## **Highlands at Vallejo Homeowners Association**

### Board of Directors Meeting Agenda Tuesday, July 8, 2025, 6:30pm

### Via Conference Call 1.916.235.1420 PIN# 557413

1.	Call to Order
2.	Roll Call
3.	Approval of the May 6, 2025 Board of Director Minutes
4.	Property Management Report
5.	Open Issues
6.	New Business
7.	Meeting Adjourned

## THE HIGHLANDS AT VALLEJOCONDOMINIUMS ASSOCIATION MEETING MINUTES Tuesday, May 6, 2025 Conference Call

- **1. Call to Order:** 6:35 pm by Jenny Stith, other members present were Jack Barsch, and David LaGrange. Forrest Scruggs of Realty One was also present.
- **2. Minutes:** Minutes from February 5th, 2025 meeting were approved, motion by Jenny, second by David, all in favor.
- **3. Homeowners Forum:** None
- 4 Property Management Report:
  - Financial Report Forrest Scruggs reviewed the financials through March, 2025.
- Open Issues: 1C owner is not present but a letter has been sent for demand by their attorney for repairs to the floor. After much discussion, it was agreed that the HOA should now have an attorney to answer their attorney. Realty One csn arrange this through Altitude Law, P.C. Forrest said he would get a preliminary estimate for their cost but suspected it would initially be around five hours of their time just for reviewing the Bylaws and other reports. Forrest will convey this information if it sounds feasible back to the Board by email. Jenny sent out to everyone on the Board a copy of a engineer's building foundation report from a couple of years ago. Forrest said this is an important report and will review this report before sending to the attorney.
- 6. **New Business:** Dave reported he has been getting paint bids for the outside of the building, and what to do with the flower beds, and trees/bushes. He would ask for help in these decisions and meet with the other Board members on site soon.

Meeting Adjourned: 7:42 pm, motion by Dave, second by Jack.

## Highlands at Vallejo Homeowner's Association, Inc. **Profit & Loss**

January through June 2025

ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  450.00 2,850.00  1,10 3,30 1,10 1,1	
Monthly Dues Special Assessment 24/25  Total Income  Syperity Bank Fee ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  22,450.00 39,20 450.00 2,850.00  450.00 2,850.00 2,850.00	
Special Assessment 24/25  Total Income  Expense ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  199,20  450.00  2,850.00  250.00  260.00  270.00  270.00  280.00  290.00  290.00  200.00	
Total Income  Expense ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  39,20 450.00 2,850.00  25,850.00 26,850.00 27,950.00 27,960.81 28,760.81 29,760.81 20,760.81 20,760.81 20,760.81	45.7U
Expense ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  3,36 450.00 450.00 2,850.0	
ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  450.00 2,850.00	)2.10
ACH quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  450.00 2,850.00  1,10 3,30 1,11 3,30 1,11 3,30 1,11 3,30 1,11 3,30 1,10 1,1	
Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  450.00 2,850.00 1,10 2,850.00 1,10 3,33 1,10 3,3	33.00
Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  450.00 2,850.00 3,30 1,10 1,1	69.00
Association Management - Other 2,850.00  Total Association Management 3,30  Backflow Certification 2! Common Area Cleaning 1,10 Gas & Electric 3,33 Insurance Expense 14,7 Landscaping and Groundskeeping 2,7 Office Supplies Postage and Delivery Repairs and Maintenance Paint Project 6,760.81 Repairs and Maintenance - Other 4,666.60	
Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  3,30 1,10 2,11 3,30 1,10 3,30 1,10 1,10 1,10 1,10 1	
Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  22 23 24 25 26 27 27 27 27 27 27 27 27 27 27 27 27 27	
Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Office Supplies Postage and Delivery Repairs and Maintenance Paint Project Repairs and Maintenance - Other  1,10 3,33 14,7 2,7 2,7 2,7 3,8 4,666.60	00.00
Common Area Cleaning 1,10 Gas & Electric 3,33 Insurance Expense 14,7 Landscaping and Groundskeeping 2,7 Office Supplies Postage and Delivery Repairs and Maintenance Paint Project 6,760.81 Repairs and Maintenance - Other 4,666.60	50.00
Gas & Electric 3,33 Insurance Expense 14,7 Landscaping and Groundskeeping 2,7 Office Supplies Postage and Delivery Repairs and Maintenance Paint Project 6,760.81 Repairs and Maintenance - Other 4,666.60	00.00
Insurance Expense 14,7 Landscaping and Groundskeeping 2,7 Office Supplies Postage and Delivery Repairs and Maintenance Paint Project 6,760.81 Repairs and Maintenance - Other 4,666.60	52.93
Landscaping and Groundskeeping 2,7 Office Supplies Postage and Delivery Repairs and Maintenance Paint Project 6,760.81 Repairs and Maintenance - Other 4,666.60	15.45
Office Supplies Postage and Delivery Repairs and Maintenance Paint Project 6,760.81 Repairs and Maintenance - Other 4,666.60	42.65
Postage and Delivery Repairs and Maintenance Paint Project 6,760.81 Repairs and Maintenance - Other 4,666.60	37.53
Repairs and Maintenance Paint Project Repairs and Maintenance - Other  6,760.81 4,666.60	36.50
Paint Project 6,760.81 Repairs and Maintenance - Other 4,666.60	
Repairs and Maintenance - Other 4,666.60	
Trepuits and maniconation of the	
Total Repairs and Maintenance 11,4	
•	27.41
Security System	91.90
	50.00
	62.05
Water/Sewer 2,0	87.94
Total Expense 40,6	56.36
Net Ordinary Income -1,4	154.26
Other Income/Expense	
Other Income	1.30
Interest Income	1,50
Total Other Income	1.30
Net Other Income	1.30
Net Income -1,4	452.96

