ITEM 9a

FINANCIAL REPORT THROUGH

December 31, 2025

FOR JANUARY MEETING

CAPISTRANO BAY

COMMUNITY SERVICES DISTRICT

Balance Sheet

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

As of: 12/31/2025

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	3,931.02
Operating Cash	128,887.76
Reserve Cash	708,045.72
Reserve CD Cash 1	676,363.19
Total Cash	**1,517,227.69**
Accounts Receivable	27,476.62
FIXED/DEPRICIABLE ASSETS	
Structure	212,671.60
Security	42,958.44
Maintenance	33,952.00
Road System	1,023,806.00
Storm Drains	156,529.00
Entryway	1,408,563.83
Total FIXED/DEPRICIABLE ASSETS	**2,878,480.87**
ACCUMULATED DEPRECIATION	
Accum Deprec-Structure	-114,840.19
Accum Deprec-Security	-33,102.75
Accum Deprec-Maintenance	-33,952.00
Accum Deprec-Road System	-703,944.13
Accum Deprec-Storm Drains	-94,442.20
Accum Deprec-Entryway	-788,029.14
Total ACCUMULATED DEPRECIATION	**-1,768,310.41**
Land	2,490,000.00
Loan	-904,543.10
TOTAL ASSETS	**4,240,331.67**
LIABILITIES & CAPITAL	
Liabilities	
OTHER CURRENT LIABILITIES	
Accrued Vacation	0.40
Total OTHER CURRENT LIABILITIES	**0.40**
Prepaid Income	1,634.54
Total Liabilities	**1,634.94**
Capital	
Retained Earnings	1,202,850.51
Appfolio Opening Balance Equity	204,137.86
Net Investment in Cap Assets	3,806,390.58
Debt Contra Account	-904,543.10

Balance Sheet

Account Name	Balance
Unrestricted - Other	1,055,872.42
Calculated Retained Earnings	344,661.88
Calculated Prior Years Retained Earnings	-1,470,673.42
Total Capital	**4,238,696.73**
TOTAL LIABILITIES & CAPITAL	**4,240,331.67**

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 2025 to Dec 2025

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 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense							
Income							
INCOME							
Special Benefit Fee	145,846.30	41,706.77	4,842.75	5,919.93	3,767.23	9,687.15	211,770.13
Property Tax Revenue	-42,532.84	501.43	24,704.08	3,186.16	250,065.63	488,272.31	724,196.77
Development Impact Fee	1,625.00	0.00	627.00	1,402.00	1,485.00	0.00	5,139.00
Transponder Revenue	0.00	20.00	780.00	0.00	320.00	20.00	1,140.00
Parcel Tax Revenue	-7,686.79	0.00	0.00	0.00	118,555.85	209,126.56	319,995.62
Interest Income	55.21	13.76	6,141.18	48.49	1.72	6,285.57	12,545.93
RR Parking - Permits & OCTA Fees	0.00	0.00	0.00	0.00	5,445.00	39,300.00	44,745.00
Late Fees/Misc Revenue/Parking Fee	0.00	0.00	250.00	0.00	0.00	0.00	250.00
Summer Trash Collection	0.00	4,200.00	150.00	150.00	0.00	150.00	4,650.00
Total INCOME	**97,306.88**	**46,441.96**	**37,495.01**	**10,706.58**	**379,640.43**	**752,841.59**	**1,324,432.45**
Total Operating Income	**97,306.88**	**46,441.96**	**37,495.01**	**10,706.58**	**379,640.43**	**752,841.59**	**1,324,432.45**
Expense							
UTILITIES							
Electricity/LS & Guard Shack	388.36	422.05	339.14	353.85	278.66	325.85	2,107.91
Electricity/ Street Lights	831.16	831.30	831.30	831.30	827.47	827.42	4,979.95
Gas	162.41	176.82	206.35	195.04	155.38	442.69	1,338.69
Trash Services	6,291.41	11,919.17	9,631.87	6,308.43	6,036.09	11,816.09	52,003.06
Water/Sewer	717.37	735.77	718.43	825.21	894.13	812.59	4,703.50
Total UTILITIES	**8,390.71**	**14,085.11**	**11,727.09**	**8,513.83**	**8,191.73**	**14,224.64**	**65,133.11**
GENERAL & ADMIN							
Security/Allied Contract	50,299.94	50,299.94	53,088.46	52,750.86	52,750.86	52,750.86	311,940.92
Security/ DwellingLIVE Lic Fee	672.83	722.83	722.83	757.97	757.97	757.97	4,392.40
Security/ DwellingLIVE Guest Passes	0.00	944.08	0.00	0.00	0.00	0.00	944.08

