

EASTPORT VILLAS HOA

Financial Statements

July 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 07/31/2023

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	4,771.47	
<u>Total Cash</u>		4,771.47
<u>Reserve</u>		
AAB Reserve	96,994.94	
<u>Total Reserve</u>		96,994.94
<i>Total Assets</i>		<u>101,766.41</u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	(1,016.05)	
<u>Total Operating</u>		6,883.95
<u>Reserve</u>		
Reserves (Jan. 1st)	90,874.71	
Reserve Allocation	16,210.74	
Reserve Expenses	(12,202.99)	
<u>Total Reserve</u>		94,882.46
<i>Total Liabilities & Equity</i>		<u>101,766.41</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 7/1/2023 To 7/31/2023 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	9,907.50	11,400.00	(1,492.50)	83,982.50	79,800.00	4,182.50	136,800.00
TOTAL Assessment Revenue		9,907.50	11,400.00	(1,492.50)	83,982.50	79,800.00	4,182.50	136,800.00
<u>Other Revenue</u>								
420	Late Charge	10.00	0.00	10.00	90.00	0.00	90.00	0.00
430	Late Charge Processing	0.00	0.00	0.00	7.50	0.00	7.50	0.00
450	Interest	20.23	0.00	20.23	127.89	0.00	127.89	0.00
465	Washer/Dryer Income	103.29	0.00	103.29	1,211.36	0.00	1,211.36	0.00
TOTAL Other Revenue		133.52	0.00	133.52	1,436.75	0.00	1,436.75	0.00
TOTAL REVENUES		10,041.02	11,400.00	(1,358.98)	85,419.25	79,800.00	5,619.25	136,800.00
EXPENSES								
<u>Administrative</u>								
502	Administration	0.00	142.00	142.00	724.00	994.00	270.00	1,700.00
504	Bookkeeping	317.63	289.00	(28.63)	2,194.53	2,023.00	(171.53)	3,468.00
505	Website	0.00	25.00	25.00	0.00	175.00	175.00	300.00
506	O.S., Printing, Postage	3.50	17.00	13.50	100.02	119.00	18.98	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	150.00	119.00	(31.00)	200.00
508	Permits, Licenses, Fees, Taxes	0.00	133.00	133.00	(812.00)	931.00	1,743.00	1,600.00
510	Insurance	0.00	1,208.00	1,208.00	19,596.91	8,456.00	(11,140.91)	14,500.00
TOTAL Administrative		321.13	1,831.00	1,509.87	21,953.46	12,817.00	(9,136.46)	21,968.00
<u>Landscaping</u>								
520	Landscape Maintenance	1,450.00	700.00	(750.00)	5,750.00	4,900.00	(850.00)	8,400.00
TOTAL Landscaping		1,450.00	700.00	(750.00)	5,750.00	4,900.00	(850.00)	8,400.00
<u>Operating</u>								
524	Supplies	0.00	8.00	8.00	0.00	56.00	56.00	100.00
TOTAL Operating		0.00	8.00	8.00	0.00	56.00	56.00	100.00
<u>Operational</u>								
526	Pest Control	85.00	85.00	0.00	900.00	595.00	(305.00)	1,020.00
528	Janitorial	255.00	105.00	(150.00)	955.00	735.00	(220.00)	1,260.00
530	Plumbing	1,900.00	0.00	(1,900.00)	2,325.00	0.00	(2,325.00)	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)	3,150.00	2,275.00	(875.00)	3,900.00
533	Pool/Spa Extras	0.00	0.00	0.00	397.00	0.00	(397.00)	0.00
536	Backflow Testing	0.00	5.00	5.00	0.00	35.00	35.00	65.00
TOTAL Operational		2,690.00	520.00	(2,170.00)	7,922.03	3,640.00	(4,282.03)	6,245.00
<u>Repairs and Maintenance</u>								
522	Cmn Area Repairs, Maint.	200.00	824.00	624.00	5,843.00	5,768.00	(75.00)	9,887.00
TOTAL Repairs and Maintenance		200.00	824.00	624.00	5,843.00	5,768.00	(75.00)	9,887.00
<u>Utilities</u>								
538	Plumbing	471.23	150.00	(321.23)	1,071.23	1,050.00	(21.23)	1,800.00
540	Electricity	(1,013.60)	733.00	1,746.60	6,583.13	5,131.00	(1,452.13)	8,800.00
541	Propane	0.00	83.00	83.00	349.85	581.00	231.15	990.00
542	Water/Sewer	2,235.07	2,641.00	405.93	15,734.32	18,487.00	2,752.68	31,690.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
544 Trash Removal	766.74	410.00	(356.74)	5,017.54	2,870.00	(2,147.54)	4,920.00
TOTAL Utilities	2,459.44	4,017.00	1,557.56	28,756.07	28,119.00	(637.07)	48,200.00
<u>z Reserves</u>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	16,100.00	16,100.00	0.00	27,600.00
605 Reserve Interest Allocation	20.23	0.00	(20.23)	110.74	0.00	(110.74)	0.00
TOTAL z Reserves	2,320.23	2,300.00	(20.23)	16,210.74	16,100.00	(110.74)	27,600.00
TOTAL EXPENSES	9,440.80	10,200.00	759.20	86,435.30	71,400.00	(15,035.30)	122,400.00
Excess Revenue / Expense	600.22	1,200.00	(599.78)	(1,016.05)	8,400.00	(9,416.05)	14,400.00