VILLANITAS
HOMEOWNERS ASSOCIATION

Financial Statement

September 30, 2021

Villanitas Homeowners Association

BALANCE SHEET

As Of 09/30/2021

Operating

Assets			
Operating Account			
1008	CIT Bank	10,720.88	
Total Operating Account		10,720.88	
Accounts Receivable			
1310	A/R Assessments	24,729.32	
Total Accounts Receivable		24,729.32	
Other Assets			
1060	SDCCU - Primary Savings	124,754.70	
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		380,943.67	
Prepaid			
1610	Prepaid Insurance	319.01	
Total Prepaid		319.01	
Total Assets			*416,712.88*
Liabilities & Equity			
Liability			
3020	Accrued Payables	1,366.60	
3310	Prepaid Owner Assessments	14,247.40	
Total Liability		15,614.00	
Equity			
5510	Prior Year Net Inc./Loss	41,560.03	
5520	Prior Year Adjustments	3,113.00	
	Net Income/(Loss)	(1,587.64)	
Total Equity		43,085.39	
Reserve			
5030	Reserves - Fencing/Gates	39,933.00	
5090	Reserves - Electrical	22,414.84	
5100	Reserves - Landscape/Irrigation	38,016.47	
5120	Reserves - Playground	33,995.73	
5160	Reserves - Pool/Spa	88,388.87	
5180	Reserves - Pool Buildings	4,679.33	
5183	Reserves - Tennis Courts	7,808.94	
5190	Reserves-Asphalt/Concrete	39,744.23	
5200	Reserves - Interest	4,621.87	
5240	Reserves - Building Exterior	16,525.16	
5250	Reserves - Lighting	22,322.71	
5370	Reserves-Tree Trimming	39,562.34	
Total Reserve		358,013.49	
Total Liabilities & Equity			*416,712.88*

Villanitas Homeowners Association
INCOME & EXPENSE BUDGET COMPARISON

Period 9/1/2021 To 9/30/2021 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	147,600.00	147,600.00	0.00	196,800.00
6340	Late Fee Income	70.00	0.00	70.00	708.00	0.00	708.00	0.00
6350	Legal Fees Reimbursement	0.00	0.00	0.00	1,247.00	0.00	1,247.00	0.00
6390	Interest Income	0.00	20.00	(20.00)	2,081.99	180.00	1,901.99	240.00
6460	Misc. Income	220.00	0.00	220.00	900.00	0.00	900.00	0.00
6490	Fines	500.00	0.00	500.00	2,900.00	0.00	2,900.00	0.00
TOTAL Income		17,190.00	16,420.00	770.00	155,436.99	147,780.00	7,656.99	197,040.00
TOTAL REVENUES		17,190.00	16,420.00	770.00	155,436.99	147,780.00	7,656.99	197,040.00
EXPENSES								
General & Administrative								
8010	Audit/Tax Preparation	0.00	80.00	(80.00)	950.00	720.00	230.00	960.00
8040	Insurance	916.09	850.00	66.09	8,244.81	7,650.00	594.81	10,200.00
8050	Legal	110.00	300.00	(190.00)	2,117.50	2,700.00	(582.50)	3,600.00
8060	Licenses and Fees	0.00	75.00	(75.00)	0.00	675.00	(675.00)	900.00
8070	Management Contract	2,829.75	2,900.00	(70.25)	25,467.75	26,100.00	(632.25)	34,800.00
8073	Postage	0.00	33.00	(33.00)	0.00	297.00	(297.00)	396.00
8075	Administrative	134.06	283.00	(148.94)	2,978.92	2,547.00	431.92	3,396.00
8080	Reserve Study	0.00	80.00	(80.00)	0.00	720.00	(720.00)	960.00
8200	Misc Fees	320.00	38.00	282.00	1,132.76	342.00	790.76	456.00
8221	Federal Taxes	0.00	33.00	(33.00)	547.00	297.00	250.00	400.00
8222	State Taxes	0.00	33.00	(33.00)	363.60	297.00	66.60	400.00
TOTAL General & Administrative		4,309.90	4,705.00	(395.10)	41,802.34	42,345.00	(542.66)	56,468.00
Maintenance								
7010	Repairs and Maintenance	192.08	833.00	(640.92)	6,811.63	7,497.00	(685.37)	9,996.00
7013	Gate Service (ESP)	130.75	120.00	10.75	1,024.40	1,080.00	(55.60)	1,440.00
7281	Janitorial Contract	886.60	417.00	469.60	10,128.90	3,753.00	6,375.90	5,000.00
7320	Landscape Contract	1,694.00	1,750.00	(56.00)	15,246.00	15,750.00	(504.00)	21,000.00
7400	Landscape Supplies	0.00	500.00	(500.00)	829.32	4,500.00	(3,670.68)	6,000.00
7410	Tree Maintenance	1,600.00	1,250.00	350.00	12,495.00	11,250.00	1,245.00	15,000.00
7420	Pest Control	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
7440	Pool Contract	480.00	475.00	5.00	4,425.00	4,275.00	150.00	5,700.00
7441	Pool/Spa Repair	0.00	205.00	(205.00)	2,945.00	1,845.00	1,100.00	2,460.00
7442	Pool Spa Supplies	0.00	300.00	(300.00)	2,268.00	2,700.00	(432.00)	3,600.00
TOTAL Maintenance		4,983.43	5,875.00	(891.57)	56,173.25	52,875.00	3,298.25	70,496.00
Reserve Contributions								
9030	Reserves-Fencing/Gates	320.00	-320.00	0.00	2,880.00	2,880.00	0.00	3,840.00
9090	Reserves-Electrical	203.00	203.00	0.00	1,827.00	1,827.00	0.00	2,432.00
9100	Reserves-Landscape/Irrigat	363.00	363.00	0.00	3,267.00	3,267.00	0.00	4,352.00
9120	Reserves-Playground	245.00	245.00	0.00	2,205.00	2,205.00	0.00	2,944.00
9160	Reserves-Pool/Spa	1,214.00	1,214.00	0.00	10,926.00	10,926.00	0.00	14,573.00
9183	Reserves - Tennis Courts	117.00	117.00	0.00	1,053.00	1,053.00	0.00	1,408.00
9190	Reserves-Asphalt/Concrete	181.00	181.00	0.00	1,629.00	1,629.00	0.00	2,176.00
9200	Reserves-Interest	77.00	77.00	0.00	693.00	693.00	0.00	919.00

