

**EASTPORT VILLAS HOA**

*Financial Statements*

March 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 03/31/2023

---

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	18,654.71	
<u>Total Cash</u>		18,654.71
<u>Reserve</u>		
AAB Reserve	87,718.23	
<u>Total Reserve</u>		87,718.23
<i>Total Assets</i>		<u>106,372.94</u>
<u>Liabilities &amp; Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	664.20	
<u>Total Operating</u>		8,564.20
<u>Reserve</u>		
Reserves (Jan. 1st)	90,874.71	
Reserve Allocation	6,934.03	
<u>Total Reserve</u>		97,808.74
<i>Total Liabilities &amp; Equity</i>		<u>106,372.94</u>

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating

Period 3/1/2023 To 3/31/2023 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
<b>REVENUES</b>								
<b><u>Assessment Revenue</u></b>								
400	Assessments	15,308.00	11,400.00	3,908.00	42,348.00	34,200.00	8,148.00	136,800.00
TOTAL Assessment Revenue		15,308.00	11,400.00	3,908.00	42,348.00	34,200.00	8,148.00	136,800.00
<b><u>Other Revenue</u></b>								
420	Late Charge	20.00	0.00	20.00	40.00	0.00	40.00	0.00
430	Late Charge Processing	0.00	0.00	0.00	15.00	0.00	15.00	0.00
450	Interest	18.13	0.00	18.13	51.18	0.00	51.18	0.00
465	Washer/Dryer Income	315.41	0.00	315.41	778.45	0.00	778.45	0.00
TOTAL Other Revenue		353.54	0.00	353.54	884.63	0.00	884.63	0.00
TOTAL REVENUES		15,661.54	11,400.00	4,261.54	43,232.63	34,200.00	9,032.63	136,800.00
<b>EXPENSES</b>								
<b><u>Administrative</u></b>								
502	Administration	127.00	142.00	15.00	588.00	426.00	(162.00)	1,700.00
504	Bookkeeping	317.63	289.00	(28.63)	924.01	867.00	(57.01)	3,468.00
505	Website	0.00	25.00	25.00	0.00	75.00	75.00	300.00
506	O.S., Printing,Postage	7.50	17.00	9.50	16.50	51.00	34.50	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	125.00	51.00	(74.00)	200.00
508	Permits,Licenses,Fees,Taxe:	0.00	133.00	133.00	(812.00)	399.00	1,211.00	1,600.00
510	Insurance	11,885.91	1,208.00	(10,677.91)	19,596.91	3,624.00	(15,972.91)	14,500.00
518	Bank Fees	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
TOTAL Administrative		12,348.04	1,831.00	(10,517.04)	20,448.42	5,493.00	(14,955.42)	21,968.00
<b><u>Landscaping</u></b>								
520	Landscape Maintenance	0.00	700.00	700.00	2,150.00	2,100.00	(50.00)	8,400.00
TOTAL Landscaping		0.00	700.00	700.00	2,150.00	2,100.00	(50.00)	8,400.00
<b><u>Operating</u></b>								
524	Supplies	0.00	8.00	8.00	0.00	24.00	24.00	100.00
TOTAL Operating		0.00	8.00	8.00	0.00	24.00	24.00	100.00
<b><u>Operational</u></b>								
526	Pest Control	85.00	85.00	0.00	255.00	255.00	0.00	1,020.00
528	Janitorial	280.00	105.00	(175.00)	280.00	315.00	35.00	1,260.00
530	Plumbing	0.00	0.00	0.00	425.00	0.00	(425.00)	0.00
531	Fire Equipment Repairs/Main	0.00	0.00	0.00	195.03	0.00	(195.03)	0.00
532	Pool/Spa Contract	450.00	325.00	(125.00)	1,350.00	975.00	(375.00)	3,900.00
533	Pool/Spa Extras	0.00	0.00	0.00	200.00	0.00	(200.00)	0.00
536	Backflow Testing	0.00	5.00	5.00	0.00	15.00	15.00	65.00
TOTAL Operational		815.00	520.00	(295.00)	2,705.03	1,560.00	(1,145.03)	6,245.00
<b><u>Repairs and Maintenance</u></b>								
522	Cmn Area Repairs, Maint.	118.00	824.00	706.00	268.00	2,472.00	2,204.00	9,887.00
TOTAL Repairs and Maintenance		118.00	824.00	706.00	268.00	2,472.00	2,204.00	9,887.00
<b><u>Utilities</u></b>								
538	Plumbing	0.00	150.00	150.00	600.00	450.00	(150.00)	1,800.00
540	Electricity	959.55	733.00	(226.55)	2,861.52	2,199.00	(662.52)	8,800.00
541	Propane	0.00	83.00	83.00	0.00	249.00	249.00	990.00

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating

Period 3/1/2023 To 3/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
542 Water/Sewer	0.00	2,641.00	2,641.00	4,481.33	7,923.00	3,441.67	31,690.00
544 Trash Removal	706.70	410.00	(296.70)	2,120.10	1,230.00	(890.10)	4,920.00
<b>TOTAL Utilities</b>	<b>1,666.25</b>	<b>4,017.00</b>	<b>2,350.75</b>	<b>10,062.95</b>	<b>12,051.00</b>	<b>1,988.05</b>	<b>48,200.00</b>
<b><u>z Reserves</u></b>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	6,900.00	6,900.00	0.00	27,600.00
605 Reserve Interest Allocation	18.13	0.00	(18.13)	34.03	0.00	(34.03)	0.00
<b>TOTAL z Reserves</b>	<b>2,318.13</b>	<b>2,300.00</b>	<b>(18.13)</b>	<b>6,934.03</b>	<b>6,900.00</b>	<b>(34.03)</b>	<b>27,600.00</b>
<b>TOTAL EXPENSES</b>	<b>17,265.42</b>	<b>10,200.00</b>	<b>(7,065.42)</b>	<b>42,568.43</b>	<b>30,600.00</b>	<b>(11,968.43)</b>	<b>122,400.00</b>
<b>Excess Revenue / Expense</b>	<b>(1,603.88)</b>	<b>1,200.00</b>	<b>(2,803.88)</b>	<b>664.20</b>	<b>3,600.00</b>	<b>(2,935.80)</b>	<b>14,400.00</b>