

EASTPORT VILLAS HOA

Financial Statements

April 30, 2023

Fiscal Year End: 12

(unaudited)

ASSOCIATED PROFESSIONAL SERVICES INC

P O BOX 602090
SAN DIEGO, CA 92160

619 299-6899

826

Eastport Villas Homeowners Association (826)

Balance Sheet

Period 04/30/2023

| <u>Assets</u> | | |
|---------------------------------------|------------|-------------------|
| <u>Cash</u> | | |
| AAB Checking | 12,401.15 | |
| <u>Total Cash</u> | | 12,401.15 |
| <u>Reserve</u> | | |
| AAB Reserve | 90,036.32 | |
| <u>Total Reserve</u> | | 90,036.32 |
| <i>Total Assets</i> | | <u>102,437.47</u> |
| | | |
| <u>Liabilities & Equity</u> | | |
| <u>Operating</u> | | |
| Operating Funds | 7,900.00 | |
| Y.T.D. Surplus/(Deficit) | (5,589.36) | |
| <u>Total Operating</u> | | 2,310.64 |
| <u>Reserve</u> | | |
| Reserves (Jan. 1st) | 90,874.71 | |
| Reserve Allocation | 9,252.12 | |
| <u>Total Reserve</u> | | 100,126.83 |
| <i>Total Liabilities & Equity</i> | | <u>102,437.47</u> |

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 4/1/2023 To 4/30/2023 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|---------------------------------------|-------------------------|------------------|-------------------|------------------------|------------------|-----------------|-------------------|
| | Fund | Budget | Variance | Fund | Budget | Variance | |
| REVENUES | | | | | | | |
| <u>Assessment Revenue</u> | | | | | | | |
| 400 Assessments | 9,867.50 | 11,400.00 | (1,532.50) | 52,215.50 | 45,600.00 | 6,615.50 | 136,800.00 |
| TOTAL Assessment Revenue | 9,867.50 | 11,400.00 | (1,532.50) | 52,215.50 | 45,600.00 | 6,615.50 | 136,800.00 |
| <u>Other Revenue</u> | | | | | | | |
| 420 Late Charge | 30.00 | 0.00 | 30.00 | 70.00 | 0.00 | 70.00 | 0.00 |
| 430 Late Charge Processing | 22.50 | 0.00 | 22.50 | 37.50 | 0.00 | 37.50 | 0.00 |
| 450 Interest | 18.09 | 0.00 | 18.09 | 69.27 | 0.00 | 69.27 | 0.00 |
| 465 Washer/Dryer Income | 0.00 | 0.00 | 0.00 | 778.45 | 0.00 | 778.45 | 0.00 |
| TOTAL Other Revenue | 70.59 | 0.00 | 70.59 | 955.22 | 0.00 | 955.22 | 0.00 |
| TOTAL REVENUES | 9,938.09 | 11,400.00 | (1,461.91) | 53,170.72 | 45,600.00 | 7,570.72 | 136,800.00 |
| EXPENSES | | | | | | | |
| <u>Administrative</u> | | | | | | | |
| 502 Administration | 119.00 | 142.00 | 23.00 | 707.00 | 568.00 | (139.00) | 1,700.00 |
| 504 Bookkeeping | 317.63 | 289.00 | (28.63) | 1,241.64 | 1,156.00 | (85.64) | 3,468.00 |
| 505 Website | 0.00 | 25.00 | 25.00 | 0.00 | 100.00 | 100.00 | 300.00 |
| 506 O.S., Printing, Postage | 69.02 | 17.00 | (52.02) | 85.52 | 68.00 | (17.52) | 200.00 |
| 507 Civil Code Disclosures | 25.00 | 17.00 | (8.00) | 150.00 | 68.00 | (82.00) | 200.00 |
| 508 Permits, Licenses, Fees, Taxes | 0.00 | 133.00 | 133.00 | (812.00) | 532.00 | 1,344.00 | 1,600.00 |
| 510 Insurance | 0.00 | 1,208.00 | 1,208.00 | 19,596.91 | 4,832.00 | (14,764.91) | 14,500.00 |
| 518 Bank Fees | (10.00) | 0.00 | 10.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL Administrative | 520.65 | 1,831.00 | 1,310.35 | 20,969.07 | 7,324.00 | (13,645.07) | 21,968.00 |
| <u>Landscaping</u> | | | | | | | |
| 520 Landscape Maintenance | 700.00 | 700.00 | 0.00 | 2,850.00 | 2,800.00 | (50.00) | 8,400.00 |
| TOTAL Landscaping | 700.00 | 700.00 | 0.00 | 2,850.00 | 2,800.00 | (50.00) | 8,400.00 |
| <u>Operating</u> | | | | | | | |
| 524 Supplies | 0.00 | 8.00 | 8.00 | 0.00 | 32.00 | 32.00 | 100.00 |
| TOTAL Operating | 0.00 | 8.00 | 8.00 | 0.00 | 32.00 | 32.00 | 100.00 |
| <u>Operational</u> | | | | | | | |
| 526 Pest Control | 85.00 | 85.00 | 0.00 | 340.00 | 340.00 | 0.00 | 1,020.00 |
| 528 Janitorial | 420.00 | 105.00 | (315.00) | 700.00 | 420.00 | (280.00) | 1,260.00 |
| 530 Plumbing | 0.00 | 0.00 | 0.00 | 425.00 | 0.00 | (425.00) | 0.00 |
| 531 Fire Equipment Repairs/Main | 0.00 | 0.00 | 0.00 | 195.03 | 0.00 | (195.03) | 0.00 |
| 532 Pool/Spa Contract | 450.00 | 325.00 | (125.00) | 1,800.00 | 1,300.00 | (500.00) | 3,900.00 |
| 533 Pool/Spa Extras | 22.00 | 0.00 | (22.00) | 222.00 | 0.00 | (222.00) | 0.00 |
| 536 Backflow Testing | 0.00 | 5.00 | 5.00 | 0.00 | 20.00 | 20.00 | 65.00 |
| TOTAL Operational | 977.00 | 520.00 | (457.00) | 3,682.03 | 2,080.00 | (1,602.03) | 6,245.00 |
| <u>Repairs and Maintenance</u> | | | | | | | |
| 522 Cmn Area Repairs, Maint. | 5,225.00 | 824.00 | (4,401.00) | 5,493.00 | 3,296.00 | (2,197.00) | 9,887.00 |
| TOTAL Repairs and Maintenance | 5,225.00 | 824.00 | (4,401.00) | 5,493.00 | 3,296.00 | (2,197.00) | 9,887.00 |
| <u>Utilities</u> | | | | | | | |
| 538 Plumbing | 0.00 | 150.00 | 150.00 | 600.00 | 600.00 | 0.00 | 1,800.00 |
| 540 Electricity | 1,087.64 | 733.00 | (354.64) | 3,949.16 | 2,932.00 | (1,017.16) | 8,800.00 |
| 541 Propane | 0.00 | 83.00 | 83.00 | 0.00 | 332.00 | 332.00 | 990.00 |

