

EASTPORT VILLAS HOA

Financial Statements

July 31, 2021

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 07/31/2021

| <u>Assets</u> | | |
|---------------------------------------|-------------|------------------|
| <u>Cash</u> | | |
| AAB Checking | 23,507.19 | |
| <u>Total Cash</u> | | 23,507.19 |
| <u>Reserve</u> | | |
| AAB Reserve | 58,257.42 | |
| <u>Total Reserve</u> | | 58,257.42 |
| <i>Total Assets</i> | | <u>81,764.61</u> |
| | | |
| <u>Liabilities & Equity</u> | | |
| <u>Operating</u> | | |
| Operating Funds | 7,500.00 | |
| Y.T.D. Surplus/(Deficit) | (1,609.79) | |
| <u>Total Operating</u> | | 5,890.21 |
| <u>Reserve</u> | | |
| Reserves (Jan. 1st) | 94,341.22 | |
| Reserve Allocation | 14,766.18 | |
| Reserve Expenses | (33,233.00) | |
| <u>Total Reserve</u> | | 75,874.40 |
| <i>Total Liabilities & Equity</i> | | <u>81,764.61</u> |

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 7/1/2021 To 7/31/2021 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 | 10,400.00 | 9,600.00 | 800.00 | 67,600.00 | 67,200.00 | 400.00 | 115,200.00 |
| TOTAL Assessment Revenue | | 10,400.00 | 9,600.00 | 800.00 | 67,600.00 | 67,200.00 | 400.00 | 115,200.00 |
| <u>Other Revenue</u> | | | | | | | | |
| 420 | Late Charge | 0.00 | 0.00 | 0.00 | 40.00 | 0.00 | 40.00 | 0.00 |
| 450 | Interest | 7.24 | 0.00 | 7.24 | 66.18 | 0.00 | 66.18 | 0.00 |
| 465 | Washer/Dryer Income | 170.38 | 0.00 | 170.38 | 258.46 | 0.00 | 258.46 | 0.00 |
| TOTAL Other Revenue | | 177.62 | 0.00 | 177.62 | 364.64 | 0.00 | 364.64 | 0.00 |
| TOTAL REVENUES | | 10,577.62 | 9,600.00 | 977.62 | 67,964.64 | 67,200.00 | 764.64 | 115,200.00 |
| EXPENSES | | | | | | | | |
| <u>Administrative</u> | | | | | | | | |
| 502 | Administration | 60.00 | 25.00 | (35.00) | 110.00 | 175.00 | 65.00 | 300.00 |
| 504 | Bookkeeping | 275.00 | 275.00 | 0.00 | 1,925.00 | 1,925.00 | 0.00 | 3,300.00 |
| 505 | Website | 0.00 | 25.00 | 25.00 | 0.00 | 175.00 | 175.00 | 300.00 |
| 506 | O.S., Printing, Postage | 2.50 | 17.00 | 14.50 | 39.50 | 119.00 | 79.50 | 200.00 |
| 507 | Civil Code Disclosures | 0.00 | 17.00 | 17.00 | 125.00 | 119.00 | (6.00) | 200.00 |
| 508 | Permits, Licenses, Fees, Taxes | 35.00 | 75.00 | 40.00 | 1,592.00 | 525.00 | (1,067.00) | 900.00 |
| 510 | Insurance | 0.00 | 1,000.00 | 1,000.00 | 14,021.08 | 7,000.00 | (7,021.08) | 12,000.00 |
| 514 | Legal | 0.00 | 2.00 | 2.00 | 0.00 | 14.00 | 14.00 | 28.00 |
| TOTAL Administrative | | 372.50 | 1,436.00 | 1,063.50 | 17,812.58 | 10,052.00 | (7,760.58) | 17,228.00 |
| <u>Landscaping</u> | | | | | | | | |
