

## **ITEM 8a**

# **FINANCIAL REPORT THROUGH September 30, 2022 FOR NOVEMBER MEETING**

***CAPISTRANO BAY  
COMMUNITY SERVICES DISTRICT***

## Balance Sheet

Properties: Capistrano Bay Comm Svcs Dstrc - Various Addresses Capistrano Beach, CA 92624

As of: 09/30/2022

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
LAIF Account	231,971.37
Operating Cash	264,161.17
Reserve Cash	323,058.09
<b>Total Cash</b>	<b>819,190.63</b>
Accounts Receivable	59,992.94
<b>FIXED/DEPRICIABLE ASSETS</b>	
Structure	212,671.60
Security	40,779.77
Maintenance	33,952.00
Administrative	873.00
Road System	1,006,119.00
Storm Drains	156,529.00
Entryway	1,408,563.83
<b>Total FIXED/DEPRICIABLE ASSETS</b>	<b>2,859,488.20</b>
<b>ACCUMULATED DEPRECIATION</b>	
Accum Deprec-Structure	-97,885.40
Accum Deprec-Security	-26,428.83
Accum Deprec-Maintenance	-33,789.77
Accum Deprec-Admin	-1,158.35
Accum Deprec-Road System	-601,760.08
Accum Deprec-Storm Drains	-78,789.31
Accum Deprec-Entryway	-618,792.36
<b>Total ACCUMULATED DEPRECIATION</b>	<b>-1,458,604.10</b>
Land	2,490,000.00
Loan	-981,500.77
<b>TOTAL ASSETS</b>	<b>3,788,566.90</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>OTHER CURRENT LIABILITIES</b>	
Accrued Vacation	0.40
Other Accrued Expenses	0.92
Encroachment Permit Deposit	1,500.00
<b>Total OTHER CURRENT LIABILITIES</b>	<b>1,501.32</b>
Prepaid Income	485.65
<b>Total Liabilities</b>	<b>1,986.97</b>
<b>Capital</b>	
Retained Earnings	1,196,351.66

## Balance Sheet

Account Name	Balance
Appfolio Opening Balance Equity	204,137.86
Net Investment in Cap Assets	3,890,883.58
Debt Contra Account	-981,500.77
Unrestricted - Other	948,138.42
Calculated Retained Earnings	-93,242.32
Calculated Prior Years Retained Earnings	-1,378,188.50
<b>Total Capital</b>	<b>3,786,579.93</b>
TOTAL LIABILITIES & CAPITAL	<b>3,788,566.90</b>

# Income Statement - 12 Month

## Compass Property Management Corporation

Properties: Capistrano Bay Comm Svcs Dstrc - Various Addresses Capistrano Beach, CA 92624

Fund Type: All

Period Range: Jul 2022 to Sep 2022

Accounting Basis: Modified Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jul 2022	Aug 2022	Sep 2022	Total
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>INCOME</b>				
Special Benefit Fee	38,748.62	9,956.24	120,551.25	169,256.11
Property Tax Revenue	0.00	1,190.58	17,738.54	18,929.12
Development Impact Fee	0.00	1,872.00	1,100.00	2,972.00
Transponder Revenue	0.00	40.00	620.00	660.00
Interest Income	449.05	13.78	9.93	472.76
Late Fees/Misc Revenue/ Parking Fee	0.00	90.00	0.00	90.00
Summer Trash Collection	110.00	440.00	1,430.00	1,980.00
<b>Total INCOME</b>	<b>39,307.67</b>	<b>13,602.60</b>	<b>141,449.72</b>	<b>194,359.99</b>
<b>Total Operating Income</b>	<b>39,307.67</b>	<b>13,602.60</b>	<b>141,449.72</b>	<b>194,359.99</b>
<b>Expense</b>				
<b>UTILITIES</b>				
Electricity/LS & Guard Shack	271.12	288.96	203.73	763.81
Electricity/ Street Lights	742.36	742.19	742.19	2,226.74
Gas	573.60	498.35	502.87	1,574.82
Trash Services	5,134.11	5,134.11	5,134.11	15,402.33
Water/Sewer	647.80	650.75	1,099.24	2,397.79
<b>Total UTILITIES</b>	<b>7,368.99</b>	<b>7,314.36</b>	<b>7,682.14</b>	<b>22,365.49</b>
<b>GENERAL &amp; ADMIN</b>				
Security/Allied Contract	46,627.98	46,992.56	46,627.98	140,248.52
Security/DwellingLIVE Lic Fee	607.12	607.12	607.12	1,821.36
Security/DwellingLIVE Guest Passes	0.00	0.00	948.81	948.81
Security/Contingencies	187.73	218.62	409.93	816.28
Security/Radar Certification	95.00	0.00	91.59	186.59
Security/Transponders	1,180.95	0.00	0.00	1,180.95
Security/Trans (Reader Service)	209.45	0.00	209.45	418.90
Security/July 4 Allowance	881.44	0.00	844.56	1,726.00
Communications-Phone/Internet	246.97	246.90	369.90	863.77
Bank Charges	0.00	0.00	11.94	11.94
Contibution-CBRA Annual Mtg	0.00	2,500.00	0.00	2,500.00
Contribution-Pacific Legal	0.00	10,000.00	0.00	10,000.00
Equipment - Copy Machine Lease	192.88	192.88	192.88	578.64
Liability Ins/EQ-Flood	20,240.64	0.00	0.00	20,240.64
Memberships (LAFCO/Carb/ CSDA)	2,426.60	36.00	18.00	2,480.60

