

EASTPORT VILLAS HOA

Financial Statements

June 30, 2021

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 06/30/2021

Assets

Cash

AAB Checking 20,755.18

Total Cash 20,755.18

Reserve

AAB Reserve 56,150.18

Total Reserve 56,150.18

Total Assets 76,905.36

Liabilities & Equity

Operating

Operating Funds 7,500.00

Y.T.D. Surplus/(Deficit) (4,361.80)

Total Operating 3,138.20

Reserve

Reserves (Jan. 1st) 94,341.22

Reserve Allocation 12,658.94

Reserve Expenses (33,233.00)

Total Reserve 73,767.16

Total Liabilities & Equity 76,905.36

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 6/1/2021 To 6/30/2021 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	9,200.00	9,600.00	(400.00)	57,200.00	57,600.00	(400.00)	115,200.00
TOTAL Assessment Revenue	9,200.00	9,600.00	(400.00)	57,200.00	57,600.00	(400.00)	115,200.00
<u>Other Revenue</u>							
420 Late Charge	0.00	0.00	0.00	40.00	0.00	40.00	0.00
450 Interest	9.15	0.00	9.15	58.94	0.00	58.94	0.00
465 Washer/Dryer Income	0.00	0.00	0.00	88.08	0.00	88.08	0.00
TOTAL Other Revenue	9.15	0.00	9.15	187.02	0.00	187.02	0.00
TOTAL REVENUES	9,209.15	9,600.00	(390.85)	57,387.02	57,600.00	(212.98)	115,200.00
EXPENSES							
<u>Administrative</u>							
502 Administration	20.00	25.00	5.00	50.00	150.00	100.00	300.00
504 Bookkeeping	275.00	275.00	0.00	1,650.00	1,650.00	0.00	3,300.00
505 Website	0.00	25.00	25.00	0.00	150.00	150.00	300.00
506 O.S., Printing, Postage	2.50	17.00	14.50	37.00	102.00	65.00	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	125.00	102.00	(23.00)	200.00
508 Permits, Licenses, Fees, Taxes	812.00	75.00	(737.00)	1,557.00	450.00	(1,107.00)	900.00
510 Insurance	0.00	1,000.00	1,000.00	14,021.08	6,000.00	(8,021.08)	12,000.00
514 Legal	0.00	2.00	2.00	0.00	12.00	12.00	28.00
TOTAL Administrative	1,109.50	1,436.00	326.50	17,440.08	8,616.00	(8,824.08)	17,228.00
<u>Landscaping</u>							
520 Landscape Maintenance	1,200.00	600.00	(600.00)	4,200.00	3,600.00	(600.00)	7,200.00
TOTAL Landscaping	1,200.00	600.00	(600.00)	4,200.00	3,600.00	(600.00)	7,200.00
<u>Operating</u>							
524 Supplies	32.27	17.00	(15.27)	32.27	102.00	69.73	200.00
TOTAL Operating	32.27	17.00	(15.27)	32.27	102.00	69.73	200.00
<u>Operational</u>							
526 Pest Control	85.00	85.00	0.00	510.00	510.00	0.00	1,020.00
528 Janitorial	0.00	105.00	105.00	210.00	630.00	420.00	1,260.00
532 Pool/Spa Contract	900.00	325.00	(575.00)	1,350.00	1,950.00	600.00	3,900.00
536 Backflow Testing	0.00	5.00	5.00	0.00	30.00	30.00	65.00
TOTAL Operational	985.00	520.00	(465.00)	2,070.00	3,120.00	1,050.00	6,245.00
<u>Repairs and Maintenance</u>							
522 Cmn Area Repairs, Maint.	2,232.70	1,028.00	(1,204.70)	4,203.74	6,168.00	1,964.26	12,337.00
TOTAL Repairs and Maintenance	2,232.70	1,028.00	(1,204.70)	4,203.74	6,168.00	1,964.26	12,337.00
<u>Utilities</u>							
538 Plumbing	600.00	163.00	(437.00)	1,200.00	978.00	(222.00)	1,950.00
540 Electricity	672.33	833.00	160.67	4,166.76	4,998.00	831.24	10,000.00
541 Propane	0.00	89.00	89.00	527.65	534.00	6.35	1,070.00
542 Water/Sewer	2,212.38	2,306.00	93.62	12,367.24	13,836.00	1,468.76	27,670.00
544 Trash Removal	399.58	508.00	108.42	2,882.14	3,048.00	165.86	6,100.00
TOTAL Utilities	3,884.29	3,899.00	14.71	21,143.79	23,394.00	2,250.21	46,790.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 6/1/2021 To 6/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
<u>z Reserves</u>							
600 Reserve Allocation	2,100.00	2,100.00	0.00	12,600.00	12,600.00	0.00	25,200.00
605 Reserve Interest Allocation	9.15	0.00	(9.15)	58.94	0.00	(58.94)	0.00
TOTAL z Reserves	<u>2,109.15</u>	<u>2,100.00</u>	<u>(9.15)</u>	<u>12,658.94</u>	<u>12,600.00</u>	<u>(58.94)</u>	<u>25,200.00</u>
TOTAL EXPENSES	<u>11,552.91</u>	<u>9,600.00</u>	<u>(1,952.91)</u>	<u>61,748.82</u>	<u>57,600.00</u>	<u>(4,148.82)</u>	<u>115,200.00</u>
Excess Revenue / Expense	<u>(2,343.76)</u>	<u>0.00</u>	<u>(2,343.76)</u>	<u>(4,361.80)</u>	<u>0.00</u>	<u>(4,361.80)</u>	<u>0.00</u>