



Financial Report Package
February 2025

Prepared for
CANDLEWOOD ESTATES HOA
by
So Cal Property Enterprises, Inc.

Operating Funds:	\$15,119.66
Petty Cash Fund:	\$500.00
Total Reserve Funds:	\$158,611.57
Accounts Receivable:	\$4,405.00
Prepaid Assessments:	\$6,712.00

Reserve Contributions: Funded through February 2025

The Reserve Expense Loan for \$7,000.00 was paid off by reducing the Feb25 Reserve Contribution Transfer/Deposit.

HOMEOWNER ACCOUNT CODE KEY
-P = Previous Owner Account
-A = Current Owner Account w/Attorney
-PA = Previous Owner Account w/Attorney



Income Statement - Operating
Candlewood Estates HOA
02/28/2025

Date: 3/6/2025
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$26,600.00	\$26,600.00	\$-	\$133,000.00	\$133,000.00	\$-	\$319,200.00
4020-00 Returned Item/NSF Fee	-	-	-	25.00	-	25.00	-
4025-00 Collection Reimbursement	-	-	-	250.00	-	250.00	-
4050-00 Remotes/Fobs	-	-	-	(75.00)	-	(75.00)	-
4130-00 Interest	2.49	-	2.49	6.30	-	6.30	-
4140-00 Late Charge	380.00	-	380.00	1,941.00	-	1,941.00	-
4230-00 Violation Fines	-	-	-	125.00	-	125.00	-
Total Income	\$26,982.49	\$26,600.00	\$382.49	\$135,272.30	\$133,000.00	\$2,272.30	\$319,200.00
Total OPERATING INCOME	\$26,982.49	\$26,600.00	\$382.49	\$135,272.30	\$133,000.00	\$2,272.30	\$319,200.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	-	725.00	725.00	3,187.20	3,625.00	437.80	8,700.00
5030-00 Gas	4.98	291.67	286.69	26.27	1,458.35	1,432.08	3,500.00
5040-00 Refuse/Disposal	-	3,210.50	3,210.50	10,113.09	16,052.50	5,939.41	38,526.00
5060-00 Telephone/Internet	141.24	150.00	8.76	706.20	750.00	43.80	1,800.00
5070-00 Water/Sewer	7,047.61	3,260.00	(3,787.61)	25,065.19	16,300.00	(8,765.19)	39,120.00
Total Utilities	\$7,193.83	\$7,637.17	\$443.34	\$39,097.95	\$38,185.85	(\$912.10)	\$91,646.00
Land Maintenance							
5510-00 Landscape Service	960.00	1,100.00	140.00	4,800.00	5,500.00	700.00	13,200.00
5540-00 Landscape Supplies/Extras	1,700.00	208.33	(1,491.67)	2,996.00	1,041.65	(1,954.35)	2,500.00
5560-00 Irrigation Repairs/Supplies	-	91.67	91.67	233.75	458.35	224.60	1,100.00
Total Land Maintenance	\$2,660.00	\$1,400.00	(\$1,260.00)	\$8,029.75	\$7,000.00	(\$1,029.75)	\$16,800.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	345.00	350.00	5.00	1,725.00	1,750.00	25.00	4,200.00
6060-00 Pool/Spa Maint/Repairs	175.00	125.00	(50.00)	175.00	625.00	450.00	1,500.00
6130-00 Pool Gate Access System	-	-	-	390.00	-	(390.00)	-
Total Pool/Spa Maintenance	\$520.00	\$475.00	(\$45.00)	\$2,290.00	\$2,375.00	\$85.00	\$5,700.00
Common Area/Maintenance							
7040-00 Janitorial Service	-	1,450.00	1,450.00	5,600.00	7,250.00	1,650.00	17,400.00
7090-00 Janitorial Supplies	-	5.83	5.83	-	29.15	29.15	70.00
7150-00 Roof Maint/Repairs	995.00	416.67	(578.33)	995.00	2,083.35	1,088.35	5,000.00
8025-00 Fire Extinguishers	-	33.33	33.33	-	166.65	166.65	400.00
8050-00 Maintenance/Repairs	-	833.33	833.33	3,070.97	4,166.65	1,095.68	10,000.00
8070-00 Lighting Repairs/Maint/Supply	-	16.67	16.67	386.53	83.35	(303.18)	200.00
8110-00 Pest Control/Rodent/Termite	474.00	666.67	192.67	3,638.00	3,333.35	(304.65)	8,000.00
8120-00 Plumbing Maint/Repairs	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
8130-00 Gates & Fences Maint/Repairs	220.00	166.67	(53.33)	2,682.91	833.35	(1,849.56)	2,000.00
8835-00 Vendor Bonuses	-	-	-	600.00	-	(600.00)	-
Total Common Area/Maintenance	\$1,689.00	\$3,797.50	\$2,108.50	\$16,973.41	\$18,987.50	\$2,014.09	\$45,570.00
Administration							
9020-00 Audit/Tax Prep	-	133.33	133.33	-	666.65	666.65	1,600.00
9025-00 Collection Expense	125.00	-	(125.00)	375.00	-	(375.00)	-
9090-00 Licenses/Fees/Permits	-	37.50	37.50	40.00	187.50	147.50	450.00
9110-00 Property/Liability Insurance	1,957.20	1,883.33	(73.87)	7,828.80	9,416.65	1,587.85	22,600.00
9111-00 Umbrella Insurance	-	125.00	125.00	-	625.00	625.00	1,500.00
9112-00 Work Comp Insurance	-	31.25	31.25	-	156.25	156.25	375.00
9113-00 D&O Insurance	-	98.33	98.33	-	491.65	491.65	1,180.00
9114-00 Fidelity/Crime Insurance	-	41.83	41.83	-	209.15	209.15	502.00
9117-00 Insurance Deductible	-	-	-	3,844.46	-	(3,844.46)	-
9120-00 Legal Service	-	50.00	50.00	-	250.00	250.00	600.00
9130-00 Management Service	2,184.00	2,184.00	-	10,920.00	10,920.00	-	26,208.00
9135-00 Management Extras	-	-	-	(125.00)	-	125.00	-
9142-00 Election Inspector Service	-	66.67	66.67	-	333.35	333.35	800.00
9170-00 Reserve Study	-	100.00	100.00	-	500.00	500.00	1,200.00
Total Administration	\$4,266.20	\$4,751.24	\$485.04	\$22,883.26	\$23,756.20	\$872.94	\$57,015.00
Reserve Allocations							



