

ITEM 8a

FINANCIAL REPORT THROUGH

October 31, 2022

FOR DECEMBER MEETING

CAPISTRANO BAY

COMMUNITY SERVICES DISTRICT

Balance Sheet

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

As of: 10/31/2022

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
ASSETS	
Cash	
LAIF Account	232,760.68
Operating Cash	74,333.54
Reserve Cash	329,592.89
Total Cash	636,687.11
Accounts Receivable	47,591.26
FIXED/DEPRICIABLE ASSETS	
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
Total FIXED/DEPRICIABLE ASSETS	2,859,488.20
ACCUMULATED DEPRECIATION	
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
Total ACCUMULATED DEPRECIATION	-1,458,604.10
Land	2,490,000.00
Loan	-981,500.77
TOTAL ASSETS	3,593,661.70
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	-1,064.42
OTHER CURRENT LIABILITIES	
Accrued Vacation	0.40
Other Accrued Expenses	0.92
Encroachment Permit Deposit	500.00
Total OTHER CURRENT LIABILITIES	501.32
Prepaid Income	830.65

Balance Sheet

Account Name	Balance
RESERVES	
Reserve - Interest	0.01
Total RESERVES	0.01
Total Liabilities	267.56
Capital	
Retained Earnings	1,196,351.66
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	-286,428.11
Calculated Prior Years Retained Earnings	-1,378,188.50
Total Capital	3,593,394.14
TOTAL LIABILITIES & CAPITAL	3,593,661.70

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 Oct 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	Oct 2022	Total
Operating Income & Expense					
Income					
INCOME					
Special Benefit Fee	38,748.62	9,956.24	120,551.25	11,301.68	180,557.79
Interest Income	0.00	0.00	0.00	0.01	0.01
Property Tax Revenue	0.00	1,190.58	17,738.54	6,560.67	25,489.79
Development Impact Fee	0.00	1,872.00	1,100.00	0.00	2,972.00
Transponder Revenue	0.00	40.00	620.00	0.00	660.00
Interest Income	449.05	13.78	9.93	804.72	1,277.48
Late Fees/Misc Revenue/ Parking Fee	0.00	90.00	0.00	100.00	190.00
Summer Trash Collection	110.00	440.00	1,430.00	1,100.00	3,080.00
Total INCOME	39,307.67	13,602.60	141,449.72	19,867.08	214,227.07
Total Operating Income	39,307.67	13,602.60	141,449.72	19,867.08	214,227.07
Expense					
UTILITIES					
Electricity/LS & Guard Shack	271.12	288.96	203.73	243.68	1,007.49
Electricity/ Street Lights	742.36	742.19	742.19	742.19	2,968.93
Gas	573.60	498.35	502.87	550.79	2,125.61
Trash Services	5,134.11	5,134.11	5,134.11	5,153.22	20,555.55
Water/Sewer	647.80	650.75	1,099.24	-464.68	1,933.11
Total UTILITIES	7,368.99	7,314.36	7,682.14	6,225.20	28,590.69
GENERAL & ADMIN					
Security/Allied Contract	46,627.98	46,992.56	46,627.98	46,810.27	187,058.79
Security/DwellingLIVE Lic Fee	607.12	607.12	607.12	637.48	2,458.84
Security/DwellingLIVE Guest Passes	0.00	0.00	948.81	0.00	948.81
Security/Contingencies	187.73	218.62	409.93	195.40	1,011.68
Security/Radar Certification	95.00	0.00	91.59	0.00	186.59
Security/Transponders	1,180.95	0.00	0.00	0.00	1,180.95
Security/Trans (Reader Service)	209.45	0.00	209.45	0.00	418.90
Security/July 4 Allowance	881.44	0.00	844.56	0.00	1,726.00
Security/Surveillance Camara	0.00	0.00	0.00	1,088.87	1,088.87
Communications-Phone/ Internet	246.97	246.90	369.90	369.90	1,233.67
Bank Charges	0.00	0.00	11.94	41.29	53.23
Auditing Services (RAMS)	0.00	0.00	0.00	4,750.00	4,750.00

