

VILLANITAS  
HOMEOWNERS ASSOCIATION

Financial Statement

October 31, 2024

Villanitas Homeowners Association

BALANCE SHEET

As Of 10/31/2024

**Operating**

**Assets**

Operating Account

1008	First Citizens Bank	21,596.82
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<u>Total Operating Account</u>		21,596.82
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Accounts Receivable

1310	A/R Assessments	26,178.74
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<u>Total Accounts Receivable</u>		26,178.74
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Other Assets

1040	US Bank CD	100,000.00
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1050	US Bank CD 03.20.25 3.92%	109,295.61
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1060	SDCCU - Primary Savings	250,506.64
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<u>Total Other Assets</u>		459,802.25
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Prepaid

1610	Prepaid Insurance	11,326.00
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<u>Total Prepaid</u>		11,326.00
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<i>Total Assets</i>		518,903.81
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**Liabilities & Equity**

Liability

3010	Accounts Payable	3,727.52
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3020	Accrued Payables	6,111.84
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3310	Prepaid Owner Assessments	20,539.54
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<u>Total Liability</u>		30,378.90
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Equity

5510	Prior Year Net Inc./Loss	38,640.55
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5520	Prior Year Adjustments	3,113.00
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	Net Income/(Loss)	21,624.07
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<u>Total Equity</u>		63,377.62
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Reserve

5030	Reserves - Fencing/Gates	48,750.00
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5090	Reserves - Electrical	27,281.84
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5100	Reserves - Landscape/Irrigation	40,083.47
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5120	Reserves - Playground	39,378.73
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5160	Reserves - Pool/Spa	130,678.87
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5180	Reserves - Pool Buildings	(1,330.67)
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5183	Reserves - Tennis Courts	3,426.74
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5190	Reserves-Asphalt/Concrete	39,401.23
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5200	Reserves - Interest	7,596.87
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5240	Reserves - Building Exterior	22,050.16
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5250	Reserves - Lighting	22,322.71
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5370	Reserves-Tree Trimming	45,507.34
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<u>Total Reserve</u>		425,147.29
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<i>Total Liabilities &amp; Equity</i>		518,903.81
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# Villanitas Homeowners Association

