

# **ESCONDIDO H.O.A., INC.,**

## **Financial Statement**

**MONTH OF DECEMBER 2022**

Prepared by:

CREST

MANAGEMENT GROUP, INC.

6413 Congress Avenue

Suite 100

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**ESCONDIDO H.O.A., INC.**  
**Monthly Financial Summary**

*Month Ending DECEMBER 2022*

*The attached monthly financial records reflect accounting on an accrual basis,  
income and expenses recorded period incurred.*

**At the end of the month, your Associations total funds are:**

Operating Funds \$ 116,314.67	Other Funds:	Reserve Funds:\$ 122,818.18

*All bank statements received are reconciled and included with monthly financial report.*

*Accounts Receivable Balance:           \$2,897.90*

*Accounts Payable Balance:*

*Reserve Liability Balance:           \$122,818.18*

<i>Current Income:</i>	25,498.68
<i>Current Expenses:</i>	<u>43,745.58</u>
<i>Current Month Net Income/Loss</i>	(18,246.90)

<i>Y-T-D Income:</i>	234,021.00
<i>Y-T-D Expenses:</i>	<u>209,292.04</u>
<i>Current Year Net Income/Loss</i>	24,728.96

*If you have any questions or concerns please feel free to contact:*

***Crest Management Group, Inc.***  
***6413 Congress Avenue, Ste 100***  
***Boca Raton, FL 33487***

*Telephone: (561) 994-2334*

*Fax: (561) 994-2242*

*Notes:*

ESCONDIDO H.O.A., INC.

Balance Sheet

As of 12/31/22

ASSETS

OPERATING FUNDS:			
10015	SouthState / CSB Oper 4760	\$	116,314.67
	<b>TOTAL OPERATING FUNDS</b>	\$	<b>116,314.67</b>
RESERVE FUNDS:			
10050	TIAA / Everbank Reserve (Qtly)	\$	72,914.03
10060	Bank United 12 MO CD 07/31/23		49,904.15
	<b>TOTAL RESERVE FUNDS</b>	\$	<b>122,818.18</b>
OTHER CURRENT ASSEST:			
16600	A/R-Maintenance	\$	2,897.90
17008	Prepaid Expense		1,406.67
17100	Prepaid Insurance		18,558.68
	<b>TOTAL OTHER CURRENT ASSETS</b>	\$	<b>22,863.25</b>
	<b>TOTAL ASSETS</b>		<b>\$ 261,996.10</b>

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LIABILITIES & EQUITY

CURRENT LIABILITIES:			
20028	Accounting Accrual	\$	2,062.44
20050	Prepaid Assessments		22,328.00
	<b>TOTAL CURRENT LIABILITIES</b>	\$	<b>24,390.44</b>
RESERVES:			
27040	Interest Reserve	\$	6,358.60
27045	Contingency Reserve		22,554.61
27055	Security Gates Reserve		20,484.04
27060	Tree Maint. Reserve		16,374.02
27065	Sidewalk Reserve		8,385.80
27070	Roadway Reserve		17,020.48
27075	Services Reserve		5,400.00
27080	Landscape Reserves		435.00
27085	Monument Sign Reserves		25,805.63
	<b>TOTAL RESERVES</b>	\$	<b>122,818.18</b>

ESCONDIDO H.O.A., INC.

Balance Sheet

As of 12/31/22

	<b>EQUITY:</b>		
29000	Retained Earnings/Fund Balance	\$ 6,418.17	
29300	Current Earnings	86,640.35	
	Current Year Net Income/ (Loss)	21,728.96	
	<b>TOTAL EQUITY</b>	<u>\$ 114,787.48</u>	
	<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 261,996.10</b>
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**ESCONDIDO H.O.A., INC.**  
**Income/Expense Statement**  
**Period: 12/01/22 to 12/31/22**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>								
63100	Homeowner Assessments	25,298.68	25,298.66	.02	227,688.00	227,687.94	.06	303,584.00
63610	Interest / NSF	.00	.00	.00	58.00	.00	58.00	.00
63625	Late Fee Income	.00	.00	.00	800.00	.00	800.00	.00
63630	Entry Gate Bar Codes	.00	.00	.00	495.00	.00	495.00	.00
63650	Screening Fees	200.00	.00	200.00	1,500.00	.00	1,500.00	.00
63800	Miscellaneous/Other Income	.00	.00	.00	480.00	.00	480.00	.00
	<b>Subtotal Income</b>	<b>25,498.68</b>	<b>25,298.66</b>	<b>200.02</b>	<b>231,021.00</b>	<b>227,687.94</b>	<b>3,333.06</b>	<b>303,584.00</b>

