

FINANCIAL REPORT

# Sunset Vista Homeowners Association

## Board Financial Packet

As of February 3, 2026

Period: Jan 1, 2026 – Feb 3, 2026

Selection: User-selected

### EXECUTIVE SUMMARY

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Total Assets	<b>\$ - 214.31</b>
Total Liabilities	<b>\$14075.00</b>
Total Equity	<b>\$ - 1414.31</b>

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Net Income (FY 2026)	<b>\$2850.00</b>
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### VERIFICATION

Trial Balance	Balanced
Balance Sheet	Off by \$-12875.00

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*Generated from the general ledger on February 2, 2026 at 11:24 PM. This packet reflects an open period. Figures may change until the period is locked.*

Accrual Basis • All Funds

# Sunset Vista Homeowners Association

123 Sunset Blvd, Los Angeles, CA 90001

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## BALANCE SHEET

As of February 3, 2026

*Accrual Basis • All Funds*

ASSETS		
1000	Cash and Equivalents	0.00
1010	Operating Checking	(5039.31)
1011	Operating Savings	0.00
1020	Reserve Checking	500.00
1021	Reserve Savings	0.00
1030	Petty Cash	0.00
1040	Undeposited Funds	0.00
1100	Accounts Receivable	875.00
1110	Assessments Receivable	3450.00
1120	Special Assessments Receivable	0.00
1130	Allowance for Doubtful Accounts	0.00
1200	Prepaid Expenses	0.00
1210	Prepaid Insurance	0.00
1500	Fixed Assets	0.00
1520	Buildings	0.00
1530	Building Improvements	0.00
1540	Furniture & Fixtures	0.00
1550	Common Area Equipment	0.00
1580	Accumulated Depreciation	0.00

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<b>Total Assets</b>		<b>-214.31</b>
<b>LIABILITIES</b>		
2000	Accounts Payable	14075.00
2010	Trade Payables	0.00
2020	Accrued Expenses	0.00
2100	Deferred Revenue	0.00
2110	Prepaid Assessments	0.00
2200	Owner Deposits Held	0.00
<b>Total Liabilities</b>		<b>14075.00</b>
<b>EQUITY</b>		
	Current Period Net Income	(1414.31)
3000	Operating Fund Balance	0.00
3100	Reserve Fund Balance	0.00
3900	Opening Balance / Conversion Equity	0.00
<b>Total Equity</b>		<b>-1414.31</b>
<b>Total Liabilities &amp; Equity</b>		<b>12660.69</b>

\* Out of balance by \$-12875.00

# Sunset Vista Homeowners Association

123 Sunset Blvd, Los Angeles, CA 90001

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## INCOME STATEMENT

January 1, 2026 through February 3, 2026

*Accrual Basis • All Funds*

<b>OPERATING INCOME</b>		
4000	Assessment Income	6900.00
<b>Total Operating Income</b>		<b>6900.00</b>
<b>Total Income</b>		<b>6900.00</b>
<b>OPERATING EXPENSES</b>		
5220	General Repairs	2850.00
5410	Landscaping Contract	1200.00
<b>Total Operating Expenses</b>		<b>4050.00</b>
<b>Total Expenses</b>		<b>4050.00</b>
<b>Net Operating Income</b>		<b>2850.00</b>
<b>Net Income</b>		<b>2850.00</b>

# Sunset Vista Homeowners Association

123 Sunset Blvd, Los Angeles, CA 90001

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## STATEMENT OF CASH FLOWS

January 1, 2026 through February 3, 2026

*Accrual Basis • All Funds*

<b>Month</b>	<b>Cash Inflows</b>	<b>Cash Outflows</b>	<b>Net Cash Flow</b>
January 2026	7400.00	10314.31	-2914.31
February 2026	3450.00	0.00	3450.00
<b>Total</b>	<b>10850.00</b>	<b>10314.31</b>	<b>535.69</b>

Current Cash Balance: \$34285.69

# Sunset Vista Homeowners Association

123 Sunset Blvd, Los Angeles, CA 90001

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## ACCOUNTS RECEIVABLE AGING

As of February 3, 2026

*Accrual Basis • All Funds*

<b>Aging Bucket</b>	<b>Amount</b>	<b>% of Total</b>
Current (0-30 days)		%
31-60 days		%
61-90 days		%
91-120 days		%
Over 120 days		%
<b>Total AR</b>	<b>42275.00</b>	<b>100%</b>