Income Statement - 12 Month

Account Name	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
Contribution-CBRA Annual Mtg	0.00	2,500.00	0.00	0.00	2,500.00
Contribution-Pacific Legal	0.00	10,000.00	0.00	0.00	10,000.00
Equipment - Copy Machine Lease	192.88	192.88	192.88	192.88	771.52
Liability Ins/EQ-Flood	20,240.64	0.00	0.00	0.00	20,240.64
Memberships (LAFCO/ Carb/CSDA)	2,426.60	36.00	18.00	257.88	2,738.48
MHTL Survey/LCP Committee	0.00	8,400.00	0.00	0.00	8,400.00
Property Management Contract	2,200.00	2,200.00	2,200.00	2,200.00	8,800.00
Police Uniforms	292.13	0.00	0.00	0.00	292.13
Photo Copying	815.58	129.30	48.49	0.00	993.37
Office Supplies	137.27	159.69	68.35	402.11	767.42
Railroad Parking Exp (OCTA)	0.00	0.00	0.00	48,343.00	48,343.00
Notices to Community	328.78	801.91	0.00	0.00	1,130.69
Board Mtg Rm Rental/ Stipend	125.00	125.00	125.00	0.00	375.00
Total GENERAL & ADMIN	76,795.52	72,609.98	52,774.00	105,289.08	307,468.58
Loan Fees	0.00	0.00	1,980.00	0.00	1,980.00
LANDSCAPE MAINTENANCE					
Landscape Contract (Western)	2,340.00	2,340.00	2,340.00	2,340.00	9,360.00
Landscape Extras (Western)	0.00	0.00	0.00	202.00	202.00
Palm Tree Trimming	0.00	0.00	0.00	3,429.59	3,429.59
Irrigation Repairs (Western)	0.00	-136.28	0.00	0.00	-136.28
Wht Fly / Bamboo Trmnt RPW	0.00	1,950.00	0.00	0.00	1,950.00
Total LANDSCAPE MAINTENANCE	2,340.00	4,153.72	2,340.00	5,971.59	14,805.31
GENERAL REPAIRS & MAINTENANCE					
Lighting Maintenance for LS	0.00	2,500.00	0.00	300.00	2,800.00
Lighting/Holiday @ Gate Entry	0.00	0.00	3,777.75	0.00	3,777.75
Electrical Repair	0.00	0.00	160.00	0.00	160.00
Plumbing Repair	0.00	0.00	0.00	282.50	282.50
Block Wall & Fence Repair	115.23	0.00	0.00	2,087.27	2,202.50
Beach Cleanup	0.00	0.00	750.00	0.00	750.00
Gate Repairs/Maint. (ALL)	0.00	187.65	187.65	0.00	375.30
Street Sweeping	1,285.00	1,285.00	1,285.00	1,285.00	5,140.00
Driveway Pressure Wash	242.00	242.00	242.00	242.00	968.00
Patrol Vehical Maintenance	1,251.44	0.00	2,753.05	0.00	4,004.49
Mutt Mitt Disposable Bags	0.00	0.00	0.00	698.31	698.31
Misc Maintenance	505.00	130.00	305.00	443.75	1,383.75

Income Statement - 12 Month

Account Name	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
Pavement Maintenance	325.00	0.00	-325.00	0.00	0.00
Pest Control	432.00	432.00	432.00	432.00	1,728.00
Signage	0.00	-65.26	0.00	0.00	-65.26
Small Tools & Equipment	0.00	48.55	0.00	0.00	48.55
Total GENERAL REPAIRS & MAINTENANCE	4,155.67	4,759.94	9,567.45	5,770.83	24,253.89
PLANNED IMPROVEMENTS					
Storm Drain Repairs from High Tides	6,900.00	0.00	0.00	0.00	6,900.00
Total PLANNED IMPROVEMENTS	6,900.00	0.00	0.00	0.00	6,900.00
EMPLOYEE EXPENSES					
Workers Comp Insurance	1,111.19	68.81	0.00	0.00	1,180.00
Payroll Processing Fees	223.88	223.89	223.89	223.89	895.55
Payroll Tax Expense	1,092.21	1,043.89	1,050.15	1,057.62	4,243.87
Salary/Wages (Manager)	7,999.34	7,999.34	7,999.34	7,999.34	31,997.36
Salary/Wages (Officer)	1,984.88	1,407.00	1,574.50	1,742.00	6,708.38
Salary/Wages (Admin Asstnt)	3,696.00	3,816.00	3,680.00	3,560.00	14,752.00
Health Insurance	2,346.42	2,348.29	2,348.29	2,348.29	9,391.29
Training/Seminars/Travel/ Meals	13.91	0.00	0.00	143.24	157.15
Total EMPLOYEE EXPENSES	18,467.83	16,907.22	16,876.17	17,074.38	69,325.60
NON-OPERATIONAL ITEMS					
Shoreline Protection Consultants	0.00	33,702.26	900.00	59,454.10	94,056.36
Shoreline Protection Engineering	0.00	0.00	0.00	866.00	866.00
Total NON-OPERATIONAL ITEMS	0.00	33,702.26	900.00	60,320.10	94,922.36
Interest Allocation	0.00	0.00	0.00	0.01	0.01
Total Operating Expense	116,028.01	139,447.48	92,119.76	200,651.19	548,246.44
NOI - Net Operating Income	-76,720.34	-125,844.88	49,329.96	-180,784.11	-334,019.37
Total Income	39,307.67	13,602.60	141,449.72	19,867.08	214,227.07
Total Expense	116,028.01	139,447.48	92,119.76	200,651.19	548,246.44
Net Income	-76,720.34	-125,844.88	49,329.96	-180,784.11	-334,019.37