11:23 AM 06/29/25 Cash Basis

## Highlands at Vallejo Homeowner's Association, Inc. Balance Sheet

As of June 30, 2025

	Jun 30, 25
ASSETS Current Assets	
Checking/Savings Operating/Checking Reserves Acct.	8,770.69 31,622.52
Total Checking/Savings	40,393.21
Total Current Assets	40,393.21
TOTAL ASSETS	40,393.21
LIABILITIES & EQUITY Equity Opening Balance Equity Unrestricted Net Assets Net Income	53,883.76 -12,037.59 -1,452.96
Total Equity	40,393.21
TOTAL LIABILITIES & EQUITY	40,393.21

# Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss Budget vs. Actual

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06/29/25 Cash Basis

11:23 AM

Ordinary Income/Expense Income				
Monthly Dues Special Assessment 24/25	22,456.40 16,745.70	23,898.00	-1,441.60	94.0%
Total Income	39,202.10	44,153.70	-4,951.60	88.8%
Expense ACH Quarterly Bank Fee Annual Filings/Licenses	33.00 69.00	60.00	-27.00 1.00	55.0% 101.5%
Association Management Special Services Association Management - Other	450.00 2,850.00	400.00	50.00	112.5%
Total Association Management	3,300.00	3,250.00	20.00	101.5%
Backflow Certification	250.00	250.00	0.00	100.0%
Boiler	0.00	350.00	350.00	0:0% 78.6%
Common Area Cleaning Door King Service	0.00.0	500.00	-500.00	%0.0 %0.0
Fire Inspection	0.00	26.00	-26.00	0.0%
Gas & Electric	3,352.93	2,970.00	382.93 -2.534.55	85.3%
Insurance Expense	2,742.65	600.00	2,142.65	457.1% 83.4%
Office Supplies Postage and Delivery	36.50	125.00	-88.50	29.2%
Repairs and Maintenance Paint Project Repairs and Maintenance - Other	6,760.81 4,666.60	27,367.70	-22,701.10	17.1%
Total Repairs and Maintenance	11,427.41	27,367.70	-15,940.29	41.8%
Security System Tax Prep. Trash Water/Sewer	91.90 350.00 1,062.05 2,087.94	350.00 660.00 2,250.00	0.00 402.05 -162.06	100.0% 160.9% 92.8%
Total Expense	40,656.36	57,521.70	-16,865.34	70.7%
Net Ordinary Income	-1,454.26	-13,368.00	11,913.74	10.9%
Other Income/Expense Other Income Interest Income	1.30			
Total Other Income	1.30			
Net Other Income	1.30		The second secon	
Net Income	-1,452.96	-13,368.00	11,915.04	10.9%

## **Highlands at Vallejo Homeowners Association**

### Board of Directors Meeting Agenda Tuesday, May 6, 2025, 6:30pm

### Conference Call 1.916.235.1420 PIN# 557413

1. (	Call to Order
2.	Roll Call
3. /	Approval of the February 5, 2025 Board of Director Meeting Minutes
4.	Property Management Report
5.	Open Issues
6.	New Business
7.	Meeting Adjourned

## THE HIGHLANDS AT VALLEJOCONDOMINIUMS ASSOCIATION

## MEETING MINUTES Tuesday, February 5, 2025 Conference Call

- **1. Call to Order:** 6:38 pm by Dave LaGrange, other members present were Theresa Lazarri, and Jenny Stirth. Forrest Scruggs of Realty One was also present. The 1C new owner was present.
- **2. Minutes:** Minutes from September 10, 2024 meeting were approved, motion by Jenny, second by Theresa, all in favor.
- 3. Homeowners Forum: Roberto in 1C.
- **4 Property Management Report:** 
  - Financial Report Forrest Scruggs reviewed the financials through December 2024.
- **Open Issues:** 1C brought to the Boards attention about his sloping floor. An inspection indicated there were some rotten joists. His original bid was \$28,000 which was very high an Forrest said to get other bids. He got another one at \$13,500

Dave stated there were other floors shat were sloped, including his. The HOA does not have the funds to fix every floor. He suggested to Roberto find another contractor that can do minimal repairs without replacing some of the joists. Roberto said he would do that and bring more information and pictures to the next Board Meeting.

Forrest said American Family is not renewing the insurance policy coming up 4-15-25. Dave and the Board is going to see if they can get a broker to find a carrier to bid and Realty One will continue to work with their broker.

6. Dave said the new front door system will be in place next week which he paid for and will see reimbursement. A new call box will be then have to be replaced.

Meeting Adjourned: 7:38 pm, motion by Dave, second by Theresa.

## Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss

January through April 2025

Special Assessment 24/25   16,745.70		Jan - Apr 25
Monthly Dues         11,809.60           Special Assessment 24/25         16,745.70           Total Income         28,555.30           Expense         ACH Quarterly Bank Fee         33.00           Annual Fillings/Licenses         44.00           Association Management         300.00           Association Management - Other         1,900.00           Total Association Management         2,200.00           Backflow Certification         125.00           Common Area Cleaning         700.00           Gas & Electric         2,501.6           Insurance Expense         11,356.36           Landscaping and Groundskeeping         798.4*           Postage and Delivery         36.56           Repairs and Maintenance         4,666.60           Tax Prep.         350.00           Trash         773.21           Water/Sewer         1,215.52           Total Expense         24,800.3           Net Ordinary Income         3,754.93           Other Income/Expense         0ther Income           Other Income         0.77           Total Other Income         0.77           Net Other Income         0.77	- · · · · · · · · · · · · · · · · · · ·	
Expense       33.00         Annual Filings/Licenses       44.00         Association Management       300.00         Special Services       300.00         Association Management - Other       1,900.00         Total Association Management       2,200.00         Backflow Certification       125.00         Common Area Cleaning       700.00         Gas & Electric       2,501.66         Insurance Expense       11,356.38         Landscaping and Groundskeeping       798.4'         Postage and Delivery       36.50         Repairs and Maintenance       4,666.60         Tax Prep.       350.00         Trash       773.21         Water/Sewer       1,215.52         Total Expense       24,800.37         Net Ordinary Income       3,754.93         Other Income/Expense       Other Income         Other Income       0.7'         Total Other Income       0.7'         Net Other Income       0.7'          Net Other Income       0.7'	Monthly Dues	11,809.60 16,745.70
ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other  Total Association Management  Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Postage and Delivery Repairs and Maintenance  Tax Prep. Trash Trash Water/Sewer Total Expense Other Income Interest Income Interest Income Net Other Income  Net Other Income  Net Other Income  Net Other Income  Net Other Income  Net Other Income  0.77  Net Other Income 0.77  Net Other Income 0.77  Net Other Income 0.77	Total Income	28,555.30
Backflow Certification       125.00         Common Area Cleaning       700.00         Gas & Electric       2,501.68         Insurance Expense       11,356.39         Landscaping and Groundskeeping       798.44         Postage and Delivery       36.50         Repairs and Maintenance       4,666.60         Tax Prep.       350.00         Trash       773.27         Water/Sewer       1,215.52         Total Expense       24,800.37         Net Ordinary Income       3,754.93         Other Income/Expense       0ther Income         Interest Income       0.77         Total Other Income       0.77         Net Other Income       0.77         Net Other Income       0.77	ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services	
Common Area Cleaning       700.00         Gas & Electric       2,501.68         Insurance Expense       11,356.39         Landscaping and Groundskeeping       798.47         Postage and Delivery       36.50         Repairs and Maintenance       4,666.60         Tax Prep.       350.00         Trash       773.27         Water/Sewer       1,215.52         Total Expense       24,800.37         Net Ordinary Income       3,754.93         Other Income/Expense       0.77         Total Other Income       0.77         Total Other Income       0.77         Net Other Income       0.77         Net Other Income       0.77	Total Association Management	2,200.00
Trash         773.27           Water/Sewer         1,215.52           Total Expense         24,800.33           Net Ordinary Income         3,754.93           Other Income/Expense         0ther Income           Interest Income         0.77           Total Other Income         0.77           Net Other Income         0.77	Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Postage and Delivery	125.00 700.00 2,501.68 11,356.39 798.41 36.50 4,666.60
Net Ordinary Income 3,754.93  Other Income/Expense Other Income Interest Income 0.77  Total Other Income 0.77  Net Other Income 0.77	Trash	350.00 773.27 1,215.52
Other Income/Expense Other Income Interest Income  Total Other Income  Net Other Income  0.77	Total Expense	24,800.37
Other Income 0.77 Total Other Income 0.77 Net Other Income 0.77	Net Ordinary Income	3,754.93
Net Other Income 0.7	Other Income	0.77
	Total Other Income	0.77
Net Income 3,755.70	Net Other Income	0.77
	Net Income	3,755.70

## Highlands at Vallejo Homeowner's Association, Inc. Balance Sheet

As of April 30, 2025

	Apr 30, 25
ASSETS Current Assets Checking/Savings Operating/Checking	13,979.88
Reserves Acct.	31,621.99
Total Checking/Savings	45,601.87
Total Current Assets	45,601.87
TOTAL ASSETS	45,601.87
LIABILITIES & EQUITY Equity	
Opening Balance Equity	53,883.76
Unrestricted Net Assets	-12,037.59
Net Income	3,755.70
Total Equity	45,601.87
TOTAL LIABILITIES & EQUITY	45,601.87

Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss Budget vs. Actual January through April 2025

Cash Basis 05/01/25 6:52 AM

	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income Monthly Dues Special Assessment 24/25	11,809.60 16,745.70	15,932.00 20,255.70	-4,122.40 -3,510.00	74.1%
Total Income	28,555.30	36,187.70	-7,632.40	78.9%
Expense ACH Quarterly Bank Fee Annual Filings/Licenses	33.00	60.00	-27.00	55.0% 64.7%
Association Management Special Services Association Management - Other	300.00	0.00	300.00	100.0%
Total Association Management	2,200.00	1,900.00	300.00	115.8%
Backflow Certification	125.00	250.00	-125.00	%0.09
Boiler	0.00	350.00	-350.00	%0.0 20.0%
Common Area Cleaning	00:00/	1,000.00	300.00	%0.0/
Door King Service Fire Inspection	00.0	26.00	-26.00	%0:0
Gas & Electric	2,501.68	1,980.00	521.68	126.3%
Insurance Expense	11,356.39	17,250.00	-5,893.61	%8.29
Landscaping and Groundskeeping	798.41	400.00	398.41	199.6%
Office Supplies	0.00	0.00	0.00	%0.00 %0.001
Postage and Delivery Repairs and Maintenance	4,666.60	27,367.70	-22,701.10	17.1%
Tool You	350 00	350.00	00.00	100.0%
Trash	773.27	440.00	333.27	175.7%
Water/Sewer	1,215.52	1,500.00	-284.48	81.0%
Total Expense	24,800.37	52,941.70	-28,141.33	46.8%
Net Ordinary Income	3,754.93	-16,754.00	20,508.93	-22.4%
Other Income/Expense				
Interest Income	0.77			
Total Other Income	0.77			
Net Other Income	0.77			
Net Income	3,755.70	-16,754.00	20,509.70	-22.4%

## THE HIGHLANDS AT VALLEJO CONDOMINIUMS ASSOCIATION

## ANNUAL MEETING MINUTES Tuesday, March 4, 2025 Conference Call

- **1. Call to Order:** 6:35, pm by Jenny Stith, other Board members present were Theresa Lazarri, David LaGrange; and Jack Barsch. Homeowner Richard Herrera by Proxy, a quorum was established. Forrest Scruggs of Realty One, Manager.
- **2. Minutes:** Minutes from February 7th meeting was approved by Jenny, Dave seconded.
- 3. Homeowners Forum: 3C, had questions on 2025 Budget.