# Sunset Vista Homeowners Association

123 Sunset Blvd, Los Angeles, CA 90001

## TRIAL BALANCE

As of February 3, 2026

Accrual Basis • All Funds

Account	Account Name	Type	Debit	Credit
1010	Operating Checking	Current Asset		5039.31
1020	Reserve Checking	Current Asset	500.00	
1100	Accounts Receivable	Current Asset	875.00	
1110	Assessments Receivable	Current Asset	3450.00	
2000	Accounts Payable	Current Liability		14075.00
4000	Assessment Income	Operating Income		7775.00
5010	Management Fees	Operating Expense	3000.00	
5030	Legal Fees	Operating Expense	3757.25	
5110	Electric	Operating Expense	375.51	
5120	Water & Sewer	Operating Expense	314.19	
5140	Trash & Recycling	Operating Expense	191.74	
5210	Janitorial Services	Operating Expense	1800.00	
5220	General Repairs	Operating Expense	5675.00	
5300	Insurance	Operating Expense	3000.00	
5410	Landscaping Contract	Operating Expense	2400.00	

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5800	Pool Operations	Operating Expense	1550.62	
	<b>Totals</b>		<b>26889.31</b>	<b>26889.31</b>

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Trial balance is in balance (Total Debits = Total Credits)

# Sunset Vista Homeowners Association

123 Sunset Blvd, Los Angeles, CA 90001

## GENERAL LEDGER

January 1, 2026 through February 3, 2026

*Accrual Basis • All Funds*

### 1010 - Operating Checking

Beginning: \$-1625.00

Date	Entry #	Description	Debit	Credit	Balance
01/02/2026	PMT-2026-0003	Pay Puget Sound Property Management		1500.00	-3125.00
01/03/2026	EXP-2026-0007	Cash payment		750.00	-3875.00
01/04/2026	EXP-2026-0006	Cash payment		600.00	-4475.00
01/06/2026	EXP-2026-0001	Cash payment		1500.00	-5975.00
01/07/2026	EXP-2026-0003	Cash payment		375.51	-6350.51
01/10/2026	EXP-2026-0008	Cash payment		275.62	-6626.13
01/11/2026	EXP-2026-0002	Cash payment		257.25	-6883.38
01/12/2026	PMT-2026-0004	Pay Evergreen Janitorial Services		600.00	-7483.38
01/15/2026	CR-2026-0004	Cash receipt - 005	250.00		-7233.38

01/15/2026	CR-2026-0013	Cash receipt - 006	275.00	-6958.38
01/15/2026	CR-2026-0022	Cash receipt - 007	300.00	-6658.38
01/15/2026	CR-2026-0032	Cash receipt - 008	325.00	-6333.38
01/15/2026	CR-2026-0037	Cash receipt - 001	250.00	-6083.38
01/15/2026	CR-2026-0052	Cash receipt - 002	275.00	-5808.38
01/15/2026	CR-2026-0062	Cash receipt - 003	300.00	-5508.38
01/15/2026	CR-2026-0072	Cash receipt - 004	325.00	-5183.38
01/15/2026	CR-2026-0085	Cash receipt - 009	250.00	-4933.38
01/15/2026	CR-2026-0095	Cash receipt - 010	275.00	-4658.38
01/15/2026	CR-2026-0104	Cash receipt - 011	300.00	-4358.38
01/15/2026	CR-2026-0113	Cash receipt - 012	325.00	-4033.38
01/16/2026	EXP-2026-0005	Cash payment	191.74	-4225.12
01/20/2026	EXP-2026-0004	Cash payment	314.19	-4539.31
01/25/2026	TFR-2026-0001	Reserve contribution - January	500.00	-5039.31
<b>Ending Balance</b>				<b>-5039.31</b>

**1020 - Reserve Checking**

Beginning: \$0.00

Date	Entry #	Description	Debit	Credit	Balance
01/25/2026	TFR-2026-0001	Reserve contribution - January	500.00		500.00
<b>Ending Balance</b>					<b>500.00</b>

**1110 - Assessments Receivable**

Beginning: \$0.00

Date	Entry #	Description	Debit	Credit	Balance
01/01/2026	AR-2026-0007	January 2026 HOA Dues - Unit 005	250.00		250.00
01/01/2026	AR-2026-0019	January 2026 HOA Dues - Unit 006	275.00		525.00
01/01/2026	AR-2026-0031	January 2026 HOA Dues - Unit 007	300.00		825.00
01/01/2026	AR-2026-0043	January 2026 HOA Dues - Unit 008	325.00		1150.00
01/01/2026	AR-2026-0047	January 2026 HOA Dues - Unit 001	250.00		1400.00
01/01/2026	AR-2026-0059	January 2026 HOA Dues - Unit 002	275.00		1675.00

