receivable reports for the months of August and September 2023.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

RESOLVED to approve Mr. C's Towing Agreement for the towing of vehicles when there is a violation of Mutual Rules, effective 2023-2024, and authorize the President to sign the agreement.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

RESOLVED to approve maintaining a harassment free and discrimination free environment for all.

The MOTION passed unanimously with ROLL CALL vote.

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

RESOLVED to approve the transfer of the 2022 Excess Income in the amount of \$15,816 identified on page 6 of the Mutual 5 2022 Audit Report to the Infrastructure Reserves Fund; and instruct the GRF Accounting Department to record the transfer.

The MOTION passed unanimously.

Secretary Lee left the meeting at 10:27 a.m. and returned at 10:31 a.m.

Following a discussion and upon a MOTION duly made by Director Gould and seconded by Director Powell, it was

RESOLVED to approve the purchase of four brokered CDs through US Bancorp in the amount of \$400,000. Funds to come from US Bank Money Market Reserve account, for a term not to exceed eleven months at the prevailing interest rate.

The MOTION passed unanimously with ROLL CALL vote.

SECRETARY / CORRESPONDENCE

Secretary Lee received no correspondence.

CHIEF FINANCIAL OFFICER'S REPORT

Chief Financial Officer Cude presented his report.

Director Powell left the meeting at 10:52 a.m. and returned at 10:56 a.m.

President DeRungs called for a break from 11:01 a.m. to 11:20 a.m.

PRESIDENT'S REPORT

President DeRungs had no report.

PORTFOLIO SPECIALIST'S REPORT

Portfolio Specialist Equite presented her report (attached).

ANNOUNCEMENTS

- a. **NEXT MEETING:** Wednesday, November 15, 2023, at 9:00 a.m. via Zoom/Video Conference Call and Conference Room B.

COMMITTEE REPORTS

Finance

No report.

Landscape

No report was presented.

Physical Property

No report was presented.

Laundry Rooms/Emergency Information

No report was presented.

DIRECTORS' COMMENTS

No Directors made comments.

ADJOURNMENT

President DeRungs adjourned the meeting at 11:22 a.m. and announced that there would be an Executive Session following the meeting to discuss members issues.

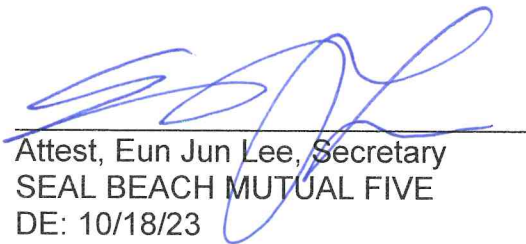
EXECUTIVE SESSION SUMMARY

The Board met in Executive Session on Wednesday, October 18, 2023, at 11:25 a.m., and took the following actions:

The board approved the Regular Executive Session Minutes of September 20, 2023.

1. Legal Matters
 - a. Several legal matters were discussed.
2. Contracts
 - a. No contracts were discussed.
3. Assessments / Delinquencies
 - a. Several letters were drafted.
 - b. Several accounts to monitor.
 - c. Several accounts were closed.
4. Disciplinary Hearings
 - a. No disciplinary hearing occurred.

The Executive Session was adjourned at 12:03 p.m.



Attest, Eun Jun Lee, Secretary
SEAL BEACH MUTUAL FIVE
DE: 10/18/23
Attachments

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE **INSPECTOR: Mike Meza**

MUTUAL BOARD MEETING DATE: October, 2023

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	Improvement Values	RECENT INSPECTION	CONTRACTOR
100-A	KITCHEN REMODEL	BOTH	06/10/23	04/30/23	\$35,500	PLUMB, FRAM, ELEC, 03/27	BA CONSTRUCTINO
95-G	UNIT REMODEL	BOTH	11/20/22	03/15/23	\$138,700	FINAL 03/15/23	JC KRESS
70-F	ELECTRICAL WORK	BOTH	11/01/22	01/30/23	\$750	FINAL 01/26/23	CJ CONSTRUCTION
98-C	COUNTERS/ WASH/DRYER	BOTH	11/12/22	03/30/23	\$20,000	FINAL 02/23/23	MP CONSTRUCTION
113-A	COUNTERTOP KIT	BOTH	11/14/22	12/10/22	\$9,350	FINAL 08/28/23	M&M SKYLIGHTS
106-E	FLOORING	GRF	12/28/23	02/28/23	\$4,600	FINAL 02/27/23	B&B CARPET
97-C	SLIDING DOOR	BOTH	12/31/23	02/28/23	\$7,800	FINAL 05/29/23	VICKERS CONSTRUCTION
121-B	UNIT REMODEL	BOTH	01/01/23	07/30/23	\$65,000	FINAL 06/01/23	MP CONSTRUCTION
105-C	WINDSCREEN PATIO	GRF	01/03/23	01/15/23	\$1,540	FINAL 01/11/2023	CUSTOM GLASS
93-L	ELECTRICAL OUTLETS	BOTH	01/05/23	04/30/23	\$2,000	FINAL 04/30/23	JULIAN AGUILAR ELECTRIC
72-J	FLOORING	GRF	01/15/23	02/28/23	\$4,625	FINAL 02/07/23	KARYS CARPET
102-K	PORCH FLOORING	GRF	01/16/23	02/16/23	\$1,188	FINAL 02/10/23	CORNERSTONE FLOORS
115-F	LOWER STORAGE CABINET	GRF	01/20/23	02/26/23	\$1,100	FINAL 02/25/23	VICKERS CONSTRUCTION
115-F	ELECTRICAL OUTLETS	BOTH	01/26/23	03/01/23	\$1,450	FINAL 02/10/23	VICKERS CONSTRUCTION
116-K	LOWER STORAGE CABINET	GRF	01/30/23	03/01/23	\$950	FINAL 02/10/23	VICKERS CONSTRUCTION
98-D	ROOM ADDITION	BOTH	02/01/23	07/30/23	\$28,000	FINAL 07/12/23	MP CONSTRUCTION
113-D	HEAT PUMP	BOTH	02/13/23	05/13/23	\$7,835	FINAL 03/22/23	GREENWOOD
97-H	SHOWER CUT DOWN	BOTH	02/13/23	03/13/23	\$3,512	FINAL 03/13/23	NUKOTE
116-A	SHOWER REMODEL	BOTH	01/30/23	05/18/23	\$23,450	FINAL 04/12/23	LOS AL BUILDERS
112-C	UNIT ABATEMENT	GRF	02/07/23	02/09/23	\$3,200	FINAL 02/09/23	UNIVERSAL ABATEMENT
112-C	UNIT REMODEL	BOTH	01/03/23	04/07/23	\$121,800	FINAL 09/28/23	BA CONSTRUCTION
115-B	CARPORT CABINET	GRF	02/13/23	03/18/23	\$950	FINAL 03/15/23	VICKERS CONSTRUCTION
118-F	UNIT REMODEL	BOTH	11/10/23	04/30/23	\$88,000	FINAL 07/10/23	MP CONSTRUCTION
123-D	COUNTERTOPS	BOTH	03/01/23	06/30/23	\$6,800	FINAL 03/27/23	MP CONSTRUCTION
121-K	LOWER STORAGE CABINET	GRF	03/16/23	04/15/23	\$950	FINAL 03/27/2023	VICKERS CONSTRUCTION
115-J	LOWER STORAGE CABINET	GRF	03/18/23	04/18/23	\$1,100	FINAL 04/18/23	VICKERS CONSTRUCTION
113-J	UNIT REMODEL					FINAL 06/01/23	OGAN CONSTRUCTION
69-J	SHOWER CUT DOWN	BOTH	03/28/23	04/28/23	\$4,535	FINAL 04/28/23	NUKOTE
115-J	WINDOWS	BOTH	03/30/23	04/30/23	\$3,280	FINAL 04/05/23	VICKERS CONSTRUCTION
115-I	WINDOWS	BOTH	03/31/23	04/30/23	\$4,920	FINAL 04/30/23	VICKERS CONSTRUCTION
111-E	ELECTRICAL OUTLET	BOTH	04/07/23	04/28/23	\$450	04/28/23	OGAN CONSTRUCTION
94-G	SKYLIGHT FLARE/SLIDER	BOTH	04/10/23	07/20/23	\$30,235	FINAL 08/25/23	LOS AL BUILDERS
126-K	FLOORING	GRF	04/10/23	05/30/23	\$5,570	FINAL 08/01/23	KARYS CARPET
120-E	SHOWER CUT DOWN	BOTH	04/13/23	05/13/23	\$2,815	FINAL 05/13/23	NUKOTE
118-K	PORCH TILE	GRF	04/15/23	05/30/23	\$3,000	FINAL 05/30/23	KARYS CARPET
102-D	PATIO GLASS	GRF	04/15/23	06/15/23	\$707	FINAL 06/15/23	BODIES GLASS
115-F	PORCH GATE	GRF	04/17/23	05/10/23	\$690	FINAL 08/01/23	VICKERS CONSTRUCTION
103-K	SHOWER CUT DOWN	BOTH	04/25/23	05/25/23	\$4,535	FINAL 08/02/23	NUKOTE
125-E	FLOORING	GRF	04/30/23	05/30/23	\$4,500	FINAL 07/31/23	KARYS CARPET
97-G	UNIT REMODEL	BOTH	06/19/23	11/15/23	\$140,400	DRYWALL 08/28/23	JC KRESS
121-D	LOWER STORAGE CABINET	GRF	05/08/23	06/30/23	\$1,750	FINAL 07/01/23	BERGKVIST
98-C	UNIT REMODEL	BOTH	06/10/23	11/30/23	\$104,000		MP CONSTRUCTION
98-B	SHOWER CUT DOWN	BOTH	06/26/23	07/26/23	\$5,222	FINAL 07/26/23	NUKOTE
110-B	FLOORING	GRF	07/08/23	07/29/23	\$1,980	FINAL 07/29/23	BIXBY PLAZA
117-L	PATIO	GRF	07/20/23	08/20/23	\$19,500	FINAL 09/12/23	GRECO
121-K	WINDOWS AND DOORS	BOTH	08/01/23	09/20/23	\$11,000	WAITING ON CONTRACTOR	BROTHERS GLASS
122-A	ABATE FLOORING	GRF	08/09/23	08/20/23	\$3,100	FINAL 09/06/23	SIRRIS ABATMENT
122-A	UNIT REMODEL	BOTH	08/07/23	12/03/23	\$70,000		NATIONWIDE
90-G	HEAT PUMP	BOTH	08/10/23	11/10/23	\$2,985	FINAL 09/28/23	GREENWOOD
95-K	WASHER AND DRYER	BOTH	08/07/23	10/30/23	\$6,800		BA CONSTRUCTION
106-J	GLASS AT PORCH	GRF	08/11/23	09/29/23	\$3,075	FINAL 08/28/23	KONRAD KONSTRUCTION
101-C	ABATEMENT ELEC PANEL	GRF	08/18/23	09/30/23	\$450	FINAL 09/22/23	SIRRIS ABATMENT
101-C	WASHER AND DRYER	BOTH	08/28/23	10/29/23	\$27,730	ELECTRICAL 10/04/23	MARCO CONSTRTUCTION
122-L	HEAT PUMP	BOTH	08/28/23	11/28/23	\$4,925		M&M SKYLIGHTS
101-C	WASHER AND DRYER	BOTH	08/28/23	10/29/23	\$27,730		MARCO CONSTRTUCTION