## Income Statement - 12 Month

Account Name	Jul 2022	Aug 2022	Sep 2022	Total
MHTL Survey/LCP Committee	0.00	8,400.00	0.00	8,400.00
Property Management Contract	2,200.00	2,200.00	2,200.00	6,600.00
Police Uniforms	292.13	0.00	0.00	292.13
Photo Copying	815.58	129.30	48.49	993.37
Office Supplies	137.27	159.69	68.35	365.31
Notices to Community	328.78	801.91	0.00	1,130.69
Board Mtg Rm Rental/Stipend	125.00	125.00	125.00	375.00
<b>Total GENERAL &amp; ADMIN</b>	<b>76,795.52</b>	<b>72,609.98</b>	<b>52,774.00</b>	<b>202,179.50</b>
Loan Fees	0.00	0.00	1,980.00	1,980.00
<b>LANDSCAPE MAINTENANCE</b>				
Landscape Contract (Western)	2,340.00	2,340.00	2,340.00	7,020.00
Irrigation Repairs (Western)	0.00	-136.28	0.00	-136.28
Wht Fly / Bamboo Trmnt RPW	0.00	1,950.00	0.00	1,950.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>2,340.00</b>	<b>4,153.72</b>	<b>2,340.00</b>	<b>8,833.72</b>
<b>GENERAL REPAIRS &amp; MAINTENANCE</b>				
Lighting Maintenance for LS	0.00	2,500.00	0.00	2,500.00
Lighting/Holiday @ Gate Entry	0.00	0.00	3,777.75	3,777.75
Electrical Repair	0.00	0.00	160.00	160.00
Block Wall & Fence Repair	115.23	0.00	0.00	115.23
Beach Cleanup	0.00	0.00	750.00	750.00
Gate Repairs/Maint. (ALL)	0.00	187.65	187.65	375.30
Street Sweeping	1,285.00	1,285.00	1,285.00	3,855.00
Driveway Pressure Wash	242.00	242.00	242.00	726.00
Patrol Vehical Maintenance	1,251.44	0.00	2,753.05	4,004.49
Misc Maintenance	505.00	130.00	305.00	940.00
Pavement Maintenance	325.00	0.00	-325.00	0.00
Pest Control	432.00	432.00	432.00	1,296.00
Signage	0.00	-65.26	0.00	-65.26
Small Tools & Equipment	0.00	48.55	0.00	48.55
<b>Total GENERAL REPAIRS &amp; MAINTENANCE</b>	<b>4,155.67</b>	<b>4,759.94</b>	<b>9,567.45</b>	<b>18,483.06</b>
<b>PLANNED IMPROVEMENTS</b>				
Storm Drain Repairs from High Tides	6,900.00	0.00	0.00	6,900.00
<b>Total PLANNED IMPROVEMENTS</b>	<b>6,900.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,900.00</b>
<b>EMPLOYEE EXPENSES</b>				
Workers Comp Insurance	1,111.19	68.81	0.00	1,180.00
Payroll Processing Fees	223.88	223.89	223.89	671.66
Payroll Tax Expense	1,092.21	1,043.89	1,050.15	3,186.25
Salary/Wages (Manager)	7,999.34	7,999.34	7,999.34	23,998.02
Salary/Wages (Officer)	1,984.88	1,407.00	1,574.50	4,966.38
Salary/Wages (Admin Asstnt)	3,696.00	3,816.00	3,680.00	11,192.00
Health Insurance	2,346.42	2,348.29	2,348.29	7,043.00
Training/Seminars/Travel/Meals	13.91	0.00	0.00	13.91
<b>Total EMPLOYEE EXPENSES</b>	<b>18,467.83</b>	<b>16,907.22</b>	<b>16,876.17</b>	<b>52,251.22</b>