Income Statement - 12 Month

Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Security/Bonuses for Staff	0.00	0.00	4,500.00	4,500.00	4,500.00	1,498.91	14,998.91
Security/ Contingencies/ Fuel	455.04	219.44	287.39	394.90	204.36	558.68	2,119.81
Security/July 4 Allowance	2,150.14	0.00	0.00	0.00	0.00	0.00	2,150.14
Security/ Surveillance Camara Maint	0.00	0.00	495.00	0.00	0.00	0.00	495.00
Communications-Phone/Internet	363.46	363.07	360.86	837.58	358.16	357.90	2,641.03
Bank Charges	0.00	0.00	0.00	3.87	0.00	0.00	3.87
Auditing Services (RAMS)	0.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00
Contibution-CBRA Annual Mtg	3,000.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Contribution-(PLF/ SCC/PMMC)	0.00	0.00	12,000.00	0.00	0.00	0.00	12,000.00
Equipment - Copy Machine Lease	192.88	192.88	491.81	208.57	0.00	208.47	1,294.61
Document Management	0.00	0.00	275.00	0.00	0.00	0.00	275.00
Legal Fees/ Redwood Public Law	0.00	7,493.50	3,400.00	3,111.65	497.50	1,315.00	15,817.65
Liability Ins/EQ-Flood	24,025.71	6,026.00	0.00	0.00	96.00	0.00	30,147.71
Memberships (LAFCO/Carb/ CSDA)	3,172.91	34.00	216.38	285.87	7,012.00	34.00	10,755.16
Property Management Contract	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	14,400.00
Photo Copying	0.00	161.63	0.00	0.00	0.00	8.00	169.63
Office Equip (Computer, Etc)	0.00	0.00	0.00	0.00	115.80	155.15	270.95
Office Supplies	179.35	113.31	192.87	201.41	101.24	138.98	927.16
Railroad Parking Exp (OCTA)	0.00	0.00	0.00	52,702.00	0.00	0.00	52,702.00
Reserve Study Update	0.00	1,937.00	0.00	0.00	0.00	0.00	1,937.00
Website Hosting	0.00	0.00	0.00	0.00	843.63	0.00	843.63
Board Mtg Rm Rental/Stipend	125.00	125.00	125.00	125.00	0.00	3,120.00	3,620.00
Total GENERAL & ADMIN	**87,037.26**	**71,032.68**	**78,555.60**	**128,279.68**	**69,637.52**	**63,303.92**	**497,846.66**
LANDSCAPE MAINTENANCE							
Landscape Contract (Paradise LS)	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	15,000.00
Landscape Extras (Paradise LS)	0.00	0.00	312.28	0.00	1,215.41	1,190.00	2,717.69
Landscape Misc (Luna & McGee)	0.00	0.00	65.00	0.00	0.00	579.22	644.22
Palm Tree	0.00	0.00	0.00	4,085.00	0.00	0.00	4,085.00

Income Statement - 12 Month

Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Trimming							
Irrigation Repairs (Paradise LS)	0.00	289.90	5,820.00	0.00	1,146.27	640.82	7,896.99
Wht Fly / Bamboo Trmnt (RPW)	800.00	0.00	0.00	1,950.00	0.00	200.00	2,950.00
Total LANDSCAPE MAINTENANCE	**3,300.00**	**2,789.90**	**8,697.28**	**8,535.00**	**4,861.68**	**5,110.04**	**33,293.90**
GENERAL REPAIRS & MAINTENANCE							
Lighting/Holiday @ Gate Entry (OLP)	0.00	0.00	4,368.00	0.00	0.00	4,192.00	8,560.00
Painting/Re-OilingWoodwork	0.00	1,560.00	0.00	0.00	0.00	0.00	1,560.00
Plumbing Repair	0.00	0.00	0.00	460.00	0.00	0.00	460.00
Beach Cleanup	0.00	0.00	1,550.00	0.00	8,300.00	-1,285.00	8,565.00
Computer Consultant	239.00	239.00	239.00	239.00	239.00	239.00	1,434.00
Gate Repairs/ Maint. (ALL)	167.70	0.00	0.00	407.32	0.00	407.33	982.35
Street Sweeping	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	7,710.00
Driveway Pressure Wash	242.00	242.00	242.00	242.00	242.00	242.00	1,452.00
Mutt Mitt Disposable Bags	0.00	659.40	0.00	0.00	0.00	0.00	659.40
Misc Maintenance	240.00	240.00	249.79	240.00	240.00	377.93	1,587.72
Drain/Catch Basin/ Filter Maint	0.00	0.00	0.00	8,680.00	7,475.00	1,600.00	17,755.00
Pavement Maintenance	-3,120.00	0.00	76.10	38.78	58,425.00	3,075.00	58,494.88
Pest Control	530.00	530.00	530.00	530.00	530.00	880.00	3,530.00
Signage	0.00	0.00	1,008.02	0.00	0.00	0.00	1,008.02
Small Tools & Equipment	105.94	0.00	45.19	0.00	0.00	0.00	151.13
Total GENERAL REPAIRS & MAINTENANCE	**-310.36**	**4,755.40**	**9,593.10**	**12,122.10**	**76,736.00**	**11,013.26**	**113,909.50**
EMPLOYEE EXPENSES							
Workers Comp Insurance	1,536.13	0.00	244.68	0.00	0.00	0.00	1,780.81
Payroll Processing Fees	267.55	248.85	258.20	258.20	267.55	499.54	1,799.89
Payroll Tax Expense	1,037.12	995.70	1,063.27	1,053.91	1,003.70	1,161.20	6,314.90
Salary/Wages (Manager)	8,856.68	8,808.68	8,832.68	8,832.68	8,832.68	8,832.68	52,996.08
Salary/Wages (Admin Asstnt)	4,700.50	4,207.00	5,066.25	4,943.75	4,287.50	4,847.50	28,052.50
Health Insurance	2,472.10	2,468.15	2,468.15	2,468.15	0.00	4,938.88	14,815.43
Training/Seminars/ Travel/Meals	10.20	0.00	163.16	90.81	45.63	48.35	358.15
Total EMPLOYEE EXPENSES	**18,880.28**	**16,728.38**	**18,096.39**	**17,647.50**	**14,437.06**	**20,328.15**	**106,117.76**
NON-							