Villanitas Homeowners Association
INCOME & EXPENSE BUDGET COMPARISON
Period 9/1/2021 To 9/30/2021 11:59:00 PM

9240	Reserves-Buildings Exterior	149.00	149.00	0.00	1,341.00	1,341.00	0.00	1,792.00
9370	Reserves-Tree Trimming	320.00	320.00	0.00	2,880.00	2,880.00	0.00	3,840.00
TOTAL Reserve Contributions		3,189.00	3,189.00	0.00	28,701.00	28,701.00	0.00	38,276.00
Utilities								
8911	Gas	375.09	936.00	(560.91)	7,347.25	8,424.00	(1,076.75)	11,232.00
8912	Electric	1,121.98	693.00	428.98	7,979.81	6,237.00	1,742.81	8,320.00
8930	Water & Sewer	2,320.89	1,159.00	1,161.89	15,020.98	10,431.00	4,589.98	13,910.00
TOTAL Utilities		3,817.96	2,788.00	1,029.96	30,348.04	25,092.00	5,256.04	33,462.00
TOTAL EXPENSES		16,300.29	16,557.00	(256.71)	157,024.63	149,013.00	8,011.63	198,702.00
Excess Revenue / Expense		889.71	(137.00)	1,026.71	(1,587.64)	(1,233.00)	(354.64)	(1,662.00)