Income Statement - Operating
Candlewood Estates HOA
02/28/2025

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9710-00 Reserve - Landscape /Irrigation /Trees	\$572.08	\$572.08	\$-	\$2,860.40	\$2,860.40	\$-	\$6,865.00
9720-00 Reserve - Lighting/Electrical	162.25	162.25	-	811.25	811.25	-	1,947.00
9760-00 Reserve - Painting	325.33	325.33	-	1,626.65	1,626.65	-	3,904.00
9790-00 Reserve - Roofing	2,190.33	2,190.33	-	10,951.65	10,951.65	-	26,284.00
9820-00 Reserve - Streets/Paving	1,692.42	1,692.42	-	8,462.10	8,462.10	-	20,309.00
9830-00 Reserve - Pool/Spa	527.75	527.75	-	2,638.75	2,638.75	-	6,333.00
9840-00 Reserve - Fencing-Wrought Iron	392.83	392.83	-	1,964.15	1,964.15	-	4,714.00
9896-00 Reserve - Plumbing/Mechanical	284.33	284.33	-	1,421.65	1,421.65	-	3,412.00
9918-00 Reserve - Other/Miscellaneous	2,097.17	2,097.17	-	10,485.85	10,485.85	-	25,166.00
9920-00 Reserve - Contingency	294.59	294.58	(0.01)	1,472.95	1,472.90	(0.05)	3,535.00
9921-00 Reserve - Interest Allocation	2.49	-	(2.49)	6.30	-	(6.30)	-
Total Reserve Allocations	\$8,541.57	\$8,539.07	(\$2.50)	\$42,701.70	\$42,695.35	(\$6.35)	\$102,469.00
Total OPERATING EXPENSE	\$24,870.60	\$26,599.98	\$1,729.38	\$131,976.07	\$132,999.90	\$1,023.83	\$319,200.00
Net Income:	\$2,111.89	\$0.02	\$2,111.87	\$3,296.23	\$0.10	\$3,296.13	\$0.00



