

# EASTPORT VILLAS HOA

## *Financial Statements*

December 31, 2022

Fiscal Year End: 12

(unaudited)

307 Y8

*ASSOCIATED PROFESSIONAL SERVICES INC*

P O BOX 602090

SAN DIEGO, CA 92160

619 299-6899

826

Eastport Villas Homeowners Association (826)

Balance Sheet

Period 12/31/2022

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<u>Assets</u>		
<u>Cash</u>		
AAB Checking	19,064.11	
<u>Total Cash</u>		19,064.11
<u>Reserve</u>		
AAB Reserve	80,767.05	
<u>Total Reserve</u>		80,767.05
<i>Total Assets</i>		<u>99,831.16</u>
<u>Liabilities &amp; Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	942.69	
<u>Total Operating</u>		8,842.69
<u>Reserve</u>		
Reserves (Jan. 1st)	71,481.81	
Reserve Allocation	25,411.66	
Reserve Expenses	(5,905.00)	
<u>Total Reserve</u>		90,988.47
<i>Total Liabilities &amp; Equity</i>		<u>99,831.16</u>

# Eastport Villas Homeowners Association (826)

## Income Statement

Period 12/1/2022 To 12/31/2022 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
<b>REVENUES</b>								
<b><u>Assessment Revenue</u></b>								
400	Assessments	9,870.50	10,200.00	(329.50)	123,259.00	122,400.00	859.00	122,400.00
<b>TOTAL Assessment Revenue</b>		<b>9,870.50</b>	<b>10,200.00</b>	<b>(329.50)</b>	<b>123,259.00</b>	<b>122,400.00</b>	<b>859.00</b>	<b>122,400.00</b>
<b><u>Other Revenue</u></b>								
420	Late Charge	0.00	0.00	0.00	111.00	0.00	111.00	0.00
430	Late Charge Processing	(7.50)	0.00	(7.50)	(7.50)	0.00	(7.50)	0.00
450	Interest	16.72	0.00	16.72	127.34	0.00	127.34	0.00
465	Washer/Dryer Income	0.00	0.00	0.00	377.56	0.00	377.56	0.00
<b>TOTAL Other Revenue</b>		<b>9.22</b>	<b>0.00</b>	<b>9.22</b>	<b>608.40</b>	<b>0.00</b>	<b>608.40</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>		<b>9,879.72</b>	<b>10,200.00</b>	<b>(320.28)</b>	<b>123,867.40</b>	<b>122,400.00</b>	<b>1,467.40</b>	<b>122,400.00</b>
<b>EXPENSES</b>								
<b><u>Administrative</u></b>								
502	Administration	234.00	138.00	(96.00)	2,293.00	1,700.00	(593.00)	1,700.00
503	Audit & Tax Preparation	0.00	0.00	0.00	875.00	0.00	(875.00)	0.00
504	Bookkeeping	288.75	289.00	0.25	3,451.25	3,468.00	16.75	3,468.00
505	Website	0.00	25.00	25.00	178.20	300.00	121.80	300.00
506	O.S., Printing, Postage	31.56	13.00	(18.56)	377.62	200.00	(177.62)	200.00
507	Civil Code Disclosures	250.00	13.00	(237.00)	400.00	200.00	(200.00)	200.00
508	Permits, Licenses, Fees, Taxes	0.00	137.00	137.00	1,694.00	1,600.00	(94.00)	1,600.00
510	Insurance	0.00	1,212.00	1,212.00	15,086.83	14,500.00	(586.83)	14,500.00
<b>TOTAL Administrative</b>		<b>804.31</b>	<b>1,827.00</b>	<b>1,022.69</b>	<b>24,355.90</b>	<b>21,968.00</b>	<b>(2,387.90)</b>	<b>21,968.00</b>
<b><u>Landscaping</u></b>								
520	Landscape Maintenance	700.00	700.00	0.00	9,300.00	8,400.00	(900.00)	8,400.00
<b>TOTAL Landscaping</b>		<b>700.00</b>	<b>700.00</b>	<b>0.00</b>	<b>9,300.00</b>	<b>8,400.00</b>	<b>(900.00)</b>	<b>8,400.00</b>
<b><u>Operating</u></b>								
524	Supplies	0.00	12.00	12.00	0.00	100.00	100.00	100.00
<b>TOTAL Operating</b>		<b>0.00</b>	<b>12.00</b>	<b>12.00</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>
<b><u>Operational</u></b>								
526	Pest Control	0.00	85.00	85.00	1,020.00	1,020.00	0.00	1,020.00
528	Janitorial	140.00	105.00	(35.00)	1,295.00	1,260.00	(35.00)	1,260.00
530	Plumbing	0.00	0.00	0.00	665.00	0.00	(665.00)	0.00
531	Fire Equipment Repairs/Main	0.00	0.00	0.00	177.99	0.00	(177.99)	0.00
532	Pool/Spa Contract	450.00	325.00	(125.00)	3,050.00	3,900.00	850.00	3,900.00
533	Pool/Spa Extras	0.00	0.00	0.00	1,635.00	0.00	(1,635.00)	0.00
536	Backflow Testing	0.00	10.00	10.00	0.00	65.00	65.00	65.00
<b>TOTAL Operational</b>		<b>590.00</b>	<b>525.00</b>	<b>(65.00)</b>	<b>7,842.99</b>	<b>6,245.00</b>	<b>(1,597.99)</b>	<b>6,245.00</b>
<b><u>Repairs and Maintenance</u></b>								
522	Cmn Area Repairs, Maint.	773.00	823.00	50.00	2,999.00	9,887.00	6,888.00	9,887.00
<b>TOTAL Repairs and Maintenance</b>		<b>773.00</b>	<b>823.00</b>	<b>50.00</b>	<b>2,999.00</b>	<b>9,887.00</b>	<b>6,888.00</b>	<b>9,887.00</b>
<b><u>Utilities</u></b>								
538	Plumbing	0.00	150.00	150.00	600.00	1,800.00	1,200.00	1,800.00
540	Electricity	1,013.60	737.00	(276.60)	13,104.30	8,800.00	(4,304.30)	8,800.00
541	Propane	70.15	77.00	6.85	810.06	990.00	179.94	990.00