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (05) FIVE				INSPECTOR: Mike Meza			
MUTUAL BOARD MEETING DATE:		October, 2023					
91-F	UNIT REMODEL	BOTH	09/22/23	12/22/23	\$101,125	MARCO CONSTR TUCTION	
118-K	LOWER STORAGE CABINET	GRF	09/25/23	10/25/23	\$950	VICKERS CONSTRUCTION	
107-I	HEAT PUMP	BOTH	09/28/23	12/28/23		GREENWOOD	
117-L	HAND RAIL	GRF	10/03/23	11/03/23	\$1,900	GRECO	
93-L	HEAT PUMP	BOTH	10/10/23	12/10/23	\$9,200	ALPINE	

ESCROW ACTIVITY							
Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED
							9 8 11
69-L		04/17/23					
71-L		03/24/22	07/07/23	07/07/23	07/21/23	08/21/23	
91-F		06/30/23	7/26/23	7/26/23	08/09/23	10/03/23	
91-J		06/23/23					
94-H		06/23/23					
95-K		03/29/23	05/08/23	05/12/23	05/24/203		
97-G		03/14/23	04/20/23	05/01/23	05/15/23	07/10/23	
98-F		05/23/23	06/26/23	06/30/23	07/17/23		
101-B		06/21/22					
101-L		02/21/23	06/26/23	06/26/23	07/10/23	09/06/23	
103-H		05/12/23					
104-F		01/27/23					
105-I		12/13/22	04/11/2023	04/11/23	04/23/23	05/16/23	
110-B		08/28/23	09/07/23	09/08/23			
111-C		10/04/23					
111-G		08/17/23	08/17/23	10/04/23			
115-F		10/13/22	01/10/23	01/11/23	1/26/2023	03/01/2023	
116-E		12/06/22	09/25/23	10/02/23			
118-K		07/07/23	08/08/23	08/21/23	09/05/23		
120-J		03/17/23	05/03/23	05/03/23	05/17/23	08/21/23	
122-A		03/29/23	07/13/23	07/13/23	07/27/23	09/25/23	
122-L		11/17/22	08/10/23	08/10/23	08/24/23		
122-E		10/21/22	01/03/23	01/03/23	01/17/23	03/01/2023	
123-D		04/014/23	05/02/23	05/02/23	05/16/23	07/10/23	
124-J		11/17/22	03/09/23	03/14/23	03/28/23		
124-G		10/03/23					
124-L		02/24/23	08/10/23	08/10/23	08/24/23		
125-E		06/15/23	07/21/23	07/21/23	08/04/23	09/25/23	
125-F		10/03/23					
126-G		03/24/23	04/10/23	04/10/23	04/24/23	07/10/23	
126-K		03/10/23	03/23/23	03/24/23	04/07/23		

SHADED AREAS HAVE BEEN SIGNED OFF

FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

CONTRACTS

CONTRACTOR	PROJECT
J&J LANDSCAPE AUGUST 8th 2025	Landscaping & Irrigation
EMPIRE PIPE DECEMBER 31st 2022	Annual inspection
FENN MAY 31st 2026	Pest and rodent control services

Line No. **August Highlights:** [Please refer to the Monthly Financial Report Package(MFRP) for more details]

- 1 **August financials show that M-5, overall, is in a favorable financial position (under budget) with excess income of \$7,610 for the month and \$49,275 for YTD. See the 5th page of the MFRP and page 4 of this Report.**
- 2 **Other Income from Inspection Fees and Buyer's Preimum are under what was expected in the Budget. Over Budget expenses include Electricity, painting of building repairs, and Property and Liability Insurance Preimums. (Electricity and Insurance will average out by the end of the year).**

**Please Use Water Wisely! The More WATER We Save,
The More MONEY We Save!**

- 3 **Investment Portfolio: please see the last page of the MFRP to see how the reserve Funds are invested. Most of the available cash is in money-market accounts with an interest rate of 0.98% to 1.25%). The remainder is in CD's with 4.3% and 4.4% interest rates. Accrued interest at the end of the month is \$7,556.03. The first interest payment is due in October when one of the CD's matures.**

4 ENDING BALANCE BANK ACCOUNTS

5	RESTRICTED RESERVES (acct ending...9690)	1,299,833.61
6	OTHER RESERVES MM ACCOUNT (acct ending...3364)	260,136.59
7	CHECKING ACCOUNT (acct ending...3181) <small>adjusted for outstanding checks</small>	164,824.96
8	IMPOUND ACCOUNT (acct ending...3165)	425,389.26
9	REPAIR AND TAX DEPOSIT FUND (acct ending...5738)	77,993.59
10	M5 INVESTMENTS (US Bancorp Investments)	300,000.00

2,528,178.01

ENDING BALANCE OF MAJOR RESERVES

Types	Ending Balance	S/H Contribution	
		Monthly	per unit
11 ROOFING <small>After Project Commitments for 2022 ReRoofs</small>	993,063.66	47,700.00	96.95
12 APPLIANCES	29,513.73	4,321.75	8.78
13 PAINTING	323,784.28	690.00	1.40
14 INFRASTRUCTURE	317,800.78	20,410.00	41.48
15 CONTINENCY OPERATING FUNDS	65,519.68	-	-
16 EMERGENCY RESERVES	65,401.30	-	-
	1,795,083.43	73,121.75	148.62

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INCOME AND EXPENSES

From Monthly Financial Statement	August Actual	August Budget	August Variance	2023 YTD Actual	2023 YTD Budget
17 MUTUAL TOTAL INCOME	240,838	234,493	6,345	1,399,769	1,406,956
18 CONTRIBUTION TO RESERVES	73,122	73,122	-	438,731	436,731
19 OPERATING EXPENSES *	65,037	66,302	1,265	418,823	331,510
20 EXCESS INCOME over(under) EXPENSES	7,610			49,275	

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* Operating Expenses Do Not include reserve funded projects or GRF Carrying Charges Transfer.