Annual Budget - Comparative

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

As of: Oct 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
Income							
INCOME							
Special Benefit Fee	0.00	0.00	0.00	227,379.05	227,379.00	0.05	227,379.00
Interest Income	0.01	0.00	0.01	0.01	0.00	0.01	0.00
Property Tax Revenue	6,560.67	101,959.67	-95,399.00	25,489.79	407,838.68	-382,348.89	1,223,516.00
Development Impact Fee	0.00	2,583.34	-2,583.34	2,972.00	10,333.36	-7,361.36	31,000.00
Transponder Revenue	0.00	333.34	-333.34	660.00	1,333.36	-673.36	4,000.00
Infrastructure Protect. from SLR	0.00	16,666.67	-16,666.67	0.00	66,666.68	-66,666.68	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	804.72	83.34	721.38	1,277.48	333.36	944.12	1,000.00
Parking - Permits & OCTA Fees	0.00	4,104.17	-4,104.17	0.00	16,416.68	-16,416.68	49,250.00
Late Fees/Misc Revenue/ Parking Fee	100.00	0.00	100.00	190.00	0.00	190.00	0.00
Summer Trash Collection	0.00	320.84	-320.84	3,850.00	1,283.36	2,566.64	3,850.00
Total INCOME	7,465.40	126,051.37	-118,585.97	261,818.33	731,584.48	-469,766.15	1,745,470.00
Total Operating Income	7,465.40	126,051.37	-118,585.97	261,818.33	731,584.48	-469,766.15	1,745,470.00
Expense							
UTILITIES							
Electricity/LS & Guard Shack	243.68	321.00	77.32	1,007.49	1,284.00	276.51	3,852.00
Electricity/ Street Lights	742.19	764.00	21.81	2,968.93	3,056.00	87.07	9,168.00
Gas	550.79	427.00	-123.79	2,125.61	1,708.00	-417.61	5,124.00
Trash Services	5,153.22	5,148.17	-5.05	20,555.55	20,592.68	37.13	61,778.00
Water/Sewer	-464.68	547.50	1,012.18	1,933.11	2,190.00	256.89	6,570.00
Total UTILITIES	6,225.20	7,207.67	982.47	28,590.69	28,830.68	239.99	86,492.00
GENERAL & ADMIN							
Security/Allied Contract	46,810.27	47,927.34	1,117.07	187,058.79	191,709.36	4,650.57	575,128.00
Security/DwellingLIVE Lic	637.48	607.09	-30.39	2,458.84	2,428.36	-30.48	7,285.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Fee							
Security/DwellingLIVE Guest Passes	0.00	158.34	158.34	948.81	633.36	-315.45	1,900.00
Security/Bonuses for Staff	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Security/Contingencies	195.40	541.67	346.27	1,011.68	2,166.68	1,155.00	6,500.00
Security/Radar Certification	0.00	33.34	33.34	186.59	133.36	-53.23	400.00
Security/Transponders	0.00	200.00	200.00	1,180.95	800.00	-380.95	2,400.00
Security/Trans (Reader Service)	0.00	50.00	50.00	418.90	200.00	-218.90	600.00
Security/July 4 Allowance	0.00	0.00	0.00	1,726.00	2,000.00	274.00	2,000.00
Security/Surveillance Camara	1,088.87	145.84	-943.03	1,088.87	583.36	-505.51	1,750.00
Communications-Phone/Internet	369.90	383.34	13.44	1,233.67	1,533.36	299.69	4,600.00
Bank Charges	41.29	8.34	-32.95	53.23	33.36	-19.87	100.00
Auditing Services (RAMS)	4,750.00	1,029.17	-3,720.83	4,750.00	4,116.68	-633.32	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	0.00	0.00	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	16.68	16.68	50.00
Equipment - Copy Machine Lease	192.88	216.67	23.79	771.52	866.68	95.16	2,600.00
Document Management	0.00	25.00	25.00	0.00	100.00	100.00	300.00