## INCOME & EXPENSE BUDGET COMPARISON

Period 10/1/2024 To 10/31/2024 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
<b>REVENUES</b>								
<b>Income</b>								
6310	Assessment Income	18,450.00	18,450.00	0.00	184,500.00	184,500.00	0.00	221,400.00
6340	Late Fee Income	91.81	0.00	91.81	837.09	0.00	837.09	0.00
6350	Legal Fees Reimbursement	0.00	0.00	0.00	250.00	0.00	250.00	0.00
6390	Interest Income	6,446.69	20.00	6,426.69	8,227.13	200.00	8,027.13	240.00
6460	Misc. Income	65.00	0.00	65.00	405.00	0.00	405.00	0.00
<b>TOTAL Income</b>		<u>25,053.50</u>	<u>18,470.00</u>	<u>6,583.50</u>	<u>194,219.22</u>	<u>184,700.00</u>	<u>9,519.22</u>	<u>221,640.00</u>
<b>TOTAL REVENUES</b>		<u>25,053.50</u>	<u>18,470.00</u>	<u>6,583.50</u>	<u>194,219.22</u>	<u>184,700.00</u>	<u>9,519.22</u>	<u>221,640.00</u>
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
8010	Audit/Tax Preparation	0.00	90.00	(90.00)	1,075.00	900.00	175.00	1,075.00
8040	Insurance	859.00	883.00	(24.00)	8,806.00	8,830.00	(24.00)	10,600.00
8050	Legal	0.00	417.00	(417.00)	315.00	4,170.00	(3,855.00)	5,000.00
8060	Licenses and Fees	0.00	75.00	(75.00)	35.00	750.00	(715.00)	900.00
8070	Management Contract	3,119.80	3,120.00	(0.20)	31,198.00	31,200.00	(2.00)	37,438.00
8073	Postage	0.00	35.00	(35.00)	0.00	350.00	(350.00)	415.00
8075	Administrative	218.55	275.00	(56.45)	3,649.25	2,750.00	899.25	3,300.00
8080	Reserve Study	0.00	80.00	(80.00)	0.00	800.00	(800.00)	960.00
8200	Misc Fees	232.15	88.00	144.15	2,822.09	880.00	1,942.09	1,050.00
8221	Federal Taxes	0.00	50.00	(50.00)	(5.31)	500.00	(505.31)	600.00
8222	State Taxes	0.00	33.00	(33.00)	0.00	330.00	(330.00)	400.00
<b>TOTAL General &amp; Administrative</b>		<u>4,429.50</u>	<u>5,146.00</u>	<u>(716.50)</u>	<u>47,895.03</u>	<u>51,460.00</u>	<u>(3,564.97)</u>	<u>61,738.00</u>
<b>Maintenance</b>								
7010	Repairs and Maintenance	950.00	1,417.00	(467.00)	6,453.65	14,170.00	(7,716.35)	17,000.00
7013	Gate Service (ESP)	169.32	183.00	(13.68)	1,609.00	1,830.00	(221.00)	2,200.00
7281	Janitorial Contract	980.79	1,333.00	(352.21)	7,976.90	13,330.00	(5,353.10)	16,000.00
7320	Landscape Contract	1,851.00	1,851.00	0.00	18,510.00	18,510.00	0.00	22,212.00
7400	Landscape Supplies	412.15	417.00	(4.85)	2,555.50	4,170.00	(1,614.50)	5,000.00
7410	Tree Maintenance	0.00	719.00	(719.00)	0.00	7,190.00	(7,190.00)	8,630.00
7420	Pest Control	0.00	25.00	(25.00)	1,124.00	250.00	874.00	300.00
7440	Pool Contract	610.00	575.00	35.00	5,855.00	5,750.00	105.00	6,900.00
7441	Pool/Spa Repair	1,559.00	208.00	1,351.00	3,272.10	2,080.00	1,192.10	2,500.00
7442	Pool Spa Supplies	0.00	450.00	(450.00)	4,533.20	4,500.00	33.20	5,400.00
<b>TOTAL Maintenance</b>		<u>6,532.26</u>	<u>7,178.00</u>	<u>(645.74)</u>	<u>51,889.35</u>	<u>71,780.00</u>	<u>(19,890.65)</u>	<u>86,142.00</u>
<b>Reserve Contributions</b>								
9030	Reserves-Fencing/Gates	208.00	208.00	0.00	2,080.00	2,080.00	0.00	2,500.00
9090	Reserves-Electrical	83.00	83.00	0.00	830.00	830.00	0.00	1,000.00
9100	Reserves-Landscape/Irrigat	333.00	333.00	0.00	3,330.00	3,330.00	0.00	4,000.00
9120	Reserves-Playground	250.00	250.00	0.00	2,500.00	2,500.00	0.00	3,000.00
9160	Reserves-Pool/Spa	1,167.00	1,167.00	0.00	11,670.00	11,670.00	0.00	14,000.00
9183	Reserves - Tennis Courts	83.00	83.00	0.00	830.00	830.00	0.00	1,000.00
9190	Reserves-Asphalt/Concrete	167.00	167.00	0.00	1,670.00	1,670.00	0.00	2,000.00
9200	Reserves-Interest	83.00	83.00	0.00	830.00	830.00	0.00	1,000.00
9240	Reserves-Buildings Exterior	149.00	149.00	0.00	1,490.00	1,490.00	0.00	1,792.00

# Villanitas Homeowners Association

## INCOME & EXPENSE BUDGET COMPARISON

Period 10/1/2024 To 10/31/2024 11:59:00 PM

9370	Reserves-Tree Trimming	167.00	167.00	0.00	1,670.00	1,670.00	0.00	2,000.00
TOTAL Reserve Contributions		2,690.00	2,690.00	0.00	26,900.00	26,900.00	0.00	32,292.00
<b><u>Utilities</u></b>								
8911	Gas	1,256.59	1,138.00	118.59	6,842.90	11,380.00	(4,537.10)	13,650.00
8912	Electric	1,265.94	1,050.00	215.94	14,349.28	10,500.00	3,849.28	12,600.00
8930	Water & Sewer	9,133.44	1,800.00	7,333.44	24,718.59	18,000.00	6,718.59	21,600.00
TOTAL Utilities		11,655.97	3,988.00	7,667.97	45,910.77	39,880.00	6,030.77	47,850.00
TOTAL EXPENSES		25,307.73	19,002.00	6,305.73	172,595.15	190,020.00	(17,424.85)	228,022.00
Excess Revenue / Expense		(254.23)	(532.00)	277.77	21,624.07	(5,320.00)	26,944.07	(6,382.00)