VILLANITAS HOMEOWNER'S ASSOCIATION

Balance Sheet
As of 08/31/25

		ASSETS	
OPERATING FUNDS			
1010	BANC OF CALIFORNIA OPERATING	$ 100,143.75	
	TOTAL OPERATING FUNDS		$ 100,143.75
RESERVE FUNDS			
1011	BANC OF CALIFORNIA RESERVE	$ 39,427.95	
1012	SDCCU RESERVE	2,676.48	
	TOTAL RESERVE FUNDS		$ 42,104.43
OTHER ASSETS			
1145	PREPAID INSURANCE	$ 9,438.34	
1154	PREPAID EXPENSES	610.00	
1200	ACCOUNTS RECEIVABLE	35,511.62	
1600	DEPOSIT IN TRANSIT	(23,653.50)	
	TOTAL OTHER ASSETS		$ 21,906.46
	TOTAL ASSETS		$ 164,154.64
		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
2100	ACCOUNTS PAYABLE	$ 85,666.00	
2200	PREPAID OWNERS ASSESSMENTS	21,198.35	
	TOTAL CURRENT LIABILITIES		$ 106,864.35
RESERVES:			
3010	GENERAL RESERVE	$ (80,415.23)	
	TOTAL RESERVES		$ (80,415.23)
EQUITY:			
3950	RETAINED EARNINGS	$ 76,351.59	
	CURRENT YEAR NET INCOME/(LOSS)	61,353.93	
	TOTAL EQUITY		$ 137,705.52
	TOTAL LIABILITIES & EQUITY		$ 164,154.64

VILLANITAS HOMEOWNER'S ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 08/01/25 to 08/31/25

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	177,120.00	177,120.00	.00	265,680.00
04011	LATE FEES	.00	.00	.00	410.40	.00	410.40	.00
04015	MISC. INCOME	.00	.00	.00	65.00	.00	65.00	.00
04021	LEGAL FEES REIMBURSEMENT	.00	.00	.00	500.00	.00	500.00	.00
04023	NSF CHECK	25.00	.00	25.00	125.00	.00	125.00	.00
04024	INTEREST	.00	20.00	(20.00)	.00	160.00	(160.00)	240.00
	SUBTOTAL INCOME	22,165.00	22,160.00	5.00	178,220.40	177,280.00	940.40	265,920.00
				EXPENSES				
UTILITIES								
05010	GAS	366.85	1,102.50	735.65	387.12	8,820.00	8,432.88	13,230.00
05011	ELECTRIC	1,108.39	1,194.42	86.03	3,534.44	9,555.36	6,020.92	14,333.00
05012	WATER & SEWER	2,765.11	2,052.00	(713.11)	12,133.78	16,416.00	4,282.22	24,624.00
	UTILITIES	4,240.35	4,348.92	108.57	16,055.34	34,791.36	18,736.02	52,187.00
COMMON AREA MAINTENANCE								
05110	COMMON AREA REPAIRS	2,335.44	1,416.67	(918.77)	4,735.00	11,333.36	6,598.36	17,000.00
05111	COMMON AREA SUPPLIES	.00	.00	.00	236.18	.00	(236.18)	.00
05114	JANITORIAL SERVICE	1,221.88	1,333.33	111.45	4,621.26	10,666.64	6,045.38	16,000.00
05115	JANITORIAL SUPPLIES	173.57	.00	(173.57)	269.38	.00	(269.38)	.00
05120	GATE SERVICE (ESP)	184.56	183.33	(1.23)	1,200.48	1,466.64	266.16	2,200.00
05123	PEST CONTROL	985.00	108.33	(876.67)	1,680.00	866.64	(813.36)	1,300.00
05127	BACKFLOW TESTING	.00	.00	.00	225.00	.00	(225.00)	.00
05128	BACKFLOW REPAIRS	.00	.00	.00	508.56	.00	(508.56)	.00
05130	PLUMBING REPAIRS	.00	.00	.00	246.26	.00	(246.26)	.00
05132	LIGHTING REPAIRS	.00	.00	.00	710.45	.00	(710.45)	.00
	COMMON AREA MAINTENANCI	4,900.45	3,041.66	(1,858.79)	14,432.57	24,333.28	9,900.71	36,500.00
LANDSCAPE								
05210	LANDSCAPE CONTRACT	3,900.00	3,900.00	.00	31,200.00	31,200.00	.00	46,800.00
05211	LANDSCAPE IRRIGATION	1,500.00	.00	(1,500.00)	3,350.00	.00	(3,350.00)	.00
05213	LANDSCAPE EXTRAS	950.00	416.67	(533.33)	1,890.00	3,333.36	1,443.36	5,000.00
05214	LANDSCAPE TREE MAINTENANCE	.00	833.33	833.33	2,160.00	6,666.64	4,506.64	10,000.00
	LANDSCAPE	6,350.00	5,150.00	(1,200.00)	38,600.00	41,200.00	2,600.00	61,800.00
POOL								