Income Statement - 12 Month

Account Name	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
OPERATIONAL ITEMS							
Shoreline Protection Consultants	0.00	18,626.00	40,326.25	31,052.50	44,278.75	16,460.00	150,743.50
Shoreline Protection Engineering	0.00	0.00	1,951.00	588.00	0.00	590.00	3,129.00
Total NON-OPERATIONAL ITEMS	**0.00**	**18,626.00**	**42,277.25**	**31,640.50**	**44,278.75**	**17,050.00**	**153,872.50**
LAND							
Principal Payments (Vacant Lot)	0.00	0.00	0.00	0.00	20,637.71	0.00	20,637.71
Interest Allocation (Vacant Lot)	0.00	0.00	0.00	0.00	13,926.52	0.00	13,926.52
Total LAND	**0.00**	**0.00**	**0.00**	**0.00**	**34,564.23**	**0.00**	**34,564.23**
Total Operating Expense	**117,297.89**	**128,017.47**	**168,946.71**	**206,738.61**	**252,706.97**	**131,030.01**	**1,004,737.66**
NOI - Net Operating Income	**-19,991.01**	**-81,575.51**	**-131,451.70**	**-196,032.03**	**126,933.46**	**621,811.58**	**319,694.79**
Total Income	97,306.88	46,441.96	37,495.01	10,706.58	379,640.43	752,841.59	1,324,432.45
Total Expense	117,297.89	128,017.47	168,946.71	206,738.61	252,706.97	131,030.01	1,004,737.66
Net Income	**-19,991.01**	**-81,575.51**	**-131,451.70**	**-196,032.03**	**126,933.46**	**621,811.58**	**319,694.79**

