### **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

	Jan - Apr 25
Ordinary Income/Expense	
Income Monthly Dues Special Assessment 24/25	11,809.60 16,745.70
Total Income	28,555.30
Expense ACH Quarterly Bank Fee Annual Filings/Licenses Association Management Special Services Association Management - Other	33.00 44.00 300.00 1,900.00
Total Association Management	2,200.00
Backflow Certification Common Area Cleaning Gas & Electric Insurance Expense Landscaping and Groundskeeping Postage and Delivery Repairs and Maintenance	125.00 700.00 2,501.68 11,356.39 798.41 36.50 4,666.60
Tax Prep. Trash Water/Sewer	350.00 773.27 1,215.52
Total Expense	24,800.37
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
Net Income	3,755.70

Cash Basis

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

As of April 30, 2025

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

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

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	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income Monthly Dues Special Assessment 24/25	11,809.60	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 Association Management	33.00	60.00	-27.00	55.0% 64.7%
Special Services Association Management - Other	300.00	0.00	300.00	100.0% 100.0%
Total Association Management	2,200.00	1,900.00	300.00	115.8%
Backflow Certification	125.00	250.00	-125.00	20.0%
Common Area Cleaning	0.00 700.00	350.00	-350.00	%0.0 %0.02
Door King Service	0.00	00.0	0.00	%0:0 0:0%
Fire Inspection Gas & Flectric	0.00	26.00	-26.00	%0.0
Insurance Expense	11,356.39	1,360.00	521.68	126.3%
Landscaping and Groundskeeping	798.41	400.00	398.41	79.6% 199.6%
Office Supplies	0.00	0.00	0.00	%0.0
Postage and Delivery Repairs and Maintenance	36.50	0.00	36.50	100.0%
repairs and maintenance	4,000.00	27,367.70	-22,701.10	17.1%
Tax Prep.	350.00	350.00	0.00	100.0%
irasn Water/Sewer	773.27 1 215 52	440.00	333.27	175.7%
Total Expense	24 800 37	62 044 70	204.44	0/0:10
Net Ordinary Income	2 754 00	02,11,10	7.07	40.0%
	5,7,04.85	-10,754.00	20,508.93	-22.4%
Other income Other Income 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%
		AND THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN		

# 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

	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
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
<b>Total Current Assets</b>	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
Met uicottle	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

12/30/24

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•	Ordinary Income/Expense Income Monthly Dues Special Assessment 24/25	Total Income	Expense ACH Quarterly Bank Fee	Annual Filings/Licenses Asphalt Repairs	Association Management	Special Services Association Management - Other	Total Association Management	Backflow Certification	Boiler Inspection	Common Area Cleaning	Federal Withholdings	Fire Inspection	Gas & Electric	Insurance Expense	Landscaping and Groundskeeping	Lighting Repairs Office Suncties	Postage and Delivery	Repairs and Maintenance	Reserve Contribution	Koof Kepairs	Tax Pren.	Trash	Water/Sewer	Total Expense	Net Ordinary Income	Other Income/Expense Other Income	Interest income	Total Other Income	Not Other Income
Jan - Dec 24	43,596.00	63,850.30	58.31	53.00	70.00	318.94 5,400.00	5,718.94	250.00	657.50	2,705.00	112.04	168.00	5,103.70	18,507.91	1,516.00	150.00	107.19	4,630.10	0.00	13,260.00	325.00	1.423.44	4,447.15	61,455.77	2,394.53		530.12	530.12	530 12
Budget	47,296.00	84,296.00	102.00	40.00		5,400.00	5,400.00	250.00	UU UB	2.850.00		30.00	6.120.00	18,296.08	2,000.00	200	45.00	00.00	4,497.92	000	2,000.00	1380.00	3,780.00	47,296.00	37,000.00				
\$ Over Budget	-3,700.00 -16,745,70	-20,445.70	-43.69	13.00		0.00	318.94	0.00	00 00	-145.00		00 %	-1.016.30	211.83	-484.00	i.	- œ.v.	42.18	-4,497.92		-2,000.00	43.44	667.15	14,159.77	-34,605.47				
% of Budget	92.2%	75.7%	57 2%	132.5%		100.0%	105.9%	100.0%	80	%0.0 94 9%		96 7%	83.4%	101.2%	75.8%		81.1%	104.8%	0.0%	,	%0.0 %0.0	92.9%	117.6%	129.9%	6.5%				