**EXPENSES**

**Administrative Expenses:**

74010	Accounting Fees	229.16	229.16	.00	2,062.44	2,062.44	.00	2,750.00
74025	Bank Charges/Fees	.00	41.66	41.66	.00	374.94	374.94	500.00
74030	Postage/Copies	360.00	312.50	(47.50)	1,830.24	2,812.50	982.26	3,750.00
74300	Property Insurance	1,499.77	1,499.76	(.01)	13,497.93	13,497.84	(.09)	17,997.15
74325	Office Supplies	.00	16.66	16.66	.00	149.94	149.94	200.00
74350	Legal Fees	258.39	250.00	(8.39)	2,297.77	2,250.00	(47.77)	3,000.00
74370	Licenses/Fees/Taxes	.00	16.66	16.66	150.00	149.94	(.06)	200.00
74380	Website Expenses	17.90	45.83	27.93	178.96	412.47	233.51	550.00
74400	Management Fees	1,125.16	1,125.16	.00	10,126.44	10,126.44	.00	13,501.95
	<b>Administrative Expenses:</b>	<b>3,490.38</b>	<b>3,537.39</b>	<b>47.01</b>	<b>30,143.78</b>	<b>31,836.51</b>	<b>1,692.73</b>	<b>42,449.10</b>

**Building & Grounds:**

75170	Janitorial Service	100.00	100.00	.00	900.00	900.00	.00	1,200.00
75400	Repairs and Maintenance	1,380.10	3,100.66	1,720.56	4,189.15	27,905.94	23,716.79	37,208.00
75425	Contingency/Misc Expense	.00	250.00	250.00	.00	2,250.00	2,250.00	3,000.00
76050	Security Expense	26,073.41	14,302.01	(11,771.40)	128,535.80	128,718.09	182.29	171,624.22
76075	Security Equip./Gates	573.15	250.00	(323.15)	8,651.94	2,250.00	(6,401.94)	3,000.00
76550	Fertilization/Pest Control	.00	12.50	12.50	.00	112.50	112.50	150.00
76575	Irrigation Maintenance	.00	208.33	208.33	.00	1,874.97	1,874.97	2,500.00
76625	Landscape Extra	3,465.00	554.39	(2,910.61)	11,310.60	4,989.51	(6,321.09)	6,652.68
76650	Lawn/Landscape Maint	2,075.00	1,083.33	(991.67)	8,255.00	9,749.97	1,494.97	13,000.00
76655	Tree Trimming	4,699.50	250.00	(4,449.50)	1,174.50	2,250.00	1,075.50	3,000.00
76660	Lake Maintenance	450.31	375.00	(75.31)	3,351.88	3,375.00	23.12	4,500.00
	<b>Building &amp; Grounds:</b>	<b>38,816.47</b>	<b>20,486.22</b>	<b>(18,330.25)</b>	<b>166,368.87</b>	<b>184,375.98</b>	<b>18,007.11</b>	<b>245,834.90</b>

**ESCONDIDO H.O.A., INC.**  
**Income/Expense Statement**  
**Period: 12/01/22 to 12/31/22**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>Utilities:</b>								
78020	Electricity	1,099.05	958.33	(140.72)	9,750.52	8,624.97	(1,125.55)	11,500.00
78100	Water & Sewer	82.63	75.00	(7.63)	715.01	675.00	(40.01)	900.00
78150	Telephone	257.05	241.66	(15.39)	2,313.86	2,174.94	(138.92)	2,900.00
	<b>Utilities:</b>	<u>1,438.73</u>	<u>1,274.99</u>	<u>(163.74)</u>	<u>12,779.39</u>	<u>11,474.91</u>	<u>(1,304.48)</u>	<u>15,300.00</u>
<b>Reserves:</b>								
	<b>Reserves:</b>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
<b>TOTAL EXPENSES</b>		43,745.58	25,298.60	(18,446.98)	209,292.04	227,687.40	18,395.36	303,584.00
<b>CURRENT YEAR NET INCOME/(LOSS)</b>		(18,246.90)	.06	(18,246.96)	21,728.96	.54	21,728.42	.00
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