Annual Budget - Comparative

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

As of: Dec 2025

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	227,917.22	227,917.00	0.22	227,917.00
Property Tax Revenue	488,272.31	124,059.25	364,213.06	724,196.77	744,355.50	-20,158.73	1,488,711.00
Development Impact Fee	0.00	6,666.67	-6,666.67	3,514.00	40,000.02	-36,486.02	80,000.00
Transponder Revenue	20.00	250.00	-230.00	1,140.00	1,500.00	-360.00	3,000.00
Parcel Tax Revenue	209,126.56	50,000.00	159,126.56	319,995.62	300,000.00	19,995.62	600,000.00
Interest Income	6,285.57	1,166.75	5,118.82	12,545.93	7,000.50	5,545.43	14,001.00
RR Parking - Permits & OCTA Fees	54,740.00	55,160.00	-420.00	54,740.00	55,160.00	-420.00	55,160.00
Late Fees/Misc Revenue/Parking Fee	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Summer Trash Collection	0.00	0.00	0.00	5,100.00	5,100.00	0.00	5,100.00
Total INCOME	**758,444.44**	**237,302.67**	**521,141.77**	**1,349,399.54**	**1,381,033.02**	**-31,633.48**	**2,473,889.00**
Total Operating Income	**758,444.44**	**237,302.67**	**521,141.77**	**1,349,399.54**	**1,381,033.02**	**-31,633.48**	**2,473,889.00**
Expense							
UTILITIES							
Electricity/LS & Guard Shack	325.85	395.00	69.15	2,107.91	2,370.00	262.09	4,740.00
Electricity/ Street Lights	827.42	820.00	-7.42	4,979.95	4,920.00	-59.95	9,840.00
Gas	442.69	430.00	-12.69	1,338.69	2,580.00	1,241.31	5,160.00
Trash Services	11,816.09	8,278.00	-3,538.09	52,003.06	49,668.00	-2,335.06	99,336.00
Water/Sewer	812.59	760.00	-52.59	4,703.50	4,560.00	-143.50	9,120.00
Total UTILITIES	**14,224.64**	**10,683.00**	**-3,541.64**	**65,133.11**	**64,098.00**	**-1,035.11**	**128,196.00**
GENERAL & ADMIN							
Security/Allied Contract	52,750.86	54,895.50	2,144.64	311,940.92	329,373.00	17,432.08	658,746.00
Security/ DwellingLIVE Lic Fee	757.97	722.83	-35.14	4,392.40	4,336.98	-55.42	8,674.00
Security/ DwellingLIVE Guest Passes	0.00	166.67	166.67	944.08	1,000.02	55.94	2,000.00
Security/Bonuses for Staff	1,498.91	0.00	-1,498.91	14,998.91	13,500.00	-1,498.91	13,500.00
Security/ Contingencies/Fuel	558.68	291.67	-267.01	2,119.81	1,750.02	-369.79	3,500.00
Security/Radio System Maint	0.00	41.67	41.67	0.00	250.02	250.02	500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Security/ Transponders	0.00	200.00	200.00	0.00	1,200.00	1,200.00	2,400.00
Security/Trans (Reader Service)	0.00	323.67	323.67	0.00	1,942.02	1,942.02	3,884.00
Security/July 4 Allowance	0.00	0.00	0.00	2,150.14	2,000.00	-150.14	2,000.00
Security/Surveillance Camara Maint	0.00	227.50	227.50	495.00	1,365.00	870.00	2,730.00
Communications-Phone/Internet	357.90	432.17	74.27	2,641.03	2,593.02	-48.01	5,186.00
Bank Charges	0.00	45.00	45.00	3.87	270.00	266.13	540.00
Auditing Services (RAMS)	0.00	1,204.17	1,204.17	10,000.00	7,225.02	-2,774.98	14,450.00
Contibution-CBRA Annual Mtg	0.00	0.00	0.00	3,000.00	3,000.00	0.00	3,000.00
Contribution-(PLF/ SCC/PMMC)	0.00	0.00	0.00	12,000.00	12,000.00	0.00	12,000.00
Equipment - Copy Machine Lease	208.47	220.08	11.61	1,294.61	1,320.48	25.87	2,641.00
Document Management	0.00	25.00	25.00	275.00	150.00	-125.00	300.00
Legal Fees/ Redwood Public Law	1,315.00	1,666.67	351.67	15,817.65	10,000.02	-5,817.63	20,000.00
Liability Ins/EQ-Flood	0.00	0.00	0.00	30,147.71	30,052.00	-95.71	30,052.00
Memberships (LAFCO/Carb/ CSDA)	34.00	1,133.83	1,099.83	10,755.16	6,802.98	-3,952.18	13,606.00
MHTL Survey	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
Property Management Contract	2,400.00	2,441.67	41.67	14,400.00	14,650.02	250.02	29,300.00
Photo Copying	8.00	125.00	117.00	169.63	750.00	580.37	1,500.00
Office Equip (Computer, Etc)	155.15	250.00	94.85	270.95	1,500.00	1,229.05	3,000.00
Office Supplies	138.98	208.33	69.35	927.16	1,249.98	322.82	2,500.00
Railroad Parking Exp (OCTA)	0.00	0.00	0.00	52,702.00	53,763.00	1,061.00	53,763.00
Reserve Study Update	0.00	0.00	0.00	1,937.00	2,000.00	63.00	2,000.00
Notices to Community	0.00	161.67	161.67	0.00	970.02	970.02	1,940.00
Website Hosting	0.00	275.00	275.00	843.63	1,650.00	806.37	3,300.00
Board Mtg Rm Rental/Stipend	3,120.00	375.00	-2,745.00	3,620.00	2,250.00	-1,370.00	4,500.00
Total GENERAL & ADMIN	**63,303.92**	**65,433.10**	**2,129.18**	**497,846.66**	**508,913.60**	**11,066.94**	**919,512.00**
LANDSCAPE MAINTENANCE							
Landscape Contract (Paradise LS)	2,500.00	2,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00
Landscape Extras (Paradise LS)	1,190.00	358.33	-831.67	2,717.69	2,149.98	-567.71	4,300.00
Landscape Misc (Luna & McGee)	579.22	362.50	-216.72	644.22	2,175.00	1,530.78	4,350.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Palm Tree Trimming	0.00	0.00	0.00	4,085.00	5,690.00	1,605.00	5,690.00
Irrigation Repairs (Paradise LS)	640.82	166.67	-474.15	7,896.99	1,000.02	-6,896.97	2,000.00