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Income Statement

Department Operating

Period 4/1/2023 To 4/30/2023 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|---------------------------------|-------------------------|------------------|-------------------|------------------------|------------------|--------------------|-------------------|
| | Fund | Budget | Variance | Fund | Budget | Variance | |
| 542 Water/Sewer | 4,656.57 | 2,641.00 | (2,015.57) | 9,137.90 | 10,564.00 | 1,426.10 | 31,690.00 |
| 544 Trash Removal | 706.70 | 410.00 | (296.70) | 2,826.80 | 1,640.00 | (1,186.80) | 4,920.00 |
| TOTAL Utilities | 6,450.91 | 4,017.00 | (2,433.91) | 16,513.86 | 16,068.00 | (445.86) | 48,200.00 |
| <u>z Reserves</u> | | | | | | | |
| 600 Reserve Allocation | 2,300.00 | 2,300.00 | 0.00 | 9,200.00 | 9,200.00 | 0.00 | 27,600.00 |
| 605 Reserve Interest Allocation | 18.09 | 0.00 | (18.09) | 52.12 | 0.00 | (52.12) | 0.00 |
| TOTAL z Reserves | 2,318.09 | 2,300.00 | (18.09) | 9,252.12 | 9,200.00 | (52.12) | 27,600.00 |
| TOTAL EXPENSES | 16,191.65 | 10,200.00 | (5,991.65) | 58,760.08 | 40,800.00 | (17,960.08) | 122,400.00 |
| Excess Revenue / Expense | (6,253.56) | 1,200.00 | (7,453.56) | (5,589.36) | 4,800.00 | (10,389.36) | 14,400.00 |