VILLANITAS HOMEOWNER'S ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 08/01/25 to 08/31/25

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
05310	POOL CONTRACT	640.00	666.67	26.67	1,860.00	5,333.36	3,473.36	8,000.00
05311	POOL REPAIRS	1,044.00	208.33	(835.67)	1,454.00	1,666.64	212.64	2,500.00
05312	POOL SUPPLIES	.00	450.00	450.00	.00	3,600.00	3,600.00	5,400.00
	POOL	1,684.00	1,325.00	(359.00)	3,314.00	10,600.00	7,286.00	15,900.00
ADMINISTRATION								
05610	CPA	.00	89.58	89.58	.00	716.64	716.64	1,075.00
05612	RESERVE STUDY	.00	80.00	80.00	1,300.00	640.00	(660.00)	960.00
05613	INSURANCE	.00	943.83	943.83	.00	7,550.64	7,550.64	11,326.00
05615	LEGAL EXPENSE	.00	416.67	416.67	515.00	3,333.36	2,818.36	5,000.00
05619	COLLECTION EXPENSE	500.00	.00	(500.00)	1,000.00	.00	(1,000.00)	.00
05622	MANAGEMENT CONTRACT	2,600.00	2,700.00	100.00	20,800.00	21,600.00	800.00	32,400.00
05623	ADMINISTRATIVE	.00	458.33	458.33	318.70	3,666.64	3,347.94	5,500.00
05624	MISC. EXPENSE	.00	87.50	87.50	1,219.12	700.00	(519.12)	1,050.00
05625	PRINTING	443.86	83.33	(360.53)	2,201.08	666.64	(1,534.44)	1,000.00
05626	POSTAGE	13.22	41.67	28.45	414.68	333.36	(81.32)	500.00
05628	TAXES	.00	50.00	50.00	.00	400.00	400.00	600.00
05629	TAXES STATE FRANCHISE	.00	33.33	33.33	.00	266.64	266.64	400.00
05630	SEC. OF STATE	.00	.00	.00	35.00	.00	(35.00)	.00
05631	LICENSES/FEES/PERMITS	.00	75.00	75.00	.00	600.00	600.00	900.00
05635	CONTINGENCY	.00	458.33	458.33	.00	3,666.64	3,666.64	5,500.00
	ADMINISTRATION	3,557.08	5,517.57	1,960.49	27,803.58	44,140.56	16,336.98	66,211.00
RESERVE ALLOCATIONS								
06010	RESERVE ALLOCATION	.00	2,776.83	2,776.83	16,660.98	22,214.64	5,553.66	33,322.00
	RESERVE ALLOCATION	.00	2,776.83	2,776.83	16,660.98	22,214.64	5,553.66	33,322.00
	TOTAL EXPENSES	20,731.88	22,159.98	1,428.10	116,866.47	177,279.84	60,413.37	265,920.00
	Current Year Net Income/(loss	1,433.12	.02	1,433.10	61,353.93	.16	61,353.77	.00