### **4 Property Management Report:**

 Financial Report – Forrest Scruggs reviewed the financials through 12-31-24.

### 5 **Open Issues:**

The roof repairs have been done with the big open items being the approximately \$3,000 for the new front door system. Then there will be \$40 per month for the intercom system. The painting of the building will be discussed again in the spring.

Jordan from All Colorado Insurances came on the line at this time. Nolan Mera had contacted him to try to get a quote for new insurance as American Family will not renew. He has preliminary quotes from Northfield and Integrity. The final quote should be in the \$23K annual premium range, wind & hail at 3%. Theresa said she should have someone for a quote as well.

Current officers will remain for now by acclimation. Officer titles will be determined by e=mail. Dave had to leave the meeting early.

Adjourn: 7:10, motion by Jenny, second by Theresa.

## Highlands at Vallejo Homeowners Association Annual Meeting Agenda

## Wednesday, March 4, 2025, 6:30pm

**Conference Call in information: 1.916.235.1420 PIN #557413** 

1. Call to Order
2. Roll Call
3. Approval of the February 7, 2024 Meeting Minutes
4. Property Management Report
5. Open Issues
6. New Business
7. Meeting Adjourned

## THE HIGHLANDS AT VALLEJOCONDOMINIUMS ASSOCIATION

## ANNUAL MEETING MINUTES Wednesday, February 7, 2024 Conference Call

- **1. Call to Order:** 6:37, pm by Jenny Stith, other Board members present were Theresa Lazarri and David LaGrange; Geoff Barsch, Nolan Mera and Richard Herrera by Proxy, also Forrest Scruggs of Realty One, Manager.
- **2. Minutes:** Minutes from 2023 meeting weren't available as there was no quorum. .
- 3. Homeowners Forum: None
- 4 Property Management Report:
  - Financial Report Forrest Scruggs reviewed the financials through 12-31-23.

### 5 Open Issues:

Lighting bids were received for throughout all common areas. Dave has lined up an electrician to install fixtures as well as LED bulbs and exit lights. He will arrange for purchasing material's through Home Depot. The labor will cost approximately \$2,000.

Richard brought up the question of how the plumbing is holding up in the building. Forrest said other than a few owners changing out their faucets for leaking there hasn't been major issues.

Richard questioned the proposed \$25 increase in monthly dues. The Board has approve the 2024 Budget with a \$25 increase across the board. Richard reminded the Board the Bylaws call for increases are to be done by pro-ration per square footage of the units. Until the Board can review this issue further, this will be tabled for now.

The Board has approved to transfer \$20K from savings to a 7 month CD so as to earn a higher rate of interest.

Current officers will remain for now by acclimation. Officer titles will be determined by e=mail.

Adjourn: 7:30, motion by Jenny, second by Dave.

## Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss

January through December 2024

Total Other Income 530.12  Net Other Income 530.12		Jan - Dec 24
Monthly Dues         43,596.00           Special Assessment 24/25         20,254.30           Total Income         63,850.30           Expense         58.31           Annual Filings/Licenses         53.00           Asphalt Repairs         2,200.00           Association Management         318.94           Special Services         318.94           Association Management - Other         5,400.00           Total Association Management         5,718.94           Backflow Certification         250.00           Boiler         657.50           Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Taxh         1,423.44           Water/Sewer         4	Ordinary Income/Expense	
Special Assessment 24/25         20,254.30           Total Income         63,850.30           Expense         58.31           ACH Quarterly Bank Fee         58.31           Annual Filings/Licenses         53.00           Asphalt Repairs         2,200.00           Association Management         318.94           Association Management - Other         5,400.00           Total Association Management         5,718.94           Backflow Certification         250.00           Boiler         657.50           Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4	*******	
Total Income   63,850.30		•
Expense         58.31           ACH Quarterly Bank Fee         58.31           Annual Filings/Licenses         53.00           Asphalt Repairs         2,200.00           Association Management         318.94           Association Management - Other         5,400.00           Total Association Management         5,718.94           Backflow Certification         250.00           Boiler         637.50           Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         530.12	Special Assessment 24/25	20,254.30
ACH Quarterly Bank Fee 58.31 Annual Fillings/Licenses 53.00 Asphalt Repairs 2,200.00 Association Management Special Services 318.94 Association Management 5,718.94  Backflow Certification 250.00 Boiler 657.50 Common Area Cleaning 2,705.00 Federal Withholdings 112.04 Fire Extinguishers 168.00 Fire Inspection 26.00 Gas & Electric 5,103.70 Insurance Expense 18,507.91 Landscaping and Groundskeeping 1,516.00 Lighting Repairs 150.00 Office Supplies 36.49 Postage and Delivery 107.19 Repairs and Maintenance 4,630.10 Roof Repairs 13,260.00 Trash 4,423.44 Water/Sewer 4,447.15  Total Expense 61,455.77 Net Ordinary Income 530.12  Other Income Interest Income 530.12  Net Other Income 530.12	Total income	63,850.30
Annual Filings/Licenses       53.00         Asphalt Repairs       2,200.00         Association Management       318.94         Association Management - Other       5,400.00         Total Association Management       5,718.94         Backflow Certification       250.00         Boiler       657.50         Common Area Cleaning       2,705.00         Federal Withholdings       112.04         Fire Extinguishers       168.00         Fire Inspection       26.00         Gas & Electric       5,103.70         Insurance Expense       18,507.91         Landscaping and Groundskeeping       1,516.00         Lighting Repairs       150.00         Office Supplies       36.49         Postage and Delivery       107.19         Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       530.12         Other Income/Expense       Other Income       530.12         Net Other Income       530.12		
Asphalt Repairs       2,200.00         Association Management       318.94         Association Management - Other       5,400.00         Total Association Management       5,718.94         Backflow Certification       250.00         Boiler       657.50         Common Area Cleaning       2,705.00         Federal Withholdings       112.04         Fire Extinguishers       168.00         Fire Inspection       26.00         Gas & Electric       5,103.70         Insurance Expense       18,507.91         Landscaping and Groundskeeping       1,516.00         Lighting Repairs       150.00         Office Supplies       36.49         Postage and Delivery       107.19         Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       530.12         Total Other Income       530.12         Net Other Income       530.12		
Association Management         318.94           Association Management - Other         5,400.00           Total Association Management         5,718.94           Backflow Certification         250.00           Boiler         657.50           Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         530.12           Total Other Income         530.12           Net Other Income         530.12	•	
Special Services         318.94           Association Management - Other         5,400.00           Total Association Management         5,718.94           Backflow Certification         250.00           Boiler         657.50           Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         Other Income           Other Income         530.12           Net Other Income         530.12		2,200.00
Association Management         5,400.00           Total Association Management         5,718.94           Backflow Certification         250.00           Boiler         657.50           Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income         530.12           Total Other Income         530.12           Net Other Income         530.12		
Total Association Management         5,718.94           Backflow Certification         250.00           Boiler         657.50           Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         Other Income           Interest Income         530.12           Net Other Income         530.12	•	
Backflow Certification       250.00         Boiler       657.50         Common Area Cleaning       2,705.00         Federal Withholdings       112.04         Fire Extinguishers       168.00         Fire Inspection       26.00         Gas & Electric       5,103.70         Insurance Expense       18,507.91         Landscaping and Groundskeeping       1,516.00         Lighting Repairs       150.00         Office Supplies       36.49         Postage and Delivery       107.19         Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       Other Income         Other Income       530.12         Total Other Income       530.12         Net Other Income       530.12	Association Management - Other	5,400.00
Boiler         657.50           Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         Other Income           Other Income         530.12           Net Other Income         530.12           Net Other Income         530.12	Total Association Management	5,718.94
Common Area Cleaning         2,705.00           Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         Other Income           Other Income         530.12           Total Other Income         530.12           Net Other Income         530.12	Backflow Certification	
Federal Withholdings         112.04           Fire Extinguishers         168.00           Fire Inspection         26.00           Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         Other Income           Other Income         530.12           Total Other Income         530.12           Net Other Income         530.12	Boiler	
Fire Extinguishers       168.00         Fire Inspection       26.00         Gas & Electric       5,103.70         Insurance Expense       18,507.91         Landscaping and Groundskeeping       1,516.00         Lighting Repairs       150.00         Office Supplies       36.49         Postage and Delivery       107.19         Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       Other Income         Other Income       530.12         Total Other Income       530.12         Net Other Income       530.12	Common Area Cleaning	
Fire Inspection       26.00         Gas & Electric       5,103.70         Insurance Expense       18,507.91         Landscaping and Groundskeeping       1,516.00         Lighting Repairs       150.00         Office Supplies       36.49         Postage and Delivery       107.19         Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       Other Income         Other Income       530.12         Total Other Income       530.12         Net Other Income       530.12	Federal Withholdings	112.04
Gas & Electric         5,103.70           Insurance Expense         18,507.91           Landscaping and Groundskeeping         1,516.00           Lighting Repairs         150.00           Office Supplies         36,49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         530.12           Total Other Income         530.12           Net Other Income         530.12           Net Other Income         530.12	Fire Extinguishers	
Insurance Expense       18,507.91         Landscaping and Groundskeeping       1,516.00         Lighting Repairs       150.00         Office Supplies       36.49         Postage and Delivery       107.19         Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       Other Income         Other Income       530.12         Total Other Income       530.12         Net Other Income       530.12	Fire Inspection	
Landscaping and Groundskeeping       1,516.00         Lighting Repairs       150.00         Office Supplies       36.49         Postage and Delivery       107.19         Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       Other Income         Other Income       530.12         Total Other Income       530.12         Net Other Income       530.12	Gas & Electric	
Lighting Repairs       150.00         Office Supplies       36.49         Postage and Delivery       107.19         Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       Other Income         Other Income       530.12         Total Other Income       530.12         Net Other Income       530.12		18,507.91
Office Supplies         36.49           Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         Other Income           Other Income         530.12           Total Other Income         530.12           Net Other Income         530.12		•
Postage and Delivery         107.19           Repairs and Maintenance         4,630.10           Roof Repairs         13,260.00           Tax Prep.         325.00           Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         Other Income           Other Income         530.12           Total Other Income         530.12           Net Other Income         530.12		150.00
Repairs and Maintenance       4,630.10         Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       Other Income         Interest Income       530.12         Total Other Income       530.12         Net Other Income       530.12		
Roof Repairs       13,260.00         Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       0ther Income         Interest Income       530.12         Total Other Income       530.12         Net Other Income       530.12		
Tax Prep.       325.00         Trash       1,423.44         Water/Sewer       4,447.15         Total Expense       61,455.77         Net Ordinary Income       2,394.53         Other Income/Expense       0ther Income         Interest Income       530.12         Total Other Income       530.12         Net Other Income       530.12		·
Trash         1,423.44           Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense         50.12           Other Income         530.12           Total Other Income         530.12           Net Other Income         530.12	Roof Repairs	
Water/Sewer         4,447.15           Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense	•	
Total Expense         61,455.77           Net Ordinary Income         2,394.53           Other Income/Expense	Trash	
Net Ordinary Income         2,394.53           Other Income/Expense Other Income Interest Income         530.12           Total Other Income         530.12           Net Other Income         530.12	Water/Sewer	4,447.15
Other Income/Expense Other Income Interest Income  Total Other Income  Net Other Income  530.12  Solution 12  130.12	Total Expense	61,455.77
Other Income Interest Income         530.12           Total Other Income         530.12           Net Other Income         530.12	Net Ordinary Income	2,394.53
Total Other Income 530.12  Net Other Income 530.12	•	·
Net Other Income 530.12	Interest Income	530.12
	Total Other Income	530.12
let Income 2,924.65	Net Other Income	530.12
	et Income	2,924.65

