Financial Reporting Packet

Prepared for:

Hearthstone Village at Otay Ranch HOA

As of: Oct 01, 2025 - Oct 31, 2025

Prepared By:
Community Financials

Unaudited; no disclosures; for Board Management purposes only

Fund Balance Sheet

As Of Day: 10/31/2025

Hearthstone Village at Otay Ranch HOA

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Account Number	Account Name	Operating	Reserves	Totals
Assets				
Cash - Operating				
1000	Operating PPB #3384 (PPB ... 3384)	87,319.89		87,319.89
1100	Due To/From Reserve	122,429.53		122,429.53
Total Cash - Operating		**209,749.42**	**0.00**	**209,749.42**
Cash - Reserves				
1200	Reserve PPB #2831 (PPB ... 2831)		210,502.19	210,502.19
1300	Due To/From Operating		(122,429.53)	(122,429.53)
Total Cash - Reserves		**0.00**	**88,072.66**	**88,072.66**
Account Receivables				
1800	Accounts Receivable	90,403.86		90,403.86
1802	Account Receivables - Prior Owners	29,722.50		29,722.50
1804	Allowance for Doubtful Account	(154,796.00)		(154,796.00)
Total Account Receivables		**(34,669.64)**	**0.00**	**(34,669.64)**
Other Receivables				
1801	Stetson Receivable	35,045.93		35,045.93
1803	Stetson Receivable - Balance from Prior Mgmt (unreconciled)	150,755.64		150,755.64
1806	Accounts Receivable - Beg Bal	350.00		350.00
Total Other Receivables		**186,151.57**	**0.00**	**186,151.57**
Other Assets				
1900	Prepaid Insurance	1,681.49		1,681.49
Total Other Assets		**1,681.49**	**0.00**	**1,681.49**
Total Assets		**362,912.84**	**88,072.66**	**450,985.50**
Liabilities & Equity				
Liabilities				
Accounts Payable				
2000	Accounts Payable	42,327.18		42,327.18
Total Accounts Payable		**42,327.18**	**0.00**	**42,327.18**
Other Payables				
2008	Accrued Expenses - Operating	61,007.22		61,007.22
2018	Accrued Expenses-Prior Account	46,534.55		46,534.55
2100	Prepaid Assessments	16,119.06		16,119.06
2101	Owner Refund Payable	2,162.28		2,162.28
2107	Prepaid assessment - Prior Owners	7,394.40		7,394.40
2113	Income Taxes Payable	334.00		334.00
2305	Accrued Expense - Reserve		36,347.30	36,347.30
2530	Contract Liability - Reserves		62,700.38	62,700.38
Total Other Payables		**133,551.51**	**99,047.68**	**232,599.19**
Total Liabilities		**175,878.69**	**99,047.68**	**274,926.37**
Equity				
3000	Reserves Equity		60,641.37	60,641.37
3100	Owner's Equity - Operating	201,932.49		201,932.49
	Net Income / (Loss)	(14,898.34)	(71,616.39)	(86,514.73)
Total Equity		**187,034.15**	**(10,975.02)**	**176,059.13**
Total Liabilities & Equity		**362,912.84**	**88,072.66**	**450,985.50**

