

EASTPORT VILLAS HOA

Financial Statements

March 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 03/31/2024

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	(471.16)	
<u>Total Cash</u>		(471.16)
<u>Reserve</u>		
AAB Reserve	106,253.72	
<u>Total Reserve</u>		106,253.72
<i>Total Assets</i>		<u><u>105,782.56</u></u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	9,804.00	
Y.T.D. Surplus/(Deficit)	11,539.93	
<u>Total Operating</u>		21,343.93
<u>Reserve</u>		
Reserves (Jan. 1st)	91,566.27	
Reserve Allocation	9,522.36	
Reserve Expenses	(16,650.00)	
<u>Total Reserve</u>		84,438.63
<i>Total Liabilities & Equity</i>		<u><u>105,782.56</u></u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 3/1/2024 To 3/31/2024 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	10,247.50	12,960.00	(2,712.50)	43,062.50	38,880.00	4,182.50	155,520.00
TOTAL Assessment Revenue		10,247.50	12,960.00	(2,712.50)	43,062.50	38,880.00	4,182.50	155,520.00
<u>Other Revenue</u>								
420	Late Charge	30.00	0.00	30.00	60.00	0.00	60.00	0.00
430	Late Charge Processing	0.00	0.00	0.00	15.00	0.00	15.00	0.00
450	Interest	21.36	0.00	21.36	61.12	0.00	61.12	0.00
465	Washer/Dryer Income	136.68	0.00	136.68	379.67	0.00	379.67	0.00
TOTAL Other Revenue		188.04	0.00	188.04	515.79	0.00	515.79	0.00
TOTAL REVENUES		10,435.54	12,960.00	(2,524.46)	43,578.29	38,880.00	4,698.29	155,520.00
EXPENSES								
<u>Administrative</u>								
502	Administration	34.00	142.00	108.00	239.00	426.00	187.00	1,700.00
503	Audit & Tax Preparation	0.00	73.00	73.00	0.00	219.00	219.00	875.00
504	Bookkeeping	317.63	289.00	(28.63)	952.89	867.00	(85.89)	3,468.00
505	Website	0.00	29.00	29.00	0.00	87.00	87.00	350.00
506	O.S., Printing,Postage	16.50	17.00	0.50	26.50	51.00	24.50	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	200.00	51.00	(149.00)	200.00
508	Permits,Licenses,Fees,Taxes	0.00	138.00	138.00	59.00	414.00	355.00	1,659.00
510	Insurance	0.00	1,833.00	1,833.00	0.00	5,499.00	5,499.00	22,000.00
514	Legal	2,235.00	417.00	(1,818.00)	2,235.00	1,251.00	(984.00)	5,000.00
TOTAL Administrative		2,603.13	2,955.00	351.87	3,712.39	8,865.00	5,152.61	35,452.00
<u>Landscaping</u>								
520	Landscape Maintenance	1,500.00	700.00	(800.00)	3,000.00	2,100.00	(900.00)	8,400.00
TOTAL Landscaping		1,500.00	700.00	(800.00)	3,000.00	2,100.00	(900.00)	8,400.00
<u>Operational</u>								
522	Cmn Area Repairs, Maint.	800.00	808.00	8.00	1,580.00	2,424.00	844.00	9,700.00
524	Supplies	0.00	8.00	8.00	0.00	24.00	24.00	100.00
526	Pest Control	705.00	85.00	(620.00)	915.00	255.00	(660.00)	1,020.00
528	Janitorial	340.00	150.00	(190.00)	650.00	450.00	(200.00)	1,800.00
532	Pool/Spa Contract	450.00	450.00	0.00	1,350.00	1,350.00	0.00	5,400.00
533	Pool/Spa Extras	22.00	0.00	(22.00)	22.00	0.00	(22.00)	0.00
536	Backflow Testing	0.00	5.00	5.00	0.00	15.00	15.00	65.00
TOTAL Operational		2,317.00	1,506.00	(811.00)	4,517.00	4,518.00	1.00	18,085.00
<u>Utilities</u>								
538	Plumbing	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
540	Electricity	1,397.01	1,333.00	(64.01)	3,949.80	3,999.00	49.20	16,000.00
541	Propane	0.00	83.00	83.00	349.45	249.00	(100.45)	990.00
542	Water/Sewer	0.00	2,667.00	2,667.00	4,687.14	8,001.00	3,313.86	32,000.00
544	Trash Removal	766.74	410.00	(356.74)	2,300.22	1,230.00	(1,070.22)	4,920.00
TOTAL Utilities		2,163.75	4,643.00	2,479.25	11,286.61	13,929.00	2,642.39	55,710.00
<u>Reserves</u>								
600	Reserve Allocation	3,167.00	3,167.00	0.00	9,501.00	9,501.00	0.00	38,000.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 3/1/2024 To 3/31/2024 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
605	Reserve Interest Allocation	21.36	0.00	(21.36)	21.36	0.00	(21.36)	0.00
TOTAL z Reserves		3,188.36	3,167.00	(21.36)	9,522.36	9,501.00	(21.36)	38,000.00
TOTAL EXPENSES		11,772.24	12,971.00	1,198.76	32,038.36	38,913.00	6,874.64	155,647.00
Excess Revenue / Expense		(1,336.70)	(11.00)	(1,325.70)	11,539.93	(33.00)	11,572.93	(127.00)

