

EASTPORT VILLAS HOA

Financial Statements

June 30, 2023

Fiscal Year End: 12

(unaudited)

ASSOCIATED PROFESSIONAL SERVICES INC

P O BOX 602090

SAN DIEGO, CA 92160

619 299-6899

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Eastport Villas Homeowners Association (826)

Balance Sheet

Period 06/30/2023

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	12,974.24	
<u>Total Cash</u>		12,974.24
<u>Reserve</u>		
AAB Reserve	94,674.71	
<u>Total Reserve</u>		94,674.71
<i>Total Assets</i>		<u>107,648.95</u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	(1,616.27)	
<u>Total Operating</u>		6,283.73
<u>Reserve</u>		
Reserves (Jan. 1st)	90,874.71	
Reserve Allocation	13,890.51	
Reserve Expenses	(3,400.00)	
<u>Total Reserve</u>		101,365.22
<i>Total Liabilities & Equity</i>		<u>107,648.95</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 6/1/2023 To 6/30/2023 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
REVENUES								
<u>Assessment Revenue</u>								
400	Assessments	11,365.00	11,400.00	(35.00)	74,075.00	68,400.00	5,675.00	136,800.00
TOTAL Assessment Revenue		11,365.00	11,400.00	(35.00)	74,075.00	68,400.00	5,675.00	136,800.00
<u>Other Revenue</u>								
420	Late Charge	20.00	0.00	20.00	80.00	0.00	80.00	0.00
430	Late Charge Processing	15.00	0.00	15.00	7.50	0.00	7.50	0.00
450	Interest	19.11	0.00	19.11	107.66	0.00	107.66	0.00
465	Washer/Dryer Income	94.75	0.00	94.75	1,108.07	0.00	1,108.07	0.00
TOTAL Other Revenue		148.86	0.00	148.86	1,303.23	0.00	1,303.23	0.00
TOTAL REVENUES		11,513.86	11,400.00	113.86	75,378.23	68,400.00	6,978.23	136,800.00
EXPENSES								
<u>Administrative</u>								
502	Administration	17.00	142.00	125.00	724.00	852.00	128.00	1,700.00
504	Bookkeeping	317.63	289.00	(28.63)	1,876.90	1,734.00	(142.90)	3,468.00
505	Website	0.00	25.00	25.00	0.00	150.00	150.00	300.00
506	O.S., Printing, Postage	4.50	17.00	12.50	96.52	102.00	5.48	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	150.00	102.00	(48.00)	200.00
508	Permits, Licenses, Fees, Taxes	0.00	133.00	133.00	(812.00)	798.00	1,610.00	1,600.00
510	Insurance	0.00	1,208.00	1,208.00	19,596.91	7,248.00	(12,348.91)	14,500.00
TOTAL Administrative		339.13	1,831.00	1,491.87	21,632.33	10,986.00	(10,646.33)	21,968.00
<u>Landscaping</u>								
520	Landscape Maintenance	750.00	700.00	(50.00)	4,300.00	4,200.00	(100.00)	8,400.00
TOTAL Landscaping		750.00	700.00	(50.00)	4,300.00	4,200.00	(100.00)	8,400.00
<u>Operating</u>								
524	Supplies	0.00	8.00	8.00	0.00	48.00	48.00	100.00
TOTAL Operating		0.00	8.00	8.00	0.00	48.00	48.00	100.00
<u>Operational</u>								
526	Pest Control	85.00	85.00	0.00	815.00	510.00	(305.00)	1,020.00
528	Janitorial	0.00	105.00	105.00	700.00	630.00	(70.00)	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)	2,700.00	1,950.00	(750.00)	3,900.00
533	Pool/Spa Extras	153.00	0.00	(153.00)	397.00	0.00	(397.00)	0.00
536	Backflow Testing	0.00	5.00	5.00	0.00	30.00	30.00	65.00
TOTAL Operational		688.00	520.00	(168.00)	5,232.03	3,120.00	(2,112.03)	6,245.00
<u>Repairs and Maintenance</u>								
522	Cmn Area Repairs, Maint.	150.00	824.00	674.00	5,643.00	4,944.00	(699.00)	9,887.00
TOTAL Repairs and Maintenance		150.00	824.00	674.00	5,643.00	4,944.00	(699.00)	9,887.00
<u>Utilities</u>								
538	Plumbing	0.00	150.00	150.00	600.00	900.00	300.00	1,800.00
540	Electricity	1,376.28	733.00	(643.28)	7,596.73	4,398.00	(3,198.73)	8,800.00
541	Propane	188.22	83.00	(105.22)	349.85	498.00	148.15	990.00
542	Water/Sewer	2,184.01	2,641.00	456.99	13,499.25	15,846.00	2,346.75	31,690.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
544 Trash Removal	717.30	410.00	(307.30)	4,250.80	2,460.00	(1,790.80)	4,920.00
TOTAL Utilities	4,465.81	4,017.00	(448.81)	26,296.63	24,102.00	(2,194.63)	48,200.00
<u>z Reserves</u>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	13,800.00	13,800.00	0.00	27,600.00
605 Reserve Interest Allocation	19.11	0.00	(19.11)	90.51	0.00	(90.51)	0.00
TOTAL z Reserves	2,319.11	2,300.00	(19.11)	13,890.51	13,800.00	(90.51)	27,600.00
TOTAL EXPENSES	8,712.05	10,200.00	1,487.95	76,994.50	61,200.00	(15,794.50)	122,400.00
Excess Revenue / Expense	2,801.81	1,200.00	1,601.81	(1,616.27)	7,200.00	(8,816.27)	14,400.00