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

12/30/24

	1 1
ial	\$ Over Budget -34,075.35
lget vs. Actu ecember 2024	Budget 37,000.00
Profit & Loss Budget vs. Actual January through December 2024	Jan - Dec 24 2,924.65
	Net Income

% of Budget

### 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.		
I grant my proxy to (please name an 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:		
Address:		

#### 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 Valleyo 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

	PROXY
	allejo Homeowners Association
ANNUAL MEE	TING, Tuesday, March 4, 2025
I DULANCE Xhaller at Vallejo Homeowners Association und association (please check one of the follo	TING, Tuesday, March 4, 2025  am a member in good standing of the Highlands for the provision of the legal documents governing said owing).
Y I grant my proxy to the S	secretary of the Highlands at Vallejo Homeowners
I grant my proxy to individual who will vote your proxy at the	
eshe sees fit, and to represent me on ecting and to take any other action whis	the Meeting scheduled for March 4, 2025 and all full right to the proxy holder to east his/her vote (s) as any matter or resolution which may come before the ch I could personally take if present at the meeting.
his proxy shall remain in effect for this	Avancelles Surane Schne Sv. Columbus OH 432.09
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#### 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 Minutes to App		Director	Meeting	Minutes -	- No	Meeting
4. Property Manag	gement Repor	t				
> Year End Finan	cials 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
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 Unrestricted Net Assets	53,883.76
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