AP Check Register with Detail

Check Date 3/1/2024 To 3/31/2024 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
AAB Checking						19
1756	3/7/2024	15175	EDUARDO HERNANDEZ SANCHEZ		800.00	PAID
Inv. # NI#FEB24		520	Landscape Maintenance LANDSCAPE SERVICE FEB24	Operating	800.00	
1757	3/7/2024	15175	ASSOCIATED PROFESSIONAL SERVICE		390.63	PAID
Inv. # 2/29/2024		504	Bookkeeping BOOKKEEPING	Operating	317.63	
Inv. # 2/29/2024-1		506	O.S., Printing, Postage OFFICE SUPPLY	Operating	16.50	
Inv. # 2/29/2024-ADM		502	Administration ADMINISTRATION	Operating	34.00	
Inv. # 2/29/2024-COL		430	Late Charge Processing COLLECTIONS	Operating	22.50	
1758	3/7/2024	15175	CHRIS BREEDING		800.00	PAID
Inv. # NI#MAR24		522	Cmn Area Repairs, Maint. ROOF REPAIRS	Operating	215.00	
Inv. # NI#MAR24		522	Cmn Area Repairs, Maint. ROOF REPAIRS	Operating	585.00	
1759	3/7/2024	15175	MAIDPRO		170.00	PAID
Inv. # 20673280		528	Janitorial CLEANING SERVICE FEB24	Operating	170.00	
1760	3/7/2024	15175	SOUTHWOOD PEST CONTROL, INC.		105.00	PAID
Inv. # 0316325		526	Pest Control GENERAL PEST/RODENT FEB24	Operating	105.00	
1761	3/7/2024	15175	BLUERIDGE POOLS		472.00	PAID
Inv. # 739		532	Pool/Spa Contract POOL SERVICE FEB24	Operating	450.00	
Inv. # 739X		533	Pool/Spa Extras HOSE FEEDER	Operating	22.00	
1762	3/7/2024	15175	EPSTEN, APC		337.50	PAID
Inv. # 893174		514	Legal LEGAL SERVICE	Operating	337.50	
1763	3/7/2024	15175	SOUTHWOOD PEST CONTROL, INC.		600.00	PAID
Inv. # 0311076		526	Pest Control GENERAL PEST/RODENT	Operating	600.00	
1764	3/12/2024	15222	EDUARDO HERNANDEZ SANCHEZ		200.00	PAID
Inv. # NI#NOV23		520	Landscape Maintenance TREE TRIMMING	Operating	200.00	
1765	3/13/2024	15229	EPSTEN, APC		1,897.50	PAID
Inv. # 896999		514	Legal LEGAL SERVICE	Operating	1,897.50	
1766	3/19/2024	15252	CR&R INCORPORATED		766.74	PAID
Inv. # 000110401		544	Trash Removal TRASH REMOVAL MAR24	Operating	766.74	

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Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
1767	3/19/2024	15252	EASTPORT VILLAS HOA		2,300.00	PAID
Inv. # 12/24/2023-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,300.00	
1768	3/19/2024	15252	EASTPORT VILLAS HOA		2,300.00	PAID
Inv. # 01/24/2024-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,300.00	
1769	3/19/2024	15252	EASTPORT VILLAS HOA		2,300.00	PAID
Inv. # 02/24/2024-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,300.00	
1770	3/19/2024	15252	EASTPORT VILLAS HOA		2,300.00	PAID
Inv. # 03/24/2024-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,300.00	
1771	3/21/2024	15264	THE TREE GUYS, INC.		13,650.00	PAID
Inv. # 2135		320	Reserve Expenses TREE TRIMMING/RMVD	Operating	9,450.00	
Inv. # 2136		320	Reserve Expenses TREE REMOVAL	Operating	4,200.00	
1772	3/21/2024	15264	CONERSTONE LAND SURVEYING, INC.		3,000.00	PAID
Inv. # N24-41		320	Reserve Expenses LAND SURVEY	Operating	3,000.00	
1773	3/21/2024	15265	EDUARDO HERNANDEZ SANCHEZ		500.00	PAID
Inv. # NI#MAR24		520	Landscape Maintenance BUSHES REMOVED	Operating	500.00	
1774	3/21/2024	15265	MAIDPRO		170.00	PAID
Inv. # 20557510		528	Janitorial CLEANING SERVICE JAN24	Operating	170.00	
					Total	33,059.37
					Voided	0.00
AAB Checking TOTAL \$					33,059.37	