

EASTPORT VILLAS HOA

Financial Statements

November 30, 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 11/30/2022

<u>Assets</u>	
<u>Cash</u>	
AAB Checking	17,576.04
<u>Total Cash</u>	17,576.04
<u>Reserve</u>	
AAB Reserve	78,450.33
<u>Total Reserve</u>	78,450.33
<i>Total Assets</i>	<u>96,026.37</u>
 <u>Liabilities & Equity</u>	
<u>Operating</u>	
Operating Funds	7,900.00
Y.T.D. Surplus/(Deficit)	(2,861.06)
<u>Total Operating</u>	5,038.94
<u>Reserve</u>	
Reserves (Jan. 1st)	71,481.81
Reserve Allocation	25,410.62
Reserve Expenses	(5,905.00)
<u>Total Reserve</u>	90,987.43
<i>Total Liabilities & Equity</i>	<u>96,026.37</u>

Eastport Villas Homeowners Association (826)

Income Statement

Period 11/1/2022 To 11/30/2022 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	11,032.50	10,200.00	832.50	113,388.50	112,200.00	1,188.50	122,400.00
TOTAL Assessment Revenue	11,032.50	10,200.00	832.50	113,388.50	112,200.00	1,188.50	122,400.00
<u>Other Revenue</u>							
420 Late Charge	10.00	0.00	10.00	111.00	0.00	111.00	0.00
450 Interest	15.68	0.00	15.68	110.62	0.00	110.62	0.00
465 Washer/Dryer Income	151.95	0.00	151.95	377.56	0.00	377.56	0.00
TOTAL Other Revenue	177.63	0.00	177.63	599.18	0.00	599.18	0.00
TOTAL REVENUES	11,210.13	10,200.00	1,010.13	113,987.68	112,200.00	1,787.68	122,400.00
EXPENSES							
<u>Administrative</u>							
502 Administration	264.00	142.00	(122.00)	2,059.00	1,562.00	(497.00)	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	3,162.50	3,179.00	16.50	3,468.00
505 Website	178.20	25.00	(153.20)	178.20	275.00	96.80	300.00
506 O.S., Printing, Postage	107.94	17.00	(90.94)	346.06	187.00	(159.06)	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	150.00	187.00	37.00	200.00
508 Permits, Licenses, Fees, Tax:	0.00	133.00	133.00	1,694.00	1,463.00	(231.00)	1,600.00
510 Insurance	0.00	1,208.00	1,208.00	15,086.83	13,288.00	(1,798.83)	14,500.00
TOTAL Administrative	838.89	1,831.00	992.11	23,551.59	20,141.00	(3,410.59)	21,968.00
<u>Landscaping</u>							
520 Landscape Maintenance	1,200.00	700.00	(500.00)	8,600.00	7,700.00	(900.00)	8,400.00
TOTAL Landscaping	1,200.00	700.00	(500.00)	8,600.00	7,700.00	(900.00)	8,400.00
<u>Operating</u>							
524 Supplies	0.00	8.00	8.00	0.00	88.00	88.00	100.00
TOTAL Operating	0.00	8.00	8.00	0.00	88.00	88.00	100.00
<u>Operational</u>							
526 Pest Control	85.00	85.00	0.00	1,020.00	935.00	(85.00)	1,020.00
528 Janitorial	0.00	105.00	105.00	1,155.00	1,155.00	0.00	1,260.00
530 Plumbing	65.00	0.00	(65.00)	665.00	0.00	(665.00)	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	0.00	325.00	325.00	2,600.00	3,575.00	975.00	3,900.00
533 Pool/Spa Extras	250.00	0.00	(250.00)	1,635.00	0.00	(1,635.00)	0.00
536 Backflow Testing	0.00	5.00	5.00	0.00	55.00	55.00	65.00
TOTAL Operational	400.00	520.00	120.00	7,252.99	5,720.00	(1,532.99)	6,245.00
<u>Repairs and Maintenance</u>							
522 Cmn Area Repairs, Maint.	0.00	824.00	824.00	2,226.00	9,064.00	6,838.00	9,887.00
TOTAL Repairs and Maintenance	0.00	824.00	824.00	2,226.00	9,064.00	6,838.00	9,887.00
<u>Utilities</u>							
538 Plumbing	600.00	150.00	(450.00)	600.00	1,650.00	1,050.00	1,800.00
540 Electricity	1,975.00	733.00	(1,242.00)	13,147.15	8,063.00	(5,084.15)	8,800.00
541 Propane	0.00	83.00	83.00	739.91	913.00	173.09	990.00
542 Water/Sewer	2,880.37	2,641.00	(239.37)	29,744.85	29,051.00	(693.85)	31,690.00

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Income Statement

Period 11/1/2022 To 11/30/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
544 Trash Removal	706.70	410.00	(296.70)	5,575.63	4,510.00	(1,065.63)	4,920.00
TOTAL Utilities	6,162.07	4,017.00	(2,145.07)	49,807.54	44,187.00	(5,620.54)	48,200.00
<u>z Reserves</u>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	25,300.00	25,300.00	0.00	27,600.00
605 Reserve Interest Allocation	15.68	0.00	(15.68)	110.62	0.00	(110.62)	0.00
TOTAL z Reserves	2,315.68	2,300.00	(15.68)	25,410.62	25,300.00	(110.62)	27,600.00
TOTAL EXPENSES	10,916.64	10,200.00	(716.64)	116,848.74	112,200.00	(4,648.74)	122,400.00
Excess Revenue / Expense	293.49	0.00	293.49	(2,861.06)	0.00	(2,861.06)	0.00