Wht Fly / Bamboo Trmnt (RPW)	200.00	458.33	258.33	2,950.00	2,749.98	-200.02	5,500.00
Total LANDSCAPE MAINTENANCE	**5,110.04**	**3,845.83**	**-1,264.21**	**33,293.90**	**28,764.98**	**-4,528.92**	**51,840.00**
GENERAL REPAIRS & MAINTENANCE							
Lighting Maintenance for LS (OLP)	0.00	291.67	291.67	0.00	1,750.02	1,750.02	3,500.00
Lighting/Holiday @ Gate Entry (OLP)	4,192.00	4,375.00	183.00	8,560.00	8,750.00	190.00	8,750.00
Electrical Repair	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
Painting/Re-OilingWoodwork	0.00	1,333.33	1,333.33	1,560.00	7,999.98	6,439.98	16,000.00
Plumbing Repair	0.00	3,333.33	3,333.33	460.00	19,999.98	19,539.98	40,000.00
Roof Repair	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
Block Wall & Fence Repair	0.00	1,350.00	1,350.00	0.00	8,100.00	8,100.00	16,200.00
Beach Cleanup	-1,285.00	1,250.00	2,535.00	8,565.00	7,500.00	-1,065.00	15,000.00
Computer Consultant	239.00	239.00	0.00	1,434.00	1,434.00	0.00	2,868.00
Gate Repairs/Maint. (ALL)	407.33	2,291.67	1,884.34	982.35	13,750.02	12,767.67	27,500.00
Street Sweeping	1,285.00	1,322.50	37.50	7,710.00	7,935.00	225.00	15,870.00
Driveway Pressure Wash	242.00	242.00	0.00	1,452.00	1,452.00	0.00	2,904.00
Fire Extinguisher Refills	0.00	15.83	15.83	0.00	94.98	94.98	190.00
Mutt Mitt Disposable Bags	0.00	135.42	135.42	659.40	812.52	153.12	1,625.00
Misc Maintenance	377.93	480.83	102.90	1,587.72	2,884.98	1,297.26	5,770.00
Drain/Catch Basin/ Filter Maint	1,600.00	1,504.33	-95.67	17,755.00	9,025.98	-8,729.02	18,052.00
Pavement Maintenance	3,075.00	4,250.00	1,175.00	58,494.88	25,500.00	-32,994.88	51,000.00
Pest Control	880.00	606.25	-273.75	3,530.00	3,637.50	107.50	7,275.00
Signage	0.00	41.67	41.67	1,008.02	250.02	-758.00	500.00
Small Tools & Equipment	0.00	50.00	50.00	151.13	300.00	148.87	600.00
Winter Roadway Cleanup (Flood)	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
Total GENERAL REPAIRS & MAINTENANCE	**11,013.26**	**23,529.49**	**12,516.23**	**113,909.50**	**123,676.94**	**9,767.44**	**238,604.00**
PLANNED IMPROVEMENTS							
District Admin Office Int Wrk	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
Guard Shack Rear Office Imp	0.00	333.33	333.33	0.00	1,999.98	1,999.98	4,000.00
Storage Bldg. Annex	0.00	5,833.33	5,833.33	0.00	34,999.98	34,999.98	70,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
to Office							
Storm Drain Repairs from High Tides	0.00	833.33	833.33	0.00	4,999.98	4,999.98	10,000.00
Total PLANNED IMPROVEMENTS	**0.00**	**7,249.99**	**7,249.99**	**0.00**	**43,499.94**	**43,499.94**	**87,000.00**
EMPLOYEE EXPENSES							
Workers Comp Insurance	0.00	190.17	190.17	1,780.81	1,141.02	-639.79	2,282.00
Payroll Processing Fees	499.54	280.67	-218.87	1,799.89	1,684.02	-115.87	3,368.00
Payroll Tax Expense	1,161.20	1,189.33	28.13	6,314.90	7,135.98	821.08	14,272.00
Salary/Wages (Manager)	8,832.68	8,816.25	-16.43	52,996.08	52,897.50	-98.58	105,795.00
Salary/Wages (Admin Asstnt)	4,847.50	4,398.33	-449.17	28,052.50	26,389.98	-1,662.52	52,780.00
Health Insurance	4,938.88	2,712.17	-2,226.71	14,815.43	16,273.02	1,457.59	32,546.00
Training/Seminars/ Travel/Meals	48.35	112.50	64.15	358.15	675.00	316.85	1,350.00
Total EMPLOYEE EXPENSES	**20,328.15**	**17,699.42**	**-2,628.73**	**106,117.76**	**106,196.52**	**78.76**	**212,393.00**
NON-OPERATIONAL ITEMS							
General Reserve Contribution	0.00	24,351.33	24,351.33	0.00	146,107.98	146,107.98	292,216.00
Shoreline Protection Consultants	16,460.00	33,333.33	16,873.33	150,743.50	199,999.98	49,256.48	400,000.00
Shoreline Protection Engineering	590.00	6,250.00	5,660.00	3,129.00	37,500.00	34,371.00	75,000.00
Total NON-OPERATIONAL ITEMS	**17,050.00**	**63,934.66**	**46,884.66**	**153,872.50**	**383,607.96**	**229,735.46**	**767,216.00**
LAND							
Principal Payments (Vacant Lot)	0.00	0.00	0.00	20,637.71	20,800.00	162.29	41,600.00
Interest Allocation (Vacant Lot)	0.00	0.00	0.00	13,926.52	13,764.00	-162.52	27,528.00
Total LAND	**0.00**	**0.00**	**0.00**	**34,564.23**	**34,564.00**	**-0.23**	**69,128.00**
Total Operating Expense	**131,030.01**	**192,375.49**	**61,345.48**	**1,004,737.66**	**1,293,321.94**	**288,584.28**	**2,473,889.00**
Total Operating Income	758,444.44	237,302.67	521,141.77	1,349,399.54	1,381,033.02	-31,633.48	2,473,889.00
Total Operating Expense	131,030.01	192,375.49	61,345.48	1,004,737.66	1,293,321.94	288,584.28	2,473,889.00
NOI - Net Operating Income	**627,414.43**	**44,927.18**	**582,487.25**	**344,661.88**	**87,711.08**	**256,950.80**	**0.00**
Total Income	758,444.44	237,302.67	521,141.77	1,349,399.54	1,381,033.02	-31,633.48	2,473,889.00
Total Expense	131,030.01	192,375.49	61,345.48	1,004,737.66	1,293,321.94	288,584.28	2,473,889.00
Net Income	**627,414.43**	**44,927.18**	**582,487.25**	**344,661.88**	**87,711.08**	**256,950.80**	**0.00**