01/01/2026	AR-2026-0071	January 2026 HOA Dues - Unit 003	300.00	1975.00
01/01/2026	AR-2026-0083	January 2026 HOA Dues - Unit 004	325.00	2300.00
01/01/2026	AR-2026-0101	January 2026 HOA Dues - Unit 009	250.00	2550.00
01/01/2026	AR-2026-0113	January 2026 HOA Dues - Unit 010	275.00	2825.00
01/01/2026	AR-2026-0125	January 2026 HOA Dues - Unit 011	300.00	3125.00
01/01/2026	AR-2026-0137	January 2026 HOA Dues - Unit 012	325.00	3450.00
01/15/2026	CR-2026-0004	Payment applied - 005	250.00	3200.00
01/15/2026	CR-2026-0013	Payment applied - 006	275.00	2925.00
01/15/2026	CR-2026-0022	Payment applied - 007	300.00	2625.00
01/15/2026	CR-2026-0032	Payment applied - 008	325.00	2300.00
01/15/2026	CR-2026-0037	Payment applied - 001	250.00	2050.00

01/15/2026	CR-2026-0052	Payment applied - 002	275.00	1775.00
01/15/2026	CR-2026-0062	Payment applied - 003	300.00	1475.00
01/15/2026	CR-2026-0072	Payment applied - 004	325.00	1150.00
01/15/2026	CR-2026-0085	Payment applied - 009	250.00	900.00
01/15/2026	CR-2026-0095	Payment applied - 010	275.00	625.00
01/15/2026	CR-2026-0104	Payment applied - 011	300.00	325.00
01/15/2026	CR-2026-0113	Payment applied - 012	325.00	0.00
02/01/2026	AR-2026-0008	February 2026 HOA Dues - Unit 005	250.00	250.00
02/01/2026	AR-2026-0020	February 2026 HOA Dues - Unit 006	275.00	525.00
02/01/2026	AR-2026-0032	February 2026 HOA Dues - Unit 007	300.00	825.00
02/01/2026	AR-2026-0048	February 2026 HOA Dues - Unit 001	250.00	1075.00
02/01/2026	AR-2026-0060	February 2026 HOA Dues - Unit 002	275.00	1350.00

02/01/2026	AR-2026-0072	February 2026 HOA Dues - Unit 003	300.00		1650.00
02/01/2026	AR-2026-0084	February 2026 HOA Dues - Unit 004	325.00		1975.00
02/01/2026	AR-2026-0090	February 2026 HOA Dues - Unit 008	325.00		2300.00
02/01/2026	AR-2026-0102	February 2026 HOA Dues - Unit 009	250.00		2550.00
02/01/2026	AR-2026-0114	February 2026 HOA Dues - Unit 010	275.00		2825.00
02/01/2026	AR-2026-0126	February 2026 HOA Dues - Unit 011	300.00		3125.00
02/01/2026	AR-2026-0138	February 2026 HOA Dues - Unit 012	325.00		3450.00
<b>Ending Balance</b>					<b>3450.00</b>

**2000 - Accounts Payable**

Beginning: \$12125.00

Date	Entry #	Description	Debit	Credit	Balance
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01/02/2026	PMT-2026-0003	Pay Puget Sound Property Management	1500.00		10625.00
01/10/2026	BILL-2026-0005	AP - Cascade Plumbing & HVAC		2850.00	13475.00
01/12/2026	BILL-2026-0006	AP - Pacific Landscaping LLC		1200.00	14675.00
01/12/2026	PMT-2026-0004	Pay Evergreen Janitorial Services	600.00		14075.00
<b>Ending Balance</b>					<b>14075.00</b>

**4000 - Assessment Income**

Beginning: \$875.00

Date	Entry #	Description	Debit	Credit	Balance
01/01/2026	AR-2026-0007	January 2026 HOA Dues - Unit 005		250.00	1125.00
01/01/2026	AR-2026-0019	January 2026 HOA Dues - Unit 006		275.00	1400.00
01/01/2026	AR-2026-0031	January 2026 HOA Dues - Unit 007		300.00	1700.00
01/01/2026	AR-2026-0043	January 2026 HOA Dues - Unit 008		325.00	2025.00

