

EASTPORT VILLAS HOA

Financial Statements

April 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 04/30/2021

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	17,056.83	
<u>Total Cash</u>		17,056.83
<u>Reserve</u>		
AAB Reserve	76,334.29	
<u>Total Reserve</u>		76,334.29
<i>Total Assets</i>		<u>93,391.12</u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	7,500.00	
Y.T.D. Surplus/(Deficit)	(5,960.15)	
<u>Total Operating</u>		1,539.85
<u>Reserve</u>		
Reserves (Jan. 1st)	94,341.22	
Reserve Allocation	8,440.05	
Reserve Expenses	(10,930.00)	
<u>Total Reserve</u>		91,851.27
<i>Total Liabilities & Equity</i>		<u>93,391.12</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 4/1/2021 To 4/30/2021 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	10,017.50	9,600.00	417.50	38,400.00	38,400.00	0.00	115,200.00
TOTAL Assessment Revenue		10,017.50	9,600.00	417.50	38,400.00	38,400.00	0.00	115,200.00
<u>Other Revenue</u>								
420	Late Charge	0.00	0.00	0.00	40.00	0.00	40.00	0.00
430	Late Charge Processing	(22.50)	0.00	(22.50)	0.00	0.00	0.00	0.00
450	Interest	9.28	0.00	9.28	40.05	0.00	40.05	0.00
465	Washer/Dryer Income	52.78	0.00	52.78	88.08	0.00	88.08	0.00
TOTAL Other Revenue		39.56	0.00	39.56	168.13	0.00	168.13	0.00
TOTAL REVENUES		10,057.06	9,600.00	457.06	38,568.13	38,400.00	168.13	115,200.00
EXPENSES								
<u>Administrative</u>								
502	Administration	0.00	25.00	25.00	30.00	100.00	70.00	300.00
504	Bookkeeping	275.00	275.00	0.00	1,100.00	1,100.00	0.00	3,300.00
505	Website	0.00	25.00	25.00	0.00	100.00	100.00	300.00
506	O.S., Printing, Postage	2.50	17.00	14.50	32.00	68.00	36.00	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	125.00	68.00	(57.00)	200.00
508	Permits, Licenses, Fees, Taxe:	0.00	75.00	75.00	745.00	300.00	(445.00)	900.00
510	Insurance	0.00	1,000.00	1,000.00	14,021.08	4,000.00	(10,021.08)	12,000.00
514	Legal	0.00	2.00	2.00	0.00	8.00	8.00	28.00
TOTAL Administrative		277.50	1,436.00	1,158.50	16,053.08	5,744.00	(10,309.08)	17,228.00
<u>Landscaping</u>								
520	Landscape Maintenance	600.00	600.00	0.00	3,000.00	2,400.00	(600.00)	7,200.00
TOTAL Landscaping		600.00	600.00	0.00	3,000.00	2,400.00	(600.00)	7,200.00
<u>Operating</u>								
524	Supplies	0.00	17.00	17.00	0.00	68.00	68.00	200.00
TOTAL Operating		0.00	17.00	17.00	0.00	68.00	68.00	200.00
<u>Operational</u>								
526	Pest Control	85.00	85.00	0.00	340.00	340.00	0.00	1,020.00
528	Janitorial	0.00	105.00	105.00	210.00	420.00	210.00	1,260.00
532	Pool/Spa Contract	0.00	325.00	325.00	450.00	1,300.00	850.00	3,900.00
536	Backflow Testing	0.00	5.00	5.00	0.00	20.00	20.00	65.00
TOTAL Operational		85.00	520.00	435.00	1,000.00	2,080.00	1,080.00	6,245.00
<u>Repairs and Maintenance</u>								
522	Cmn Area Repairs, Maint.	60.00	1,028.00	968.00	1,971.04	4,112.00	2,140.96	12,337.00
TOTAL Repairs and Maintenance		60.00	1,028.00	968.00	1,971.04	4,112.00	2,140.96	12,337.00
<u>Utilities</u>								
538	Plumbing	600.00	163.00	(437.00)	600.00	652.00	52.00	1,950.00
540	Electricity	644.33	833.00	188.67	2,871.22	3,332.00	460.78	10,000.00
541	Propane	366.02	89.00	(277.02)	366.02	356.00	(10.02)	1,070.00
542	Water/Sewer	2,124.50	2,306.00	181.50	8,143.89	9,224.00	1,080.11	27,670.00
544	Trash Removal	394.22	508.00	113.78	2,082.98	2,032.00	(50.98)	6,100.00

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Income Statement

Department Operating
 Period 4/1/2021 To 4/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	4,129.07	3,899.00	(230.07)	14,064.11	15,596.00	1,531.89	46,790.00
<u>z Reserves</u>							
600 Reserve Allocation	2,100.00	2,100.00	0.00	8,400.00	8,400.00	0.00	25,200.00
605 Reserve Interest Allocation	9.28	0.00	(9.28)	40.05	0.00	(40.05)	0.00
TOTAL z Reserves	2,109.28	2,100.00	(9.28)	8,440.05	8,400.00	(40.05)	25,200.00
TOTAL EXPENSES	7,260.85	9,600.00	2,339.15	44,528.28	38,400.00	(6,128.28)	115,200.00
Excess Revenue / Expense	2,796.21	0.00	2,796.21	(5,960.15)	0.00	(5,960.15)	0.00