## Income Statement - 12 Month

Account Name	Jul 2022	Aug 2022	Sep 2022	Total
<b>NON-OPERATIONAL ITEMS</b>				
Shoreline Protection Consultants	0.00	33,702.26	900.00	34,602.26
<b>Total NON-OPERATIONAL ITEMS</b>	<b>0.00</b>	<b>33,702.26</b>	<b>900.00</b>	<b>34,602.26</b>
<b>Total Operating Expense</b>	<b>116,028.01</b>	<b>139,447.48</b>	<b>92,119.76</b>	<b>347,595.25</b>
<b>NOI - Net Operating Income</b>	<b>-76,720.34</b>	<b>-125,844.88</b>	<b>49,329.96</b>	<b>-153,235.26</b>
Total Income	39,307.67	13,602.60	141,449.72	194,359.99
Total Expense	116,028.01	139,447.48	92,119.76	347,595.25
<b>Net Income</b>	<b>-76,720.34</b>	<b>-125,844.88</b>	<b>49,329.96</b>	<b>-153,235.26</b>

## Annual Budget - Comparative

Properties: Capistrano Bay Comm Svcs Dstrc - Various Addresses Capistrano Beach, CA 92624

As of: Sep 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
<b>INCOME</b>							
Special Benefit Fee	0.00	0.00	0.00	227,379.05	227,379.00	0.05	227,379.00
Property Tax Revenue	17,738.54	101,959.67	-84,221.13	18,929.12	305,879.01	-286,949.89	1,223,516.00
Development Impact Fee	1,100.00	2,583.34	-1,483.34	2,972.00	7,750.02	-4,778.02	31,000.00
Transponder Revenue	620.00	333.34	286.66	660.00	1,000.02	-340.02	4,000.00
Infrastructure Protect. from SLR	0.00	16,666.67	-16,666.67	0.00	50,000.01	-50,000.01	200,000.00
Annual Fee for County Gate	0.00	0.00	0.00	0.00	0.00	0.00	5,475.00
Interest Income	9.93	83.34	-73.41	472.76	250.02	222.74	1,000.00
Parking - Permits & OCTA Fees	0.00	4,104.17	-4,104.17	0.00	12,312.51	-12,312.51	49,250.00
Late Fees/Misc Revenue/Parking Fee	0.00	0.00	0.00	90.00	0.00	90.00	0.00
Summer Trash Collection	0.00	320.84	-320.84	3,850.00	962.52	2,887.48	3,850.00
<b>Total INCOME</b>	<b>19,468.47</b>	<b>126,051.37</b>	<b>-106,582.90</b>	<b>254,352.93</b>	<b>605,533.11</b>	<b>-351,180.18</b>	<b>1,745,470.00</b>
<b>Total Operating Income</b>	<b>19,468.47</b>	<b>126,051.37</b>	<b>-106,582.90</b>	<b>254,352.93</b>	<b>605,533.11</b>	<b>-351,180.18</b>	<b>1,745,470.00</b>
<b>Expense</b>							
<b>UTILITIES</b>							
Electricity/LS & Guard Shack	203.73	321.00	117.27	763.81	963.00	199.19	3,852.00
Electricity/ Street Lights	742.19	764.00	21.81	2,226.74	2,292.00	65.26	9,168.00
Gas	502.87	427.00	-75.87	1,574.82	1,281.00	-293.82	5,124.00
Trash Services	5,134.11	5,148.17	14.06	15,402.33	15,444.51	42.18	61,778.00
Water/Sewer	1,099.24	547.50	-551.74	2,397.79	1,642.50	-755.29	6,570.00
<b>Total UTILITIES</b>	<b>7,682.14</b>	<b>7,207.67</b>	<b>-474.47</b>	<b>22,365.49</b>	<b>21,623.01</b>	<b>-742.48</b>	<b>86,492.00</b>
<b>GENERAL &amp; ADMIN</b>							
Security/Allied Contract	46,627.98	47,927.34	1,299.36	140,248.52	143,782.02	3,533.50	575,128.00
Security/DwellingLIVE Lic Fee	607.12	607.09	-0.03	1,821.36	1,821.27	-0.09	7,285.00
Security/DwellingLIVE Guest Passes	948.81	158.34	-790.47	948.81	475.02	-473.79	1,900.00
Security/Bonuses for Staff	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Security/	409.93	541.67	131.74	816.28	1,625.01	808.73	6,500.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Contingencies							
Security/Radar Certification	91.59	33.34	-58.25	186.59	100.02	-86.57	400.00
Security/Transponders	0.00	200.00	200.00	1,180.95	600.00	-580.95	2,400.00
Security/Trans (Reader Service)	209.45	50.00	-159.45	418.90	150.00	-268.90	600.00
Security/July 4 Allowance	844.56	0.00	-844.56	1,726.00	2,000.00	274.00	2,000.00
Security/Surveillance Camara	0.00	145.84	145.84	0.00	437.52	437.52	1,750.00
Communications-Phone/Internet	369.90	383.34	13.44	863.77	1,150.02	286.25	4,600.00
Bank Charges	11.94	8.34	-3.60	11.94	25.02	13.08	100.00
Auditing Services (RAMS)	0.00	1,029.17	1,029.17	0.00	3,087.51	3,087.51	12,350.00
Contibution-CBRA Annual Mtg	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00
Contribution-Pacific Legal	0.00	11,000.00	11,000.00	10,000.00	11,000.00	1,000.00	11,000.00
Equipment-Copy Machine Cnty Ta	0.00	4.17	4.17	0.00	12.51	12.51	50.00
Equipment - Copy Machine Lease	192.88	216.67	23.79	578.64	650.01	71.37	2,600.00
Document Management	0.00	25.00	25.00	0.00	75.00	75.00	300.00
Legal Fees/Owen/Schwerdfeger	0.00	1,250.00	1,250.00	0.00	3,750.00	3,750.00	15,000.00
Liability Ins/EQ-Flood	0.00	0.00	0.00	20,240.64	21,250.00	1,009.36	21,250.00
Memberships (LAFCO/Carb/CSDA)	18.00	844.17	826.17	2,480.60	2,532.51	51.91	10,130.00
MHTL Survey/LCP Committee	0.00	0.00	0.00	8,400.00	6,700.00	-1,700.00	13,400.00
Property Management Contract	2,200.00	2,325.00	125.00	6,600.00	6,975.00	375.00	27,900.00
Police Uniforms	0.00	33.34	33.34	292.13	100.02	-192.11	400.00
Photo Copying	48.49	50.00	1.51	993.37	150.00	-843.37	600.00
Office Equip (Computer, Etc)	0.00	333.34	333.34	0.00	1,000.02	1,000.02	4,000.00
Office Supplies	68.35	166.67	98.32	365.31	500.01	134.70	2,000.00
Railroad Parking Exp (OCTA)	0.00	0.00	0.00	0.00	0.00	0.00	47,455.00
Reserve Study Update	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
Notices to Community	0.00	143.75	143.75	1,130.69	431.25	-699.44	1,725.00
Website Hosting	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
Board Mtg Rm Rental/Stipend	125.00	375.00	250.00	375.00	1,125.00	750.00	4,500.00
Misc General Expenses	0.00	33.34	33.34	0.00	100.02	100.02	400.00



## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total GENERAL &amp; ADMIN</b>	<b>52,774.00</b>	<b>68,218.26</b>	<b>15,444.26</b>	<b>202,179.50</b>	<b>215,104.78</b>	<b>12,925.28</b>	<b>786,223.00</b>
Loan Fees	1,980.00	0.00	-1,980.00	1,980.00	0.00	-1,980.00	0.00
<b>LANDSCAPE MAINTENANCE</b>							
Landscape Contract (Western)	2,340.00	2,340.00	0.00	7,020.00	7,020.00	0.00	28,080.00
Landscape Extras (Western)	0.00	279.17	279.17	0.00	837.51	837.51	3,350.00
Landscape Misc (Luna & McGee)	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
Palm Tree Trimming	0.00	458.34	458.34	0.00	1,375.02	1,375.02	5,500.00
Irrigation Repairs (Western)	0.00	333.34	333.34	-136.28	1,000.02	1,136.30	4,000.00
Wht Fly / Bamboo Trmnt RPW	0.00	458.34	458.34	1,950.00	1,375.02	-574.98	5,500.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>2,340.00</b>	<b>3,994.19</b>	<b>1,654.19</b>	<b>8,833.72</b>	<b>11,982.57</b>	<b>3,148.85</b>	<b>47,930.00</b>
<b>GENERAL REPAIRS &amp; MAINTENANCE</b>							
Lighting Maintenance for LS	0.00	291.67	291.67	2,500.00	875.01	-1,624.99	3,500.00
Lighting/Holiday @ Gate Entry	3,777.75	566.67	-3,211.08	3,777.75	1,700.01	-2,077.74	6,800.00
Electrical Repair	160.00	41.67	-118.33	160.00	125.01	-34.99	500.00
Painting/Re-OilingWoodwork	0.00	983.34	983.34	0.00	2,950.02	2,950.02	11,800.00
Plumbing Repair	0.00	41.67	41.67	0.00	125.01	125.01	500.00
Roof Repair	0.00	458.34	458.34	0.00	1,375.02	1,375.02	5,500.00
Block Wall & Fence Repair	0.00	166.67	166.67	115.23	500.01	384.78	2,000.00
Beach Cleanup	750.00	1,250.00	500.00	750.00	3,750.00	3,000.00	15,000.00
Computer Consultant	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
Gate Repairs/Maint. (ALL)	187.65	163.34	-24.31	375.30	490.02	114.72	1,960.00
Street Sweeping	1,285.00	1,300.00	15.00	3,855.00	3,900.00	45.00	15,600.00
Driveway Pressure Wash	242.00	266.67	24.67	726.00	800.01	74.01	3,200.00
Patrol Vehical Maintenance	2,753.05	112.50	-2,640.55	4,004.49	337.50	-3,666.99	1,350.00
Fire Extinguisher Refills	0.00	15.84	15.84	0.00	47.52	47.52	190.00
Mutt Mitt Disposable Bags	0.00	145.84	145.84	0.00	437.52	437.52	1,750.00
Misc Maintenance	305.00	333.34	28.34	940.00	1,000.02	60.02	4,000.00
Drain/Catch Basin/ Filter Maint	0.00	591.67	591.67	0.00	1,775.01	1,775.01	7,100.00
Sand Grading/ Tractor Service	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
Pavement Maintenance	-325.00	1,750.00	2,075.00	0.00	5,250.00	5,250.00	21,000.00
Pest Control	432.00	480.34	48.34	1,296.00	1,441.02	145.02	5,764.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Signage	0.00	25.00	25.00	-65.26	75.00	140.26	300.00
Small Tools & Equipment	0.00	33.34	33.34	48.55	100.02	51.47	400.00
Winter Roadway Cleanup (Flood)	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
<b>Total GENERAL REPAIRS &amp; MAINTENANCE</b>	<b>9,567.45</b>	<b>9,517.92</b>	<b>-49.53</b>	<b>18,483.06</b>	<b>28,553.76</b>	<b>10,070.70</b>	<b>114,214.00</b>