Budget Spread Report - Operating
 Candlewood Estates HOA
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Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
OPERATING INCOME														
Income														
4010-00 Assessments														
Budget	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	-	-	-	-	-	-	-	133,000.00	319,200.00
Actual	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	-	-	-	-	-	-	-	133,000.00	319,200.00
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4020-00 Returned Item/NSF Fee														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	25.00	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	25.00	-	-	-	-	-	-	-	-	-	-	25.00	25.00
4025-00 Collection Reimbursement														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	125.00	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	125.00	-	-	-	-	-	-	-	-	-	250.00	250.00
4050-00 Remotes/Fobs														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	(75.00)	-	-	-	-	-	-	-	-	-	-	(75.00)	(75.00)
Variance	-	(75.00)	-	-	-	-	-	-	-	-	-	-	(75.00)	(75.00)
4130-00 Interest														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	1.48	1.09	1.24	-	2.49	-	-	-	-	-	-	-	-	-
Variance	1.48	1.09	1.24	-	2.49	-	-	-	-	-	-	-	6.30	6.30
4140-00 Late Charge														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	421.00	456.00	380.00	304.00	380.00	-	-	-	-	-	-	-	1,941.00	1,941.00
Variance	421.00	456.00	380.00	304.00	380.00	-	-	-	-	-	-	-	1,941.00	1,941.00
4230-00 Violation Fines														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	25.00	-	-	100.00	-	-	-	-	-	-	-	-	125.00	125.00
Variance	25.00	-	-	100.00	-	-	-	-	-	-	-	-	125.00	125.00
Total 40 - Income														
Budget	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	133,000.00	319,200.00
Actual	27,047.48	27,007.09	27,106.24	27,129.00	26,982.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135,272.30	319,200.00
Variance	447.48	407.09	506.24	529.00	382.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,272.30	2,272.30
Total OPERATING INCOME														
Budget	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	133,000.00	319,200.00
Actual	27,047.48	27,007.09	27,106.24	27,129.00	26,982.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135,272.30	319,200.00
Variance	447.48	407.09	506.24	529.00	382.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,272.30	2,272.30
OPERATING EXPENSE														