Income Statement Detail - Operating

10/01/2025 - 10/31/2025

Hearthstone Village at Otay Ranch HOA

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Account Number	Account Name	Current Month	Budget Monthly	Variance	YTD Actual	YTD Budget	YTD Variance	Yearly Budget
Operating Income								
4000	Assessment Fees	32,970.00	32,970.00	0.00	329,688.24	329,700.00	(11.76)	395,640.00
4002	Special Assessment	0.00	0.00	0.00	18,526.00	18,526.00	0.00	18,526.00
4030	Late Fees	2,242.56	0.00	2,242.56	19,580.69	0.00	19,580.69	0.00
4032	Water Reimbursement	19,489.64	7,500.00	11,989.64	114,718.53	75,000.00	39,718.53	90,000.00
4040	Interest Income - Bank	41.30	0.00	41.30	1,597.41	0.00	1,597.41	0.00
4050	Legal Fee Reimbursement	0.00	0.00	0.00	7,403.59	0.00	7,403.59	0.00
4060	Returned Payment Fee	0.00	0.00	0.00	90.00	0.00	90.00	0.00
4070	Collection Fees	340.00	0.00	340.00	2,954.73	0.00	2,954.73	0.00
4080	Misc. Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4209	Shared Cost Income	9,087.29	6,000.00	3,087.29	82,082.35	60,000.00	22,082.35	72,000.00
4210	Shared Cost Income - Prior Year	0.00	0.00	0.00	(31,230.23)	0.00	(31,230.23)	0.00
Total Operating Income		**64,170.79**	**46,470.00**	**17,700.79**	**545,436.31**	**483,226.00**	**62,210.31**	**576,166.00**
Operating Expenses								
Administration								
5000	Management Service	1,750.00	1,750.00	0.00	17,500.00	17,500.00	0.00	21,000.00
5001	Accounting Service	917.70	874.00	(43.70)	9,177.00	8,740.00	(437.00)	10,488.00
5002	Legal-Collections	89.04	833.00	743.96	10,654.70	8,334.00	(2,320.70)	10,000.00
5003	Licenses & Permits	0.00	33.00	33.00	680.00	330.00	(350.00)	396.00
5005	Annual Meeting	1,156.50	83.00	(1,073.50)	1,156.50	834.00	(322.50)	1,000.00
5008	Printing & Postage	63.68	0.00	(63.68)	3,341.09	0.00	(3,341.09)	0.00
5014	Reserve Study	0.00	41.00	41.00	0.00	418.00	418.00	500.00
5033	Administration	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
5040	Legal & Professional Fees	152.50	833.00	680.50	213.50	8,334.00	8,120.50	10,000.00
5100	Insurance-Liability	(1,189.69)	709.00	1,898.69	8,747.15	7,092.00	(1,655.15)	8,510.00
5107	Worker's Comp Insurance	0.00	36.00	36.00	122.36	360.00	237.64	430.00
5149	Sub Metering Billing Fees	0.00	667.00	667.00	0.00	6,673.00	6,673.00	8,007.00
5642	CPA Review. Audit/Tax Return	0.00	100.00	100.00	0.00	1,000.00	1,000.00	1,200.00
5662	Taxes Fed & State	0.00	23.00	23.00	0.00	230.00	230.00	276.00
Total Administration		**2,939.73**	**6,232.00**	**3,292.27**	**51,592.30**	**62,345.00**	**10,752.70**	**74,807.00**
Landscape Maintenance								
5202	Landscape Extras	0.00	500.00	500.00	5,542.76	5,000.00	(542.76)	6,000.00
5203	Irrigation Repairs & Maintenance	(486.79)	291.00	777.79	3,426.02	2,918.00	(508.02)	3,500.00
5204	Landscaping Service	4,337.00	3,370.00	(967.00)	47,648.84	33,700.00	(13,948.84)	40,440.00
5205	Prior Landscape Service	0.00	1,000.00	1,000.00	1,000.00	10,000.00	9,000.00	12,000.00
5222	Tree Maintenance	2,423.00	1,666.00	(757.00)	14,538.00	16,668.00	2,130.00	20,000.00
Total Landscape Maintenance		**6,273.21**	**6,827.00**	**553.79**	**72,155.62**	**68,286.00**	**(3,869.62)**	**81,940.00**
Utilities								
5301	Gas	(7.59)	12.00	19.59	44.45	120.00	75.55	144.00
5302	Water/Sewer	24,094.46	19,000.00	(5,094.46)	229,866.34	190,000.00	(39,866.34)	228,000.00
5303	Trash Removal	0.00	4,727.00	4,727.00	55,198.05	47,270.00	(7,928.05)	56,724.00
5318	Electricity	(816.11)	512.00	1,328.11	3,046.23	5,120.00	2,073.77	6,144.00
Total Utilities		**23,270.76**	**24,251.00**	**980.24**	**288,155.07**	**242,510.00**	**(45,645.07)**	**291,012.00**
General Maintenance								
5240	Shared Cost Agreement	9,363.93	3,200.00	(6,163.93)	42,830.08	32,000.00	(10,830.08)	38,400.00
5402	Electrical Repairs	636.40	41.00	(595.40)	3,371.65	418.00	(2,953.65)	500.00
5404	Janitorial Service	1,648.66	1,565.00	(83.66)	16,561.75	15,654.00	(907.75)	18,784.00
5406	Pest Control	515.00	515.00	0.00	5,750.02	5,150.00	(600.02)	6,180.00
5411	Janitorial Extras	0.00	183.00	183.00	0.00	1,834.00	1,834.00	2,200.00
5414	Fire Alarm Monitoring	346.71	4,000.00	3,653.29	39,997.11	40,000.00	2.89	48,000.00
5432	R&M - Plumbing	(300.00)	0.00	300.00	2,696.50	0.00	(2,696.50)	0.00
5678	Common Area Maintenance	(9,894.65)	500.00	10,394.65	25,220.05	5,000.00	(20,220.05)	6,000.00
5710	Fire Protection	0.00	166.00	166.00	6,754.50	1,668.00	(5,086.50)	2,000.00
Total General Maintenance		**2,316.05**	**10,170.00**	**7,853.95**	**143,181.66**	**101,724.00**	**(41,457.66)**	**122,064.00**
Total Operating Expenses		**34,799.75**	**47,480.00**	**12,680.25**	**555,084.65**	**474,865.00**	**(80,219.65)**	**569,823.00**
Other Expenses								
5999	Reserve Allocation/Transfer	529.00	528.00	(1.00)	5,290.00	5,287.00	(3.00)	6,343.00