<b>PLANNED IMPROVEMENTS</b>							
Block Wall Repairs	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
District Admin Office Int Wrk	0.00	333.34	333.34	0.00	1,000.02	1,000.02	4,000.00
Guard Shack Rear Office Imp	0.00	333.34	333.34	0.00	1,000.02	1,000.02	4,000.00
Storm Drain Repairs from High Tides	0.00	1,000.00	1,000.00	6,900.00	3,000.00	-3,900.00	12,000.00
<b>Total PLANNED IMPROVEMENTS</b>	<b>0.00</b>	<b>1,916.68</b>	<b>1,916.68</b>	<b>6,900.00</b>	<b>5,750.04</b>	<b>-1,149.96</b>	<b>23,000.00</b>
<b>EMPLOYEE EXPENSES</b>							
Workers Comp Insurance	0.00	0.00	0.00	1,180.00	2,028.00	848.00	2,028.00
Payroll Processing Fees	223.89	233.34	9.45	671.66	700.02	28.36	2,800.00
Payroll Tax Expense	1,050.15	1,125.00	74.85	3,186.25	3,375.00	188.75	13,500.00
Salary/Wages (Manager)	7,999.34	7,983.34	-16.00	23,998.02	23,950.02	-48.00	95,800.00
Salary/Wages (Officer)	1,574.50	2,126.00	551.50	4,966.38	6,378.00	1,411.62	8,504.00
Salary/Wages (Admin Asstnt)	3,680.00	3,882.67	202.67	11,192.00	11,648.01	456.01	46,592.00
Health Insurance	2,348.29	2,500.00	151.71	7,043.00	7,500.00	457.00	30,000.00
Training/Seminars/Travel/Meals	0.00	25.00	25.00	13.91	75.00	61.09	300.00
<b>Total EMPLOYEE EXPENSES</b>	<b>16,876.17</b>	<b>17,875.35</b>	<b>999.18</b>	<b>52,251.22</b>	<b>55,654.05</b>	<b>3,402.83</b>	<b>199,524.00</b>
<b>NON-OPERATIONAL ITEMS</b>							
General Reserve Contribution	0.00	5,740.59	5,740.59	0.00	17,221.77	17,221.77	68,887.00
Shoreline Protection Consultants	900.00	25,000.00	24,100.00	34,602.26	75,000.00	40,397.74	300,000.00
Shoreline Protection Engineering	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000.00
<b>Total NON-OPERATIONAL ITEMS</b>	<b>900.00</b>	<b>34,907.26</b>	<b>34,007.26</b>	<b>34,602.26</b>	<b>104,721.78</b>	<b>70,119.52</b>	<b>418,887.00</b>
Interest Allocation	0.00	0.00	0.00	0.00	0.00	0.00	31,300.00
Principal	0.00	0.00	0.00	0.00	0.00	0.00	37,900.00
<b>Total Operating Expense</b>	<b>92,119.76</b>	<b>143,637.33</b>	<b>51,517.57</b>	<b>347,595.25</b>	<b>443,389.99</b>	<b>95,794.74</b>	<b>1,745,470.00</b>
<b>Total Operating Income</b>	<b>19,468.47</b>	<b>126,051.37</b>	<b>-106,582.90</b>	<b>254,352.93</b>	<b>605,533.11</b>	<b>-351,180.18</b>	<b>1,745,470.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense	92,119.76	143,637.33	51,517.57	347,595.25	443,389.99	95,794.74	1,745,470.00
<b>NOI - Net Operating Income</b>	<b>-72,651.29</b>	<b>-17,585.96</b>	<b>-55,065.33</b>	<b>-93,242.32</b>	<b>162,143.12</b>	<b>-255,385.44</b>	<b>0.00</b>
Total Income	19,468.47	126,051.37	-106,582.90	254,352.93	605,533.11	-351,180.18	1,745,470.00
Total Expense	92,119.76	143,637.33	51,517.57	347,595.25	443,389.99	95,794.74	1,745,470.00
<b>Net Income</b>	<b>-72,651.29</b>	<b>-17,585.96</b>	<b>-55,065.33</b>	<b>-93,242.32</b>	<b>162,143.12</b>	<b>-255,385.44</b>	<b>0.00</b>