Budget Spread Report - Operating
 Candlewood Estates HOA
 End Date: 2/28/2025

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Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
Utilities														
5020-00 Electricity														
Budget	725.00	725.00	725.00	725.00	725.00	-	-	-	-	-	-	-	3,625.00	8,700.00
Actual	789.18	385.98	645.89	1,366.15	-	-	-	-	-	-	-	-	3,187.20	
Variance	(64.18)	339.02	79.11	(641.15)	725.00	-	-	-	-	-	-	-	437.80	
5030-00 Gas														
Budget	291.67	291.67	291.67	291.67	291.67	-	-	-	-	-	-	-	1,458.35	3,500.00
Actual	4.98	-	10.81	5.50	4.98	-	-	-	-	-	-	-	26.27	
Variance	286.69	291.67	280.86	286.17	286.69	-	-	-	-	-	-	-	1,432.08	
5040-00 Refuse/Disposal														
Budget	3,210.50	3,210.50	3,210.50	3,210.50	3,210.50	-	-	-	-	-	-	-	16,052.50	38,526.00
Actual	3,371.03	3,371.03	3,371.03	-	-	-	-	-	-	-	-	-	10,113.09	
Variance	(160.53)	(160.53)	(160.53)	3,210.50	3,210.50	-	-	-	-	-	-	-	5,939.41	
5060-00 Telephone/Internet														
Budget	150.00	150.00	150.00	150.00	150.00	-	-	-	-	-	-	-	750.00	1,800.00
Actual	141.24	141.24	141.24	141.24	141.24	-	-	-	-	-	-	-	706.20	
Variance	8.76	8.76	8.76	8.76	8.76	-	-	-	-	-	-	-	43.80	
5070-00 Water/Sewer														
Budget	3,260.00	3,260.00	3,260.00	3,260.00	3,260.00	-	-	-	-	-	-	-	16,300.00	39,120.00
Actual	3,250.02	3,558.16	3,923.83	7,285.57	7,047.61	-	-	-	-	-	-	-	25,065.19	
Variance	9.98	(298.16)	(663.83)	(4,025.57)	(3,787.61)	-	-	-	-	-	-	-	(8,765.19)	
Total 50 - Utilities														
Budget	7,637.17	7,637.17	7,637.17	7,637.17	7,637.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,185.85	91,646.00
Actual	7,556.45	7,456.41	8,092.80	8,798.46	7,193.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,097.95	
Variance	80.72	180.76	(455.63)	(1,161.29)	443.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(912.10)	
Land Maintenance														
5510-00 Landscape Service														
Budget	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	-	-	-	-	-	-	-	5,500.00	13,200.00
Actual	960.00	-	960.00	1,920.00	960.00	-	-	-	-	-	-	-	4,800.00	
Variance	140.00	1,100.00	140.00	(820.00)	140.00	-	-	-	-	-	-	-	700.00	
5540-00 Landscape Supplies/Extras														
Budget	208.33	208.33	208.33	208.33	208.33	-	-	-	-	-	-	-	1,041.65	2,500.00
Actual	-	894.50	311.50	90.00	1,700.00	-	-	-	-	-	-	-	2,996.00	
Variance	208.33	(686.17)	(103.17)	118.33	(1,491.67)	-	-	-	-	-	-	-	(1,954.35)	
5560-00 Irrigation Repairs/Supplies														
Budget	91.67	91.67	91.67	91.67	91.67	-	-	-	-	-	-	-	458.35	1,100.00
Actual	-	143.75	-	90.00	-	-	-	-	-	-	-	-	233.75	
Variance	91.67	(52.08)	91.67	1.67	91.67	-	-	-	-	-	-	-	224.60	
Total 55 - Land Maintenance														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	16,800.00



