

**EASTPORT VILLAS HOA**

*Financial Statements*

March 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 03/31/2021

---

Assets

Cash

AAB Checking 14,260.62

Total Cash 14,260.62

Reserve

AAB Reserve 74,925.01

Total Reserve 74,925.01

*Total Assets* 89,185.63

Liabilities & Equity

Operating

Operating Funds 7,500.00

Y.T.D. Surplus/(Deficit) (8,756.36)

Total Operating (1,256.36)

Reserve

Reserves (Jan. 1st) 94,341.22

Reserve Allocation 6,330.77

Reserve Expenses (10,230.00)

Total Reserve 90,441.99

*Total Liabilities & Equity* 89,185.63

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating  
Period 3/1/2021 To 3/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
400 Assessments	10,422.50	9,600.00	822.50	28,382.50	28,800.00	(417.50)	115,200.00
<b>TOTAL Assessment Revenue</b>	<b>10,422.50</b>	<b>9,600.00</b>	<b>822.50</b>	<b>28,382.50</b>	<b>28,800.00</b>	<b>(417.50)</b>	<b>115,200.00</b>
<b><u>Other Revenue</u></b>							
420 Late Charge	30.00	0.00	30.00	40.00	0.00	40.00	0.00
430 Late Charge Processing	15.00	0.00	15.00	22.50	0.00	22.50	0.00
450 Interest	9.84	0.00	9.84	30.77	0.00	30.77	0.00
465 Washer/Dryer Income	0.00	0.00	0.00	35.30	0.00	35.30	0.00
<b>TOTAL Other Revenue</b>	<b>54.84</b>	<b>0.00</b>	<b>54.84</b>	<b>128.57</b>	<b>0.00</b>	<b>128.57</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>10,477.34</b>	<b>9,600.00</b>	<b>877.34</b>	<b>28,511.07</b>	<b>28,800.00</b>	<b>(288.93)</b>	<b>115,200.00</b>
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
502 Administration	15.00	25.00	10.00	30.00	75.00	45.00	300.00
504 Bookkeeping	275.00	275.00	0.00	825.00	825.00	0.00	3,300.00
505 Website	0.00	25.00	25.00	0.00	75.00	75.00	300.00
506 O.S., Printing, Postage	22.50	17.00	(5.50)	29.50	51.00	21.50	200.00
507 Civil Code Disclosures	25.00	17.00	(8.00)	125.00	51.00	(74.00)	200.00
508 Permits, Licenses, Fees, Taxes	745.00	75.00	(670.00)	745.00	225.00	(520.00)	900.00
510 Insurance	14,021.08	1,000.00	(13,021.08)	14,021.08	3,000.00	(11,021.08)	12,000.00
514 Legal	0.00	2.00	2.00	0.00	6.00	6.00	28.00
<b>TOTAL Administrative</b>	<b>15,103.58</b>	<b>1,436.00</b>	<b>(13,667.58)</b>	<b>15,775.58</b>	<b>4,308.00</b>	<b>(11,467.58)</b>	<b>17,228.00</b>
<b><u>Landscaping</u></b>							
520 Landscape Maintenance	1,200.00	600.00	(600.00)	2,400.00	1,800.00	(600.00)	7,200.00
<b>TOTAL Landscaping</b>	<b>1,200.00</b>	<b>600.00</b>	<b>(600.00)</b>	<b>2,400.00</b>	<b>1,800.00</b>	<b>(600.00)</b>	<b>7,200.00</b>
<b><u>Operating</u></b>							
524 Supplies	0.00	17.00	17.00	0.00	51.00	51.00	200.00
<b>TOTAL Operating</b>	<b>0.00</b>	<b>17.00</b>	<b>17.00</b>	<b>0.00</b>	<b>51.00</b>	<b>51.00</b>	<b>200.00</b>
<b><u>Operational</u></b>							
526 Pest Control	85.00	85.00	0.00	255.00	255.00	0.00	1,020.00
528 Janitorial	0.00	105.00	105.00	210.00	315.00	105.00	1,260.00
532 Pool/Spa Contract	0.00	325.00	325.00	450.00	975.00	525.00	3,900.00
536 Backflow Testing	0.00	5.00	5.00	0.00	15.00	15.00	65.00
<b>TOTAL Operational</b>	<b>85.00</b>	<b>520.00</b>	<b>435.00</b>	<b>915.00</b>	<b>1,560.00</b>	<b>645.00</b>	<b>6,245.00</b>
<b><u>Repairs and Maintenance</u></b>							
522 Cmn Area Repairs, Maint.	1,311.04	1,028.00	(283.04)	1,911.04	3,084.00	1,172.96	12,337.00
<b>TOTAL Repairs and Maintenance</b>	<b>1,311.04</b>	<b>1,028.00</b>	<b>(283.04)</b>	<b>1,911.04</b>	<b>3,084.00</b>	<b>1,172.96</b>	<b>12,337.00</b>
<b><u>Utilities</u></b>							
538 Plumbing	0.00	163.00	163.00	0.00	489.00	489.00	1,950.00
540 Electricity	713.21	833.00	119.79	2,226.89	2,499.00	272.11	10,000.00
541 Propane	0.00	89.00	89.00	0.00	267.00	267.00	1,070.00
542 Water/Sewer	2,034.28	2,306.00	271.72	6,019.39	6,918.00	898.61	27,670.00
544 Trash Removal	562.92	508.00	(54.92)	1,688.76	1,524.00	(164.76)	6,100.00

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating

Period 3/1/2021 To 3/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	3,310.41	3,899.00	588.59	9,935.04	11,697.00	1,761.96	46,790.00
<b><u>z Reserves</u></b>							
600 Reserve Allocation	2,100.00	2,100.00	0.00	6,300.00	6,300.00	0.00	25,200.00
605 Reserve Interest Allocation	9.84	0.00	(9.84)	30.77	0.00	(30.77)	0.00
TOTAL z Reserves	2,109.84	2,100.00	(9.84)	6,330.77	6,300.00	(30.77)	25,200.00
TOTAL EXPENSES	23,119.87	9,600.00	(13,519.87)	37,267.43	28,800.00	(8,467.43)	115,200.00
Excess Revenue / Expense	(12,642.53)	0.00	(12,642.53)	(8,756.36)	0.00	(8,756.36)	0.00