2050 Main Street, Suite 300  
Irvine, CA 92614

## Statement Ending 09/30/2022

CAPISTRANO BAY COMMUNITY

Page 1 of 8

Account Number: XXXXXX2066

### RETURN SERVICE REQUESTED

CAPISTRANO BAY COMMUNITY SERVICES  
C/O COMPASS PROPERTY MANAGEMENT  
35000 BEACH RD  
CAPISTRANO BEACH CA 92624-1700

### Managing Your Accounts

	Branch Name	Sunwest Bank
	Branch Number	(800)330-9890
	Mailing Address	2050 Main Street, Suite 300 Irvine, CA 92614
	Website	www.SunwestBank.com

### Summary of Accounts



Have you made the switch to e-statements yet? Going paperless isn't only good for the planet, it's also a good way to stay organized by keeping all your statements in one place! If you have a consumer account, simply login to online banking, select *profile*, then scroll down to *electronic statements* and click *edit*. If you have a commercial account, call us at 800-330-9890 to get started.

Account Type	Account Number	Ending Balance
HOA CHECKING	XXXXXX2066	\$317,056.16

## HOA CHECKING-XXXXXX2066

### Account Summary

Date	Description	Amount
09/01/2022	Beginning Balance	\$115,763.87
	36 Credit(s) This Period	\$324,973.72
	61 Debit(s) This Period	\$123,681.43
09/30/2022	Ending Balance	\$317,056.16

### Deposits

Date	Description	Amount
09/02/2022	RDC DEPOSIT	\$1,076.35
09/09/2022	DEPOSIT	\$110.00
09/09/2022	DEPOSIT	\$580.00
09/13/2022	MOBILE DEPOSIT	\$40.00
09/13/2022	MOBILE DEPOSIT	\$1,000.00
09/14/2022	MOBILE DEPOSIT	\$325.00
09/14/2022	MOBILE DEPOSIT	\$1,100.00

### Electronic Credits

Date	Description	Amount
09/07/2022	Wire Transfer In 59823697	\$200,000.00
09/08/2022	Compass Property Net Settle 000015612575009	\$1,076.35
09/12/2022	APPFOLIO INC XXXXXX1536 2PH4VUS322S6RAL	\$1,076.35
09/12/2022	LOCKBOX DEPOSIT	\$13,405.29
09/13/2022	APPFOLIO INC XXXXXX1536 2PHOH45K3KZ1SW6	\$4,305.40
09/13/2022	LOCKBOX DEPOSIT	\$2,152.70
09/14/2022	APPFOLIO INC XXXXXX1536 2PHV13H91Z82QBV	\$1,076.35
09/14/2022	Compass Property Net Settle 000015697571557	\$7,644.45
09/14/2022	LOCKBOX DEPOSIT	\$5,650.84



Please examine immediately and report if incorrect. If no error report is received within 30 days (unless otherwise required by law) the account will be considered correct.