Line #	Date of Work	Location	2023 Project Cost	Date of Payments	Remarks
20					
21	Sept 2022	Concrete Walks: Bldg. 100F *	7,737.00	9/14/22	Total project cost was \$11,682.00.
22	April 2023	Concrete Walks: 70F Phase 1 *	15,045.00	6-1-23; 9-7-23	Approved by Board 4-19-23- Completed
23		Concrete Walks: 70/71 Phase 2 *	40,754.00	Pending	Approved by Board 7-19-23
24					Construction pending.
25					
26					
27					
28		* Infrastructure Reserves for Concrete			Balance Remaining: \$36,464
29		Walks/Drains for 2023			
30		Total to Date:	63,536.00	2023 Budget: \$100,000	

31
32
33

	Fees Collected	Mthly Budget	Aug '23	Jul '23	Jun '23	May '23	Apr '23	Mar '23	Feb'23	Jan '23	Dec '22
34	Buyer's Premium	2,436	3,000	3,000	0	2,250	2,250	1,500	0	750	3,750
35	Inspection Fees	4,349	3,600	3,600	4,350	3,525	4,800	0	1,875	2,400	6,000
36	Transfer Fee						250	250			
37	Laundry Rev.		1,073.01	895.34							

Buyer's Premium
Inspection Fees
Transfer Fee

ROOFING PROJECTS 2023 Budget Year (Construction starts in October 2023 | Finish: April 2024)

	Building No. and Type	Roof Type	Roof Area (SQ)	Cost (\$) per SQ	Contract Cost (\$)
38	96 2 Bedrooms	Low Slope	153	1008	154,224
39	97 2 Bedrooms Laundry Room	High Slope	163	617	100,571
40	107 2 Bedrooms Laundry Room	High Slope	163	617	100,571
41	112 2 Bedrooms Laundry Room	High Slope	163	617	100,571
42	123 1 & 2 Bedrooms Laundry Room	Low Pitch	127	1008	128,016
43	125 1 & 2 Bedrooms	Low Pitch	123	1008	123,984
44	TOTAL				707,937

Avg Cost/Apt = \$9832

ROOFING PROJECTS 2022 Budget Year (Start date: September 13, 2022 | Finish 4-7-23)

	Building No. and Type	Roof Type	Roof SQ	Cost (\$) per SQ	Contract Cost (\$)
45	113 2 Bedrooms (4) Completed	Low Slope	153	941	143,973
46	120 1 and 2 Bedrooms (5) Completed	Low Slope	123	941	115,743
47	100 2 Bedrooms (3) Completed	Low Slope	153	941	143,973
48	101 2 Bedrooms (2) Completed	Low Slope	153	941	143,973
49	70 2 Bedrooms (1) Completed	Low Slope	153	941	143,973
50	TOTAL				691,635

Avg Cost/Apt = \$11,527

SUMMARY FOR REFERENCE—2023 OPERATING BUDGET

3

8-31-23

Line #

- 51 **EXPECTED MONTHLY M5 HOA Income: \$132,057.72** (\$268.41/month X 492 UNITS)
- 52 **M5 HOA Fees per month per unit: \$268.41 [58.1%]** (increase of \$29.74) for year 2023
- 53 **GRF HOA Fees per month per unit: \$193.23 [41.9%]** (increase of \$21.20) for year 2023

2023 OPERATING BUDGET

	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total \$ Change From 2022 to 2023
54 OPERATING EXPENSES	134.76	795,622	56,677
55 OPERATING INCOME	14.97	88,382	(4,133)
56 NET OPERATING COST	119.79	707,240	60,810
57 RESERVE FUNDING	148.62	877,461	114,764
58 Total Operating-Reserve	268.41	1,584,701	175,574

2023 RESERVE FUNDING DISTRIBUTION

Project	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total Dollar Change
			Per Unit per Month
			From 2022 to 2023
59 APPLIANCE	8.78	51,861	(2.25)
60 PAINTING	1.40	8,280	0.00
61 ROOFING	96.95	572,400	9.50
62 INFRASTRUCTURE	41.48	244,920	19.62
63 TOTAL	148.62	877,461	26.03

*See Appendix B of M5 Budget

2023 LANDSCAPING BUDGET

	Monthly-Average \$ per Unit	Yearly-Total \$ for 492 Units	Total \$ Change From 2022 to 2023
64 LANDSCAPE-CONTRACT	29.70	185,031	15,114
65 LANDSCAPE-EXTRAS	3.39	18,007	(2,067)
66 LANDSCAPE-TREES	3.05	16,000	(2,007)
67 TOTAL	36.14	219,038	11,040

2023 SERVICE REQUEST ORDERS (SRO) BUDGET

	Average Monthly per Unit	Yearly Total for 492 Units	Total Dollar Change From 2022 to 2023
68 STANDARD SERVICE	\$19.14	\$113,003	\$9,978

Worksheet to Calculate Net Income Before Off Budget for the 5th page of the MFRP

	Monthly Budget	Actual Monthly Total	# Apt/M-5 492.00	Actual YTD
M-5 Oper	119.79	58,936.68		
M-5 Res	148.62	73,121.04		
GRF	193.23	95,069.16		
(M-5 +GRF)*492		154,005.13		1,232,041.04
Laundry Room Income		1073.01		1973.95
Int.	108.25	3,098.35		18,493.44
Other inc	7256.91	9,539.59		41,178.90
Contri. to Cap	73121.75	73,121.75		584,974.00
Total Net Oper Income	238,054.62	240,837.83		1,878,661.33
GRF	95,069.17	95,069.00		760,552.00
Utilities	17,411.83	19,228.92		127,097.84
Pro Fees	555.92	651.00		3,495.00
Outside Services	31,960.32	26,506.46		204,059.96
Taxes and Ins	16,373.75	18,651.00		149,208.00
Contri. to Cap	73,121.75	73,121.75		584,974.00
Total Exp	234,492.74	233,228.13		1,829,386.80
Net Income Before Depr	0.00	7,609.70		49,274.53
Depr		111,352.43		111,352.43
Total Exp After Depr				
Net Income After Depr				

Operating Expenses * 66,301.82 65,037.38

Diff. 121,875.7 is: (112,617.04)