Legal Fees/Owen/Schwerdtfeger	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00	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)	257.88	844.17	586.29	2,738.48	3,376.68	638.20	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	8,800.00	9,300.00	500.00	27,900.00
Police Uniforms	0.00	33.34	33.34	292.13	133.36	-158.77	400.00
Photo Copying	0.00	50.00	50.00	993.37	200.00	-793.37	600.00
Office Equip (Computer, Etc)	0.00	333.34	333.34	0.00	1,333.36	1,333.36	4,000.00
Office Supplies	402.11	166.67	-235.44	767.42	666.68	-100.74	2,000.00
Railroad Parking Exp (OCTA)	48,343.00	47,455.00	-888.00	48,343.00	47,455.00	-888.00	47,455.00
Reserve Study Update	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Notices to Community	0.00	143.75	143.75	1,130.69	575.00	-555.69	1,725.00
Website Hosting	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
Board Mtg Rm Rental/Stipend	0.00	375.00	375.00	375.00	1,500.00	1,125.00	4,500.00
Misc General Expenses	0.00	33.34	33.34	0.00	133.36	133.36	400.00
Total GENERAL & ADMIN	105,289.08	104,673.26	-615.82	307,468.58	319,778.04	12,309.46	786,223.00
Loan Fees	0.00	0.00	0.00	1,980.00	0.00	-1,980.00	0.00
LANDSCAPE MAINTENANCE							
Landscape Contract (Western)	2,340.00	2,340.00	0.00	9,360.00	9,360.00	0.00	28,080.00
Landscape Extras (Western)	202.00	279.17	77.17	202.00	1,116.68	914.68	3,350.00
Landscape Misc (Luna & McGee)	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
Palm Tree Trimming	3,429.59	458.34	-2,971.25	3,429.59	1,833.36	-1,596.23	5,500.00
Irrigation Repairs (Western)	0.00	333.34	333.34	-136.28	1,333.36	1,469.64	4,000.00
Wht Fly / Bamboo Trmnt RPW	0.00	458.34	458.34	1,950.00	1,833.36	-116.64	5,500.00
Total LANDSCAPE MAINTENANCE	5,971.59	3,994.19	-1,977.40	14,805.31	15,976.76	1,171.45	47,930.00
GENERAL REPAIRS & MAINTENANCE							
Lighting Maintenance for LS	300.00	291.67	-8.33	2,800.00	1,166.68	-1,633.32	3,500.00
Lighting/Holiday @ Gate Entry	0.00	566.67	566.67	3,777.75	2,266.68	-1,511.07	6,800.00
Electrical Repair	0.00	41.67	41.67	160.00	166.68	6.68	500.00
Painting/Re-Oiling Woodwork	0.00	983.34	983.34	0.00	3,933.36	3,933.36	11,800.00
Plumbing Repair	282.50	41.67	-240.83	282.50	166.68	-115.82	500.00
Roof Repair	0.00	458.34	458.34	0.00	1,833.36	1,833.36	5,500.00
Block Wall & Fence Repair	2,087.27	166.67	-1,920.60	2,202.50	666.68	-1,535.82	2,000.00
Beach Cleanup	0.00	1,250.00	1,250.00	750.00	5,000.00	4,250.00	15,000.00
Computer Consultant	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
Gate Repairs/Maint. (ALL)	0.00	163.34	163.34	375.30	653.36	278.06	1,960.00
Street Sweeping	1,285.00	1,300.00	15.00	5,140.00	5,200.00	60.00	15,600.00
Driveway Pressure Wash	242.00	266.67	24.67	968.00	1,066.68	98.68	3,200.00
Patrol Vehical Maintenance	0.00	112.50	112.50	4,004.49	450.00	-3,554.49	1,350.00
Fire Extinguisher Refills	0.00	15.84	15.84	0.00	63.36	63.36	190.00
Mutt Mitt Disposable Bags	698.31	145.84	-552.47	698.31	583.36	-114.95	1,750.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Misc Maintenance	443.75	333.34	-110.41	1,383.75	1,333.36	-50.39	4,000.00
