# VILLANITAS
# HOMEOWNERS ASSOCIATION

## Financial Statement

## January 31, 2021

# Villanitas Homeowners Association

## BALANCE SHEET

As Of 01/31/2021

## Operating

| | | | |
|---|---|---|---|
| **Assets** | | | |
| Operating Account | | | |
| 1008 | CIT Bank | 31,331.59 | |
| Total Operating Account | | 31,331.59 | |
| Accounts Receivable | | | |
| 1310 | A/R Assessments | 26,359.62 | |
| Total Accounts Receivable | | 26,359.62 | |
| Other Assets | | | |
| 1060 | SDCCU - Primary Savings | 96,040.30 | |
| 1075 | SDCCU - CD 9.28.21 0.55% | 153,161.39 | |
| 1090 | Bank of America CD 02.10.2021 1.49% | 101,171.93 | |
| Total Other Assets | | 350,373.62 | |
| Prepaid | | | |
| 1610 | Prepaid Insurance | 7,647.73 | |
| Total Prepaid | | 7,647.73 | |
| *Total Assets* | | | *415,712.56* |
| **Liabilities & Equity** | | | |
| Liability | | | |
| 3020 | Accrued Payables | 480.00 | |
| 3310 | Prepaid Owner Assessments | 13,952.06 | |
| Total Liability | | 14,432.06 | |
| Equity | | | |
| 5510 | Prior Year Net Inc./Loss | 41,560.03 | |
| 5520 | Prior Year Adjustments | 3,113.00 | |
| | Net Income/(Loss) | 5,679.98 | |
| Total Equity | | 50,353.01 | |
| Reserve | | | |
| 5030 | Reserves - Fencing/Gates | 37,373.00 | |
| 5090 | Reserves - Electrical | 20,790.84 | |
| 5100 | Reserves - Landscape/Irrigation | 37,012.47 | |
| 5120 | Reserves - Playground | 32,035.73 | |
| 5160 | Reserves - Pool/Spa | 93,054.37 | |
| 5180 | Reserves - Pool Buildings | 4,679.33 | |
| 5183 | Reserves - Tennis Courts | 7,423.94 | |
| 5190 | Reserves-Asphalt/Concrete | 39,893.73 | |
| 5200 | Reserves - Interest | 4,005.87 | |
| 5240 | Reserves - Building Exterior | 15,333.16 | |
| 5250 | Reserves - Lighting | 22,322.71 | |
| 5370 | Reserves-Tree Trimming | 37,002.34 | |
| Total Reserve | | 350,927.49 | |
| *Total Liabilities & Equity* | | | *415,712.56* |