Sunwest Bank
660 E. Watertower Street
Meridian, ID 83642

Statement Ending 12/31/2025

Account Number: XXXXXX2066

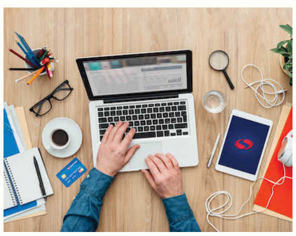
Managing Your Accounts

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

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

Year-end tax documents will be mailed by January 31st. Please allow up to ten business days for receipt.

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	$147,999.49

HOA CHECKING - XXXXXX2066

Account Summary

Date	Description	Amount
11/29/2025	**Beginning Balance**	**$212,958.48**
	42 Credit(s) This Period	$60,942.35
	61 Debit(s) This Period	$125,901.34
12/31/2025	**Ending Balance**	**$147,999.49**

Deposits

Date	Description	Amount
12/16/2025	RDC DEPOSIT	$2,557.70
12/22/2025	MOBILE DEPOSIT	$300.00
12/24/2025	MOBILE DEPOSIT	$20.00

Electronic Credits

Date	Description	Amount
12/01/2025	APPFOLIO VV9T 8666481536	$840.00
12/01/2025	Compass Property Net Settle 000025579613950	$2,561.35
12/01/2025	LOCKBOX DEPOSIT	$980.00
12/03/2025	APPFOLIO VV9T 8666481536	$560.00
12/03/2025	Compass Property Net Settle 000025596543294	$3,316.35
12/03/2025	LOCKBOX DEPOSIT	$840.00
12/04/2025	Compass Property Net Settle 000025599437690	$2,350.00
12/04/2025	LOCKBOX DEPOSIT	$560.00
12/05/2025	APPFOLIO VV9T 8666481536	$560.00
12/05/2025	Compass Property Net Settle 000025629479050	$4,996.35
12/05/2025	LOCKBOX DEPOSIT	$3,120.00

HOA CHECKING - XXXXXX2066 (continued)

Electronic Credits (continued)