Drain/Catch Basin/Filter Maint	0.00	591.67	591.67	0.00	2,366.68	2,366.68	7,100.00
Sand Grading/Tractor Service	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
Pavement Maintenance	0.00	1,750.00	1,750.00	0.00	7,000.00	7,000.00	21,000.00
Pest Control	432.00	480.34	48.34	1,728.00	1,921.36	193.36	5,764.00
Signage	0.00	25.00	25.00	-65.26	100.00	165.26	300.00
Small Tools & Equipment	0.00	33.34	33.34	48.55	133.36	84.81	400.00
Winter Roadway Cleanup (Flood)	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
Total GENERAL REPAIRS & MAINTENANCE	5,770.83	9,517.92	3,747.09	24,253.89	38,071.68	13,817.79	114,214.00
PLANNED IMPROVEMENTS							
Block Wall Repairs	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
District Admin Office Int Wrk	0.00	333.34	333.34	0.00	1,333.36	1,333.36	4,000.00
Guard Shack Rear Office Imp	0.00	333.34	333.34	0.00	1,333.36	1,333.36	4,000.00
Storm Drain Repairs from High Tides	0.00	1,000.00	1,000.00	6,900.00	4,000.00	-2,900.00	12,000.00
Total PLANNED IMPROVEMENTS	0.00	1,916.68	1,916.68	6,900.00	7,666.72	766.72	23,000.00
EMPLOYEE EXPENSES							
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	895.55	933.36	37.81	2,800.00
Payroll Tax Expense	1,057.62	1,125.00	67.38	4,243.87	4,500.00	256.13	13,500.00
Salary/Wages (Manager)	7,999.34	7,983.34	-16.00	31,997.36	31,933.36	-64.00	95,800.00
Salary/Wages (Officer)	1,742.00	2,126.00	384.00	6,708.38	8,504.00	1,795.62	8,504.00
Salary/Wages (Admin Asstnt)	3,560.00	3,882.67	322.67	14,752.00	15,530.68	778.68	46,592.00
Health Insurance	2,348.29	2,500.00	151.71	9,391.29	10,000.00	608.71	30,000.00
Training/Seminars/Travel/ Meals	143.24	25.00	-118.24	157.15	100.00	-57.15	300.00
Total EMPLOYEE EXPENSES	17,074.38	17,875.35	800.97	69,325.60	73,529.40	4,203.80	199,524.00
NON-OPERATIONAL ITEMS							
General Reserve Contribution	0.00	5,740.59	5,740.59	0.00	22,962.36	22,962.36	68,887.00
Shoreline Protection Consultants	59,454.10	25,000.00	-34,454.10	94,056.36	100,000.00	5,943.64	300,000.00
Shoreline Protection Engineering	866.00	4,166.67	3,300.67	866.00	16,666.68	15,800.68	50,000.00
Total NON-OPERATIONAL	60,320.10	34,907.26	-25,412.84	94,922.36	139,629.04	44,706.68	418,887.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
ITEMS							
Interest Allocation	0.01	0.00	-0.01	0.01	0.00	-0.01	31,300.00
Principal	0.00	0.00	0.00	0.00	0.00	0.00	37,900.00
Total Operating Expense	200,651.19	180,092.33	-20,558.86	548,246.44	623,482.32	75,235.88	1,745,470.00
Total Operating Income	7,465.40	126,051.37	-118,585.97	261,818.33	731,584.48	-469,766.15	1,745,470.00
Total Operating Expense	200,651.19	180,092.33	-20,558.86	548,246.44	623,482.32	75,235.88	1,745,470.00
NOI - Net Operating Income	-193,185.79	-54,040.96	-139,144.83	-286,428.11	108,102.16	-394,530.27	0.00
Total Income	7,465.40	126,051.37	-118,585.97	261,818.33	731,584.48	-469,766.15	1,745,470.00
Total Expense	200,651.19	180,092.33	-20,558.86	548,246.44	623,482.32	75,235.88	1,745,470.00
Net Income	-193,185.79	-54,040.96	-139,144.83	-286,428.11	108,102.16	-394,530.27	0.00



