

EASTPORT VILLAS HOA

Financial Statements

October 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 10/31/2022

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	17,282.55	
<u>Total Cash</u>		17,282.55
<u>Reserve</u>		
AAB Reserve	76,134.65	
<u>Total Reserve</u>		76,134.65
<i>Total Assets</i>		<u>93,417.20</u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	(3,154.55)	
<u>Total Operating</u>		4,745.45
<u>Reserve</u>		
Reserves (Jan. 1st)	71,481.81	
Reserve Allocation	23,094.94	
Reserve Expenses	(5,905.00)	
<u>Total Reserve</u>		88,671.75
<i>Total Liabilities & Equity</i>		<u>93,417.20</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 10/1/2022 To 10/31/2022 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	9,732.50	10,200.00	(467.50)	102,356.00	102,000.00	356.00	122,400.00
TOTAL Assessment Revenue	9,732.50	10,200.00	(467.50)	102,356.00	102,000.00	356.00	122,400.00
<u>Other Revenue</u>							
420 Late Charge	10.00	0.00	10.00	101.00	0.00	101.00	0.00
430 Late Charge Processing	7.50	0.00	7.50	0.00	0.00	0.00	0.00
450 Interest	15.41	0.00	15.41	94.94	0.00	94.94	0.00
465 Washer/Dryer Income	0.00	0.00	0.00	225.61	0.00	225.61	0.00
TOTAL Other Revenue	32.91	0.00	32.91	421.55	0.00	421.55	0.00
TOTAL REVENUES	9,765.41	10,200.00	(434.59)	102,777.55	102,000.00	777.55	122,400.00
EXPENSES							
<u>Administrative</u>							
502 Administration	320.00	142.00	(178.00)	1,795.00	1,420.00	(375.00)	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	2,873.75	2,890.00	16.25	3,468.00
505 Website	0.00	25.00	25.00	0.00	250.00	250.00	300.00
506 O.S., Printing, Postage	44.61	17.00	(27.61)	238.12	170.00	(68.12)	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	150.00	170.00	20.00	200.00
508 Permits, Licenses, Fees, Taxe:	35.00	133.00	98.00	1,694.00	1,330.00	(364.00)	1,600.00
510 Insurance	0.00	1,208.00	1,208.00	15,086.83	12,080.00	(3,006.83)	14,500.00
TOTAL Administrative	688.36	1,831.00	1,142.64	22,712.70	18,310.00	(4,402.70)	21,968.00
<u>Landscaping</u>							
520 Landscape Maintenance	700.00	700.00	0.00	7,400.00	7,000.00	(400.00)	8,400.00
TOTAL Landscaping	700.00	700.00	0.00	7,400.00	7,000.00	(400.00)	8,400.00
<u>Operating</u>							
524 Supplies	0.00	8.00	8.00	0.00	80.00	80.00	100.00
TOTAL Operating	0.00	8.00	8.00	0.00	80.00	80.00	100.00
<u>Operational</u>							
526 Pest Control	170.00	85.00	(85.00)	935.00	850.00	(85.00)	1,020.00
528 Janitorial	140.00	105.00	(35.00)	1,155.00	1,050.00	(105.00)	1,260.00
530 Plumbing	0.00	0.00	0.00	600.00	0.00	(600.00)	0.00
531 Fire Equipment Repairs/Main	0.00	0.00	0.00	177.99	0.00	(177.99)	0.00
532 Pool/Spa Contract	450.00	325.00	(125.00)	2,600.00	3,250.00	650.00	3,900.00
533 Pool/Spa Extras	0.00	0.00	0.00	1,385.00	0.00	(1,385.00)	0.00
536 Backflow Testing	0.00	5.00	5.00	0.00	50.00	50.00	65.00
TOTAL Operational	760.00	520.00	(240.00)	6,852.99	5,200.00	(1,652.99)	6,245.00
<u>Repairs and Maintenance</u>							
522 Cmn Area Repairs, Maint.	1,500.00	824.00	(676.00)	2,226.00	8,240.00	6,014.00	9,887.00
TOTAL Repairs and Maintenance	1,500.00	824.00	(676.00)	2,226.00	8,240.00	6,014.00	9,887.00
<u>Utilities</u>							
538 Plumbing	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
540 Electricity	1,056.45	733.00	(323.45)	11,172.15	7,330.00	(3,842.15)	8,800.00
541 Propane	129.14	83.00	(46.14)	739.91	830.00	90.09	990.00

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Income Statement

Department Operating

Period 10/1/2022 To 10/31/2022 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
542	Water/Sewer	3,750.92	2,641.00	(1,109.92)	26,864.48	26,410.00	(454.48)	31,690.00
544	Trash Removal	743.18	410.00	(333.18)	4,868.93	4,100.00	(768.93)	4,920.00
TOTAL Utilities		5,679.69	4,017.00	(1,662.69)	43,645.47	40,170.00	(3,475.47)	48,200.00
<u>z Reserves</u>								
600	Reserve Allocation	2,300.00	2,300.00	0.00	23,000.00	23,000.00	0.00	27,600.00
605	Reserve Interest Allocation	15.41	0.00	(15.41)	94.94	0.00	(94.94)	0.00
TOTAL z Reserves		2,315.41	2,300.00	(15.41)	23,094.94	23,000.00	(94.94)	27,600.00
TOTAL EXPENSES		11,643.46	10,200.00	(1,443.46)	105,932.10	102,000.00	(3,932.10)	122,400.00
Excess Revenue / Expense		(1,878.05)	0.00	(1,878.05)	(3,154.55)	0.00	(3,154.55)	0.00