## Highlands at Vallejo Homeowner's Association, Inc. Balance Sheet

As of December 31, 2024

	Dec 31, 24
ASSETS Current Assets Checking/Savings Operating/Checking	10,524.95
Reserves Acct.	31,621.04
Total Checking/Savings	42,145.99
Accounts Receivable Accounts Receivable	-300.00
Total Accounts Receivable	-300.00
Total Current Assets	41,845.99
TOTAL ASSETS	41,845.99
LIABILITIES & EQUITY Equity	The state of the s
Opening Balance Equity	53,883.76
Unrestricted Net Assets Net Income	-14,962.42 2,924.65
Total Equity	41,845.99
TOTAL LIABILITIES & EQUITY	41,845.99

## Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss Budget vs. Actual

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12/30/24

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income Monthly Dues	43,596.00	47,296.00	-3,700.00	92.2%
Special Assessment 24/25	20,234.30	37,000.00	-10,743.70	04.1.70
Total Income	63,850.30	84,296.00	-20,445.70	75.7%
Expense ACH Quarterly Bank Fee Annual Filings/Licenses Asphalt Repairs Association Management	58.31 53.00 2,200.00	102.00 40.00	-43.69 13.00	57.2% 132.5%
Special Services Association Management - Other	318.94 5,400.00	5,400.00	0.00	100.0%
Total Association Management	5,718.94	5,400.00	318.94	105.9%
Backflow Certification	250.00	250.00	0.00	100.0%
Boiler Inspection Common Area Cleaning Faderal Withholdings	2,705.00 2,705.00 112.04	90.00	-90.00 -145.00	0.0% 94.9%
Fire Extinguishers Fire Inspection	168.00 26.00	30.00	-4.00	86.7%
Gas & Electric	5,103.70	6,120.00	-1,016.30	83.4%
Insurance Expense	18,507.91	18,296.08 2 000 00	211.83	101.2% 75.8%
Lighting Repairs	150.00		) •	
Office Supplies	36.49	45.00	-8.51	81.1%
Postage and Delivery Repairs and Maintenance	107.19 4,630.10	65.00	42.19	164.9%
Reserve Contribution	0.00	4,497.92	-4,497.92	%0:0
Snow Removal	0.00	2,000.00	-2,000.00	%0.0
Tax Prep.	325.00	350.00	-25.00	92.9%
Trash Water/Sewer	1,423.44 4,447.15	1,380.00	43.44 667.15	103.1%
Total Expense	61,455.77	47,296.00	14,159.77	129.9%
Net Ordinary Income	2,394.53	37,000.00	-34,605.47	6.5%
Other Income/Expense Other Income Interest Income	530.12			
Total Other Income	530.12			
Net Other Income	530.12			-

## Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss Budget vs. Actual January through December 2024

7.9%
-34,075.35
37,000.00
2,924.65
Net Income

12/30/24

### Highlands at Vallejo Homeowners Association

### ANNUAL MEETING NOTICE

Tuesday, March 4, 2025, 6:30pm

Call in Information: 1.916.235.1420 PIN# 557413

The Annual Meeting of the Highlands at Vallejo Homeowners Association will be held on the

above date and location. The meeting is scheduled for 6:30pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of February 28, 2025, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., 1630 Carr St., Suite D, Lakewood, CO 80214, or email admin@realtyone-co.com. **PROXY** Highlands at Vallejo Homeowners Association ANNUAL MEETING, Tuesday, March 4, 2025 I, \_\_\_\_\_ am a member in good standing of the Highlands at Vallejo Homeowners Association under the provision of the legal documents governing said association (please check one of the following): I grant my proxy to the Secretary of the Highlands at Vallejo Homeowners Association. (please name an I grant my proxy to \_\_\_\_\_ individual who will vote your proxy at the March 4, 2025 meeting.) This proxy is executed for the Annual Meeting scheduled for March 4, 2025 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting. This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property. Date: , 2025 By: \_\_\_\_\_

### Highlands at Vallejo Homeowners Association ANNUAL MEETING NOTICE

Tuesday, March 4, 2025, 6:30pm

### Call in Information: 1.916.235.1420 PIN# 557413

PROXY	
Highlands at Vallejo Homeowners Associa	tion
ANNUAL MEETING, Tuesday, March 4,	2025
ANNUAL MEETING, Tuesday, March 4,	standing of the Highlands
llejo Homeowners Association under the provision of the legal aution (please check one of the following):	locuments governing said
I grant my proxy to the Secretary of the Highlands at	Vallejo Homeowners
I grant my proxy to dual who will vote your proxy at the March 4, 2025 meeting.)	(please name an
proxy is executed for the Annual Meeting scheduled for numents thereof, and carries with it full right to the proxy hole sees fit, and to represent me on any matter or resolution of g and to take any other action which I could personally take it	ler to cast his/her vote (s) as which may come before the
roxy shall remain in effect for this meeting, until revoked by	
2/ No 2025 By: Algorne Shafes St. 685 S. Cassingham Rd. Columbus OH 432	
The same on March XVIII	Simon Col. De