Budget Spread Report - Operating
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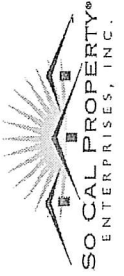
Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
Actual	960.00	1,038.25	1,271.50	2,100.00	2,660.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,029.75	
Variance	440.00	361.75	128.50	(700.00)	(1,260.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,029.75)	
Pool/Spa Maintenance														
6010-00 Pool/Spa Service														
Budget	350.00	350.00	350.00	350.00	350.00	-	-	-	-	-	-	-	1,750.00	4,200.00
Actual	345.00	345.00	345.00	345.00	345.00	-	-	-	-	-	-	-	1,725.00	
Variance	5.00	5.00	5.00	5.00	5.00	-	-	-	-	-	-	-	25.00	
6060-00 Pool/Spa Maint/Repairs														
Budget	125.00	125.00	125.00	125.00	125.00	-	-	-	-	-	-	-	625.00	1,500.00
Actual	-	-	-	-	175.00	-	-	-	-	-	-	-	175.00	
Variance	125.00	125.00	125.00	125.00	(50.00)	-	-	-	-	-	-	-	450.00	
6130-00 Pool Gate Access System														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	390.00	-	-	-	-	-	-	-	-	390.00	
Variance	-	-	-	(390.00)	-	-	-	-	-	-	-	-	(390.00)	
Total 60 - Pool/Spa Maintenance														
Budget	475.00	475.00	475.00	475.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,375.00	5,700.00
Actual	345.00	345.00	345.00	735.00	520.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,290.00	
Variance	130.00	130.00	130.00	(260.00)	(45.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	
Common Area/Maintenance														
7040-00 Janitorial Service														
Budget	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	-	-	-	-	-	-	-	7,250.00	17,400.00
Actual	1,400.00	-	1,400.00	2,800.00	-	-	-	-	-	-	-	-	5,600.00	
Variance	50.00	1,450.00	50.00	(1,350.00)	1,450.00	-	-	-	-	-	-	-	1,650.00	
7090-00 Janitorial Supplies														
Budget	5.83	5.83	5.83	5.83	5.83	-	-	-	-	-	-	-	29.15	70.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	5.83	5.83	5.83	5.83	5.83	-	-	-	-	-	-	-	29.15	
7150-00 Roof Maint/Repairs														
Budget	416.67	416.67	416.67	416.67	416.67	-	-	-	-	-	-	-	2,083.35	5,000.00
Actual	-	-	-	-	995.00	-	-	-	-	-	-	-	995.00	
Variance	416.67	416.67	416.67	416.67	(578.33)	-	-	-	-	-	-	-	1,088.35	
8025-00 Fire Extinguishers														
Budget	33.33	33.33	33.33	33.33	33.33	-	-	-	-	-	-	-	166.65	400.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	33.33	33.33	33.33	33.33	33.33	-	-	-	-	-	-	-	166.65	
8050-00 Maintenance/Repairs														
Budget	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	4,166.65	10,000.00
Actual	565.00	-	410.79	2,095.18	-	-	-	-	-	-	-	-	3,070.97	
Variance	268.33	833.33	422.54	(1,261.85)	833.33	-	-	-	-	-	-	-	1,095.68	



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Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
8070-00 Lighting Repairs/Maint/Supply														
Budget	16.67	16.67	16.67	16.67	16.67	-	-	-	-	-	-	-	83.35	200.00
Actual	-	-	-	386.53	-	-	-	-	-	-	-	-	386.53	-
Variance	16.67	16.67	16.67	(369.86)	16.67	-	-	-	-	-	-	-	(303.18)	-
8110-00 Pest Control/Rodent/Termite														
Budget	666.67	666.67	666.67	666.67	666.67	-	-	-	-	-	-	-	3,333.35	8,000.00
Actual	1,770.00	460.00	-	934.00	474.00	-	-	-	-	-	-	-	3,638.00	-
Variance	(1,103.33)	206.67	666.67	(267.33)	192.67	-	-	-	-	-	-	-	(304.65)	-
8120-00 Plumbing Maint/Repairs														
Budget	208.33	208.33	208.33	208.33	208.33	-	-	-	-	-	-	-	1,041.65	2,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	208.33	208.33	208.33	208.33	208.33	-	-	-	-	-	-	-	1,041.65	-
8130-00 Gates & Fences Maint/Repairs														
Budget	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	833.35	2,000.00
Actual	-	-	1,392.16	1,070.75	220.00	-	-	-	-	-	-	-	2,682.91	-
Variance	166.67	166.67	(1,225.49)	(904.08)	(53.33)	-	-	-	-	-	-	-	(1,849.56)	-
8835-00 Vendor Bonuses														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	600.00	-	-	-	-	-	-	-	-	-	600.00	-
Variance	-	-	(600.00)	-	-	-	-	-	-	-	-	-	(600.00)	-
Total 80 - Common Area/Maintenance														
Budget	3,797.50	3,797.50	3,797.50	3,797.50	3,797.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,987.50	45,570.00
Actual	3,735.00	460.00	3,802.95	7,286.46	1,689.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,973.41	-
Variance	62.50	3,337.50	(5.45)	(3,488.96)	2,108.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,014.09	-
Administration														
9020-00 Audit/Tax Prep														
Budget	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	-	-	666.65	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	-	-	666.65	-
9025-00 Collection Expense														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	125.00	-	-	125.00	125.00	-	-	-	-	-	-	-	375.00	-
Variance	(125.00)	-	-	(125.00)	(125.00)	-	-	-	-	-	-	-	(375.00)	-
9090-00 Licenses/Fees/Permits														
Budget	37.50	37.50	37.50	37.50	37.50	-	-	-	-	-	-	-	187.50	450.00
Actual	-	-	40.00	-	-	-	-	-	-	-	-	-	40.00	-
Variance	37.50	37.50	(2.50)	37.50	37.50	-	-	-	-	-	-	-	147.50	-
9110-00 Property/Liability Insurance														
Budget	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	-	-	-	-	-	-	-	9,416.65	22,600.00
Actual	1,957.20	1,957.20	1,957.20	-	1,957.20	-	-	-	-	-	-	-	7,828.80	-
Variance	(73.87)	(73.87)	(73.87)	1,883.33	(73.87)	-	-	-	-	-	-	-	1,587.85	-