Ordinary Income         43.596 00         47.296 00         -3.700.00         92.2%           Borelal Assessment 24/25         20.244.30         -3.700.00         -16,745.70         56.7%           Total Income         Expense         58.33         44.296.00         -20.445.70         75.7%           Aspellat Respanse         5.00         40.00         -43.69         77.2%         77.2%           Association Management         5.400.00         5.400.00         318.34         100.0%         100.0%           Association Management         5.400.00         5.400.00         318.34         100.0%         100.0%           Association Management         5.700.00         5.400.00         318.34         100.0%         100.0%           Backlow Certification         25.00         5.400.00         318.34         100.0%         100.0%           Fine Extraguishers         25.00         25.00         25.00         100.0%         100.0%           Fine Inspection         25.00         26.00         30.00         31.00         30.0%           Fine Inspection         25.00         25.00         30.00         30.0%         30.0%           Fine Extraguishers         36.00         30.00         30.00         30.0%		Jan - Dec 24	Budget	\$ Over Budget	% of Budget
rity Bank Fee	Ordinary Income/Expense Income Monthly Dues Special Assessment 24/25	43,596.00 20.254.30	47,296.00	-3,700.00	92.2%
riy Bank Fee 58.31 102.00 -20,449.70  riy Bank Fee 58.31 102.00 -20,449.70  Management - Cther	Total Income	63 850 20	00.000,10	07:04 7:01	04.1%
typ Bank Fee         58.31         102.00         -43.69         1           Management ervices         53.00         40.00         13.00         100.00           Management ervices         318.94         5,400.00         0.00         100.00           intion Management - Other artification         5,718.94         5,400.00         0.00         10.00           artification dings         250.00         250.00         -90.00         11.00           ction holdings         1,12.04         2,850.00         -40.00         11.00           ich as Cleaning         1,21.04         2,850.00         -40.00         11.00           ich officials         1,516.00         2,850.00         -1,145.00         -40.00           ich expense         15.00         2,000.00         -1,016.30         -40.00           ich expense         15.00         2,000.00         -1,016.30         -43.00           ich as a Cleaning         15.00         2,000.00         -1,45.00         -43.00           ich as Claimers         15.00         2,000.00         -1,45.00         -43.00           ich as a Cleaning of Claimers         15.00         2,000.00         -43.00         -43.00           ich as a Cleaning of Claimers         1	1	000000	04,290.00	-20,445.70	75.7%
envices         318.94         5,400.00         5,400.00         100.0           intion Management - Other lation Management expression         5,400.00         5,400.00         318.94           artification         250.00         250.00         0.00         -90.00           cton         0.00         2,705.00         2,850.00         -145.00           cton         0.00         2,850.00         -145.00         -145.00           ich claims         172.04         2,850.00         -1,016.30         -145.00           ich claims         1,200         2,850.00         -1,016.30         -145.00           ich claims         2,000         2,850.00         -1,016.30         -145.00           ich claims         1,516.00         2,000.00         -1,016.30         -4,219           airs         3,44         4,500.00         2,000.00         -2,000.00         -2,000.00           sall sits         3,780.00         2,000.00         -34,605.47         -4,47.15         -4,47.15           sense         530.12         37,000.00         -34,605.47         -4,605.47         -4,600.00           sinch         530.12         37,000.00         -34,605.47         -4,600.00         -34,605.47	Expense ACH Quarterly Bank Fee Annual Filings/Licenses Asphalt Repairs Association Management	58.31 53.00 2,200.00	102.00	-43.69 13.00	57.2% 132.5%
artification         5,718.94         5,400.00         318.94           artification         250.00         250.00         0.00           ction         0.00         90.00         -90.00           blodlings         172.04         2,850.00         -145.00           ich action         2,765.00         2,850.00         -4,00           ich action         30.00         -1,016.30         -4,00           ich claims         1,516.00         2,000.00         -1,016.30           ich action         1,516.00         2,000.00         -4,400           action         1,516.00         2,000.00         -4,497.92           action         1,716.00         2,000.00         -4,497.92           val         1,420.00         2,000.00         -2,000.00           val         0.00         2,000.00         -2,000.00           35.00         -2,000.00         -2,000.00           4,437.35         37,000.00         -2,000.00           4,447.15         3,780.00         -2,000.00           4,447.15         3,780.00         -24,605.47           annes         530.12         -24,605.47           anne         530.12         -24,606.47 <th< td=""><td>Special Services Association Management - Other</td><td>318.94 5,400.00</td><td>5,400.00</td><td>0.00</td><td>100.0%</td></th<>	Special Services Association Management - Other	318.94 5,400.00	5,400.00	0.00	100.0%
eartification         250.00         250.00         0.00           ction         0.00         90.00         -90.00           nholdings         2,705.00         2,850.00         -145.00           ishers         112.04         30.00         -1,016.30           shers         168.00         30.00         -1,016.30           xpense         26.00         30.00         -1,016.30           xpense         15,16.00         2,000.00         -1,016.30           xpense         15,16.00         2,000.00         -1,016.30           airs         3 and Groundskeeping         1,516.00         -1,016.30           airs         3 and Groundskeeping         1,516.00         -1,016.30           airs         3 and Groundskeeping         4,40.00         -8.51           Apairs         3 and Groundskeeping         4,40.00         -8.51           Apairs         3,726.00         4,497.92         -4,497.92           and         1,423.44         4,447.15         3,780.00         -25.00           Apairs         2,394.53         37,000.00         -34,605.47           ane         530.12         37,000.00         -34,605.47           ane         530.12         37,0	Total Association Management	5,718.94	5,400.00	318.94	105.9%
