

EASTPORT VILLAS HOA

Financial Statements

February 29, 2024

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 02/29/2024

| <u>Assets</u> | | |
|---------------------------------------|-----------|--------------------------|
| <u>Cash</u> | | |
| AAB Checking | 23,548.54 | |
| <u>Total Cash</u> | | 23,548.54 |
| <u>Reserve</u> | | |
| AAB Reserve | 97,032.36 | |
| <u>Total Reserve</u> | | 97,032.36 |
| <i>Total Assets</i> | | <u><u>120,580.90</u></u> |
| | | |
| <u>Liabilities & Equity</u> | | |
| <u>Operating</u> | | |
| Operating Funds | 9,804.00 | |
| Y.T.D. Surplus/(Deficit) | 12,876.63 | |
| <u>Total Operating</u> | | 22,680.63 |
| <u>Reserve</u> | | |
| Reserves (Jan. 1st) | 91,566.27 | |
| Reserve Allocation | 6,334.00 | |
| <u>Total Reserve</u> | | 97,900.27 |
| <i>Total Liabilities & Equity</i> | | <u><u>120,580.90</u></u> |

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 2/1/2024 To 2/29/2024 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 | 18,025.00 | 12,960.00 | 5,065.00 | 32,815.00 | 25,920.00 | 6,895.00 | 155,520.00 |
| TOTAL Assessment Revenue | | 18,025.00 | 12,960.00 | 5,065.00 | 32,815.00 | 25,920.00 | 6,895.00 | 155,520.00 |
| <u>Other Revenue</u> | | | | | | | | |
| 420 | Late Charge | 30.00 | 0.00 | 30.00 | 30.00 | 0.00 | 30.00 | 0.00 |
| 430 | Late Charge Processing | 15.00 | 0.00 | 15.00 | 15.00 | 0.00 | 15.00 | 0.00 |
| 450 | Interest | 19.22 | 0.00 | 19.22 | 39.76 | 0.00 | 39.76 | 0.00 |
| 465 | Washer/Dryer Income | 150.07 | 0.00 | 150.07 | 242.99 | 0.00 | 242.99 | 0.00 |
| TOTAL Other Revenue | | 214.29 | 0.00 | 214.29 | 327.75 | 0.00 | 327.75 | 0.00 |
| TOTAL REVENUES | | 18,239.29 | 12,960.00 | 5,279.29 | 33,142.75 | 25,920.00 | 7,222.75 | 155,520.00 |
| EXPENSES | | | | | | | | |
| <u>Administrative</u> | | | | | | | | |
| 502 | Administration | 205.00 | 142.00 | (63.00) | 205.00 | 284.00 | 79.00 | 1,700.00 |
| 503 | Audit & Tax Preparation | 0.00 | 73.00 | 73.00 | 0.00 | 146.00 | 146.00 | 875.00 |
| 504 | Bookkeeping | 317.63 | 289.00 | (28.63) | 635.26 | 578.00 | (57.26) | 3,468.00 |
| 505 | Website | 0.00 | 29.00 | 29.00 | 0.00 | 58.00 | 58.00 | 350.00 |
| 506 | O.S., Printing, Postage | 6.50 | 17.00 | 10.50 | 10.00 | 34.00 | 24.00 | 200.00 |
| 507 | Civil Code Disclosures | 200.00 | 17.00 | (183.00) | 200.00 | 34.00 | (166.00) | 200.00 |
| 508 | Permits, Licenses, Fees, Taxes | 0.00 | 138.00 | 138.00 | 59.00 | 276.00 | 217.00 | 1,659.00 |
| 510 | Insurance | 0.00 | 1,833.00 | 1,833.00 | 0.00 | 3,666.00 | 3,666.00 | 22,000.00 |
| 514 | Legal | 0.00 | 417.00 | 417.00 | 0.00 | 834.00 | 834.00 | 5,000.00 |
| TOTAL Administrative | | 729.13 | 2,955.00 | 2,225.87 | 1,109.26 | 5,910.00 | 4,800.74 | 35,452.00 |
| <u>Landscaping</u> | | | | | | | | |
| 520 | Landscape Maintenance | 750.00 | 700.00 | (50.00) | 1,500.00 | 1,400.00 | (100.00) | 8,400.00 |
| TOTAL Landscaping | | 750.00 | 700.00 | (50.00) | 1,500.00 | 1,400.00 | (100.00) | 8,400.00 |
| <u>Operational</u> | | | | | | | | |
| 522 | Cmn Area Repairs, Maint. | 0.00 | 808.00 | 808.00 | 780.00 | 1,616.00 | 836.00 | 9,700.00 |
| 524 | Supplies | 0.00 | 8.00 | 8.00 | 0.00 | 16.00 | 16.00 | 100.00 |
| 526 | Pest Control | 105.00 | 85.00 | (20.00) | 210.00 | 170.00 | (40.00) | 1,020.00 |
| 528 | Janitorial | 0.00 | 150.00 | 150.00 | 310.00 | 300.00 | (10.00) | 1,800.00 |
| 532 | Pool/Spa Contract | 450.00 | 450.00 | 0.00 | 900.00 | 900.00 | 0.00 | 5,400.00 |
| 536 | Backflow Testing | 0.00 | 5.00 | 5.00 | 0.00 | 10.00 | 10.00 | 65.00 |
| TOTAL Operational | | 555.00 | 1,506.00 | 951.00 | 2,200.00 | 3,012.00 | 812.00 | 18,085.00 |
| <u>Utilities</u> | | | | | | | | |
| 538 | Plumbing | 0.00 | 150.00 | 150.00 | 0.00 | 300.00 | 300.00 | 1,800.00 |
| 540 | Electricity | 1,285.78 | 1,333.00 | 47.22 | 2,552.79 | 2,666.00 | 113.21 | 16,000.00 |
| 541 | Propane | 349.45 | 83.00 | (266.45) | 349.45 | 166.00 | (183.45) | 990.00 |
| 542 | Water/Sewer | 2,296.28 | 2,667.00 | 370.72 | 4,687.14 | 5,334.00 | 646.86 | 32,000.00 |
| 544 | Trash Removal | 766.74 | 410.00 | (356.74) | 1,533.48 | 820.00 | (713.48) | 4,920.00 |
| TOTAL Utilities | | 4,698.25 | 4,643.00 | (55.25) | 9,122.86 | 9,286.00 | 163.14 | 55,710.00 |
| <u>z Reserves</u> | | | | | | | | |
| 600 | Reserve Allocation | 3,167.00 | 3,167.00 | 0.00 | 6,334.00 | 6,334.00 | 0.00 | 38,000.00 |
| TOTAL z Reserves | | 3,167.00 | 3,167.00 | 0.00 | 6,334.00 | 6,334.00 | 0.00 | 38,000.00 |

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 2/1/2024 To 2/29/2024 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|--------------------------|-------------------------|-----------|----------|------------------------|-----------|-----------|------------|
| | Fund | Budget | Variance | Fund | Budget | Variance | |
| TOTAL EXPENSES | 9,899.38 | 12,971.00 | 3,071.62 | 20,266.12 | 25,942.00 | 5,675.88 | 155,647.00 |
| Excess Revenue / Expense | 8,339.91 | (11.00) | 8,350.91 | 12,876.63 | (22.00) | 12,898.63 | (127.00) |