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Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
9111--00 Umbrella Insurance														
Budget	125.00	125.00	125.00	125.00	125.00	-	-	-	-	-	-	-	625.00	1,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	125.00	125.00	125.00	125.00	125.00	-	-	-	-	-	-	-	625.00	-
9112--00 Work Comp Insurance														
Budget	31.25	31.25	31.25	31.25	31.25	-	-	-	-	-	-	-	156.25	375.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	31.25	31.25	31.25	31.25	31.25	-	-	-	-	-	-	-	156.25	-
9113--00 D&O Insurance														
Budget	98.33	98.33	98.33	98.33	98.33	-	-	-	-	-	-	-	491.65	1,180.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	98.33	98.33	98.33	98.33	98.33	-	-	-	-	-	-	-	491.65	-
9114--00 Fidelity/Crime Insurance														
Budget	41.83	41.83	41.83	41.83	41.83	-	-	-	-	-	-	-	209.15	502.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	41.83	41.83	41.83	41.83	41.83	-	-	-	-	-	-	-	209.15	-
9117--00 Insurance Deductible														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	3,844.46	-	-	-	-	-	-	-	-	-	-	-	3,844.46	-
Variance	(3,844.46)	-	-	-	-	-	-	-	-	-	-	-	(3,844.46)	-
9120--00 Legal Service														
Budget	50.00	50.00	50.00	50.00	50.00	-	-	-	-	-	-	-	250.00	600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	50.00	50.00	50.00	50.00	50.00	-	-	-	-	-	-	-	250.00	-
9130--00 Management Service														
Budget	2,184.00	2,184.00	2,184.00	2,184.00	2,184.00	-	-	-	-	-	-	-	10,920.00	26,208.00
Actual	1,680.00	2,688.00	2,184.00	2,184.00	2,184.00	-	-	-	-	-	-	-	10,920.00	-
Variance	504.00	(504.00)	-	-	-	-	-	-	-	-	-	-	-	-
9135--00 Management Extras														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	(125.00)	-	-	-	-	-	-	-	-	-	(125.00)	-
Variance	-	-	125.00	-	-	-	-	-	-	-	-	-	125.00	-
9142--00 Election Inspector Service														
Budget	66.67	66.67	66.67	66.67	66.67	-	-	-	-	-	-	-	333.35	800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	66.67	66.67	66.67	66.67	66.67	-	-	-	-	-	-	-	333.35	-
9170--00 Reserve Study														
Budget	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	-	500.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	-	500.00	-
Total 90 - Administration														