ction         90.00         -90.00         -90.00         sea Cleaning         ction         -90.00         -90.00         sea Cleaning         ction         -90.00         -90.00         -90.00         -90.00         -90.00         -90.00         -90.00         -90.00         -145.00         -145.00         -90.00         -90.00         -90.00         -90.00         -90.00         -90.00         -90.00         -90.00         -90.00         -90.00         -145.00	Š	250.00	250.00	00:00	100.0%
1.204   2,850.00   -145.00   E	Boiler Inspection	0.00	00.06	-90.00	%0.0
168.00   30.00   -4.00     26.00   5,103.70   6,120.00   -1,016.30     26.00   1,516.00   -1,016.30     26.00   1,516.00   -1,016.30     27.10   18,266.08   -2,100     27.10   2,000.00   -484.00     28.49   45.00   -4,497.92     28.49   4,497.92   -4,497.92     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     28.49   325.00   350.00   -2,500     38.49   325.00   350.00   -2,500     38.49   325.00   350.00   -2,500     38.49   325.00   350.00   -2,500     38.49   325.00   350.00     38.49   325.00   350.00     38.49   325.00   350.00     38.49   325.00   350.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49   325.00     38.49   325.00   325.00     38.49   325.00   325.00     38.49	Federal Withholdings	2,705.00	2,850.00	-145.00	94.9%
1,000   26.00   30.00   -4.0	Fire Extinguishers	168.00			
Sage	Fire Inspection	26.00	30.00	-4 00	702 98
xpense         18,507.91         18,296.08         211.83         1           g and Groundskeeping ies         1,516.00         2,000.00         -484.00         2,11.83         1           ies         36.49         45.00         45.00         -8.51         1           less         36.49         45.00         42.19         42.19         1           Maintenance         0.00         4,497.92         -4,497.92         -4,497.92         -4,497.92           val         325.00         2,000.00         -2,000.00         -25.00	Gas & Electric	5,103.70	6,120.00	-1.016.30	83.4%
asing strondskeeping pairs     1,516.00     2,000.00     -484.00       pairs     150.00     2,000.00     -8.51       les     36.49     45.00     -8.51       Maintenance     107.19     65.00     -4,497.92       Administration     13,260.00     2,000.00     -2,000.00       s     0.00     2,000.00     -2,000.00       val     325.00     350.00     -25.00       1,423.44     1,380.00     43.44     1       me     530.12     14,159.77     1       me     530.12     530.12       pme     530.12	Insurance Expense	18,507.91	18,296.08	211.83	101.2%
150.00	Landscaping and GroundsKeeping	1,516.00	2,000.00	-484.00	75.8%
Delivery         Journal Lange         45.00 (65.00)         -8.51 (42.19)           Maintenance atribution         4,630.10 (0.00)         4,497.92 (497.92)         -4,497.92 (25.00)           val         0.00 (325.00)         2,000.00 (25.00)         -25.00 (43.44)         1           val         4,447.15 (23.44)         1,380.00 (667.15)         43.44 (23.44)         1           me         2,394.53         37,000.00 (37.00)         -34,605.47         1           ome         530.12 (23.01)         37,000.00 (23.00)         34,605.47         1	Office Supplies	150.00	7	,	
Maintenance     4,630.10     42.19     16       trribution     4,497.92     -4,497.92     16       val     0.00     2,000.00     -2,000.00       325.00     350.00     -25.00     9       1,423.44     1,380.00     43.44     10       me     2,394.53     37,000.00     -34,605.47     12       me     530.12     530.12     37,000.00     -34,605.47     12       ome     530.12     530.12     12     12	Postage and Delivery	20.43	45.00	-8.51	81.1%
ttribution     0.00     4,497.92     -4,497.92       s     13,260.00     2,000.00     -2,000.00       val     325.00     2,000.00     -25.00     9       1,423.44     1,380.00     43.44     10       4,447.15     3,780.00     667.15     11       me     2,384.53     37,000.00     -34,605.47     12       nme     530.12     530.12     37,001.20     -34,605.47	Repairs and Maintenance	4.630.10	00.69	42.19	164.9%
s 13,260.00 2,000.00 -2,000.00 -25.00 9 1,423.44 1,380.00 43.44 10  me 2,394.53 37,000.00 -34,605.47 12  me 530.12 530.12 530.12	Reserve Contribution	00.00	4.497.92	-4 497 92	80 0
val     0.00     2,000.00     -2,000.00       325.00     350.00     -25.00       1,423.44     1,380.00     43.44       4,447.15     3,780.00     667.15       61,455.77     47,296.00     14,159.77       ne     2,394.53     37,000.00     -34,605.47       ne     530.12       530.12     530.12       530.12	Roof Repairs	13,260.00		76.164,4	%0.0
325.00 350.00 -25.00	Snow Removal	00:00	2,000.00	-2.000.00	%0 0
me 2,394.53 37,000.00 43.44 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Tax Prep.	325.00	350.00	-25.00	%5.5 %5.25
me         4,447.15 a) 780.00 b 667.15 me         11           pense         2,394.53 bons         37,000.00 bons         -34,605.47 bons         12           ne         530.12 bons         530.12 bons         530.12 bons         12           530.12 bons         530.12 bons         12         13	Irasn Water/Sewer	1,423.44	1,380.00	43.44	103.1%
me     61,455.77     47,296.00     14,159.77     12       bense     2,394.53     37,000.00     -34,605.47     12       ne     530.12     530.12     530.12       530.12     530.12     530.12	water/Jewer	4,447.15	3,780.00	667.15	117.6%
me         2,394.53         37,000.00         -34,605.47           ne         530.12         530.12           530.12         530.12	Total Expense	61,455.77	47,296.00	14,159.77	129.9%
me 530.12 σme 530.12 530.12	Net Ordinary Income	2,394.53	37,000.00	-34,605.47	6.5%
ame .	Other Income/Expense Other Income Interest Income	, ,			
ome		530.12			÷
		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	7.9%
\$ Over Budget	-34,075.35
Budget	37,000.00
Jan - Dec 24	2,924.65

Net Income