Financial Report Package

September 2023

Prepared for

Seal Beach Mutual Five

By

Golden Rain Foundation



Balance Sheet - Comparative - Operating

Seal Beach Mutual Five

End Date: 09/30/2023

	Current Balance at 9/30/2023	Prior Month Balance at 08/31/2023	Change
Assets			
CASH - OPERATING			
10-1110600-000 US Bank - General - 3181	\$ 104,962.78	\$ 162,668.23	\$ (57,705.45)
Total CASH - OPERATING:	\$ 104,962.78	\$ 162,668.23	\$ (57,705.45)
CASH - RESERVES			
11-1200000-000 Due To/From Reserves	\$ 16,044.86	\$ 12,832.67	\$ 3,212.19
Total CASH - RESERVES:	\$ 16,044.86	\$ 12,832.67	\$ 3,212.19
CASH - IMPOUND			
12-1181000-000 US Bank - Impound - 3165	\$ 520,679.38	\$ 425,389.26	\$ 95,290.12
Total CASH - IMPOUND:	\$ 520,679.38	\$ 425,389.26	\$ 95,290.12
RECEIVABLES			
13-1130500-000 Accounts Receivable - Member	\$ 53,619.35	\$ 57,662.15	\$ (4,042.80)
13-1132500-000 Accounts Receivable - Other	1,057.45	1,073.01	(15.56)
13-1134000-000 Accrued Interest	9,722.70	8,639.36	1,083.34
Total RECEIVABLES:	\$ 64,399.50	\$ 67,374.52	\$ (2,975.02)
OTHER CURRENT ASSETS			
15-1151000-000 Prepaid Prop. & Liab. Ins.	\$ 14,671.00	\$ 33,163.00	\$ (18,492.00)
15-1152550-000 Prepaid Fed & State Income Tax	800.00	-	800.00
15-1170000-000 Undivided Interest In Trust Funds	1,193,467.95	1,193,467.95	-
Total OTHER CURRENT ASSETS:	\$ 1,208,938.95	\$ 1,226,630.95	\$ (17,692.00)
FIXED ASSETS			
17-1501000-000 Land - Mutual	\$ 754,172.00	\$ 754,172.00	\$ -
17-1501500-000 Land Improvements - Mutual	1,143,939.49	1,143,939.49	-
17-1502000-000 Buildings - Mutual	4,399,014.91	4,399,014.91	-
17-1509100-000 Accum Dep'n - Land Improvements - Mutual	(150,270.04)	(150,270.04)	-
17-1509200-000 Accum Dep'n - Buildings - Mutual	(4,399,014.91)	(4,399,014.91)	-
17-1512500-000 Accum Dep'n - Bldg Improvements	(659,049.82)	(659,049.82)	-
17-1515000-000 Accum Dep'n - Building Furniture & Equip	(16,890.83)	(16,890.83)	-
17-1518000-000 Community Facilities - Trust	3,300,964.54	3,300,964.54	-
17-1519000-000 Accum Dep'n - Community Facilities	(1,879,042.79)	(1,879,042.79)	-
17-1522500-000 Building Improvements - Trust	4,543,592.86	4,543,592.86	-
17-1525000-000 Furniture & Equipment - Trust	16,890.83	16,890.83	-
17-1528000-000 Construction-in-Progress - Trust	45,977.40	45,977.40	-
Total FIXED ASSETS:	\$ 7,100,283.64	\$ 7,100,283.64	\$ -
OTHER ASSETS			
19-1650000-000 US Bank - Rep & Tax - 5738	\$ 45,082.90	\$ 44,031.03	\$ 1,051.87
Total OTHER ASSETS:	\$ 45,082.90	\$ 44,031.03	\$ 1,051.87
Total Assets:	\$ 9,060,392.01	\$ 9,039,210.30	\$ 21,181.71
Liabilities & Equity			
LIABILITIES			
20-2111000-000 Payable to Golden Rain Foundation	\$ (95,069.25)	\$ (95,069.25)	\$ -
20-2111500-000 Accounts Payable - Voucher	115,263.01	132,061.83	(16,798.82)
20-2120000-000 Prepaid Monthly Dues	38,252.18	44,081.12	(5,828.94)





Balance Sheet - Comparative - Operating

Seal Beach Mutual Five

End Date: 09/30/2023

	Current Balance at 9/30/2023	Prior Month Balance at 08/31/2023	Change
20-2131000-000 Homeowner Exemption Withholding	2,173.14	3,037.80	(864.66)
20-2132100-000 Accounts Payable - Other	12,372.75	12,046.60	326.15
20-2141000-000 Provision For Income Tax	3,336.00	3,177.00	159.00
20-2153500-000 Accrued Property Taxes	335,154.00	239,158.20	95,995.80
20-2180000-000 Repair & Tax Deposits	82,935.48	72,935.48	10,000.00
20-2181000-000 Vendor Repairs	805.00	-	805.00
Total LIABILITIES:	\$ 495,222.31	\$ 411,428.78	\$ 83,793.53
CAPITAL STOCK			
30-3120000-000 Capital Stock - Common	\$ 176,678.00	\$ 176,678.00	\$ -
Total CAPITAL STOCK:	\$ 176,678.00	\$ 176,678.00	\$ -
OTHER EQUITY ADDITIONS			
34-3448000-000 Other Additions	\$ 3,867,786.09	\$ 3,867,786.09	\$ -
34-3449000-000 Additional Bldg Improvements	5,731,620.80	5,731,620.80	-
34-3510000-000 Additional Paid-in-Capital	5,678,200.00	5,678,200.00	-
Total OTHER EQUITY ADDITIONS:	\$ 15,277,606.89	\$ 15,277,606.89	\$ -
EXCESS INCOME			
35-3515000-000 Excess Inc / Exp - Prior Years Mutual	\$ 376,981.33	\$ 376,981.33	\$ -
Total EXCESS INCOME:	\$ 376,981.33	\$ 376,981.33	\$ -
DEPRECIATION & AMORTIZATION			
36-3649500-000 Dep'n & Amortization	\$ (7,241,468.08)	\$ (7,241,468.08)	\$ -
36-3649700-000 Retired Trust Assets	(84,412.90)	(84,412.90)	-
Total DEPRECIATION & AMORTIZATION:	\$ (7,325,880.98)	\$ (7,325,880.98)	\$ -
Net Income / (Loss)	\$ 59,784.46	\$ 49,274.53	\$ 10,509.93
Total Liabilities & Equity:	\$ 9,060,392.01	\$ 8,966,088.55	\$ 94,303.46



Balance Sheet - Comparative - Reserve

Seal Beach Mutual Five

End Date: 09/30/2023

	Current Balance at 9/30/2023	Prior Month Balance at 08/31/2023	Change
Assets			
CASH - RESERVES			
11-1122000-000 US Bank - Money Market - 3364	\$ 270,029.45	\$ 261,170.28	\$ 8,859.17
11-1122100-000 US Bank - Restricted MM - 9690	1,434,153.94	1,298,799.92	135,354.02
11-1210000-000 Due To/From Operating	(16,044.86)	(12,832.67)	(3,212.19)
11-1320100-000 US Bancorp - CD - 4936	300,000.00	300,000.00	-
Total CASH - RESERVES:	\$ 1,988,138.53	\$ 1,847,137.53	\$ 141,001.00
Total Assets:	\$ 1,988,138.53	\$ 1,847,137.53	\$ 141,001.00
Liabilities & Equity			
LIABILITIES			
20-2111700-000 Project Commitments- Reserves	\$ 843,684.50	\$ 845,189.00	\$ (1,504.50)
Total LIABILITIES:	\$ 843,684.50	\$ 845,189.00	\$ (1,504.50)
APPROPRIATED ADDITIONAL PIC			
33-3310000-000 General Investment Equity	\$ 93,979.96	\$ 93,979.96	\$ -
33-3320000-000 Appliance Reserve Equity	29,029.77	29,513.73	(483.96)
33-3330000-000 Painting Reserve Equity	324,474.28	323,784.28	690.00
33-3365000-000 Contingency Operating Equity	65,519.68	65,519.68	-
33-3375000-000 Roofing Reserve Equity	1,040,763.66	993,063.66	47,700.00
33-3375100-000 Roofing Reserve Reductions	(744,506.36)	(744,506.36)	-
33-3376000-000 Emergency Reserve Equity	65,401.30	65,401.30	-
33-3377000-000 Infrastructure Reserve Equity	338,210.78	317,800.78	20,410.00
33-3377100-000 Infrastructure Reserve Reductions	(68,419.04)	(66,319.04)	(2,100.00)
Total APPROPRIATED ADDITIONAL PIC:	\$ 1,144,454.03	\$ 1,078,237.99	\$ 66,216.04
Net Income / (Loss)	\$ -	\$ (3,167.71)	\$ 3,167.71
Total Liabilities & Equity:	\$ 1,988,138.53	\$ 1,920,259.28	\$ 67,879.25

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Income Statement - Operating

