

VILLANITAS  
HOMEOWNERS ASSOCIATION

Financial Statement

July 31, 2021

Villanitas Homeowners Association

BALANCE SHEET

As Of 07/31/2021

**Operating**

**Assets**

Operating Account

1008 CIT Bank 12,715.99

Total Operating Account 12,715.99

Accounts Receivable

1310 A/R Assessments 24,313.00

Total Accounts Receivable 24,313.00

Other Assets

1060 SDCCU - Primary Savings 118,375.36

1075 SDCCU - CD 9.28.21 0.55% 153,369.20

1090 Bank of America CD 03.10.2022 0.03% 102,819.77

Total Other Assets 374,564.33

Prepaid

1610 Prepaid Insurance 2,151.19

Total Prepaid 2,151.19

*Total Assets*

413,744.51

**Liabilities & Equity**

Liability

3020 Accrued Payables 480.00

3310 Prepaid Owner Assessments 15,724.76

Total Liability 16,204.76

Equity

5510 Prior Year Net Inc./Loss 41,560.03

5520 Prior Year Adjustments 3,113.00

Net Income/(Loss) (1,219.77)

Total Equity 43,453.26

Reserve

5030 Reserves - Fencing/Gates 39,293.00

5090 Reserves - Electrical 22,008.84

5100 Reserves - Landscape/Irrigation 39,190.47

5120 Reserves - Playground 33,505.73

5160 Reserves - Pool/Spa 85,960.87

5180 Reserves - Pool Buildings 4,679.33

5183 Reserves - Tennis Courts 8,125.94

5190 Reserves-Asphalt/Concrete 39,382.23

5200 Reserves - Interest 4,467.87

5240 Reserves - Building Exterior 16,227.16

5250 Reserves - Lighting 22,322.71

5370 Reserves-Tree Trimming 38,922.34

Total Reserve 354,086.49

*Total Liabilities & Equity*

413,744.51

# Villanitas Homeowners Association

## INCOME & EXPENSE BUDGET COMPARISON

Period 7/1/2021 To 7/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>REVENUES</b>								
<b><u>Income</u></b>								
6310	Assessment Income	16,400.00	16,400.00	0.00	114,800.00	114,800.00	0.00	196,800.00
6340	Late Fee Income	80.00	0.00	80.00	688.00	0.00	688.00	0.00
6350	Legal Fees Reimbursement	100.00	0.00	100.00	1,247.00	0.00	1,247.00	0.00
6390	Interest Income	0.00	20.00	(20.00)	2,081.99	140.00	1,941.99	240.00
6460	Misc. Income	110.00	0.00	110.00	715.00	0.00	715.00	0.00
6490	Fines	500.00	0.00	500.00	1,900.00	0.00	1,900.00	0.00
	<b>TOTAL Income</b>	<b>17,190.00</b>	<b>16,420.00</b>	<b>770.00</b>	<b>121,431.99</b>	<b>114,940.00</b>	<b>6,491.99</b>	<b>197,040.00</b>
	<b>TOTAL REVENUES</b>	<b>17,190.00</b>	<b>16,420.00</b>	<b>770.00</b>	<b>121,431.99</b>	<b>114,940.00</b>	<b>6,491.99</b>	<b>197,040.00</b>
<b>EXPENSES</b>								
<b><u>General &amp; Administrative</u></b>								
8010	Audit/Tax Preparation	0.00	80.00	(80.00)	950.00	560.00	390.00	960.00
8040	Insurance	916.09	850.00	66.09	6,412.63	5,950.00	462.63	10,200.00
8050	Legal	169.20	300.00	(130.80)	930.00	2,100.00	(1,170.00)	3,600.00
8060	Licenses and Fees	0.00	75.00	(75.00)	0.00	525.00	(525.00)	900.00
8070	Management Contract	2,829.75	2,900.00	(70.25)	19,808.25	20,300.00	(491.75)	34,800.00
8073	Postage	0.00	33.00	(33.00)	0.00	231.00	(231.00)	396.00
8075	Administrative	208.30	283.00	(74.70)	2,485.03	1,981.00	504.03	3,396.00