Date	Description	Amount
12/08/2025	Compass Property Net Settle 000025659478022	$1,960.00
12/08/2025	LOCKBOX DEPOSIT	$1,400.00
12/09/2025	Compass Property Net Settle 000025669711598	$1,020.00
12/09/2025	LOCKBOX DEPOSIT	$980.00
12/10/2025	APPFOLIO VV9T 8666481536	$280.00
12/10/2025	LOCKBOX DEPOSIT	$420.00
12/11/2025	LOCKBOX DEPOSIT	$420.00
12/12/2025	APPFOLIO VV9T 8666481536	$420.00
12/12/2025	LOCKBOX DEPOSIT	$3,176.35
12/15/2025	APPFOLIO VV9T 8666481536	$840.00
12/15/2025	Compass Property Net Settle 000025727379778	$2,056.35
12/15/2025	LOCKBOX DEPOSIT	$3,640.00
12/16/2025	Compass Property Net Settle 000025736558282	$420.00
12/17/2025	APPFOLIO VV9T 8666481536	$420.00
12/17/2025	LOCKBOX DEPOSIT	$1,540.00
12/17/2025	XX8611 ADJ CREDIT DENAULT'S HARDWA SAN CLEMENTE CA 00004961 098920	$16.15
12/18/2025	LOCKBOX DEPOSIT	$2,992.70
12/19/2025	Compass Property Net Settle 000025764594874	$560.00
12/19/2025	LOCKBOX DEPOSIT	$1,080.00
12/22/2025	Compass Property Net Settle 000025775769266	$3,832.70
12/22/2025	LOCKBOX DEPOSIT	$4,436.35
12/24/2025	LOCKBOX DEPOSIT	$140.00
12/26/2025	Compass Property Net Settle 000025799826510	$560.00
12/26/2025	LOCKBOX DEPOSIT	$2,240.00
12/29/2025	Compass Property Net Settle 000025813469014	$280.00
12/29/2025	APPFOLIO VV9T 8666481536	$1,270.00
12/29/2025	LOCKBOX DEPOSIT	$420.00
12/31/2025	Compass Property Net Settle 000025837048862	$560.00

Electronic Debits

Date	Description	Amount
12/01/2025	XX8660 POS CHK PURCHAS COSTCO WHSE #042 SAN JUAN CAPI CA 0429014 071568	$12.92
12/02/2025	1800 CALPERS 100000018125139	$2,468.15
12/02/2025	1800 CALPERS 100000018095841	$2,470.73
12/04/2025	DWELLINGLIVE, IN 8009924384 3370000431	$20.00
12/04/2025	DWELLINGLIVE, IN 8009924384 3370000400	$737.97
12/04/2025	Compass Property Settlement 000025680068038	$2,400.00
12/04/2025	XX8611 POS CHK PURCHAS Subway 14209 Laguna Hills CA 75480270 023006	$8.58
12/04/2025	XX8611 POS CHK PURCHAS JERSEY MIKES 202 SAN CLEMENTE CA 00006195 058639	$16.26
12/05/2025	XX8660 POS CHK PURCHAS AMAZON.COM BI7ES SEATTLE WA 00000101 2A55CQJK5ZJ8	$11.67
12/05/2025	XX8660 POS CHK PURCHAS WWP THE BUGMAN 714-992-1292 CA 57113950 013950	$530.00
12/08/2025	XX8611 POS CHK PURCHAS Subway 14209 Laguna Hills CA 75480270 084706	$11.01
12/09/2025	SD GAS & ELEC PAID SDGER 005194379635	$24.95
12/09/2025	OUTDOOR LIGHTING OUTDOORLIG M121376984550	$4,192.00
12/11/2025	XX8611 POS CHK PURCHAS JERSEY MIKES 202 SAN CLEMENTE CA 00006195 062050	$12.50
12/12/2025	SOUTH COAST WATE SOUTH COAS K5M09G5614843	$61.38
12/12/2025	SOUTH COAST WATE SOUTH COAS G5M09G2520986	$70.10
12/12/2025	SOUTH COAST WATE SOUTH COAS E5M09G3556555	$155.79
12/12/2025	SOCALGAS SIMPLEPAY 058140308279056	$442.69
12/12/2025	SOUTH COAST WATE SOUTH COAS K5M09G3036124	$525.32
12/12/2025	XX8660 POS CHK PURCHAS COSTCO WHSE #042 SAN JUAN CAPI CA 0429014 094566	$111.17
12/15/2025	CAPISTRANO BAY C IMPOUND TP4264	$137.03
12/15/2025	CITI AUTOPAY PAYMENT 221880039250162	$558.68
12/15/2025	ASURE PAYROLL TA TAXDRAFT ASURE PAYROLL T	$2,691.77
12/15/2025	CAPISTRANO BAY C IMPOUND TP4264	$6,049.67
12/16/2025	COX COMM ORG PURCHASE I47ubX3C0BFchOH	$357.90
12/16/2025	XX8660 DDA RECURR OC REGISTER SUBS HTTP://WWW.OC CA 00000000 000595	$34.00

HOA CHECKING - XXXXXX2066 (continued)

Electronic Debits (continued)