2050 Main Street, Suite 300
Irvine, CA 92614

Statement Ending 10/31/2022

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	\$135,900.49

HOA CHECKING-XXXXXX2066

Account Summary

Date	Description	Amount
10/01/2022	Beginning Balance	\$317,056.16
	11 Credit(s) This Period	\$13,401.01
	58 Debit(s) This Period	\$194,556.68
10/31/2022	Ending Balance	\$135,900.49

Deposits

Date	Description	Amount
10/06/2022	MOBILE DEPOSIT	\$100.00
10/07/2022	RDC DEPOSIT	\$345.00
10/24/2022	RDC DEPOSIT	\$990.00

Electronic Credits

Date	Description	Amount
10/03/2022	Compass Property Net Settle 000015830354446	\$538.18
10/03/2022	LOCKBOX DEPOSIT	\$2,262.70
10/07/2022	Compass Property Net Settle 000015907687490	\$1,076.35
10/13/2022	LOCKBOX DEPOSIT	\$2,152.70
10/24/2022	LOCKBOX DEPOSIT	\$1,076.35
10/24/2022	XX8660 ADJ CREDIT COSTCO WHSE #042 SAN JUAN CAPI CA 0429013 021011	\$16.15
10/27/2022	LOCKBOX DEPOSIT	\$2,690.88
10/28/2022	LOCKBOX DEPOSIT	\$2,152.70

Electronic Debits

Date	Description	Amount
10/03/2022	XX8660 POS CHK PURCHAS COSTCO WHSE #042 SAN JUAN CAPI CA 0429013 007050	\$6.29
10/03/2022	XX8611 POS CHK PURCHAS ARCO #42345 AMPM DANA POINT CA ARCO4234 085588	\$69.13



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 Debits (continued)

Date	Description	Amount
10/04/2022	Compass Property Settlement 000015914909098	\$2,200.00
10/04/2022	1800 CALPERS 100000016938597	\$2,348.29
10/05/2022	XX8660 POS CHK PURCHAS STAPLES DIRECT 800-3333330 MA 00000000 032209	\$59.25
10/11/2022	SOUTH COAST WATE SOUTH COAS C2K05D2721481	\$87.01
10/11/2022	USBEquipFinance CNTRCT PMT 500-0656919-000	\$192.88
10/11/2022	SOUTH COAST WATE SOUTH COAS D2K05D2838432	\$374.30
10/11/2022	XX8660 POS CHK PURCHAS JON'S FLAGS & PO 951-682-0134 CA 04073634 000004	\$164.32
10/12/2022	SD GAS & ELEC PAID SDGE 005194379635	\$21.11
10/12/2022	SD GAS & ELEC PAID SDGE 008454115307	\$243.68
10/12/2022	SO CAL GAS SIMPLEPAY 058140308279060	\$550.79
10/12/2022	XX8611 POS CHK PURCHAS COSTCO GAS #0429 SAN JUAN CAPI CA 0429013 096742	\$81.61
10/14/2022	CAPISTRANO BAY C IMPOUND	\$117.89
10/14/2022	SOUTH COAST WATE SOUTH COAS C2K10E0834040	\$138.43
10/14/2022	CAPISTRANO BAY C IMPOUND	\$1,745.79
10/14/2022	CAPISTRANO BAY C IMPOUND	\$5,453.76
10/17/2022	COX COMM ORG BANKDRAFT 333045628502001	\$369.90
10/17/2022	XX8660 POS CHK PURCHAS COSTCO WHSE #042 SAN JUAN CAPI CA 0429013 003438	\$16.15
10/20/2022	SD GAS & ELEC PAID SDGE 005466041355	\$721.08
10/21/2022	XX8660 POS CHK PURCHAS MUTT MITT.COM 856-495-5102 CA 00000000 049266	\$698.31
10/25/2022	XX8660 DDA RECURR OC REGISTER SUBS 714-796-7777 CA 00000000 041277	\$18.00
10/25/2022	XX8660 DDA RECURR Adobe Inc San Jo CA 00000000 646D9WBCNDCF	\$239.88
10/26/2022	CR & R INCORPORA CRR INCORP 8300127893	\$588.83
10/26/2022	CR & R INCORPORA CRR INCORP 8300092766	\$4,564.39
10/27/2022	XX8660 POS CHK PURCHAS AMZN Mktp US* H07 Amzn.com/bill WA 00000000 067628	\$56.32
10/27/2022	XX8660 POS CHK PURCHAS QUICK FIX - THE SAN JUAN CAPI CA 79460778 070001	\$313.75
10/28/2022	XX8660 POS CHK PURCHAS AMZN Mktp US* H07 Amzn.com/bill WA 00000000 070638	\$11.24
10/28/2022	XX8611 POS CHK PURCHAS COSTCO GAS #0429 SAN JUAN CAPI CA 0429013 010193	\$44.66
10/31/2022	CAPISTRANO BAY C IMPOUND	\$106.00
10/31/2022	CAPISTRANO BAY C IMPOUND	\$1,738.56
10/31/2022	CAPISTRANO BAY C IMPOUND	\$5,420.85
10/31/2022	XX8660 POS CHK PURCHAS AMZN Mktp US* H00 Amzn.com/bill WA 00000000 033961	\$10.76
10/31/2022	XX8660 POS CHK PURCHAS COSTCO WHSE #042 SAN JUAN CAPI CA 0429013 005701	\$93.93