**HOA CHECKING-XXXXXX2066 (continued)**

**Electronic Credits (continued)**

Date	Description	Amount
09/15/2022	Compass Property Net Settle 000015699599465	\$16,903.43
09/15/2022	LOCKBOX DEPOSIT	\$10,984.15
09/16/2022	Compass Property Net Settle 000015716182761	\$3,767.23
09/16/2022	LOCKBOX DEPOSIT	\$3,767.23
09/19/2022	Compass Property Net Settle 000015731042473	\$4,843.58
09/19/2022	LOCKBOX DEPOSIT	\$9,907.15
09/20/2022	Compass Property Net Settle 000015740086085	\$3,449.05
09/20/2022	LOCKBOX DEPOSIT	\$1,076.35
09/21/2022	Compass Property Net Settle 000015746255129	\$1,076.35
09/21/2022	LOCKBOX DEPOSIT	\$4,843.58
09/22/2022	LOCKBOX DEPOSIT	\$8,072.63
09/23/2022	Compass Property Net Settle 000015768662222	\$2,152.70
09/23/2022	LOCKBOX DEPOSIT	\$3,498.14
09/26/2022	LOCKBOX DEPOSIT	\$2,641.79
09/28/2022	LOCKBOX DEPOSIT	\$2,152.70
09/29/2022	Compass Property Net Settle 000015802699870	\$913.18
09/29/2022	LOCKBOX DEPOSIT	\$1,076.35
09/30/2022	Compass Property Net Settle 000015816627618	\$1,076.35
09/30/2022	LOCKBOX DEPOSIT	\$1,076.35

**Other Credits**

Date	Description	Amount
09/27/2022	W/O 9/19/22 CK#15734 POSTED TO WRONG ASSOC #005	\$1,076.35

**Electronic Debits**

Date	Description	Amount
09/01/2022	CAPISTRANO BAY C IMPOUND	\$106.00
09/01/2022	CAPISTRANO BAY C IMPOUND	\$1,653.04
09/01/2022	CAPISTRANO BAY C IMPOUND	\$5,035.22
09/02/2022	Compass Property Settlement 000015623041421	\$2,200.00
09/02/2022	XX8611 POS CHK PURCHAS COSTCO GAS #0429 SAN JUAN CAPI CA 0429013 017043	\$66.53
09/06/2022	XX8611 POS CHK PURCHAS DANA POINT AUTO DANA POINT CA 97011111 060634	\$2,508.10
09/08/2022	1800 CALPERS 100000016905059	\$2,348.29
09/08/2022	XX8660 POS CHK PURCHAS SMART AND FINAL CAPISTRANO BE CA 399 055 002726	\$2.58
09/09/2022	SD GAS & ELEC PAID SDGE 005194379635	\$21.11
09/09/2022	SD GAS & ELEC PAID SDGE 008454115307	\$203.73
09/09/2022	XX8660 POS CHK PURCHAS ARCO #42057 SAN CLEMENTE CA ARCO4205 019667	\$48.96
09/12/2022	USBEquipFinance CNTRCT PMT 500-0656919-000	\$192.88
09/12/2022	SOUTH COAST WATE SOUTH COAS M2J08E3933202	\$544.85
09/13/2022	SOUTH COAST WATE SOUTH COAS 2J08E0857508	\$87.01
09/13/2022	SOUTH COAST WATE SOUTH COAS 2J08E1855783	\$128.38
09/13/2022	SOUTH COAST WATE SOUTH COAS B2J08E1307114	\$339.00
09/13/2022	SO CAL GAS SIMPLEPAY 058140308279054	\$502.87
09/14/2022	XX8660 POS CHK PURCHAS DENAULT'S HARDWA SAN JUAN CAPI CA 00004958 000326	\$15.70
09/14/2022	XX8611 POS CHK PURCHAS ARCO #42057 SAN CLEMENTE CA ARCO4205 008332	\$55.50
09/15/2022	COX COMM ORG BANKDRAFT 333045628502001	\$369.90
09/15/2022	XX8611 POS CHK PURCHAS ARCO #42345 AMPM DANA POINT CA ARCO4234 009404	\$45.49
09/16/2022	CAPISTRANO BAY C IMPOUND	\$117.89
09/16/2022	CAPISTRANO BAY C IMPOUND	\$1,796.57
09/16/2022	CAPISTRANO BAY C IMPOUND	\$5,581.46
09/19/2022	XX8660 POS CHK PURCHAS COSTCO WHSE #042 SAN JUAN CAPI CA 0429013 004735	\$10.76
09/19/2022	XX8611 POS CHK PURCHAS ARCO #42345 AMPM DANA POINT CA ARCO4234 028231	\$48.72
09/20/2022	SD GAS & ELEC PAID SDGE 005466041355	\$721.08
09/20/2022	XX8611 POS CHK PURCHAS ARCO #42345 AMPM DANA POINT CA ARCO4234 086056	\$46.67
09/21/2022	XX8660 POS CHK PURCHAS AMAZON.COM* 1M3EJ SEATTLE WA 00000101 4N5XKR4BMAT4	\$21.54
09/21/2022	XX8611 POS CHK PURCHAS O'REILLY AUTO PA SAN CLEMENTE CA 03060002 206270	\$244.95
09/23/2022	XX8611 POS CHK PURCHAS COSTCO GAS #0429 SAN JUAN CAPI CA 0429013 003374	\$22.65
09/26/2022	CR & R INCORPORA CRR INCORP 8300127893	\$588.83