Date	Description	Amount
12/17/2025	XX8611 POS CHK PURCHAS DENAULT'S HARDWA SAN CLEMENTE CA 00004961 098821	$63.22
12/18/2025	SD GAS & ELEC PAID SDGER 005466041355	$802.47
12/19/2025	SD GAS & ELEC PAID SDGER 008454115307	$325.85
12/19/2025	XX8660 POS CHK PURCHAS AMAZON.COM SEATTLE WA 00000000 R8Q3V5	$155.15
12/19/2025	XX8660 POS CHK PURCHAS WWP THE BUGMAN 714-992-1292 CA 65024843 024843	$350.00
12/23/2025	Wells Fargo Vend EFT DEBIT 000000019412804	$208.47
12/23/2025	XX8611 POS CHK PURCHAS SWISCO, INC 856-317-6263 NJ 00000000 081789	$90.86
12/24/2025	CR & R INCORPORA CRR INCORP 8300127893	$639.32
12/24/2025	CR & R INCORPORA CRR INCORP 8300092766	$5,396.77
12/24/2025	XX8611 POS CHK PURCHAS DANA POINT HARDW DANA POINT CA 75617827 005517	$3.22
12/24/2025	XX8660 POS CHK PURCHAS AMAZON.COM M53MW SEATTLE WA 00000101 2IKCZFU5X49Y	$21.52
12/29/2025	XX8660 POS CHK PURCHAS AMAZON.COM TY5DA SEATTLE WA 00000101 6ACLYJ92AEO7	$37.70
12/30/2025	CAPISTRANO BAY C IMPOUND TP4264	$362.51
12/30/2025	ASURE PAYROLL TA TAXDRAFT ASURE PAYROLL T	$2,466.14
12/30/2025	CAPISTRANO BAY C IMPOUND TP4264	$5,132.71

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
2153	12/02/2025	$239.00	2182	12/31/2025	$1,527.00	2191*	12/31/2025	$599.00
2166*	12/11/2025	$1,527.00	2183	12/29/2025	$7,960.00	2193*	12/30/2025	$455.00
2174*	12/02/2025	$239.00	2184	12/29/2025	$2,985.00	2195*	12/31/2025	$125.00
2178*	12/29/2025	$52,750.86	2185	12/29/2025	$2,985.00	2198*	12/30/2025	$1,315.00
2179	12/30/2025	$239.63	2186	12/30/2025	$590.00	2200*	12/29/2025	$6,515.00
2180	12/30/2025	$167.70	2187	12/30/2025	$3,075.00	2201	12/24/2025	$240.00
2181	12/29/2025	$599.00	2188	12/26/2025	$1,600.00			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
12/01/2025	$217,326.91	12/11/2025	$225,200.79	12/23/2025	$240,297.57
12/02/2025	$211,910.03	12/12/2025	$227,430.69	12/24/2025	$234,156.74
12/03/2025	$216,626.38	12/15/2025	$224,529.89	12/26/2025	$235,356.74
12/04/2025	$216,353.57	12/16/2025	$227,115.69	12/29/2025	$163,494.18
12/05/2025	$224,488.25	12/17/2025	$229,028.62	12/30/2025	$149,690.49
12/08/2025	$227,837.24	12/18/2025	$231,218.85	12/31/2025	$147,999.49
12/09/2025	$225,620.29	12/19/2025	$232,027.85		
12/10/2025	$226,320.29	12/22/2025	$240,596.90		

Overdraft and Returned Item Fees

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

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

Merry Christmas from F&M Bank.

Account Title

Capistrano Bay Community Services
District

Business Interest on Checking Summary

Account Number	[redacted]3278	Number of Enclosures	0
Beginning Balance	10,632.97	Statement Dates	12/01/25 thru 12/31/25
2 Deposits/Credits	697,398.87	Days in the statement period	31
Checks/Debits	0.00	Average Ledger	326,912.20
Service Charge	0.00	Interest Earned	13.88
Interest Paid	13.88	Annual Percentage Yield Returned	0.05%
Ending Balance	708,045.72	2025 Interest Paid	214.93

Deposits and Other Credits

Date	Description	Amount
12/04	County of Orange B956000928 20251202002120CAPISTRANO BAY EDI PYMNT 09100001490CCD	2,933.72
12/18	County of Orange B956000928 20251216002149CAPISTRANO BAY EDI PYMNT 09100001615CCD	694,465.15
12/31	Interest Deposit	13.88

Business Interest on Checking [redacted]3278 (continued)

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
12/01	10,632.97	12/18	708,031.84		
12/04	13,566.69	12/31	708,045.72		

Interest Rate Summary

Date	Rate
11/30	0.050000%

End of Statement

Thank you for banking with Farmers & Merchants Bank.