Seal Beach Mutual Five

09/01/2023 to 09/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
REGULAR ASSESSMENTS							
5111000-000 Carrying Charges	\$154,005.13	\$154,005.83	(\$0.70)	\$1,386,046.17	\$1,386,052.47	(\$6.30)	\$1,848,070.00
Total REGULAR ASSESSMENTS	\$154,005.13	\$154,005.83	(\$0.70)	\$1,386,046.17	\$1,386,052.47	(\$6.30)	\$1,848,070.00
INCOME FROM SERVICES							
5375000-000 Laundry Machine Income	1,057.45	-	1,057.45	3,031.40	-	3,031.40	-
Total INCOME FROM SERVICES	\$1,057.45	\$-	\$1,057.45	\$3,031.40	\$-	\$3,031.40	\$-
FINANCIAL INCOME							
5397000-000 Taxable Interest Income - Mutual	3,061.51	8.67	3,052.84	20,988.68	78.03	20,910.65	104.00
5420000-000 Other Taxable Income	8.69	99.58	(90.89)	574.96	896.22	(321.26)	1,195.00
Total FINANCIAL INCOME	\$3,070.20	\$108.25	\$2,961.95	\$21,563.64	\$974.25	\$20,589.39	\$1,299.00
OTHER INCOME							
5610000-000 Late Charges	112.78	408.33	(295.55)	1,624.05	3,674.97	(2,050.92)	4,900.00
5921000-000 Inspection Fees	3,525.00	4,349.25	(824.25)	28,875.00	39,143.25	(10,268.25)	52,191.00
5921005-000 Buyers Premium Income	2,250.00	2,499.33	(249.33)	14,250.00	22,493.97	(8,243.97)	29,992.00
5924000-000 NSF Fees	25.00	-	25.00	100.00	-	100.00	-
5980000-000 Miscellaneous Income	-	-	-	2,242.63	-	2,242.63	-
Total OTHER INCOME	\$5,912.78	\$7,256.91	(\$1,344.13)	\$47,091.68	\$65,312.19	(\$18,220.51)	\$87,083.00
CONTRIBUTIONS TO CAPITAL							
5120000-000 Appliance Reserve Contributions	4,321.75	4,321.75	-	38,895.75	38,895.75	-	51,861.00
5130000-000 Painting Reserve Contributions	690.00	690.00	-	6,210.00	6,210.00	-	8,280.00
5175000-000 Roofing Reserve Contributions	47,700.00	47,700.00	-	429,300.00	429,300.00	-	572,400.00
5177000-000 Infrastructure Reserve Contributions	20,410.00	20,410.00	-	183,690.00	183,690.00	-	244,920.00
Total CONTRIBUTIONS TO CAPITAL	\$73,121.75	\$73,121.75	\$-	\$658,095.75	\$658,095.75	\$0.00	\$877,461.00
Total OPERATING INCOME	\$237,167.31	\$234,492.74	\$2,674.57	\$2,115,828.64	\$2,110,434.66	\$5,393.98	\$2,813,913.00
OPERATING EXPENSE							
TRUST MAINTENANCE COSTS							
7210000-000 GRF Trust Maintenance Fee	95,069.00	95,069.17	0.17	855,621.00	855,622.53	1.53	1,140,830.00
Total TRUST MAINTENANCE COSTS	\$95,069.00	\$95,069.17	\$0.17	\$855,621.00	\$855,622.53	\$1.53	\$1,140,830.00
UTILITIES							
6420000-000 Electricity	2,003.54	2,145.08	141.54	21,349.93	19,305.72	(2,044.21)	25,741.00
6421000-000 Telephone & Internet	173.89	24.58	(149.31)	438.76	221.22	(217.54)	295.00
6423000-000 Water	12,206.36	9,584.17	(2,622.19)	77,051.30	86,257.53	9,206.23	115,010.00
6424000-000 Trash	5,480.88	5,658.00	177.12	48,122.52	50,922.00	2,799.48	67,896.00
Total UTILITIES	\$19,864.67	\$17,411.83	(\$2,452.84)	\$146,962.51	\$156,706.47	\$9,743.96	\$208,942.00
PROFESSIONAL FEES							
6434000-000 Legal Fees	1,312.50	551.00	(761.50)	4,782.50	4,959.00	176.50	6,612.00
6435000-000 Bank Service Fees	-	4.92	4.92	25.00	44.28	19.28	59.00
Total PROFESSIONAL FEES	\$1,312.50	\$555.92	(\$756.58)	\$4,807.50	\$5,003.28	\$195.78	\$6,671.00
OUTSIDE SERVICES							
6474000-000 Janitorial Services	-	-	-	858.46	-	(858.46)	-
6475000-000 Landscape Maint. - Contract	15,130.00	15,419.25	289.25	136,170.00	138,773.25	2,603.25	185,031.00
6475500-000 Landscape Maint. - Extras	670.00	1,500.58	830.58	3,395.00	13,505.22	10,110.22	18,007.00
6475505-000 Landscape Maint. - Trees	-	1,333.33	1,333.33	3,380.00	11,999.97	8,619.97	16,000.00
6477100-000 Painting	60.00	831.50	771.50	9,920.00	7,483.50	(2,436.50)	9,978.00
6477200-000 Pest Control	-	1,348.08	1,348.08	1,260.00	12,132.72	10,872.72	16,177.00
6477300-000 Structural Repair	-	1,584.25	1,584.25	11,829.99	14,258.25	2,428.26	19,011.00
6477400-000 Miscellaneous Services	244.78	501.83	257.05	3,053.62	4,516.47	1,462.85	6,022.00
6812100-000 Office Supplies	-	24.58	24.58	193.53	221.22	27.69	295.00





Income Statement - Operating

Seal Beach Mutual Five
09/01/2023 to 09/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7552000-000 Service Maintenance-Standard	\$2,533.68	\$9,416.92	\$6,883.24	\$52,637.82	\$84,752.28	\$32,114.46	\$113,003.00
Total OUTSIDE SERVICES	\$18,638.46	\$31,960.32	\$13,321.86	\$222,698.42	\$287,642.88	\$64,944.46	\$383,524.00
TAXES & INSURANCE							
6720000-000 State & Federal Taxes	159.00	157.42	(1.58)	1,431.00	1,416.78	(14.22)	1,889.00
6730000-000 Property & Liability Insurance	18,492.00	16,216.33	(2,275.67)	166,428.00	145,946.97	(20,481.03)	194,596.00
Total TAXES & INSURANCE	\$18,651.00	\$16,373.75	(\$2,277.25)	\$167,859.00	\$147,363.75	(\$20,495.25)	\$196,485.00
CONTRIBUTIONS TO CAPITAL							
7620000-000 Appliance Reserve From Assessments	4,321.75	4,321.75	-	38,895.75	38,895.75	-	51,861.00
7630000-000 Painting Reserve From Assessments	690.00	690.00	-	6,210.00	6,210.00	-	8,280.00
7675000-000 Roofing Reserve From Assessments	47,700.00	47,700.00	-	429,300.00	429,300.00	-	572,400.00
7677000-000 Infrastructure Reserve From Assessments	20,410.00	20,410.00	-	183,690.00	183,690.00	-	244,920.00
Total CONTRIBUTIONS TO CAPITAL	\$73,121.75	\$73,121.75	\$-	\$658,095.75	\$658,095.75	\$0.00	\$877,461.00
Total OPERATING EXPENSE	\$226,657.38	\$234,492.74	\$7,835.36	\$2,056,044.18	\$2,110,434.66	\$54,390.48	\$2,813,913.00
Net Income:	\$10,509.93	\$0.00	\$10,509.93	\$59,784.46	\$0.00	\$59,784.46	\$0.00