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Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
Reserve Allocations														
9710-00 Reserve - Landscape/Irrigation/Trees														
Budget	4,751.24	4,751.24	4,751.24	4,751.24	4,751.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,756.20	57,015.00
Actual	7,606.66	4,645.20	4,056.20	2,309.00	4,266.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,883.26	
Variance	(2,855.42)	106.04	695.04	2,442.24	485.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	872.94	
9720-00 Reserve - Lighting/Electrical														
Budget	162.25	162.25	162.25	162.25	162.25	-	-	-	-	-	-	-	811.25	1,947.00
Actual	162.25	162.25	162.25	162.25	162.25	-	-	-	-	-	-	-	811.25	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9760-00 Reserve - Painting														
Budget	325.33	325.33	325.33	325.33	325.33	-	-	-	-	-	-	-	1,626.65	3,904.00
Actual	325.33	325.33	325.33	325.33	325.33	-	-	-	-	-	-	-	1,626.65	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9790-00 Reserve - Roofing														
Budget	2,190.33	2,190.33	2,190.33	2,190.33	2,190.33	-	-	-	-	-	-	-	10,951.65	26,284.00
Actual	2,190.33	2,190.33	2,190.33	2,190.33	2,190.33	-	-	-	-	-	-	-	10,951.65	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9820-00 Reserve - Streets/Paving														
Budget	1,692.42	1,692.42	1,692.42	1,692.42	1,692.42	-	-	-	-	-	-	-	8,462.10	20,309.00
Actual	1,692.42	1,692.42	1,692.42	1,692.42	1,692.42	-	-	-	-	-	-	-	8,462.10	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9830-00 Reserve - Pool/Spa														
Budget	527.75	527.75	527.75	527.75	527.75	-	-	-	-	-	-	-	2,638.75	6,333.00
Actual	527.75	527.75	527.75	527.75	527.75	-	-	-	-	-	-	-	2,638.75	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9840-00 Reserve - Fencing-Wrought Iron														
Budget	392.83	392.83	392.83	392.83	392.83	-	-	-	-	-	-	-	1,964.15	4,714.00
Actual	392.83	392.83	392.83	392.83	392.83	-	-	-	-	-	-	-	1,964.15	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9896-00 Reserve - Plumbing/Mechanical														
Budget	284.33	284.33	284.33	284.33	284.33	-	-	-	-	-	-	-	1,421.65	3,412.00
Actual	284.33	284.33	284.33	284.33	284.33	-	-	-	-	-	-	-	1,421.65	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9918-00 Reserve - Other/Miscellaneous														
Budget	2,097.17	2,097.17	2,097.17	2,097.17	2,097.17	-	-	-	-	-	-	-	10,485.85	25,166.00
Actual	2,097.17	2,097.17	2,097.17	2,097.17	2,097.17	-	-	-	-	-	-	-	10,485.85	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9920-00 Reserve - Contingency														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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Budget	294.58	294.58	294.58	294.58	294.58	-	-	-	-	-	-	-	1,472.90	3,535.00
Actual	294.59	294.59	294.59	294.59	294.59	-	-	-	-	-	-	-	1,472.95	
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	-	-	-	-	-	-	-	(0.05)	
9921-00 Reserve - Interest Allocation														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	1.48	1.09	1.24	-	2.49	-	-	-	-	-	-	-	-	-
Variance	(1.48)	(1.09)	(1.24)	-	(2.49)	-	-	-	-	-	-	-	-	6.30
Total 96 - Reserve Allocations														
Budget	8,539.07	8,539.07	8,539.07	8,539.07	8,539.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,695.35	102,469.00
Actual	8,540.56	8,540.17	8,540.32	8,539.08	8,541.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,701.70	
Variance	(1.49)	(1.10)	(1.25)	(0.01)	(2.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(6.35)	
Total OPERATING EXPENSE														
Budget	26,599.98	26,599.98	26,599.98	26,599.98	26,599.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132,999.90	319,200.00
Actual	28,743.67	22,485.03	26,108.77	29,768.00	24,870.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,976.07	
Variance	(2,143.69)	4,114.95	491.21	(3,168.02)	1,729.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,023.83	
Net Income:														
Budget	0.02	0.02	0.02	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
Actual	(1,696.19)	4,522.06	997.47	(2,639.00)	2,111.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,296.23	
Variance	1,696.21	(4,522.04)	(997.45)	2,639.02	(2,111.87)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(3,296.13)	



