

# EASTPORT VILLAS HOA

## *Financial Statements*

May 31, 2022

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 05/31/2022

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<u>Assets</u>		
<u>Cash</u>		
AAB Checking	18,912.30	
<u>Total Cash</u>		18,912.30
<u>Reserve</u>		
AAB Reserve	64,575.60	
<u>Total Reserve</u>		64,575.60
<i>Total Assets</i>		<u>83,487.90</u>
<u>Liabilities &amp; Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	(1,524.80)	
<u>Total Operating</u>		6,375.20
<u>Reserve</u>		
Reserves (Jan. 1st)	71,481.81	
Reserve Allocation	11,535.89	
Reserve Expenses	(5,905.00)	
<u>Total Reserve</u>		77,112.70
<i>Total Liabilities &amp; Equity</i>		<u>83,487.90</u>

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating  
Period 5/1/2022 To 5/31/2022 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	10,252.50	10,200.00	52.50	53,899.00	51,000.00	2,899.00	122,400.00
TOTAL Assessment Revenue		10,252.50	10,200.00	52.50	53,899.00	51,000.00	2,899.00	122,400.00
<b><u>Other Revenue</u></b>								
420	Late Charge	30.00	0.00	30.00	80.00	0.00	80.00	0.00
430	Late Charge Processing	15.00	0.00	15.00	15.00	0.00	15.00	0.00
450	Interest	7.93	0.00	7.93	35.89	0.00	35.89	0.00
465	Washer/Dryer Income	0.00	0.00	0.00	76.29	0.00	76.29	0.00
TOTAL Other Revenue		52.93	0.00	52.93	207.18	0.00	207.18	0.00
TOTAL REVENUES		10,305.43	10,200.00	105.43	54,106.18	51,000.00	3,106.18	122,400.00
<b>EXPENSES</b>								
<b><u>Administrative</u></b>								
502	Administration	16.00	142.00	126.00	531.00	710.00	179.00	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	1,430.00	1,445.00	15.00	3,468.00
505	Website	0.00	25.00	25.00	0.00	125.00	125.00	300.00
506	O.S., Printing, Postage	6.50	17.00	10.50	163.51	85.00	(78.51)	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	150.00	85.00	(65.00)	200.00
508	Permits, Licenses, Fees, Taxes	812.00	133.00	(679.00)	847.00	665.00	(182.00)	1,600.00
510	Insurance	0.00	1,208.00	1,208.00	15,086.83	6,040.00	(9,046.83)	14,500.00
518	Bank Fees	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
TOTAL Administrative		1,133.25	1,831.00	697.75	19,093.34	9,155.00	(9,938.34)	21,968.00
<b><u>Landscaping</u></b>								
520	Landscape Maintenance	700.00	700.00	0.00	2,800.00	3,500.00	700.00	8,400.00
TOTAL Landscaping		700.00	700.00	0.00	2,800.00	3,500.00	700.00	8,400.00
<b><u>Operating</u></b>								
524	Supplies	0.00	8.00	8.00	0.00	40.00	40.00	100.00
TOTAL Operating		0.00	8.00	8.00	0.00	40.00	40.00	100.00
<b><u>Operational</u></b>								
526	Pest Control	85.00	85.00	0.00	425.00	425.00	0.00	1,020.00
528	Janitorial	140.00	105.00	(35.00)	595.00	525.00	(70.00)	1,260.00
530	Plumbing	600.00	0.00	(600.00)	600.00	0.00	(600.00)	0.00
532	Pool/Spa Contract	0.00	325.00	325.00	600.00	1,625.00	1,025.00	3,900.00
533	Pool/Spa Extras	390.00	0.00	(390.00)	1,060.00	0.00	(1,060.00)	0.00
536	Backflow Testing	0.00	5.00	5.00	0.00	25.00	25.00	65.00
TOTAL Operational		1,215.00	520.00	(695.00)	3,280.00	2,600.00	(680.00)	6,245.00
<b><u>Repairs and Maintenance</u></b>								
522	Cmn Area Repairs, Maint.	218.00	824.00	606.00	446.00	4,120.00	3,674.00	9,887.00
TOTAL Repairs and Maintenance		218.00	824.00	606.00	446.00	4,120.00	3,674.00	9,887.00
<b><u>Utilities</u></b>								
538	Plumbing	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
540	Electricity	885.38	733.00	(152.38)	5,220.42	3,665.00	(1,555.42)	8,800.00
541	Propane	161.63	83.00	(78.63)	419.34	415.00	(4.34)	990.00

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## Income Statement

Department Operating  
 Period 5/1/2022 To 5/31/2022 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
542	Water/Sewer	2,305.20	2,641.00	335.80	10,799.94	13,205.00	2,405.06	31,690.00
544	Trash Removal	407.21	410.00	2.79	2,036.05	2,050.00	13.95	4,920.00
<b>TOTAL Utilities</b>		<b>3,759.42</b>	<b>4,017.00</b>	<b>257.58</b>	<b>18,475.75</b>	<b>20,085.00</b>	<b>1,609.25</b>	<b>48,200.00</b>
<b><u>z Reserves</u></b>								
600	Reserve Allocation	2,300.00	2,300.00	0.00	11,500.00	11,500.00	0.00	27,600.00
605	Reserve Interest Allocation	7.93	0.00	(7.93)	35.89	0.00	(35.89)	0.00
<b>TOTAL z Reserves</b>		<b>2,307.93</b>	<b>2,300.00</b>	<b>(7.93)</b>	<b>11,535.89</b>	<b>11,500.00</b>	<b>(35.89)</b>	<b>27,600.00</b>
<b>TOTAL EXPENSES</b>		<b>9,333.60</b>	<b>10,200.00</b>	<b>866.40</b>	<b>55,630.98</b>	<b>51,000.00</b>	<b>(4,630.98)</b>	<b>122,400.00</b>
<b>Excess Revenue / Expense</b>		<b>971.83</b>	<b>0.00</b>	<b>971.83</b>	<b>(1,524.80)</b>	<b>0.00</b>	<b>(1,524.80)</b>	<b>0.00</b>