# Villanitas Homeowners Association
# INCOME & EXPENSE BUDGET COMPARISON

Period 1/1/2021 To 1/31/2021 11:59:00 PM

| | | Current Month Operating | | | Year to Date Operating | | | |
|---|---|---|---|---|---|---|---|---|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Annual |
| **REVENUES** | | | | | | | | |
| **Income** | | | | | | | | |
| 6310 | Assessment Income | 16,400.00 | 16,400.00 | 0.00 | 16,400.00 | 16,400.00 | 0.00 | 196,800.00 |
| 6340 | Late Fee Income | 40.00 | 0.00 | 40.00 | 40.00 | 0.00 | 40.00 | 0.00 |
| 6350 | Legal Fees Reimbursement | 24.40 | 0.00 | 24.40 | 24.40 | 0.00 | 24.40 | 0.00 |
| 6390 | Interest Income | 218.97 | 20.00 | 198.97 | 218.97 | 20.00 | 198.97 | 240.00 |
| 6460 | Misc. Income | 110.00 | 0.00 | 110.00 | 110.00 | 0.00 | 110.00 | 0.00 |
| TOTAL Income | | 16,793.37 | 16,420.00 | 373.37 | 16,793.37 | 16,420.00 | 373.37 | 197,040.00 |
| TOTAL REVENUES | | 16,793.37 | 16,420.00 | 373.37 | 16,793.37 | 16,420.00 | 373.37 | 197,040.00 |
| **EXPENSES** | | | | | | | | |
| **General & Administrative** | | | | | | | | |
| 8010 | Audit/Tax Preparation | 0.00 | 80.00 | (80.00) | 0.00 | 80.00 | (80.00) | 960.00 |
| 8040 | Insurance | 916.09 | 850.00 | 66.09 | 916.09 | 850.00 | 66.09 | 10,200.00 |
| 8050 | Legal | 0.00 | 300.00 | (300.00) | 0.00 | 300.00 | (300.00) | 3,600.00 |
| 8060 | Licenses and Fees | 0.00 | 75.00 | (75.00) | 0.00 | 75.00 | (75.00) | 900.00 |
| 8070 | Management Contract | 2,829.75 | 2,900.00 | (70.25) | 2,829.75 | 2,900.00 | (70.25) | 34,800.00 |
| 8073 | Postage | 0.00 | 33.00 | (33.00) | 0.00 | 33.00 | (33.00) | 396.00 |
| 8075 | Administrative | 274.34 | 283.00 | (8.66) | 274.34 | 283.00 | (8.66) | 3,396.00 |
| 8080 | Reserve Study | 0.00 | 80.00 | (80.00) | 0.00 | 80.00 | (80.00) | 960.00 |
| 8200 | Misc Fees | 10.00 | 38.00 | (28.00) | 10.00 | 38.00 | (28.00) | 456.00 |
| 8221 | Federal Taxes | 0.00 | 33.00 | (33.00) | 0.00 | 33.00 | (33.00) | 400.00 |
| 8222 | State Taxes | 0.00 | 33.00 | (33.00) | 0.00 | 33.00 | (33.00) | 400.00 |
| TOTAL General & Administrative | | 4,030.18 | 4,705.00 | (674.82) | 4,030.18 | 4,705.00 | (674.82) | 56,468.00 |
| **Maintenance** | | | | | | | | |
| 7010 | Repairs and Maintenance | 76.00 | 833.00 | (757.00) | 76.00 | 833.00 | (757.00) | 9,996.00 |
| 7013 | Gate Service (ESP) | 0.00 | 120.00 | (120.00) | 0.00 | 120.00 | (120.00) | 1,440.00 |
| 7281 | Janitorial Supplies | 0.00 | 417.00 | (417.00) | 0.00 | 417.00 | (417.00) | 5,000.00 |
| 7320 | Landscape Contract | 1,694.00 | 1,750.00 | (56.00) | 1,694.00 | 1,750.00 | (56.00) | 21,000.00 |
| 7400 | Landscape Supplies | 0.00 | 500.00 | (500.00) | 0.00 | 500.00 | (500.00) | 6,000.00 |
| 7410 | Tree Maintenance | 0.00 | 1,250.00 | (1,250.00) | 0.00 | 1,250.00 | (1,250.00) | 15,000.00 |
| 7420 | Pest Control | 0.00 | 25.00 | (25.00) | 0.00 | 25.00 | (25.00) | 300.00 |
| 7440 | Pool Contract | 480.00 | 475.00 | 5.00 | 480.00 | 475.00 | 5.00 | 5,700.00 |
| 7441 | Pool/Spa Repair | 140.00 | 205.00 | (65.00) | 140.00 | 205.00 | (65.00) | 2,460.00 |
| 7442 | Pool Spa Supplies | 0.00 | 300.00 | (300.00) | 0.00 | 300.00 | (300.00) | 3,600.00 |
| TOTAL Maintenance | | 2,390.00 | 5,875.00 | (3,485.00) | 2,390.00 | 5,875.00 | (3,485.00) | 70,496.00 |
| **Reserve Contributions** | | | | | | | | |
| 9030 | Reserves-Fencing/Gates | 320.00 | 320.00 | 0.00 | 320.00 | 320.00 | 0.00 | 3,840.00 |
| 9090 | Reserves-Electrical | 203.00 | 203.00 | 0.00 | 203.00 | 203.00 | 0.00 | 2,432.00 |
| 9100 | Reserves-Landscape/Irrigat | 363.00 | 363.00 | 0.00 | 363.00 | 363.00 | 0.00 | 4,352.00 |
| 9120 | Reserves-Playground | 245.00 | 245.00 | 0.00 | 245.00 | 245.00 | 0.00 | 2,944.00 |
| 9160 | Reserves-Pool/Spa | 1,214.00 | 1,214.00 | 0.00 | 1,214.00 | 1,214.00 | 0.00 | 14,573.00 |
| 9183 | Reserves - Tennis Courts | 117.00 | 117.00 | 0.00 | 117.00 | 117.00 | 0.00 | 1,408.00 |
| 9190 | Reserves-Asphalt/Concrete | 181.00 | 181.00 | 0.00 | 181.00 | 181.00 | 0.00 | 2,176.00 |
| 9200 | Reserves-Interest | 77.00 | 77.00 | 0.00 | 77.00 | 77.00 | 0.00 | 919.00 |
| 9240 | Reserves-Buildings Exterior | 149.00 | 149.00 | 0.00 | 149.00 | 149.00 | 0.00 | 1,792.00 |

# Villanitas Homeowners Association
## INCOME & EXPENSE BUDGET COMPARISON
Period 1/1/2021 To 1/31/2021 11:59:00 PM

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 9370 | Reserves-Tree Trimming | 320.00 | 320.00 | 0.00 | 320.00 | 320.00 | 0.00 | 3,840.00 |
| TOTAL Reserve Contributions | | 3,189.00 | 3,189.00 | 0.00 | 3,189.00 | 3,189.00 | 0.00 | 38,276.00 |
| **Utilities** | | | | | | | | |
| 8911 | Gas | 4.33 | 936.00 | (931.67) | 4.33 | 936.00 | (931.67) | 11,232.00 |
| 8912 | Electric | 721.58 | 693.00 | 28.58 | 721.58 | 693.00 | 28.58 | 8,320.00 |
| 8930 | Water & Sewer | 778.30 | 1,159.00 | (380.70) | 778.30 | 1,159.00 | (380.70) | 13,910.00 |
| TOTAL Utilities | | 1,504.21 | 2,788.00 | (1,283.79) | 1,504.21 | 2,788.00 | (1,283.79) | 33,462.00 |
| TOTAL EXPENSES | | 11,113.39 | 16,557.00 | (5,443.61) | 11,113.39 | 16,557.00 | (5,443.61) | 198,702.00 |
| Excess Revenue / Expense | | 5,679.98 | (137.00) | 5,816.98 | 5,679.98 | (137.00) | 5,816.98 | (1,662.00) |