Villanitas Homeowners Association

GL Ledger Summary Standard

Period 9/1/2021 To 9/30/2021 11:59:00 PM

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
1008 CIT Bank *****6657				Operating			**9,613.79**
9/1/2021	9/1/2021	G/L	Operating	Pool Key	55.00		9,668.79
9/1/2021	9/1/2021	A/R	Operating	Lockbox	800.00		10,468.79
9/2/2021	9/2/2021	A/R	Operating	Lockbox	1,450.00		11,918.79
9/3/2021	9/3/2021	A/R	Operating	Lockbox	1,362.00		13,280.79
9/7/2021	9/7/2021	A/P	Operating	A/P Voucher Post: Chk# 2447: Elite Community Management		2,963.81	10,316.98
9/7/2021	9/7/2021	A/P	Operating	A/P Voucher Post: Chk# 2448: OLIVENHAIN MUNI WATER DISTRICT		1,823.88	8,493.10
9/7/2021	9/7/2021	A/P	Operating	A/P Voucher Post: Chk# 2449: EPSTEN, APC		110.00	8,383.10
9/7/2021	9/7/2021	A/R	Operating	Lockbox	2,076.00		10,459.10
9/8/2021	9/8/2021	A/R	Operating	Lockbox	460.00		10,919.10
9/9/2021	9/9/2021	A/R	Operating	Lockbox	80.00		10,999.10
9/10/2021	9/10/2021	A/R	Operating	Lockbox	3,920.00		14,919.10
9/10/2021	9/10/2021	A/R	Operating	Lockbox	240.00		15,159.10
9/13/2021	9/13/2021	A/R	Operating	Lockbox	1,210.00		16,369.10
9/14/2021	9/14/2021	A/R	Operating	Lockbox	80.00		16,449.10
9/15/2021	9/15/2021	A/R	Operating	Lockbox	160.00		16,609.10
9/15/2021	9/15/2021	A/R	Operating	Lockbox	240.00		16,849.10
9/16/2021	9/16/2021	A/R	Operating	Lockbox	560.00		17,409.10
9/20/2021	9/20/2021	A/P	Operating	A/P Voucher Post: Chk# 2450: VILLANITAS HOMEOWNERS ASSOC.		3,189.67	14,219.43
9/20/2021	9/20/2021	A/P	Operating	A/P Voucher Post: Chk# 2451: MARK LESSMAN		300.00	13,919.43
9/20/2021	9/20/2021	A/P	Operating	A/P Voucher Post: Chk# 2452: PACIFIC GREEN LANDSCAPE INC.		1,694.00	12,225.43
9/20/2021	9/20/2021	A/P	Operating	A/P Voucher Post: Chk# 2453: Lee's Lock and Safe		192.08	12,033.35
9/20/2021	9/20/2021	A/P	Operating	A/P Voucher Post: Chk# 2454: ADT COMMERCIAL		130.75	11,902.60
9/20/2021	9/20/2021	A/R	Operating	Lockbox	162.36		12,064.96
9/21/2021	9/21/2021	A/R	Operating	Lockbox	80.00		12,144.96
9/22/2021	9/22/2021	A/R	Operating	Lockbox	90.00		12,234.96
9/23/2021	9/23/2021	A/R	Operating	Lockbox	330.00		12,564.96
9/24/2021	9/24/2021	A/R	Operating	Lockbox	160.00		12,724.96
9/25/2021	9/25/2021	G/L	Operating	WATER AUTO DEBIT		497.01	12,227.95
9/27/2021	9/27/2021	A/R	Operating	Adjustment Batch	80.00		12,307.95
9/27/2021	9/27/2021	G/L	Operating	Pool Keys	165.00		12,472.95
9/27/2021	9/27/2021	A/P	Operating	A/P Voucher Post: Chk# 2455: SAN DIEGO GAS & ELECTRIC		1,497.07	10,975.88
9/27/2021	9/27/2021	A/P	Operating	A/P Voucher Post: Chk# 2456: VISTA TREE SERVICE, INC		1,600.00	9,375.88
9/27/2021	9/27/2021	A/R	Operating	Lockbox	653.00		10,028.88
9/28/2021	9/28/2021	A/R	Operating	Lockbox	320.00		10,348.88
9/29/2021	9/29/2021	A/R	Operating	Lockbox	160.00		10,508.88
9/30/2021	9/30/2021	A/R	Operating	Lockbox	232.00		10,740.88
9/30/2021	9/30/2021	G/L	Operating	Bank Reconcile: Service Fee Charge		20.00	10,720.88
				Net Change: 1,107.09	15,125.36	14,018.27	10,720.88
1060 SDCCU - Primary Savings				Operating			**121,565.03**
9/20/2021	9/19/2021	A/P	Operating	A/P Voucher Post: VILLANITAS HOMEOWNERS ASSOC.	3,189.67		124,754.70
				Net Change: 3,189.67	3,189.67	0.00	124,754.70