

EASTPORT VILLAS HOA

Financial Statements

January 31, 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 01/31/2023

Assets

Cash

AAB Checking 21,992.26

Total Cash 21,992.26

Reserve

AAB Reserve 83,084.20

Total Reserve 83,084.20

Total Assets 105,076.46

Liabilities & Equity

Operating

Operating Funds 7,900.00

Y.T.D. Surplus/(Deficit) 4,001.75

Total Operating 11,901.75

Reserve

Reserves (Jan. 1st) 90,874.71

Reserve Allocation 2,300.00

Total Reserve 93,174.71

Total Liabilities & Equity 105,076.46

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 1/1/2023 To 1/31/2023 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	11,100.00	11,400.00	(300.00)	11,100.00	11,400.00	(300.00)	136,800.00
TOTAL Assessment Revenue	11,100.00	11,400.00	(300.00)	11,100.00	11,400.00	(300.00)	136,800.00
<u>Other Revenue</u>							
450 Interest	17.15	0.00	17.15	17.15	0.00	17.15	0.00
465 Washer/Dryer Income	463.04	0.00	463.04	463.04	0.00	463.04	0.00
TOTAL Other Revenue	480.19	0.00	480.19	480.19	0.00	480.19	0.00
TOTAL REVENUES	11,580.19	11,400.00	180.19	11,580.19	11,400.00	180.19	136,800.00
EXPENSES							
<u>Administrative</u>							
502 Administration	444.00	142.00	(302.00)	444.00	142.00	(302.00)	1,700.00
504 Bookkeeping	288.75	289.00	0.25	288.75	289.00	0.25	3,468.00
505 Website	0.00	25.00	25.00	0.00	25.00	25.00	300.00
506 O.S., Printing, Postage	1.50	17.00	15.50	1.50	17.00	15.50	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	0.00	17.00	17.00	200.00
508 Permits, Licenses, Fees, Taxe:	(812.00)	133.00	945.00	(812.00)	133.00	945.00	1,600.00
510 Insurance	0.00	1,208.00	1,208.00	0.00	1,208.00	1,208.00	14,500.00
TOTAL Administrative	(77.75)	1,831.00	1,908.75	(77.75)	1,831.00	1,908.75	21,968.00
<u>Landscaping</u>							
520 Landscape Maintenance	700.00	700.00	0.00	700.00	700.00	0.00	8,400.00
TOTAL Landscaping	700.00	700.00	0.00	700.00	700.00	0.00	8,400.00
<u>Operating</u>							
524 Supplies	0.00	8.00	8.00	0.00	8.00	8.00	100.00
TOTAL Operating	0.00	8.00	8.00	0.00	8.00	8.00	100.00
<u>Operational</u>							
526 Pest Control	85.00	85.00	0.00	85.00	85.00	0.00	1,020.00
528 Janitorial	0.00	105.00	105.00	0.00	105.00	105.00	1,260.00
532 Pool/Spa Contract	450.00	325.00	(125.00)	450.00	325.00	(125.00)	3,900.00
533 Pool/Spa Extras	200.00	0.00	(200.00)	200.00	0.00	(200.00)	0.00
536 Backflow Testing	0.00	5.00	5.00	0.00	5.00	5.00	65.00
TOTAL Operational	735.00	520.00	(215.00)	735.00	520.00	(215.00)	6,245.00
<u>Repairs and Maintenance</u>							
522 Cmn Area Repairs, Maint.	150.00	824.00	674.00	150.00	824.00	674.00	9,887.00
TOTAL Repairs and Maintenance	150.00	824.00	674.00	150.00	824.00	674.00	9,887.00
<u>Utilities</u>							
538 Plumbing	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
540 Electricity	918.53	733.00	(185.53)	918.53	733.00	(185.53)	8,800.00
541 Propane	0.00	83.00	83.00	0.00	83.00	83.00	990.00
542 Water/Sewer	2,145.96	2,641.00	495.04	2,145.96	2,641.00	495.04	31,690.00
544 Trash Removal	706.70	410.00	(296.70)	706.70	410.00	(296.70)	4,920.00
TOTAL Utilities	3,771.19	4,017.00	245.81	3,771.19	4,017.00	245.81	48,200.00
<u>z Reserves</u>							

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
600 Reserve Allocation	2,300.00	2,300.00	0.00	2,300.00	2,300.00	0.00	27,600.00
TOTAL z Reserves	2,300.00	2,300.00	0.00	2,300.00	2,300.00	0.00	27,600.00
TOTAL EXPENSES	7,578.44	10,200.00	2,621.56	7,578.44	10,200.00	2,621.56	122,400.00
Excess Revenue / Expense	4,001.75	1,200.00	2,801.75	4,001.75	1,200.00	2,801.75	14,400.00