VILLANITAS HOMEOWNER'S ASSOCIATION

Balance Sheet
As of 02/28/25

		ASSETS	
OPERATING FUNDS			
1010	BANC OF CALIFORNIA OPERATING	$ 18,224.29	
1017	PRIOR MGMT OPERATING	21,599.11	
	TOTAL OPERATING FUNDS		$ 39,823.40
RESERVE FUNDS			
1011	BANC OF CALIFORNIA RESERVE	$ 108,115.35	
1012	SDCCU RESERVE	255,888.64	
1015	US BANK CD 03.20.25 3.92%	109,295.61	
	TOTAL RESERVE FUNDS		$ 473,299.60
OTHER ASSETS			
1145	PREPAID INSURANCE	$ 9,438.34	
1154	PREPAID EXPENSES	610.00	
1200	ACCOUNTS RECEIVABLE	32,785.89	
	TOTAL OTHER ASSETS		$ 42,834.23
	TOTAL ASSETS		$ 555,957.23
		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
2100	ACCOUNTS PAYABLE	$ 4,337.52	
2110	ACCRUED EXPENSES	6,721.84	
2200	PREPAID OWNERS ASSESSMENTS	22,925.78	
	TOTAL CURRENT LIABILITIES		$ 33,985.14
RESERVES:			
3010	GENERAL RESERVE	$ 438,654.64	
	TOTAL RESERVES		$ 438,654.64
EQUITY:			
3950	RETAINED EARNINGS	$ 65,902.23	
	CURRENT YEAR NET INCOME/(LOSS)	17,415.22	
	TOTAL EQUITY		$ 83,317.45
	TOTAL LIABILITIES & EQUITY		$ 555,957.23

VILLANITAS HOMEOWNER'S ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 02/01/25 to 02/28/25

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
04010	HOA ASSESSMENTS	22,140.00	22,140.00	.00	44,280.00	44,280.00	.00	265,680.00
04024	INTEREST	.00	20.00	(20.00)	.00	40.00	(40.00)	240.00
	SUBTOTAL INCOME	22,140.00	22,160.00	(20.00)	44,280.00	44,320.00	(40.00)	265,920.00
	EXPENSES							
UTILITIES								
05010	GAS	4.08	1,102.50	1,098.42	4.08	2,205.00	2,200.92	13,230.00
05011	ELECTRIC	744.21	1,194.42	450.21	744.21	2,388.84	1,644.63	14,333.00
05012	WATER & SEWER	1,428.70	2,052.00	623.30	1,900.90	4,104.00	2,203.10	24,624.00
	UTILITIES	2,176.99	4,348.92	2,171.93	2,649.19	8,697.84	6,048.65	52,187.00
COMMON AREA MAINTENANCE								
05110	COMMON AREA REPAIRS	829.47	1,416.67	587.20	829.47	2,833.34	2,003.87	17,000.00
05111	COMMON AREA SUPPLIES	22.36	.00	(22.36)	65.14	.00	(65.14)	.00
05114	JANITORIAL SERVICE	499.88	1,333.33	833.45	999.76	2,666.66	1,666.90	16,000.00
05115	JANITORIAL SUPPLIES	24.47	.00	(24.47)	34.66	.00	(34.66)	.00
05120	GATE SERVICE (ESP)	169.32	183.33	14.01	169.32	366.66	197.34	2,200.00
05123	PEST CONTROL	.00	108.33	108.33	.00	216.66	216.66	1,300.00
	COMMON AREA MAINTENANCI	1,545.50	3,041.66	1,496.16	2,098.35	6,083.32	3,984.97	36,500.00
LANDSCAPE								
05210	LANDSCAPE CONTRACT	3,900.00	3,900.00	.00	7,800.00	7,800.00	.00	46,800.00
05213	LANDSCAPE EXTRAS	.00	416.67	416.67	.00	833.34	833.34	5,000.00
05214	LANDSCAPE TREE MAINTENANCE	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
	LANDSCAPE	3,900.00	5,150.00	1,250.00	7,800.00	10,300.00	2,500.00	61,800.00
POOL								
05310	POOL CONTRACT	610.00	666.67	56.67	1,220.00	1,333.34	113.34	8,000.00
05311	POOL REPAIRS	.00	208.33	208.33	.00	416.66	416.66	2,500.00
05312	POOL SUPPLIES	.00	450.00	450.00	.00	900.00	900.00	5,400.00
	POOL	610.00	1,325.00	715.00	1,220.00	2,650.00	1,430.00	15,900.00
ADMINISTRATION								
05610	CPA	.00	89.58	89.58	.00	179.16	179.16	1,075.00
05612	RESERVE STUDY	1,300.00	80.00	(1,220.00)	1,300.00	160.00	(1,140.00)	960.00

VILLANITAS HOMEOWNER'S ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 02/01/25 to 02/28/25

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
05613	INSURANCE	.00	943.83	943.83	.00	1,887.66	1,887.66	11,326.00
05615	LEGAL EXPENSE	.00	416.67	416.67	.00	833.34	833.34	5,000.00
05622	MANAGEMENT CONTRACT	2,600.00	2,700.00	100.00	5,200.00	5,400.00	200.00	32,400.00
05623	ADMINISTRATIVE	.00	458.33	458.33	.00	916.66	916.66	5,500.00
05624	MISC. EXPENSE	.00	87.50	87.50	143.12	175.00	31.88	1,050.00
05625	PRINTING	844.47	83.33	(761.14)	863.07	166.66	(696.41)	1,000.00
05626	POSTAGE	28.31	41.67	13.36	37.39	83.34	45.95	500.00
05628	TAXES	.00	50.00	50.00	.00	100.00	100.00	600.00
05629	TAXES STATE FRANCHISE	.00	33.33	33.33	.00	66.66	66.66	400.00
05631	LICENSES/FEES/PERMITS	.00	75.00	75.00	.00	150.00	150.00	900.00
05635	CONTINGENCY	.00	458.33	458.33	.00	916.66	916.66	5,500.00
	ADMINISTRATION	4,772.78	5,517.57	744.79	7,543.58	11,035.14	3,491.56	66,211.00
RESERVE ALLOCATIONS								
06010	RESERVE ALLOCATION	2,776.83	2,776.83	.00	5,553.66	5,553.66	.00	33,322.00
	RESERVE ALLOCATION	2,776.83	2,776.83	.00	5,553.66	5,553.66	.00	33,322.00
	TOTAL EXPENSES	15,782.10	22,159.98	6,377.88	26,864.78	44,319.96	17,455.18	265,920.00
	Current Year Net Income/(loss	6,357.90	.02	6,357.88	17,415.22	.04	17,415.18	.00