

EASTPORT VILLAS HOA

Financial Statements

January 31, 2024

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 01/31/2024

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	12,060.85	
<u>Total Cash</u>		12,060.85
<u>Reserve</u>		
AAB Reserve	97,013.14	
<u>Total Reserve</u>		97,013.14
<i>Total Assets</i>		<u><u>109,073.99</u></u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	9,804.00	
Y.T.D. Surplus/(Deficit)	4,536.72	
<u>Total Operating</u>		14,340.72
<u>Reserve</u>		
Reserves (Jan. 1st)	91,566.27	
Reserve Allocation	3,167.00	
<u>Total Reserve</u>		94,733.27
<i>Total Liabilities & Equity</i>		<u><u>109,073.99</u></u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 1/1/2024 To 1/31/2024 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	14,790.00	12,960.00	1,830.00	14,790.00	12,960.00	1,830.00	155,520.00
TOTAL Assessment Revenue		14,790.00	12,960.00	1,830.00	14,790.00	12,960.00	1,830.00	155,520.00
<u>Other Revenue</u>								
450	Interest	20.54	0.00	20.54	20.54	0.00	20.54	0.00
465	Washer/Dryer Income	92.92	0.00	92.92	92.92	0.00	92.92	0.00
TOTAL Other Revenue		113.46	0.00	113.46	113.46	0.00	113.46	0.00
TOTAL REVENUES		14,903.46	12,960.00	1,943.46	14,903.46	12,960.00	1,943.46	155,520.00
EXPENSES								
<u>Administrative</u>								
502	Administration	0.00	142.00	142.00	0.00	142.00	142.00	1,700.00
503	Audit & Tax Preparation	0.00	73.00	73.00	0.00	73.00	73.00	875.00
504	Bookkeeping	317.63	289.00	(28.63)	317.63	289.00	(28.63)	3,468.00
505	Website	0.00	29.00	29.00	0.00	29.00	29.00	350.00
506	O.S., Printing, Postage	3.50	17.00	13.50	3.50	17.00	13.50	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	0.00	17.00	17.00	200.00
508	Permits, Licenses, Fees, Taxes	59.00	138.00	79.00	59.00	138.00	79.00	1,659.00
510	Insurance	0.00	1,833.00	1,833.00	0.00	1,833.00	1,833.00	22,000.00
514	Legal	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
TOTAL Administrative		380.13	2,955.00	2,574.87	380.13	2,955.00	2,574.87	35,452.00
<u>Landscaping</u>								
520	Landscape Maintenance	750.00	700.00	(50.00)	750.00	700.00	(50.00)	8,400.00
TOTAL Landscaping		750.00	700.00	(50.00)	750.00	700.00	(50.00)	8,400.00
<u>Operational</u>								
522	Cmn Area Repairs, Maint.	780.00	808.00	28.00	780.00	808.00	28.00	9,700.00
524	Supplies	0.00	8.00	8.00	0.00	8.00	8.00	100.00
526	Pest Control	105.00	85.00	(20.00)	105.00	85.00	(20.00)	1,020.00
528	Janitorial	310.00	150.00	(160.00)	310.00	150.00	(160.00)	1,800.00
532	Pool/Spa Contract	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
536	Backflow Testing	0.00	5.00	5.00	0.00	5.00	5.00	65.00
TOTAL Operational		1,645.00	1,506.00	(139.00)	1,645.00	1,506.00	(139.00)	18,085.00
<u>Utilities</u>								
538	Plumbing	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
540	Electricity	1,267.01	1,333.00	65.99	1,267.01	1,333.00	65.99	16,000.00
541	Propane	0.00	83.00	83.00	0.00	83.00	83.00	990.00
542	Water/Sewer	2,390.86	2,667.00	276.14	2,390.86	2,667.00	276.14	32,000.00
544	Trash Removal	766.74	410.00	(356.74)	766.74	410.00	(356.74)	4,920.00
TOTAL Utilities		4,424.61	4,643.00	218.39	4,424.61	4,643.00	218.39	55,710.00
<u>z Reserves</u>								
600	Reserve Allocation	3,167.00	3,167.00	0.00	3,167.00	3,167.00	0.00	38,000.00
TOTAL z Reserves		3,167.00	3,167.00	0.00	3,167.00	3,167.00	0.00	38,000.00
TOTAL EXPENSES		10,366.74	12,971.00	2,604.26	10,366.74	12,971.00	2,604.26	155,647.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
Excess Revenue / Expense	<u>4,536.72</u>	<u>(11.00)</u>	<u>4,547.72</u>	<u>4,536.72</u>	<u>(11.00)</u>	<u>4,547.72</u>	<u>(127.00)</u>