| 520 | Landscape Maintenance | 600.00 | 600.00 | 0.00 | 4,800.00 | 4,200.00 | (600.00) | 7,200.00 |
| TOTAL Landscaping | | 600.00 | 600.00 | 0.00 | 4,800.00 | 4,200.00 | (600.00) | 7,200.00 |
| <u>Operating</u> | | | | | | | | |
| 524 | Supplies | 0.00 | 17.00 | 17.00 | 32.27 | 119.00 | 86.73 | 200.00 |
| TOTAL Operating | | 0.00 | 17.00 | 17.00 | 32.27 | 119.00 | 86.73 | 200.00 |
| <u>Operational</u> | | | | | | | | |
| 526 | Pest Control | 85.00 | 85.00 | 0.00 | 595.00 | 595.00 | 0.00 | 1,020.00 |
| 528 | Janitorial | 86.00 | 105.00 | 19.00 | 296.00 | 735.00 | 439.00 | 1,260.00 |
| 532 | Pool/Spa Contract | 450.00 | 325.00 | (125.00) | 1,800.00 | 2,275.00 | 475.00 | 3,900.00 |
| 536 | Backflow Testing | 0.00 | 5.00 | 5.00 | 0.00 | 35.00 | 35.00 | 65.00 |
| TOTAL Operational | | 621.00 | 520.00 | (101.00) | 2,691.00 | 3,640.00 | 949.00 | 6,245.00 |
| <u>Repairs and Maintenance</u> | | | | | | | | |
| 522 | Cmn Area Repairs, Maint. | 484.22 | 1,028.00 | 543.78 | 4,687.96 | 7,196.00 | 2,508.04 | 12,337.00 |
| TOTAL Repairs and Maintenance | | 484.22 | 1,028.00 | 543.78 | 4,687.96 | 7,196.00 | 2,508.04 | 12,337.00 |
| <u>Utilities</u> | | | | | | | | |
| 538 | Plumbing | 0.00 | 163.00 | 163.00 | 1,200.00 | 1,141.00 | (59.00) | 1,950.00 |
| 540 | Electricity | 781.30 | 833.00 | 51.70 | 4,948.06 | 5,831.00 | 882.94 | 10,000.00 |
| 541 | Propane | 0.00 | 89.00 | 89.00 | 527.65 | 623.00 | 95.35 | 1,070.00 |
| 542 | Water/Sewer | 2,452.14 | 2,306.00 | (146.14) | 14,819.38 | 16,142.00 | 1,322.62 | 27,670.00 |
| 544 | Trash Removal | 407.21 | 508.00 | 100.79 | 3,289.35 | 3,556.00 | 266.65 | 6,100.00 |
| TOTAL Utilities | | 3,640.65 | 3,899.00 | 258.35 | 24,784.44 | 27,293.00 | 2,508.56 | 46,790.00 |

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
 Period 7/1/2021 To 7/31/2021 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|---------------------------------|-------------------------|-----------------|-----------------|------------------------|------------------|-------------------|-------------------|
| | Fund | Budget | Variance | Fund | Budget | Variance | |
| <u>z Reserves</u> | | | | | | | |
| 600 Reserve Allocation | 2,100.00 | 2,100.00 | 0.00 | 14,700.00 | 14,700.00 | 0.00 | 25,200.00 |
| 605 Reserve Interest Allocation | 7.24 | 0.00 | (7.24) | 66.18 | 0.00 | (66.18) | 0.00 |
| TOTAL z Reserves | 2,107.24 | 2,100.00 | (7.24) | 14,766.18 | 14,700.00 | (66.18) | 25,200.00 |
| TOTAL EXPENSES | 7,825.61 | 9,600.00 | 1,774.39 | 69,574.43 | 67,200.00 | (2,374.43) | 115,200.00 |
| Excess Revenue / Expense | 2,752.01 | 0.00 | 2,752.01 | (1,609.79) | 0.00 | (1,609.79) | 0.00 |