8080	Reserve Study	0.00	80.00	(80.00)	0.00	560.00	(560.00)	960.00
8200	Misc Fees	0.00	38.00	(38.00)	812.76	266.00	546.76	456.00
8221	Federal Taxes	0.00	33.00	(33.00)	407.00	231.00	176.00	400.00
8222	State Taxes	0.00	33.00	(33.00)	363.60	231.00	132.60	400.00
	<b>TOTAL General &amp; Administrative</b>	<b>4,123.34</b>	<b>4,705.00</b>	<b>(581.66)</b>	<b>32,169.27</b>	<b>32,935.00</b>	<b>(765.73)</b>	<b>56,468.00</b>
<b><u>Maintenance</u></b>								
7010	Repairs and Maintenance	832.42	833.00	(0.58)	5,610.06	5,831.00	(220.94)	9,996.00
7013	Gate Service (ESP)	130.75	120.00	10.75	893.65	840.00	53.65	1,440.00
7281	Janitorial Supplies	0.00	417.00	(417.00)	7,389.60	2,919.00	4,470.60	5,000.00
7320	Landscape Contract	1,694.00	1,750.00	(56.00)	11,858.00	12,250.00	(392.00)	21,000.00
7400	Landscape Supplies	350.56	500.00	(149.44)	829.32	3,500.00	(2,670.68)	6,000.00
7410	Tree Maintenance	1,115.00	1,250.00	(135.00)	10,895.00	8,750.00	2,145.00	15,000.00
7420	Pest Control	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
7440	Pool Contract	515.00	475.00	40.00	3,395.00	3,325.00	70.00	5,700.00
7441	Pool/Spa Repair	0.00	205.00	(205.00)	2,945.00	1,435.00	1,510.00	2,460.00
7442	Pool Spa Supplies	394.00	300.00	94.00	1,100.00	2,100.00	(1,000.00)	3,600.00
	<b>TOTAL Maintenance</b>	<b>5,031.73</b>	<b>5,875.00</b>	<b>(843.27)</b>	<b>44,915.63</b>	<b>41,125.00</b>	<b>3,790.63</b>	<b>70,496.00</b>
<b><u>Reserve Contributions</u></b>								
9030	Reserves-Fencing/Gates	320.00	320.00	0.00	2,240.00	2,240.00	0.00	3,840.00
9090	Reserves-Electrical	203.00	203.00	0.00	1,421.00	1,421.00	0.00	2,432.00
9100	Reserves-Landscape/Irrigat	363.00	363.00	0.00	2,541.00	2,541.00	0.00	4,352.00
9120	Reserves-Playground	245.00	245.00	0.00	1,715.00	1,715.00	0.00	2,944.00
9160	Reserves-Pool/Spa	1,214.00	1,214.00	0.00	8,498.00	8,498.00	0.00	14,573.00
9183	Reserves - Tennis Courts	117.00	117.00	0.00	819.00	819.00	0.00	1,408.00
9190	Reserves-Asphalt/Concrete	181.00	181.00	0.00	1,267.00	1,267.00	0.00	2,176.00
9200	Reserves-Interest	77.00	77.00	0.00	539.00	539.00	0.00	919.00

**Villanitas Homeowners Association**  
**INCOME & EXPENSE BUDGET COMPARISON**

Period 7/1/2021 To 7/31/2021 11:59:00 PM

9240	Reserves-Buildings Exterior	149.00	149.00	0.00	1,043.00	1,043.00	0.00	1,792.00
9370	Reserves-Tree Trimming	320.00	320.00	0.00	2,240.00	2,240.00	0.00	3,840.00
TOTAL Reserve Contributions		3,189.00	3,189.00	0.00	22,323.00	22,323.00	0.00	38,276.00
<b>Utilities</b>								
8911	Gas	374.86	936.00	(561.14)	6,872.21	6,552.00	320.21	11,232.00
8912	Electric	1,217.94	693.00	524.94	5,768.41	4,851.00	917.41	8,320.00
8930	Water & Sewer	2,170.43	1,159.00	1,011.43	10,603.24	8,113.00	2,490.24	13,910.00
TOTAL Utilities		3,763.23	2,788.00	975.23	23,243.86	19,516.00	3,727.86	33,462.00
TOTAL EXPENSES		16,107.30	16,557.00	(449.70)	122,651.76	115,899.00	6,752.76	198,702.00
Excess Revenue / Expense		1,082.70	(137.00)	1,219.70	(1,219.77)	(959.00)	(260.77)	(1,662.00)