Cash Disbursement
Candlewood Estates HOA
2/1/2025 - 2/28/2025

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Date	Check #	Payee	Amount
10-1010-00 Enterprise Bank & Trust Checking			
02/06/2025	0	Charter Communications-Spectrum Business Invoice #: 02022025 0236 Check Memo : 50-5060-00 2/2/25-3/1/25 0236 Auto Pay	\$141.24 \$141.24
02/12/2025	2122	Arden Insurance Services Invoice #: 105922 Check Memo : 90-9110-00 Pymt due 02/28/25 Installment 7 of 8 #N030PK0626-02	\$1,957.20 \$1,957.20
02/12/2025	2123	Candlewood Estates HOA Invoice #: Feb25 Resv Xfr Check Memo : 39-3975-00 Feb25 Reserve Contribution	\$1,539.08 \$8,539.08
02/12/2025	2124	EC EVS Services Invoice #: 2081 Check Memo : 80-7150-00 First Floor Rain Gutter & Downspout Cleaning	\$850.00 \$850.00
02/12/2025	2125	Mike's Krystal Clear Pools Invoice #: 6995 Check Memo : 60-6010-00 Feb25 Service 60-6060-00 Cyanuric Acid	\$520.00 \$345.00 \$175.00
02/12/2025	2126	So Cal Property Enterprises Invoice #: 13739 Check Memo : 90-9130-00 Feb25 Service Invoice #: 13766 Check Memo : 90-9025-00 Collection Letter - 108	\$2,309.00 \$2,184.00 \$125.00
02/12/2025	2127	Fix It Fox, Inc. Invoice #: SCE17 Check Memo : 80-7150-00 Walk Community & Provide Estimate for Rain Gutter & Downspout Cleaning	\$145.00 \$145.00
02/12/2025	2128	Byers & Butler, Inc. Invoice #: 314703 Check Memo : 80-8130-00 Near 601 - Ped Gate Jamb/Latch Repair	\$220.00 \$220.00
02/24/2025	0	Suburban Water Systems Invoice #: 180042459209 Check Memo : 50-5070-00 1/17/25-2/17/25 7363 Auto Pay	\$3,676.58 \$3,676.58
02/26/2025	0	So Cal Gas Invoice #: 02142025 1008 Check Memo : 50-5030-00 1/14/25-2/12/25 1008 Auto Pay	\$4.98 \$4.98
02/27/2025	0	Valley Vista Services, Inc. Invoice #: 02012025 5741 Check Memo : 50-5070-00 2/1/25-2/28/25 5741 Auto Pay	\$3,371.03 \$3,371.03
02/28/2025	2129	The Bugman Invoice #: 1568156 Check Memo : 80-8110-00 Semi-Monthly Pest/Rodent Control	\$474.00 \$474.00
02/28/2025	2130	Oak Grove Landscape, Inc.	\$1,700.00



Cash Disbursement
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Date	Check #	Payee	Amount
		Invoice #: 26500	
		Check Memo :	
		55-5540-00 Near 703 - Remove Carrotwood Tree	\$600.00
		55-5540-00 Near 201 - Remove Jacaranda Tree	\$870.00
		55-5540-00 Near 703 - Plant 15 Gallon Peppermint Willow Tree	\$230.00
02/28/2025	2131	Oak Grove Landscape, Inc.	\$960.00
		Invoice #: 26452	
		Check Memo :	
		55-5510-00 Feb25 Service	\$960.00
		Account Totals	# Checks: 14
			\$17,868.11
		Association Totals	# Checks: 14
			\$17,868.11