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Income Statement - Reserve

Seal Beach Mutual Five

09/01/2023 to 09/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
FINANCIAL INCOME							
5394000-000 Transfers from Funded Resvs	\$4,805.71	\$-	\$4,805.71	\$36,361.63	\$-	\$36,361.63	\$-
Total FINANCIAL INCOME	\$4,805.71	\$-	\$4,805.71	\$36,361.63	\$-	\$36,361.63	\$-
Total RESERVE INCOME	\$4,805.71	\$-	\$4,805.71	\$36,361.63	\$-	\$36,361.63	\$-
RESERVE EXPENSE							
OUTSIDE SERVICES							
7552200-000 Maintenance Replacements	1,638.00	-	(1,638.00)	36,361.63	-	(36,361.63)	-
Total OUTSIDE SERVICES	\$1,638.00	\$-	(\$1,638.00)	\$36,361.63	\$-	(\$36,361.63)	\$-
Total RESERVE EXPENSE	\$1,638.00	\$-	(\$1,638.00)	\$36,361.63	\$-	(\$36,361.63)	\$-
Net Reserve:	\$3,167.71	\$0.00	\$3,167.71	\$0.00	\$0.00	\$-	\$0.00





Date Printed	Vendor Name	Address	Check Number	Amount
Printed By	Check Description			
US Bank - General - 3181: ***3181		Current Balance:	\$201,917.77	
9/21/23 12:16 pm	Adams Stirling PLC	2566 Overland Ave Suite 730	30058	\$1,312.50
Fatima Angeles	4146.001 Legal	Los Angeles, CA 90064		
9/21/23 12:16 pm	J&J Landscaping, Inc.	11535 Belcher St.	30059	\$350.00
Fatima Angeles	Reroute broken main line laundry rm bldg 91	Norwalk, CA 90650		
9/26/23 3:56 pm	Segway Communications	11400 W. Olympic Blvd. Suite 200	30060	\$9.00
Fatima Angeles	366584 09-23 Final Bill	Los Angeles, CA 90064		
9/26/23 3:56 pm	Linda DeRungs	13560 Cedar Crest Lane #109D	30061	\$164.89
Fatima Angeles	Annual Zoom subscription	Seal Beach, CA 90740		
9/26/23 3:56 pm	J&J Landscaping, Inc.	11535 Belcher St.	30062	\$15,450.00
Fatima Angeles	Multiple Invoices	Norwalk, CA 90650		
9/26/23 3:56 pm	Roxygen Painting Co	2725 W. Juniper #2	30063	\$60.00
Fatima Angeles	Paint touch bedroom window 72G	Santa Ana, CA 92704		
US Bank - General - 3181: ***3181 Total Check Amount Printed				\$17,346.39
US Bank - Rep & Tax - 5738: ***5738		Current Balance:	\$48,967.93	
9/8/23 1:03 pm	Frank P. Nardo	517 Sunderland Court	501053	\$2,753.13
Fatima Angeles	Refund Escape Deposit 05-123D	P.O. Box 3517 Lake Arrowhead, CA 92352		
9/29/23 5:18 pm	Ronald A. Haller	7092 S. Outer Road 364, Apt #108	501054	\$10,000.00
Fatima Angeles	Refund Inspection Deposit 05-101L	O'Fallon, MO 63368		
9/29/23 5:18 pm	The Mary R. Bodnar Family Trust, dated October 26	6123 Greenmeadow Road	501055	\$9,195.00
Fatima Angeles	Refund Inspection Deposit 05-122A	Lakewood, CA 90713		
US Bank - Rep & Tax - 5738: ***5738 Total Check Amount Printed				\$21,948.13
US Bank - Restricted MM - 9690: ***9690		Current Balance:	\$1,420,183.89	
9/6/23 3:30 pm	MP Construction	9113 Hasty Ave	90010	\$2,100.00
Fatima Angeles	Repl elec panel, repair and patch drywall 111C	Downey, CA 90240		
9/13/23 6:23 pm	M.J. Jurado, Inc	9252 Bixby Avenue	90011	\$1,504.50
Fatima Angeles	10% Concrete Sidewalk	Garden Grove, CA 92841		
US Bank - Restricted MM - 9690: ***9690 Total Check Amount Printed				\$3,604.50
Seal Beach Mutual Five Total Check(s) & Amount Printed			11	\$42,899.02

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Reserve Schedule
Seal Beach Mutual Five
From 09/01/2023 to 09/30/2023

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
US Bank - Money Market - 3364	(\$261,170.28)	\$0.00	\$0.00	\$0.00	\$0.00	(\$270,029.45)
US Bank - Restricted MM - 9690	(\$1,298,799.92)	\$3,604.50	\$0.00	\$0.00	\$0.00	(\$1,434,153.94)
Due To/From Operating	\$12,832.67	\$3,212.19	\$0.00	\$0.00	\$0.00	\$16,044.86
US Bancorp - CD - 4936	(\$300,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$300,000.00)
Project Commitments- Reserves	\$845,189.00	\$0.00	\$1,504.50	\$0.00	\$0.00	\$843,684.50
General Investment Equity	\$93,979.96	\$0.00	\$0.00	\$0.00	\$0.00	\$93,979.96
Appliance Reserve Equity	\$29,513.73	\$4,321.75	\$4,805.71	\$0.00	\$0.00	\$29,029.77
Painting Reserve Equity	\$323,784.28	\$690.00	\$0.00	\$0.00	\$0.00	\$324,474.28
Contingency Operating Equity	\$65,519.68	\$0.00	\$0.00	\$0.00	\$0.00	\$65,519.68
Roofing Reserve Equity	\$993,063.66	\$47,700.00	\$0.00	\$0.00	\$0.00	\$1,040,763.66
Roofing Reserve Reductions	(\$744,506.36)	\$0.00	\$0.00	\$0.00	\$0.00	(\$744,506.36)
Emergency Reserve Equity	\$65,401.30	\$0.00	\$0.00	\$0.00	\$0.00	\$65,401.30
Infrastructure Reserve Equity	\$317,800.78	\$20,410.00	\$0.00	\$0.00	\$0.00	\$338,210.78
Infrastructure Reserve Reductions	(\$66,319.04)	\$0.00	\$2,100.00	\$0.00	\$0.00	(\$68,419.04)
Transfers from Funded Resvs	\$31,555.92	\$4,805.71	\$0.00	\$0.00	\$0.00	\$36,361.63
Maintenance Replacements	(\$34,723.63)	\$0.00	\$1,638.00	\$0.00	\$0.00	(\$36,361.63)
Seal Beach Mutual Five	73,121.75	84,744.15	10,048.21	0.00	0.00	0.00

PORTFOLIO SPECIALIST REPORT

OCTOBER 2023

Candle Fire Safety

DON'T LET THIS



With the holiday season rapidly arriving and with cooler fall temperatures here, many of us enjoy the warmth and light offered by a candle. Candles are decorative, come in many pleasing aromas, and can offer ready and simple light during power outages and emergencies. BUT the use of candles has also resulted in the following statistics (as provided by the U.S. Fire Administration):

- ❖ On average, 42 home candle fires are reported every day.
- ❖ More than half of all candle fires start when something that could burn, such as furniture, mattresses or bedding, curtains, or decorations too close to the candle.
- ❖ Over one-third (36%) of home candle fires begin in the bedroom.
- ❖ Young children and older adults have the highest death risk from candle fires.

TURN INTO THIS



If you use a candle, please make sure to follow the following candle safety tips:

- ❖ Consider using battery-operated or electric flameless candles and fragrance warmers, which can look, smell, and feel like real candles – without the flame.
- ❖ Avoid using candles in bedrooms and sleeping areas.
- ❖ Extinguish candles after use and before going to bed.
- ❖ Keep candles at least 12 inches from anything that can burn.
- ❖ Keep candles out of the reach of children and pets.
- ❖ Never use a candle where medical oxygen is being used. The two can combine to create a large, unexpected fire.
- ❖ Always use a flashlight – not a candle – for emergency lighting.



NEVER leave burning candles unattended!

**Remember! Candle fires are PREVENTABLE.
The top six days for home candle fires are:**

- Halloween
- Thanksgiving
- December 23
- Christmas Eve
- Christmas Day
- New Year's Day

In the event of a fire, remember time is the biggest enemy and every second counts!

Escape first, and then call 911 for help. Develop a home fire escape plan and practice it frequently, and do not forget about that important emergency “grab-and-go bag”. Never stand up in a fire, always crawl low under the smoke, and try to keep your mouth covered. Never return to a burning building for any reason: it may cost you your life.