### Highlands at Vallejo Homeowners Association Board of Directors Meeting Agenda Tuesday, February 4, 2025, 6:30pm

### Via Conference Call 1.916.235.1420 PIN# 557413

1.	Call to Order
2.	Roll Call
3.	Approval of the Board of Director Meeting Minutes – No Meeting Minutes to Approve
4.	Property Management Report
>	Year End Financials 2024
5.	Open Issues
6.	New Business
>	Annual Meeting has been moved to March 4, 2025

7. Meeting Adjourned

## Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss

January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Monthly Dues	43,596.00
Special Assessment 24/25	20,254.30
Total Income	63,850.30
Expense	
ACH Quarterly Bank Fee	58.31
Annual Filings/Licenses	53.00
Asphalt Repairs	2,200.00
Association Management	
Special Services	318.94
Association Management - Other	5,400.00
Total Association Management	5,718.94
Backflow Certification	250.00
Boiler	657.50
Common Area Cleaning	2,705.00
Federal Withholdings	112.04
Fire Extinguishers	168.00
Fire Inspection	26.00
Gas & Electric	5,103.70
Insurance Expense	18,507.91
Landscaping and Groundskeeping	1,516.00
Lighting Repairs	150.00
Office Supplies	36.49
Postage and Delivery	107.19
Repairs and Maintenance	4,630.10
Roof Repairs	13,260.00
Tax Prep.	325.00
Trash	1,423.44
Water/Sewer	4,447.15
Total Expense	61,455.77
Net Ordinary Income	2,394.53
Other Income/Expense	•
Other Income	
Interest Income	530.12
Total Other Income	530.12
Net Other Income	530.12
et Income	2,924.65

## Highlands at Vallejo Homeowner's Association, Inc. Balance Sheet As of December 31, 2024

	Dec 31, 24
ASSETS Current Assets Checking/Savings	· · · · · · · · · · · · · · · · · · ·
Operating/Checking Reserves Acct.	10,524.95 31,621.04
Total Checking/Savings	42,145.99
Accounts Receivable Accounts Receivable	-300.00
Total Accounts Receivable	-300.00
Total Current Assets	41,845.99
TOTAL ASSETS	41,845.99
LIABILITIES & EQUITY Equity	
Opening Balance Equity	53,883.76
Unrestricted Net Assets Net Income	-14,962.42 2,924.65
Total Equity	41,845.99
TOTAL LIABILITIES & EQUITY	41,845.99

## Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss Budget vs. Actual January through December 2024