**HOA CHECKING-XXXXXX2066 (continued)**

**Electronic Debits (continued)**

Date	Description	Amount
09/26/2022	CR & R INCORPORA CRR INCORP 8300092766	\$4,545.28
09/26/2022	XX8660 POS CHK PURCHAS STAPLES 00 SAN JUAN CAPI CA 001 031195	\$17.77
09/26/2022	XX8611 POS CHK PURCHAS COSTCO GAS #0429 SAN JUAN CAPI CA 0429013 092000	\$75.41
09/27/2022	XX8660 DDA RECURR OC REGISTER SUBS 714-796-7777 CA 00000000 040531	\$18.00
09/30/2022	CAPISTRANO BAY C IMPOUND	\$106.00
09/30/2022	CAPISTRANO BAY C IMPOUND	\$1,675.62
09/30/2022	CAPISTRANO BAY C IMPOUND	\$5,250.34

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
1315	09/07/2022	\$46,810.27	1324	09/09/2022	\$68.81	1333	09/20/2022	\$91.59
1316	09/12/2022	\$2,500.00	1325	09/07/2022	\$1,540.00	1334	09/21/2022	\$607.12
1318*	09/07/2022	\$8,400.00	1326	09/08/2022	\$60.00	1335	09/21/2022	\$750.00
1319	09/07/2022	\$1,560.00	1328*	09/09/2022	\$2,340.00	1336	09/26/2022	\$3,777.75
1320	09/07/2022	\$2,500.00	1329	09/21/2022	\$844.56	1337	09/26/2022	\$130.00
1321	09/13/2022	\$10,000.00	1330	09/29/2022	\$175.00	1338	09/21/2022	\$372.00
1322	09/13/2022	\$125.00	1331	09/21/2022	\$187.65			
1323	09/12/2022	\$1,950.00	1332	09/22/2022	\$1,527.00			

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
09/01/2022	\$108,969.61	09/13/2022	\$246,743.68	09/22/2022	\$317,774.90
09/02/2022	\$107,779.43	09/14/2022	\$262,469.12	09/23/2022	\$323,403.09
09/06/2022	\$105,271.33	09/15/2022	\$289,941.31	09/26/2022	\$316,909.84
09/07/2022	\$244,461.06	09/16/2022	\$289,979.85	09/27/2022	\$317,968.19
09/08/2022	\$243,126.54	09/19/2022	\$304,671.10	09/28/2022	\$320,120.89
09/09/2022	\$241,133.93	09/20/2022	\$308,337.16	09/29/2022	\$321,935.42
09/12/2022	\$250,427.84	09/21/2022	\$311,229.27	09/30/2022	\$317,056.16

**Overdraft and Returned Item Fees**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$35.00
Total Returned Item Fees	\$0.00	\$0.00

CAPISTRANO BAY COMMUNITY SERVICES DIST  
 35000 BEACH RD  
 CAPISTRANO BEACH CA 92624-1700

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**Account Title**

Capistrano Bay Community Services Dist

Online Bill Pay just got easier.  
 See insert for more details.

**Business Interest on Checking Summary**

Account Number	[REDACTED] 3278	Number of Enclosures	0
Beginning Balance	541,091.07	Statement Dates	9/01/22 thru 10/02/22
1 Deposits/Credits	17,738.54	Days in the statement period	32
2 Checks/Debits	200,011.94	Average Ledger	392,439.23
Service Charge	0.00	Interest Earned	10.91
Interest Paid	9.93	Annual Percentage Yield Returned	0.03%
Ending Balance	358,827.60	2022 Interest Paid	158.33

**Deposits and Other Credits**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
9/08	County of Orange 7956000928 20220906020201CAPISTRANO BA EDl PYMNT 09100001509CCD	17,738.54
9/30	Interest Deposit	9.93

**Checks and Other Debits**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
9/06	Account Analysis Charge	11.94-
9/07	OLB Outgoing Wire-eNotice Sunwest Bank 20220907L2LFFM1C000102	200,000.00-



Business Interest on Checking [REDACTED] 3278 (continued)

**Checking Account Daily Balances**

Date	Balance	Date	Balance	Date	Balance
9/01	541,091.07	9/07	341,079.13	9/30	358,827.60
9/06	541,079.13	9/08	358,817.67		

**Interest Rate Summary**

Date	Rate
8/31	0.030000%
9/30	0.050000%

**End of Statement**

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