SEAL BEACH MUTUAL NUMBER FIVE**Shareholder Regulations****Resident Lessee Regulations****Eligibility Requirements**

All persons seeking approval of the Board of Directors of Seal Beach Mutual No. Five to lease a residential unit in Mutual 5, and to reside in the Mutual, must meet the following eligibility criteria:

- A. Apply for and be accepted as a member of the Golden Rain Foundation, Seal Beach, California.
- B. Meet the Mutual eligibility criteria as follows:

1. Age

Minimum of 55 years, as confirmed by a birth certificate, California Driver's license or passport.

2. Assets Requirement

A combination of liquid assets totaling at least ~~\$25,000~~ **\$35,000**.

2.1. Acceptable assets are those considered to be liquid, marketable or income producing. Acceptable assets include, among others:

2.1.1. Equity in U.S. residential property.

2.1.2. Savings accounts in U.S. financial institutions.

2.1.3. Cash value in life insurance.

2.1.4. Certificates of deposit or money market accounts in U.S. financial institutions.

2.2. Excluded from consideration are the following assets, among others:

2.2.1. Recreational vehicles, boats and trailers.

2.2.2. Vacant land.

2.2.3. Automobiles.

2.2.4. Artwork, jewelry, furs and collections such as coins, dolls, stamps and other similar items.

2.2.5. Term life insurance.

2.2.6. Annuity funds that cannot be withdrawn in lump sum.

2.2.7. Anticipated bequests or inheritances.

2.2.8. Promissory Notes whose income is not reported on the prospective transferee tax return.

2.2.9. Community property.

3. Income Requirement

At the time of requesting occupancy rights, a verified net monthly income at least four

(Mar 21)

05-7415-1

SEAL BEACH MUTUAL NO. FIVE

PHYSICAL PROPERTY

Porch and Patio Regulations

Definition of Terms

This policy has been developed to enhance the enjoyment of the Mutual Five living style by setting and enforcing standards for open and enclosed PORCHES and to provide guidelines for the building, maintenance, and use of PATIOS and PAVED SEATING AREAS that are user friendly, increase-maintain the property value to-of the Mutual's property, and improve the aesthetics of the shareholder's units and of Mutual Five. It is the responsibility of the Mutual and its shareholders to manage the appearance, safety, and health conditions of Porches, Patios, and Paved Seating Areas by respecting approved standards.

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a. **A Porch** is any surface an open or covered area that is located at the entrance to the Unit within the original building footprint and is attached to the outside of the building outside wall. between the outside wall of a unit and the original building footprint measured at the foundation.

b. **A Patio** is any improved area outside of the original building footprint which is measured at the foundation enclosed by a wall.

c. **A Paved Seating Area** is a paved area smaller in size and location to a patio, of size but without a wall.

d. **A Porch and Patio** can be built and maintained as a continuous structure, but only the portion inside the original building footprint will be considered and maintained as a Porch within pursuant to this policy.

1. Section 1 – Porch Use and Maintenance

Maintenance of porches is the responsibility of the shareholder.

1.1. Emergency Egress: Windows and Walkways. (i) All Pporch window spaces must be kept clear to facilitate emergency exit and entrance. (ii) A clear path of at least 36 inches must be maintained from the entrance of the Pporch to the entry door of the unit. (iii) Walkway must have a clean 36-inch pathway. No obstructions allowed including but not limited to potted plants.

1.2. Emergency Egress: Doors. (i) No Pporch addition may have a door that locks. Only doors with direct entry into the unit may have locks, i.e., front door or sliding glass door leading directly into the unit from the Pporch. (ii) A door outside in the Pporch without

direct access into the unit is not considered an entry door. To clarify, there can be no door locked before arriving to the front door of the unit. (iii) Any lock on a Pporch door (except for those Porch doors which also serve as front doors pursuant to section (i) above) must be removed or the Mutual will remove it at the shareholder's expense. (iv) Any object kept on a Porch which in the sole discretion of the Board contributes to uncleanliness or impedes passage for emergency personnel and equipment and may lead to unhealthy or dangerous conditions to shareholders, must be corrected by the shareholder. If such items are not removed, the Mutual will do so at the shareholder's expense.

1.3. Inspection. Porches will be periodically inspected by a Building Inspector assigned by the Physical Property Department or authorized Mutual Five Board Member. Shareholders will receive a letter listing any violations and may be asked to attend a disciplinary hearing regarding violations.

1.4. Storage – Open and Enclosed Porches. After the initial 30-day move-in period, the following 47 items MAY NOT be stored or placed on ~~open~~-Pporches: (i) Any type of food, 48 including birdseed, dog or cat food (ii) Cardboard boxes (iii) Charcoal or highly flammable items, old newspaper, magazines, etc. (unless stored in approved containers). (iv) Gasoline-operated equipment or gas cans, flammable chemicals. (v) Laundry hung for airing or drying (vi) Non-working refrigerators or freezers (vii) On ungated Pporches: Unattended pets or pets in permanent outdoor kennels or cages (including birds). (viii) Indoor upholstered furniture.

1.5. Porch Décor. (i) Screens, panels, or drapes to block the sun must be of outdoor fire-retardant fabric and must be maintained. (ii) Obscene or offensive objects hanging or stationary are prohibited. ~~↪ (iii) Industrial-grade shelving is prohibited. (iv) Shelving and plant displays must be of a decorative nature. (v) Patio Porch~~ décor must be neat, clean, and aesthetically pleasing. (vi) Cleaning products, garden sprays, fertilizer containers, tools, brooms, shovels, and other non-decorative items must not be visible from the outside of the unit.

1.6. Prohibited Activities. Any activity causing excessive and unreasonable noise, odor, unsightliness, and/or unhealthy conditions is prohibited. Be guided by the ~~The~~ "occasional hobby-oriented" activity which causes only brief noise on a limited basis is probably not a prohibited nuisance, while rather than noise, odor, and the like related to an ongoing business or ~~any~~ any persistent and annoying activity considered to be a nuisance to neighbors are prohibited nuisances.

1.7. Porch Size. Mutual building permits are required for any alteration to Pporches. Porches may be reduced in size by: (i) Construction of Pporch closets ~~requires~~ (require a Mutual building permit); (ii) Adding pre-assembled cabinets/sheds; (iii) By expanding the interior rooms of the unit outward into the Pporch space (require a Mutual building permit).

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1.8. Porch Floor. Outdoor carpeting is permitted. Any permanent resurfacing of the Pporch floor requires a Mutual building permit. Tile, pebble tech and other flooring materials must meet the co-efficiency rating (DCOS). Flooring installed without a permit may be removed by the Mutual at the shareholder's expense.

1.9. Acceptable Items. Acceptable items for Porch décor must be in good taste, properly maintained, and kept clean. Items placed without prior approval may be removed by the Mutual at the shareholder's expense.

1.10. Enclosed Porches. (i) A permit from the Physical Property Department is required for any construction to a Pporch. (ii) An enclosed Pporch may NOT function as a bedroom, kitchen, or storage closet. (iii) Any items not appropriate to a Pporch ~~will~~ must be removed by the shareholder or they will be removed by the Mutual at the shareholder's expense.

1.11. Enclosed Porch Acceptable Items. (i) Refrigerator or freezer in working condition plugged directly into wall socket only. (ii) Washer and/or dryer may be installed inside a Pporch storage cabinet. (iii) A permit must be obtained for the installation of these appliances, and all codes relating to electrical and, if applicable, plumbing and ventilation must be adhered to.

1.12. Open Porch Wall Railings. (i) Unlike the rule for Ppatio walls (no objects of any kind on Ppatio walls, Policy 05-7415-1, 2.8.6.) a limited number of potted plants and ornaments are allowed on Pporch railings. If the number of objects is determined to be excessive or hazardous, which determination shall be made at the Board's sole discretion, the Mutual will inform the shareholder that they must be removed. (ii) Tempered glass panels are allowed on Open Porch Wall Railings ONLY. They are NOT allowed on Ppatio walls.