12/30/24

Monthly Dues		Jan - Dec 24	Budget	\$ Over Budget	% of Budget
ik Fee         63.850.30         84.296.00         -20,445.70         7           gement         53.00         40.00         -43.69         5           gement         53.00         40.00         -43.69         5           sagement - Other         5,718.94         5,400.00         0.00         100.0%           management         5,718.94         5,400.00         0.00         100.0%           tion         657.50         250.00         318.94         100.0%           aning         2,718.94         5,400.00         318.94         100.0%           aning         2,726.00         250.00         318.94         100.0%           aning         2,738.00         30.00         -4.00         8           ion         112.04         45.00         -4.00         8           crowdakeeping         1,560.00         2,000.00         -1.016.30         9           ery         156.00         2,000.00         -1.016.30         8         10           ery         4,607.92         4,407.92         4,407.92         11         11           ery         4,447.15         3,700.00         -2,000.00         -2,000.00         -2,000.00           ery	Ordinary Income/Expense Income Monthly Dues Special Assessment 24/25	43,596.00 20,254.30	47,296.00 37,000.00	-3,700.00	92.2%
# Fee 53.00	Total Income	63,850.30	84,296.00	-20,445.70	75.7%
agement - Other         5,400.00         5,400.00         0.00         100.0%           Management         5,718.94         5,400.00         0.00         100.0%           fion         657.50         250.00         0.00         100.0%           aning         2,705.00         2,850.00         -145.00         9           aning         2,705.00         2,850.00         -1,45.00         9           aning         2,705.00         2,850.00         -1,016.30         9           aning         168.00         30.00         -1,016.30         9           e         18,507.11         18,266.00         -1,016.30         8           ery         4,630.10         2,000.00         -4,440.0         7           Groundskeeping         1,516.00         2,000.00         -4,497.92         -4,497.92         -4,497.92           ery         4,630.10         4,497.92         -4,497.92         -4,497.92         -4,497.92           ery         0.00         2,000.00         2,000.00         -2,000.00         -25.00         9           ery         4,447.15         3,780.00         657.15         11         14           ery         4,447.52         -4,497.92	Expense ACH Quarterly Bank Fee Annual Filings/Licenses Asphalt Repairs Association Management Snecial Services	58.31 53.00 2,200.00 318.94	102.00	-43.69 13.00	57.2% 132.5%
Management         5,718.94         5,400.00         318.94         10           tion         255.00         250.00         0.00         10           aming         2,705.00         2,850.00         -90.00         9           aming         2,705.00         2,850.00         -145.00         9           ings         168.00         30.00         -1,016.30         9           conderging         1,516.00         2,000.00         -1,016.30         8           Groundskeeping         1,516.00         2,000.00         -4,407         9           Groundskeeping         1,516.00         4,497.92         -4,497.92         10           ery         4,630.10         4,497.92         -4,497.92         -4,497.92           ion         1,326.00         2,000.00         -2,000.00         -2,000.00           325.00         1,438.00         -2,000.00         -2,000.00         -2,000.00           2,394.53         37,000.00         -34,605.47         112           530.12         530.12         -34,605.47         12	Association Management - Other	5,400.00	5,400.00	0.00	100.0%
tion 657.50  657.50  657.50  657.50  657.50  6500  657.50  6500  657.50  6500  657.50  6500  657.50  6	Total Association Management	5,718.94	5,400.00	318.94	105.9%
aning 2,705.00 90.00 -90.00 -90.00 aning 112.04 142.04 145.00 9.000 -1.016.30 8.00	Backflow Certification	250.00	250.00	0.00	100.0%
168.00     30.00     -4.00     8       26.00     5,103.70     6,120.00     -1,016.30     8       67roundskeeping     1,516.00     2,000.00     -484.00     7       150.00     36.49     45.00     -8.51     8       ery     4,630.10     4,497.92     -4,497.92       enance     0.00     2,000.00     -2,000.00       13,260.00     350.00     -2,000.00       325.00     350.00     -25.00       1,423.44     1,380.00     667.15     11       4,47.15     3,780.00     667.15     11       530.12     530.12       530.12     530.12	Boiler Inspection Common Area Cleaning Federal Withholdings	2,705.00 0.00 2,705.00 112.04	90.00	-90.00	0.0% 94.9%
6,120.00 6,120.00 1,516.00 1,5	Fire Extinguishers	168.00	30 00	-4 00	%2 98
Groundskeeping         18,507,91         18,296.08         211.83         10           Groundskeeping         1,516.00         2,000.00         -8,51         8           ery         450.00         45.00         -8,51         8           ery         4,630.10         4,497.92         -4,497.92         -4,497.92           ion         13,260.00         2,000.00         -2,000.00         -2,000.00           325.00         3,500         -2,000.00         -25.00         9           4,447.15         3,780.00         667.15         11           61,455.77         47,296.00         14,159.77         12           530.12         530.12         -34,605.47         12           530.12         530.12         -34,605.47         12	Gas & Electric	5.103.70	6.120.00	-1.016.30	83.4%
Groundskeeping         1,516.00         2,000.00         -484.00         7           fery         450.00         45.00         -8.51         8           ery         4,630.10         4,497.92         -4,497.92         16           enance         0.00         2,000.00         -2,000.00         9           ion         13,260.00         2,000.00         -25.00         9           1,423.44         1,380.00         43.44         10           61,455.77         47,296.00         14,159.77         12           530.12         530.12         37,000.00         -34,605.47         12           530.12         530.12         530.12         14,159.77         12	Insurance Expense	18,507.91	18,296.08	211.83	101.2%
## 150.00  ## 36.49  ## 45.00  ## 45.00  ## 497.92  ## 4.	Landscaping and Groundskeeping	1,516.00	2,000.00	-484.00	75.8%
ery     107.19     65.00     42.19     16       enance     0.00     4,497.92     -4,497.92     16       ion     13,260.00     2,000.00     -2,000.00     9       35.00     2,000.00     -25.00     9       1,423.44     1,380.00     43.44     10       4,447.15     3,780.00     667.15     11       61,455.77     47,296.00     -34,605.47     12       530.12     530.12     530.12	Lighting Repairs Office Supplies	150.00 36.49	45.00	-8.51	81.1%
enance     4,630.10     4,497.92     -4,497.92       ion     13,260.00     2,000.00     -2,000.00       325.00     350.00     -25.00     9       1,423.44     1,380.00     43.44     10       4,447.15     3,780.00     667.15     11       2,394.53     37,000.00     -34,605.47     12       530.12     530.12       530.12     530.12	Postage and Delivery	107.19	65.00	42.19	164.9%
13,260.00     2,000.00     -2,000.00       325.00     350.00     -25.00     9       1,423.44     1,380.00     43.44     10       61,455.77     47,296.00     14,159.77     12       2,394.53     37,000.00     -34,605.47     12       530.12     530.12       530.12	Repairs and Maintenance Reserve Contribution	4,630.10	4,497.92	-4,497.92	%0.0
0.00 2,000.00 -2,000.00 -25.00 9 325.00 1,423.44 1,380.00 667.15 11	Roof Repairs	13,260.00			
520.00     350.00       1,423.44     1,380.00     43.44     10       61,455.77     47,296.00     14,159.77     12       2,394.53     37,000.00     -34,605.47     12       530.12     530.12       530.12     530.12	Snow Removal	0.00	2,000.00	-2,000.00	0.0%
4,447.15     3,780.00     667.15     11       61,455.77     47,296.00     14,159.77     12       2,394.53     37,000.00     -34,605.47     12       530.12     530.12       530.12     530.12	lax Prep. Trash	325.00 1 423 44	330.00	-25.00 43 44	92.9% 103.1%
61,455.77     47,296.00     14,159.77     12       2,394.53     37,000.00     -34,605.47     12       530.12     530.12     530.12       530.12     530.12	Water/Sewer	4,447.15	3,780.00	667.15	117.6%
2,384.53     37,000.00     -34,605.47       530.12     530.12       530.12     530.12	Total Expense	61,455.77	47,296.00	14,159.77	129.9%
	Net Ordinary Income	2,394.53	37,000.00	-34,605.47	6.5%
ome	Other Income/Expense Other Income Interest Income	530.12			,
	Total Other Income	530.12			
	Net Other Income	530.12			

## Highlands at Vallejo Homeowner's Association, Inc. Profit & Loss Budget vs. Actual January through December 2024

12/30/24

% of Budget	%6.7
\$ Over Budget	-34,075.35
Budget	37,000.00
Jan - Dec 24	2,924.65

Net Income