VILLANITAS HOA

BALANCE SHEET

As of: 02/28/2026

Assets

Account #	Account Name	Total
01010	BANC OF CALIFORNIA OPERATING	$47,103.98
01011	BANC OF CALIFORNIA RESERVE	$83,267.10
01012	SDCCU RESERVE	$2,676.48
01145	PREPAID INSURANCE	$9,438.34
01154	PREPAID EXPENSES	$610.00
01200	ACCOUNTS RECEIVABLE	$21,827.00
	TOTAL ASSETS	$164,922.90

Liabilities

Account #	Account Name	Total
02200	PREPAID OWNERS ASSESSMENTS	$22,225.91
	TOTAL LIABILITIES	$22,225.91

Equity

Account #	Account Name	Total
03010	GENERAL RESERVE	($23,848.83)
03950	RETAINED EARNINGS	$140,685.76
	Current Year Net Income/(Loss)	$25,860.06
	TOTAL EQUITY	$142,696.99
	TOTAL LIABILITIES AND EQUITY	$164,922.90

VILLANITAS HOA

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04010 HOA ASSESSMENTS	24,600.00	24,600.00	0.00	49,200.00	49,200.00	0.00	295,200.00
04011 LATE FEES	(20.00)	33.33	(53.33)	(20.00)	66.66	(86.66)	400.00
04015 MISC. INCOME	0.00	16.67	(16.67)	0.00	33.34	(33.34)	200.00
04021 LEGAL FEES REIMBURSEMENT	0.00	58.33	(58.33)	0.00	116.66	(116.66)	700.00
04023 NSF CHECK	0.00	14.58	(14.58)	0.00	29.16	(29.16)	175.00
04024 INTEREST	0.00	20.00	(20.00)	0.00	40.00	(40.00)	240.00
04029 FINES	(3,240.00)	0.00	(3,240.00)	(3,240.00)	0.00	(3,240.00)	0.00
Income Total	**21,340.00**	**24,742.91**	**(3,402.91)**	**45,940.00**	**49,485.82**	**(3,545.82)**	**296,915.00**
Total Income	**21,340.00**	**24,742.91**	**(3,402.91)**	**45,940.00**	**49,485.82**	**(3,545.82)**	**296,915.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES							
05010 GAS	4.34	1,157.63	1,153.29	8.29	2,315.26	2,306.97	13,891.50
05011 ELECTRIC	1,016.05	1,301.91	285.86	1,943.12	2,603.82	660.70	15,622.97
05012 WATER & SEWER	776.78	2,462.40	1,685.62	1,517.07	4,924.80	3,407.73	29,548.80
UTILITIES Total	**1,797.17**	**4,921.94**	**3,124.77**	**3,468.48**	**9,843.88**	**6,375.40**	**59,063.27**
COMMON AREA MAINTENANCE							
05110 COMMON AREA REPAIRS	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
05111 COMMON AREA SUPPLIES	0.00	33.33	33.33	0.00	66.66	66.66	400.00
05113 CLUBHOUSE SUPPLIES	0.00	0.00	0.00	31.23	0.00	(31.23)	0.00
05114 JANITORIAL SERVICE	523.67	1,400.00	876.33	1,047.34	2,800.00	1,752.66	16,800.00
05115 JANITORIAL SUPPLIES	0.00	83.33	83.33	14.83	166.66	151.83	1,000.00
05120 GATE SERVICE (ESP)	0.00	184.56	184.56	184.56	369.12	184.56	2,214.72
05123 PEST CONTROL	0.00	208.33	208.33	95.00	416.66	321.66	2,500.00
05127 BACKFLOW TESTING	0.00	18.75	18.75	0.00	37.50	37.50	225.00
05128 BACKFLOW REPAIRS	0.00	50.00	50.00	0.00	100.00	100.00	600.00
05130 PLUMBING REPAIRS	0.00	25.00	25.00	0.00	50.00	50.00	300.00
05132 LIGHTING REPAIRS	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
COMMON AREA MAINTENANCE Total	**523.67**	**2,919.96**	**2,396.29**	**1,372.96**	**5,839.92**	**4,466.96**	**35,039.72**
LANDSCAPE							
05210 LANDSCAPE CONTRACT	3,900.00	4,017.00	117.00	7,800.00	8,034.00	234.00	48,204.00
05211 LANDSCAPE IRRIGATION	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
05213 LANDSCAPE EXTRAS	200.00	208.33	8.33	200.00	416.66	216.66	2,500.00
05214 LANDSCAPE TREE MAINTENANCE	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
LANDSCAPE Total	**4,100.00**	**5,992.00**	**1,892.00**	**8,000.00**	**11,984.00**	**3,984.00**	**71,904.00**
POOL							
05310 POOL CONTRACT	0.00	686.67	686.67	640.00	1,373.34	733.34	8,240.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05311 POOL REPAIRS	0.00	41.67	41.67	0.00	83.34	83.34	500.00
05312 POOL SUPPLIES	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
POOL Total	**0.00**	**895.01**	**895.01**	**640.00**	**1,790.02**	**1,150.02**	**10,740.00**
ADMINISTRATION							
05610 CPA	0.00	89.58	89.58	0.00	179.16	179.16	1,075.00
05612 RESERVE STUDY	0.00	33.25	33.25	0.00	66.50	66.50	399.00
05613 INSURANCE	0.00	1,042.58	1,042.58	0.00	2,085.16	2,085.16	12,511.00
05615 LEGAL EXPENSE	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
05619 COLLECTION EXPENSE	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
05622 MANAGEMENT CONTRACT	2,700.00	2,700.00	0.00	5,400.00	5,400.00	0.00	32,400.00
05623 ADMINISTRATIVE	255.00	41.67	(213.33)	255.00	83.34	(171.66)	500.00
05624 MISC. EXPENSE	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
05625 PRINTING	98.47	291.67	193.20	192.72	583.34	390.62	3,500.00
05626 POSTAGE	43.68	100.00	56.32	78.78	200.00	121.22	1,200.00
05628 TAXES	0.00	87.50	87.50	0.00	175.00	175.00	1,050.00
05629 TAXES STATE FRANCHISE	0.00	0.00	0.00	672.00	0.00	(672.00)	0.00
05631 LICENSES/FEES/PERMITS	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
ADMINISTRATION Total	**3,097.15**	**5,177.92**	**2,080.77**	**6,598.50**	**10,355.84**	**3,757.34**	**62,135.00**
RESERVE ALLOCATION							
06010 RESERVE ALLOCATION	0.00	4,836.08	4,836.08	0.00	9,672.16	9,672.16	58,033.01
RESERVE ALLOCATION Total	**0.00**	**4,836.08**	**4,836.08**	**0.00**	**9,672.16**	**9,672.16**	**58,033.01**
Total Expense	**9,517.99**	**24,742.91**	**15,224.92**	**20,079.94**	**49,485.82**	**29,405.88**	**296,915.00**

Net Income	**11,822.01**	**0.00**	**11,822.01**	**25,860.06**	**0.00**	**25,860.06**	**0.00**