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2. Section 2 – Patios and Paved Seating Areas

Shareholders must be aware that Patios and Paved Seating Areas are placed on Mutual Trust property for NON-EXCLUSIVE use by an individual shareholder. The Mutual shall have sole discretion in granting the shareholder the NON-EXCLUSIVE use of this common property, including the size and position of the Patio/Paved Seating Area. Patios/Paved Seating Areas will be unique and will be approved on a site-specific basis, taking into consideration all the factors listed. Shareholders are also advised that Patios/Paved Seating Areas are visible to surrounding shareholders, therefore, they must be aesthetically pleasing, architecturally appealing, uncluttered, and well maintained. All requests must be submitted to the Golden Rain Foundation (GRF) Physical Property Department.

2.1. Patio and Paved Seating Area Approval Process

2.1.1. The shareholder will submit a hand-drawn (or professionally prepared) plot plan showing all details of the requested location to the GRF Physical Property Inspector, drawn to scale, that can be easily understood with dimensions in feet

and inches. Plans must include any proposed walls, wall materials, columns, wall caps, fences, and gates. All Patios must have a gated or ungated opening to meet safety standards.

2.1.2. The GRF Physical Property Inspector will submit the plans for approval to the Physical Property Committee and the Committee will review the plot plan, followed by a site visit. The Committee will inform the shareholder of any necessary changes before preliminary approval.

2.1.3. Preliminary approval of a Patio proposal must be completed 3 weeks prior to a monthly board meeting to be on the agenda for a vote of the Board of Directors.

2.1.4. Upon preliminary approval by the Physical Property Committee a request will be sent to the Mutual Five Board of Directors for final approval at a regular board meeting.

2.1.5. Once approved by the Board of Directors the Physical Property Inspector will inform the shareholder and a permit must be obtained through a contractor vetted by the Golden Rain Foundation.

2.2. Patio and Paved Seating Area Requirements. (i) All requests will be considered by the Physical Property Committee on a site-specific basis, taking into consideration, but not limited to the following: (a) Aesthetic/financial value to the Mutual (b) Functionality for the shareholder (c) Utility boxes (d) Electrical enclosures/panels (e) Sprinkler systems (f) Sprinkler valves/plumbing (g) Telephone pull boxes/equipment (h) Sidewalks (i) Laundry rooms (j) Landscaping. (ii) Patios/Paved Seating Areas must: (a) Slope away from the building. (b) Include a 6" mow strip. (c) There must be a minimum 18" setback from the sidewalk to the edge of the mow strip. (d) Setback may be waived by the Board on a site-specific basis. Patio surface material must be non-skid. (e) Natural grass may not be planted within the Patio/Paved Seating Area. (f) Minor exceptions to the specifications may be granted by the Board of Directors on a site-specific basis.

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2.3. Stipulations for Existing Patios and Paved Seating Areas

2.3.1. All current Patios/Paved Seating Areas must comply with the requirements of this Policy.

2.3.2. Maintenance, repair, and insurance for Patios and Paved Seating Areas are the responsibility of the shareholder.

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2.3.3. At the time of transfer of stock ownership, the buyer must agree to manage, maintain, repair, and insure the Patio/Paved Seating Area. All existing Patios/Paved Seating Areas must be brought into compliance at the sale or transfer of a unit at seller's expense.

2.3.43. Remodels of existing Patios/Paved Seating Areas must comply with this policy in its entirety and require a permit.

2.4. Patio Walls. (i) All Patios must be enclosed by a wall that is no higher than 26 "high on the inside. (ii) Patio wall exterior with cap must be between 24" and no higher than 35" high. (iii) Gates must not be higher than 36" and must NOT be locked at any time. (iv) All walls must be equipped with adequate weep holes in walls for draining. (v) Any changes or deviations from the approved plans must be submitted to the Physical Property Department for a change order prior to implementation.

2.5. Paved Seating Area Size and Specifications. (i) Must be no larger than 7' X 7', or 49 square feet if rectangular, as measured from the building wall, and can be adjacent to the unit walkway. (ii) When adjacent to a walkway the Ppaved Sseating Aarea and the walkway ~~y~~ must be made with the same surface material in most cases. (iii) The size, shape and surface material will be approved on a site-specific basis. (iv) The Paved Seating Aarea must be surrounded by a mow strip.

2.6. Patio Size and Shape. (i) Patio width and depth will be approved on a site-specific basis. (ii) The size and shape of a Ppatio must be in proportion to the proposed location, taking into consideration the location of unit's windows and doors, the size of the green belt, location of utilities and trees, existing landscaping, irrigation system, and other factors of this nature. (iii) The exact size and shape will be determined by the Board of Directors.

2.7. Disclosure Agreement

2.7.1. The Physical Property Department will provide a disclosure to all new shareholders stating that their Patios/Paved Seating Areas might have been built over sewer, water, electrical, or other types of utilities and that there is the potential to require access or relocation and that this could require removal of all or a portion of the patio at the owner's expense. (See Form 05-7415-4)

2.7.2. Shareholders are responsible for all costs of the Ppatio/Ppaved Sseating Aarea including but not limited to the maintenance of the patio, corrections to the elevation of the green belt around the patio/paved seating area, sprinkler relocation, grass replacement, tree replacement, and flower bed repairs.

2.7.3. All grass, landscape, and irrigation relocation must be done by the Mutual 5 landscaper. The landscaper must be contacted before construction begins. The grass must be restored with sod.

2.7.4. ~~This~~The disclosure must be signed by the selling shareholder and it will be provided to the purchasing shareholder.

2.8. Patio and Paved Seating Area Use: Rules and Maintenance Requirements

2.8.1. Emergency Egress: Windows, Gates and Walkways. (i) All window spaces must be kept clear to facilitate emergency exit and entrance. (ii) A clear path of at least 36 inches must be maintained on the entrance walkway of the patio and paved seating area to the entry door from the unit. (iii) Walkway must have a clean 36-inch pathway. No obstructions allowed including potted plants.

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~~The only items allowed on Paved Seating Areas are a table with a reasonable number of chairs, one patio umbrella and a barbeque unit. ALL other items must be approved in advance by the Mutual.~~

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2.8.2. Furniture and ~~other items~~ Other Items: (i) All items must be appropriate for outdoor use on Patios/Paved Seating Areas. (ii) The only items allowed on Patios/Paved Seating Areas are a table, a reasonable number of chairs, a reasonable number of small side tables, one coffee table, one large or two small patio umbrellas and one barbeque unit. ALL other items, including but not limited to potted plants and storage chests, must be approved in advance by the Mutual. (iii) It is preferable to leave patio furniture uncovered for the sake of the surrounding shareholders, however, if furniture covers are used on patio/paved seating area furniture the covers must be contoured covers that fit snugly over each individual piece of furniture and must be in good condition. Towels, sheets, tarps, or other non-contoured covers are not to be used.

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2.8.3. Obstruction of the Greenbelt View: (i) ~~The areas around the inside perimeter of Patio walls must be kept free at all times of a solid row of plants, trellises, or other objects~~ objects at all times that obstruct the view of the length of the greenbelt, and nothing (ii) Nothing can be placed around the edges of Paved Seating Areas, including but limited to plants, pottery, ornaments and similar items. (iii) Nothing is allowed around the outside of Patio walls on the grass, on the footing or on the mow strip, including but not limited to lights, plants, ornaments or any other item.

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2.8.4. Excessive clutter or inappropriate items are not ~~allowed.~~allowed on Patios /Paved Seating Areas.

2.8.5. On Paved Seating Areas barbeques must be stored along the building and must be used according to the barbeque policy (Policy 05-7427-1).

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2.8.6. Nothing can be placed on, or attached to, Patios walls. This includes but is not limited to plants and ornaments, glass panels, wind sails, pergolas, awnings, poles, and permanent umbrellas.

2.8.7. Patio/Paved Seating Area umbrellas must be closed when not in use. When shareholders leave for extended periods of time the umbrellas must be placed on the floor in case of high winds during their absence.

2.8.8. The Mutual [Board](#) has sole discretion about the appropriateness of Patio/Paved Seating Area items.

2.8.9. Any item in, on, built into or onto a Patio/Paved Seating Area in conflict with this policy must be removed by the shareholder within 10 days of written notification. If the item is not removed after the 10-day period, the Mutual will have the right to remove the item at the shareholder's expense [after a noticed hearing, if necessary](#).