



Income Statement

7/17/2018 - 9/30/2018, By Month, Cash basis

Boca Rio Home Owner Association
10035 Blossom Valley Road
El Cajon, California 92021

Boca Rio Homeowners Association

Account	7/17/2018 - 7/31/2018	08/2018	9/1/2018 - 9/30/2018	Total
Income				
Convenience Fee	0.50	0.50	0.50	1.50
Fee Charged for HOA Verification		135.00		135.00
HOA Association Fee Income	2,730.00	17,160.00	17,160.00	37,050.00
Late Fee Income	39.00	78.00	39.00	156.00
Laundry Income	168.30	118.25		286.55
Total Income	\$2,937.80	\$17,491.75	\$17,199.50	\$37,629.05
Expense				
Administrative				
Administrative Bank Scanner	210.00	30.00		240.00
Buildium Program	5.30	5.30	5.30	15.90
Website	(210.00)		30.00	(180.00)
Total for Administrative	\$5.30	\$35.30	\$35.30	\$75.90
Bank Fees	33.50	38.50	38.50	110.50
Insurance				
Fire Insurance		1,882.75	1,882.75	3,765.50
Total for Insurance	\$0.00	\$1,882.75	\$1,882.75	\$3,765.50
Landscaping				
Landscaping - Other	885.00		1,010.00	1,895.00
Total for Landscaping	\$885.00	\$0.00	\$1,010.00	\$1,895.00
Legal and Professional Fees	250.00			250.00
Maintenance				
Custodial Expenses		300.00	300.00	600.00
Fire Extinguishers		144.00		144.00
Lighting-Bulbs			134.95	134.95
Maintenance - Other	128.86	320.85		449.71
Pest Control	200.00	10.00		210.00
Total for Maintenance	\$328.86	\$774.85	\$434.95	\$1,538.66
Repairs				
Plumbing Repairs		52.00		52.00
Total for Repairs	\$0.00	\$52.00	\$0.00	\$52.00
Utilities				
Gas / Electricity		1,963.91		1,963.91
Trash Service	3,862.32			3,862.32
Water		1,555.08	1,345.71	2,900.79
Total for Utilities	\$3,862.32	\$3,518.99	\$1,345.71	\$8,727.02
Total Expense	\$5,364.98	\$6,302.39	\$4,747.21	\$16,414.58
Net Operating Income	(\$2,427.18)	\$11,189.36	\$12,452.29	\$21,214.47



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Non-operating Expense				
Reserve Allocation (Monthly)	5,145.00	5,145.00	5,145.00	15,435.00
Total Non-operating Expense	\$5,145.00	\$5,145.00	\$5,145.00	\$15,435.00
Net Non-operating Income	(\$5,145.00)	(\$5,145.00)	(\$5,145.00)	(\$15,435.00)
Net Income	(\$7,572.18)	\$6,044.36	\$7,307.29	\$5,779.47



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1/1/2018 - 9/30/2018, By Year, Cash basis

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El Cajon, California 92021

Boca Rio Homeowners Association

Account	1/1/2018 - 9/30/2018	Total
Income		
Convenience Fee	4.50	4.50
Fee Charged for HOA Verification	170.00	170.00
HOA Association Fee Income	154,440.00	154,440.00
Late Fee Income	310.00	310.00
Laundry Income	955.90	955.90
NSF Fee Income	10.00	10.00
Total Income	\$155,890.40	\$155,890.40
Expense		
Administrative		
Administrative - Other	0.00	
Administrative Bank Scanner	240.00	240.00
Buildium Program	1,005.55	1,005.55
Election Supplies	200.00	200.00
Postage and Delivery	117.38	117.38
Website	144.90	144.90
Total for Administrative	\$1,707.83	\$1,707.83
Bank Fees	376.50	376.50
Corporate Taxes	10.00	10.00
Insurance		
Fire Insurance	16,009.65	16,009.65
Flood Insurance	16,634.00	16,634.00
Total for Insurance	\$32,643.65	\$32,643.65
Landscaping		
Landscaping - Other	7,205.00	7,205.00
Total for Landscaping	\$7,205.00	\$7,205.00
Legal and Professional Fees	830.00	830.00
Licenses and Permits	0.00	
Maintenance		
Custodial Expenses	2,700.00	2,700.00
Fire Extinguishers	144.00	144.00
Lighting-Bulbs	195.07	195.07
Lock Hardware	286.99	286.99
Maintenance - Other	1,268.69	1,268.69
Misc. Repairs	360.00	360.00
Pest Control	1,750.00	1,750.00
Total for Maintenance	\$6,704.75	\$6,704.75
Management & Accounting	1,190.30	1,190.30



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Repairs		
Electrical Repairs	100.00	100.00
Plumbing Repairs	796.27	796.27
Roof Repairs	195.00	195.00
Total for Repairs	\$1,091.27	\$1,091.27
Utilities		
Gas / Electricity	7,756.60	7,756.60
Trash Service	11,586.96	11,586.96
Water	10,369.59	10,369.59
Total for Utilities	\$29,713.15	\$29,713.15
Total Expense	\$81,472.45	\$81,472.45
Net Operating Income	\$74,417.95	\$74,417.95
Non-operating Expense		
Reserve Allocation (Monthly)	46,305.00	46,305.00
Total Non-operating Expense	\$46,305.00	\$46,305.00
Net Non-operating Income	(\$46,305.00)	(\$46,305.00)
Net Income	\$28,112.95	\$28,112.95