

Villanitas Homeowners Association

BALANCE SHEET

As Of 09/30/2022

Operating

**Assets**

Operating Account

1008 CIT Bank 16,512.75

Total Operating Account 16,512.75

Accounts Receivable

1310 A/R Assessments 27,014.77

Total Accounts Receivable 27,014.77

Other Assets

1060 SDCCU - Primary Savings 122,457.89

1075 SDCCU - CD 9.28.21 0.55% 154,498.04

1090 Bank of America CD 03.10.2022 0.03% 102,819.77

Total Other Assets 379,775.70

Prepaid

1610 Prepaid Insurance 907.00

1620 Prepaid Expenses 1,693.40

Total Prepaid 2,600.40

*Total Assets*

425,903.62

**Liabilities & Equity**

Liability

3010 Accounts Payable 3,727.52

3020 Accrued Payables 6,156.20

3310 Prepaid Owner Assessments 15,327.51

Total Liability 25,211.23

Equity

5510 Prior Year Net Inc./Loss 25,561.11

5520 Prior Year Adjustments 3,113.00

Net Income/(Loss) (14,100.01)

Total Equity 14,574.10

Reserve

5030 Reserves - Fencing/Gates 43,773.00

5090 Reserves - Electrical 24,846.84

5100 Reserves - Landscape/Irrigation 42,368.47

5120 Reserves - Playground 36,939.73

5160 Reserves - Pool/Spa 102,961.87

5180 Reserves - Pool Buildings 4,679.33

5183 Reserves - Tennis Courts 8,306.74

5190 Reserves-Asphalt/Concrete 35,184.23

5200 Reserves - Interest 5,540.87

5240 Reserves - Building Exterior 18,317.16

5250 Reserves - Lighting 22,322.71

5370 Reserves-Tree Trimming 40,877.34

Total Reserve 386,118.29

*Total Liabilities & Equity*

425,903.62

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

Period 9/1/2022 To 9/30/2022 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	18,450.00	18,450.00	0.00	166,050.00	166,050.00	0.00	221,400.00
6340	Late Fee Income	115.00	0.00	115.00	1,295.00	0.00	1,295.00	0.00
6350	Legal Fees Reimbursement	416.91	0.00	416.91	466.91	0.00	466.91	0.00
6390	Interest Income	570.50	20.00	550.50	1,194.01	180.00	1,014.01	240.00
6460	Misc. Income	160.00	0.00	160.00	400.00	0.00	400.00	0.00
6490	Fines	0.00	0.00	0.00	500.00	0.00	500.00	0.00
	TOTAL Income	19,712.41	18,470.00	1,242.41	169,905.92	166,230.00	3,675.92	221,640.00
	TOTAL REVENUES	19,712.41	18,470.00	1,242.41	169,905.92	166,230.00	3,675.92	221,640.00
<b>EXPENSES</b>								
<b><u>General &amp; Administrative</u></b>								
8010	Audit/Tax Preparation	0.00	80.00	(80.00)	975.00	720.00	255.00	960.00
8040	Insurance	1,239.00	850.00	389.00	8,495.00	7,650.00	845.00	10,200.00
8050	Legal	0.00	417.00	(417.00)	27.50	3,753.00	(3,725.50)	5,000.00
8060	Licenses and Fees	0.00	75.00	(75.00)	35.00	675.00	(640.00)	900.00
8070	Management Contract	2,971.24	3,045.00	(73.76)	26,741.16	27,405.00	(663.84)	36,540.00
8073	Postage	0.00	33.00	(33.00)	0.00	297.00	(297.00)	396.00
8075	Administrative	254.06	283.00	(28.94)	4,246.34	2,547.00	1,699.34	3,396.00
8080	Reserve Study	525.00	80.00	445.00	525.00	720.00	(195.00)	960.00
8200	Misc Fees	25.00	83.00	(58.00)	1,075.01	747.00	328.01	1,000.00
8221	Federal Taxes	0.00	50.00	(50.00)	0.00	450.00	(450.00)	600.00
8222	State Taxes	0.00	33.00	(33.00)	0.00	297.00	(297.00)	400.00
	TOTAL General & Administrative	5,014.30	5,029.00	(14.70)	42,120.01	45,261.00	(3,140.99)	60,352.00
<b><u>Maintenance</u></b>								
7010	Repairs and Maintenance	990.00	1,275.00	(285.00)	16,667.71	11,475.00	5,192.71	15,296.00
7013	Gate Service (ESP)	142.52	167.00	(24.48)	1,247.37	1,503.00	(255.63)	2,000.00
7281	Janitorial Contract	1,351.75	850.00	501.75	10,075.60	7,650.00	2,425.60	10,200.00
7320	Landscape Contract	1,745.00	1,803.00	(58.00)	15,654.00	16,227.00	(573.00)	21,630.00
7400	Landscape Supplies	0.00	500.00	(500.00)	6,547.60	4,500.00	2,047.60	6,000.00
7410	Tree Maintenance	0.00	1,250.00	(1,250.00)	17,129.37	11,250.00	5,879.37	15,000.00
7420	Pest Control	0.00	25.00	(25.00)	125.00	225.00	(100.00)	300.00
7440	Pool Contract	550.00	475.00	75.00	4,720.00	4,275.00	445.00	5,700.00
7441	Pool/Spa Repair	0.00	250.00	(250.00)	1,146.00	2,250.00	(1,104.00)	3,000.00
7442	Pool Spa Supplies	722.00	300.00	422.00	4,890.00	2,700.00	2,190.00	3,600.00
	TOTAL Maintenance	5,501.27	6,895.00	(1,393.73)	78,202.65	62,055.00	16,147.65	82,726.00
<b><u>Reserve Contributions</u></b>								
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 9/1/2022 To 9/30/2022 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		<u>3,189.00</u>	<u>3,189.00</u>	<u>0.00</u>	<u>28,701.00</u>	<u>28,701.00</u>	<u>0.00</u>	<u>38,276.00</u>
<b>Utilities</b>								
8911	Gas	4.21	964.00	(959.79)	8,750.19	8,676.00	74.19	11,569.00
8912	Electric	1,348.53	833.00	515.53	10,213.86	7,497.00	2,716.86	10,000.00
8930	Water & Sewer	1,936.73	1,507.00	429.73	16,018.22	13,563.00	2,455.22	18,083.00
TOTAL Utilities		<u>3,289.47</u>	<u>3,304.00</u>	<u>(14.53)</u>	<u>34,982.27</u>	<u>29,736.00</u>	<u>5,246.27</u>	<u>39,652.00</u>
TOTAL EXPENSES		<u>16,994.04</u>	<u>18,417.00</u>	<u>(1,422.96)</u>	<u>184,005.93</u>	<u>165,753.00</u>	<u>18,252.93</u>	<u>221,006.00</u>
Excess Revenue / Expense		<u>2,718.37</u>	<u>53.00</u>	<u>2,665.37</u>	<u>(14,100.01)</u>	<u>477.00</u>	<u>(14,577.01)</u>	<u>634.00</u>