01/01/2026	AR-2026-0047	January 2026 HOA Dues - Unit 001	250.00	2275.00
01/01/2026	AR-2026-0059	January 2026 HOA Dues - Unit 002	275.00	2550.00
01/01/2026	AR-2026-0071	January 2026 HOA Dues - Unit 003	300.00	2850.00
01/01/2026	AR-2026-0083	January 2026 HOA Dues - Unit 004	325.00	3175.00
01/01/2026	AR-2026-0101	January 2026 HOA Dues - Unit 009	250.00	3425.00
01/01/2026	AR-2026-0113	January 2026 HOA Dues - Unit 010	275.00	3700.00
01/01/2026	AR-2026-0125	January 2026 HOA Dues - Unit 011	300.00	4000.00
01/01/2026	AR-2026-0137	January 2026 HOA Dues - Unit 012	325.00	4325.00
02/01/2026	AR-2026-0008	February 2026 HOA Dues - Unit 005	250.00	4575.00

02/01/2026	AR-2026-0020	February 2026 HOA Dues - Unit 006	275.00	4850.00
02/01/2026	AR-2026-0032	February 2026 HOA Dues - Unit 007	300.00	5150.00
02/01/2026	AR-2026-0048	February 2026 HOA Dues - Unit 001	250.00	5400.00
02/01/2026	AR-2026-0060	February 2026 HOA Dues - Unit 002	275.00	5675.00
02/01/2026	AR-2026-0072	February 2026 HOA Dues - Unit 003	300.00	5975.00
02/01/2026	AR-2026-0084	February 2026 HOA Dues - Unit 004	325.00	6300.00
02/01/2026	AR-2026-0090	February 2026 HOA Dues - Unit 008	325.00	6625.00
02/01/2026	AR-2026-0102	February 2026 HOA Dues - Unit 009	250.00	6875.00
02/01/2026	AR-2026-0114	February 2026 HOA Dues - Unit 010	275.00	7150.00

02/01/2026	AR-2026-0126	February 2026 HOA Dues - Unit 011	300.00	7450.00
02/01/2026	AR-2026-0138	February 2026 HOA Dues - Unit 012	325.00	7775.00
<b>Ending Balance</b>				<b>7775.00</b>

**5010 - Management Fees**

Beginning: \$1500.00

Date	Entry #	Description	Debit	Credit	Balance
01/06/2026	EXP-2026-0001	Management Fee - January 2026	1500.00		3000.00
<b>Ending Balance</b>					<b>3000.00</b>

**5030 - Legal Fees**

Beginning: \$3500.00

Date	Entry #	Description	Debit	Credit	Balance
01/11/2026	EXP-2026-0002	Legal Fees - January 2026	257.25		3757.25
<b>Ending Balance</b>					<b>3757.25</b>

**5110 - Electric**

Beginning: \$0.00

Date	Entry #	Description	Debit	Credit	Balance
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		Electric - Common Areas - January			
01/07/2026	EXP-2026-0003	2026	375.51		375.51
<b>Ending Balance</b>					<b>375.51</b>

**5120 - Water & Sewer** Beginning: \$0.00

Date	Entry #	Description	Debit	Credit	Balance
		Water & Sewer - January			
01/20/2026	EXP-2026-0004	2026	314.19		314.19
<b>Ending Balance</b>					<b>314.19</b>

**5140 - Trash & Recycling** Beginning: \$0.00

Date	Entry #	Description	Debit	Credit	Balance
		Trash & Recycling - January			
01/16/2026	EXP-2026-0005	2026	191.74		191.74
<b>Ending Balance</b>					<b>191.74</b>

**5210 - Janitorial Services** Beginning: \$1200.00

Date	Entry #	Description	Debit	Credit	Balance
		Janitorial Service - January			
01/04/2026	EXP-2026-0006	2026	600.00		1800.00
<b>Ending Balance</b>					<b>1800.00</b>

**5220 - General Repairs**

Beginning: \$2825.00

Date	Entry #	Description	Debit	Credit	Balance
01/10/2026	BILL-2026-0005	Emergency water heater replacement - cl...	2850.00		5675.00
<b>Ending Balance</b>					<b>5675.00</b>

**5300 - Insurance**

Beginning: \$2250.00

Date	Entry #	Description	Debit	Credit	Balance
01/03/2026	EXP-2026-0007	Insurance Premium - January 2026	750.00		3000.00
<b>Ending Balance</b>					<b>3000.00</b>

**5410 - Landscaping Contract**

Beginning: \$1200.00

Date	Entry #	Description	Debit	Credit	Balance
01/12/2026	BILL-2026-0006	Monthly grounds maintenance - current p...	1200.00		2400.00
<b>Ending Balance</b>					<b>2400.00</b>

**5800 - Pool Operations**

Beginning: \$1275.00

Date	Entry #	Description	Debit	Credit	Balance
01/10/2026	EXP-2026-0008	Pool Service - January 2026	275.62		1550.62

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**Ending Balance**

**1550.62**

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*Financial statements prepared on accrual basis.*

Generated by **COMMUNITYPAY**