Account Number	Account Name	Current Month	Budget Monthly	Variance	YTD Actual	YTD Budget	YTD Variance	Yearly Budget
6001	Homeowner Refunds	0.00	0.00	0.00	(40.00)	0.00	40.00	0.00
Total Other Expenses		**529.00**	**528.00**	**(1.00)**	**5,250.00**	**5,287.00**	**37.00**	**6,343.00**
Net Income / (Loss)		**28,842.04**	**(1,538.00)**	**30,380.04**	**(14,898.34)**	**3,074.00**	**(17,972.34)**	**0.00**

Income Statement Detail - Reserves

10/01/2025 - 10/31/2025

Hearthstone Village at Otay Ranch
HOA
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Account Number	Account Name	Current Month	Budget Monthly	Variance	YTD Actual	YTD Budget	YTD Variance	Yearly Budget
Reserve Income								
7010	Reserve Assessment	529.00	0.00	529.00	5,290.00	0.00	5,290.00	0.00
7100	Reserve Interest - Bank	63.26	0.00	63.26	470.64	0.00	470.64	0.00
Total Reserve Income		**592.26**	**0.00**	**592.26**	**5,760.64**	**0.00**	**5,760.64**	**0.00**
Reserve Expenses								
8031	Reserve Expense - Plumbing Repairs	0.00	0.00	0.00	5,199.59	0.00	(5,199.59)	0.00
8731	Reserve -Concrete	0.00	0.00	0.00	28,979.31	0.00	(28,979.31)	0.00
8732	Reserve - Painting	0.00	0.00	0.00	6,071.15	0.00	(6,071.15)	0.00
8747	Reserves - Roof	36,347.30	0.00	(36,347.30)	37,126.98	0.00	(37,126.98)	0.00
Total Reserve Expenses		**36,347.30**	**0.00**	**(36,347.30)**	**77,377.03**	**0.00**	**(77,377.03)**	**0.00**
Net Income / (Loss)		**(35,755.04)**	**0.00**	**(35,755.04)**	**(71,616.39)**	**0.00**	**(71,616.39)**	**0.00**