# Eastport Villas Homeowners Association (826)

## Income Statement

Period 12/1/2022 To 12/31/2022 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
542	Water/Sewer	2,473.62	2,639.00	165.38	32,218.47	31,690.00	(528.47)	31,690.00
544	Trash Removal	706.70	410.00	(296.70)	6,282.33	4,920.00	(1,362.33)	4,920.00
<b>TOTAL Utilities</b>		<b>4,264.07</b>	<b>4,013.00</b>	<b>(251.07)</b>	<b>53,015.16</b>	<b>48,200.00</b>	<b>(4,815.16)</b>	<b>48,200.00</b>
<b><u>z Reserves</u></b>								
600	Reserve Allocation	2,300.00	2,300.00	0.00	25,300.00	27,600.00	2,300.00	27,600.00
605	Reserve Interest Allocation	16.72	0.00	(16.72)	111.66	0.00	(111.66)	0.00
<b>TOTAL z Reserves</b>		<b>2,316.72</b>	<b>2,300.00</b>	<b>(16.72)</b>	<b>25,411.66</b>	<b>27,600.00</b>	<b>2,188.34</b>	<b>27,600.00</b>
<b>TOTAL EXPENSES</b>		<b>9,448.10</b>	<b>10,200.00</b>	<b>751.90</b>	<b>122,924.71</b>	<b>122,400.00</b>	<b>(524.71)</b>	<b>122,400.00</b>
<b>Excess Revenue / Expense</b>		<b>431.62</b>	<b>0.00</b>	<b>431.62</b>	<b>942.69</b>	<b>0.00</b>	<b>942.69</b>	<b>0.00</b>