

EASTPORT VILLAS HOA

Financial Statements

May 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 05/31/2023

<u>Assets</u>	
<u>Cash</u>	
AAB Checking	10,172.43
<u>Total Cash</u>	10,172.43
<u>Reserve</u>	
AAB Reserve	92,355.60
<u>Total Reserve</u>	92,355.60
<i>Total Assets</i>	<u>102,528.03</u>
 <u>Liabilities & Equity</u>	
<u>Operating</u>	
Operating Funds	7,900.00
Y.T.D. Surplus/(Deficit)	(4,418.08)
<u>Total Operating</u>	3,481.92
<u>Reserve</u>	
Reserves (Jan. 1st)	90,874.71
Reserve Allocation	11,571.40
Reserve Expenses	(3,400.00)
<u>Total Reserve</u>	99,046.11
<i>Total Liabilities & Equity</i>	<u>102,528.03</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 5/1/2023 To 5/31/2023 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	10,494.50	11,400.00	(905.50)	62,710.00	57,000.00	5,710.00	136,800.00
TOTAL Assessment Revenue		10,494.50	11,400.00	(905.50)	62,710.00	57,000.00	5,710.00	136,800.00
<u>Other Revenue</u>								
420	Late Charge	(10.00)	0.00	(10.00)	60.00	0.00	60.00	0.00
430	Late Charge Processing	(45.00)	0.00	(45.00)	(7.50)	0.00	(7.50)	0.00
450	Interest	19.28	0.00	19.28	88.55	0.00	88.55	0.00
465	Washer/Dryer Income	234.87	0.00	234.87	1,013.32	0.00	1,013.32	0.00
TOTAL Other Revenue		199.15	0.00	199.15	1,154.37	0.00	1,154.37	0.00
TOTAL REVENUES		10,693.65	11,400.00	(706.35)	63,864.37	57,000.00	6,864.37	136,800.00
EXPENSES								
<u>Administrative</u>								
502	Administration	0.00	142.00	142.00	707.00	710.00	3.00	1,700.00
504	Bookkeeping	317.63	289.00	(28.63)	1,559.27	1,445.00	(114.27)	3,468.00
505	Website	0.00	25.00	25.00	0.00	125.00	125.00	300.00
506	O.S., Printing,Postage	6.50	17.00	10.50	92.02	85.00	(7.02)	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	150.00	85.00	(65.00)	200.00
508	Permits,Licenses,Fees,Taxes	0.00	133.00	133.00	(812.00)	665.00	1,477.00	1,600.00
510	Insurance	0.00	1,208.00	1,208.00	19,596.91	6,040.00	(13,556.91)	14,500.00
TOTAL Administrative		324.13	1,831.00	1,506.87	21,293.20	9,155.00	(12,138.20)	21,968.00
<u>Landscaping</u>								
520	Landscape Maintenance	700.00	700.00	0.00	3,550.00	3,500.00	(50.00)	8,400.00
TOTAL Landscaping		700.00	700.00	0.00	3,550.00	3,500.00	(50.00)	8,400.00
<u>Operating</u>								
524	Supplies	0.00	8.00	8.00	0.00	40.00	40.00	100.00
TOTAL Operating		0.00	8.00	8.00	0.00	40.00	40.00	100.00
<u>Operational</u>								
526	Pest Control	390.00	85.00	(305.00)	730.00	425.00	(305.00)	1,020.00
528	Janitorial	0.00	105.00	105.00	700.00	525.00	(175.00)	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)	2,250.00	1,625.00	(625.00)	3,900.00
533	Pool/Spa Extras	22.00	0.00	(22.00)	244.00	0.00	(244.00)	0.00
536	Backflow Testing	0.00	5.00	5.00	0.00	25.00	25.00	65.00
TOTAL Operational		862.00	520.00	(342.00)	4,544.03	2,600.00	(1,944.03)	6,245.00
<u>Repairs and Maintenance</u>								
522	Cmn Area Repairs, Maint.	0.00	824.00	824.00	5,493.00	4,120.00	(1,373.00)	9,887.00
TOTAL Repairs and Maintenance		0.00	824.00	824.00	5,493.00	4,120.00	(1,373.00)	9,887.00
<u>Utilities</u>								
538	Plumbing	0.00	150.00	150.00	600.00	750.00	150.00	1,800.00
540	Electricity	2,271.29	733.00	(1,538.29)	6,220.45	3,665.00	(2,555.45)	8,800.00
541	Propane	161.63	83.00	(78.63)	161.63	415.00	253.37	990.00
542	Water/Sewer	2,177.34	2,641.00	463.66	11,315.24	13,205.00	1,889.76	31,690.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 5/1/2023 To 5/31/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
544 Trash Removal	706.70	410.00	(296.70)	3,533.50	2,050.00	(1,483.50)	4,920.00
TOTAL Utilities	5,316.96	4,017.00	(1,299.96)	21,830.82	20,085.00	(1,745.82)	48,200.00
<u>z Reserves</u>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	11,500.00	11,500.00	0.00	27,600.00
605 Reserve Interest Allocation	19.28	0.00	(19.28)	71.40	0.00	(71.40)	0.00
TOTAL z Reserves	2,319.28	2,300.00	(19.28)	11,571.40	11,500.00	(71.40)	27,600.00
TOTAL EXPENSES	9,522.37	10,200.00	677.63	68,282.45	51,000.00	(17,282.45)	122,400.00
Excess Revenue / Expense	1,171.28	1,200.00	(28.72)	(4,418.08)	6,000.00	(10,418.08)	14,400.00