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
1317	10/25/2022	\$23.65	1345	10/04/2022	\$60.00	1353	10/27/2022	\$4,375.00
1327*	10/20/2022	\$461.19	1346	10/04/2022	\$48.49	1354	10/20/2022	\$5,008.60
1339*	10/04/2022	\$46,627.98	1347	10/05/2022	\$2,340.00	1355	10/18/2022	\$48,343.00
1340	10/04/2022	\$209.45	1348	10/18/2022	\$182.29	1356	10/25/2022	\$4,750.00
1341	10/11/2022	\$948.81	1349	10/17/2022	\$2,087.27	1357	10/20/2022	\$130.00
1342	10/11/2022	\$125.00	1350	10/20/2022	\$1,527.00	1358	10/19/2022	\$372.00
1343	10/04/2022	\$160.00	1351	10/18/2022	\$40,617.50	1359	10/25/2022	\$3,631.59
1344	10/04/2022	\$2,880.00	1352	10/20/2022	\$637.48	1360	10/19/2022	\$143.24

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
10/03/2022	\$319,781.62	10/13/2022	\$263,732.70	10/24/2022	\$157,044.32
10/04/2022	\$265,247.41	10/14/2022	\$256,276.83	10/25/2022	\$148,381.20
10/05/2022	\$262,848.16	10/17/2022	\$253,803.51	10/26/2022	\$143,227.98
10/06/2022	\$262,948.16	10/18/2022	\$164,660.72	10/27/2022	\$141,173.79
10/07/2022	\$264,369.51	10/19/2022	\$164,145.48	10/28/2022	\$143,270.59
10/11/2022	\$262,477.19	10/20/2022	\$155,660.13	10/31/2022	\$135,900.49
10/12/2022	\$261,580.00	10/21/2022	\$154,961.82		

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

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Account Title

Capistrano Bay Community Services Dist

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See insert for more details.

Business Interest on Checking Summary

Account Number	[REDACTED] 3278	Number of Enclosures	0
Beginning Balance	358,827.60	Statement Dates	10/03/22 thru 10/31/22
1 Deposits/Credits	6,560.67	Days in the statement period	29
1 Checks/Debits	41.29	Average Ledger	363,087.52
Service Charge	0.00	Interest Earned	14.43
Interest Paid	15.41	Annual Percentage Yield Returned	0.05%
Ending Balance	365,362.39	2022 Interest Paid	173.74

Deposits and Other Credits

Date	Description	Amount
10/13	County of Orange 7956000928 20221011020390CAPISTRANO BA EDI PYMNT 09100001464CCD	6,560.67
10/31	Interest Deposit	15.41

Checks and Other Debits

Date	Description	Amount
10/05	Account Analysis Charge	41.29-

Business Interest on Checking [REDACTED] 3278 (continued)

Checking Account Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
10/03	358,827.60	10/13	365,346.98		
10/05	358,786.31	10/31	365,362.39		

End of Statement

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