

EASTPORT VILLAS HOA

Financial Statements

January 31, 2025

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 01/31/2025

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	23,822.14	
<u>Total Cash</u>		23,822.14
<u>Reserve</u>		
AAB Reserve	70,998.46	
<u>Total Reserve</u>		70,998.46
<i>Total Assets</i>		<u>94,820.60</u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	13,226.00	
Y.T.D. Surplus/(Deficit)	8,726.43	
<u>Total Operating</u>		21,952.43
<u>Reserve</u>		
Reserves (Jan. 1st)	71,201.17	
Reserve Allocation	1,667.00	
<u>Total Reserve</u>		72,868.17
<i>Total Liabilities & Equity</i>		<u>94,820.60</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 1/1/2025 To 1/31/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
REVENUES							
<u>Assessment Revenue</u>							
400 Assessments	18,185.50	14,880.00	3,305.50	18,185.50	14,880.00	3,305.50	178,560.00
TOTAL Assessment Revenue	18,185.50	14,880.00	3,305.50	18,185.50	14,880.00	3,305.50	178,560.00
<u>Other Revenue</u>							
420 Late Charge	20.00	0.00	20.00	20.00	0.00	20.00	0.00
430 Late Charge Processing	7.50	0.00	7.50	7.50	0.00	7.50	0.00
450 Interest	15.07	0.00	15.07	15.07	0.00	15.07	0.00
465 Washer/Dryer Income	13.72	0.00	13.72	13.72	0.00	13.72	0.00
TOTAL Other Revenue	56.29	0.00	56.29	56.29	0.00	56.29	0.00
TOTAL REVENUES	18,241.79	14,880.00	3,361.79	18,241.79	14,880.00	3,361.79	178,560.00
EXPENSES							
<u>Administrative</u>							
502 Administration	17.00	167.00	150.00	17.00	167.00	150.00	2,000.00
503 Audit & Tax Preparation	0.00	73.00	73.00	0.00	73.00	73.00	875.00
504 Bookkeeping	317.63	320.00	2.37	317.63	320.00	2.37	3,840.00
505 Website	0.00	29.00	29.00	0.00	29.00	29.00	350.00
506 O.S., Printing, Postage	6.50	17.00	10.50	6.50	17.00	10.50	200.00
507 Civil Code Disclosures	450.00	17.00	(433.00)	450.00	17.00	(433.00)	200.00
508 Permits, Licenses, Fees, Taxes	866.00	150.00	(716.00)	866.00	150.00	(716.00)	1,800.00
510 Insurance	0.00	3,333.00	3,333.00	0.00	3,333.00	3,333.00	40,000.00
514 Legal	0.00	667.00	667.00	0.00	667.00	667.00	8,000.00
TOTAL Administrative	1,657.13	4,773.00	3,115.87	1,657.13	4,773.00	3,115.87	57,265.00
<u>Landscaping</u>							
520 Landscape Maintenance	0.00	1,167.00	1,167.00	0.00	1,167.00	1,167.00	14,000.00
TOTAL Landscaping	0.00	1,167.00	1,167.00	0.00	1,167.00	1,167.00	14,000.00
<u>Operational</u>							
522 Cmn Area Repairs, Maint.	0.00	583.00	583.00	0.00	583.00	583.00	7,000.00
524 Supplies	0.00	8.00	8.00	0.00	8.00	8.00	100.00
526 Pest Control	0.00	105.00	105.00	0.00	105.00	105.00	1,260.00
528 Janitorial	0.00	185.00	185.00	0.00	185.00	185.00	2,220.00
532 Pool/Spa Contract	500.00	450.00	(50.00)	500.00	450.00	(50.00)	5,400.00
536 Backflow Testing	0.00	5.00	5.00	0.00	5.00	5.00	65.00
TOTAL Operational	500.00	1,336.00	836.00	500.00	1,336.00	836.00	16,045.00
<u>Utilities</u>							
538 Plumbing	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
540 Electricity	1,627.55	2,250.00	622.45	1,627.55	2,250.00	622.45	27,000.00
541 Propane	0.00	83.00	83.00	0.00	83.00	83.00	1,000.00
542 Water/Sewer	3,266.55	2,667.00	(599.55)	3,266.55	2,667.00	(599.55)	32,000.00
544 Trash Removal	797.13	800.00	2.87	797.13	800.00	2.87	9,600.00
TOTAL Utilities	5,691.23	5,950.00	258.77	5,691.23	5,950.00	258.77	71,400.00
<u>z Reserves</u>							
600 Reserve Allocation	1,667.00	1,667.00	0.00	1,667.00	1,667.00	0.00	20,000.00
TOTAL z Reserves	1,667.00	1,667.00	0.00	1,667.00	1,667.00	0.00	20,000.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 1/1/2025 To 1/31/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL EXPENSES	9,515.36	14,893.00	5,377.64	9,515.36	14,893.00	5,377.64	178,710.00
Excess Revenue / Expense	8,726.43	(13.00)	8,739.43	8,726.43	(13.00)	8,739.43	(150.00)

AP Check Register with Detail

Check Date 1/1/2025 To 1/31/2025 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
AAB Checking						6
Auto	1/30/2025	16824	SOUTHERN CALIFORNIA EDISON		1,627.55	PAID
Inv. # 70063331JAN25		540	Electricity ELECTRIC 12/10-1/9	Operating	1,627.55	
1864	1/8/2025	16708	BLUERIDGE POOLS		500.00	PAID
Inv. # 808		532	Pool/Spa Contract POOL SERVICE DEC24	Operating	500.00	
1865	1/8/2025	16708	ASSOCIATED PROFESSIONAL SERVICE		798.63	PAID
Inv. # 12/31/2024		504	Bookkeeping BOOKKEEPING	Operating	317.63	
Inv. # 12/31/2024-1		506	O.S., Printing,Postage OFFICE SUPPLY	Operating	6.50	
Inv. # 12/31/2024-ADM		502	Administration ADMINISTRATION	Operating	17.00	
Inv. # 12/31/2024-BRS		507	Civil Code Disclosures BUDGET & RESERVE STUDY	Operating	450.00	
Inv. # 12/31/2024-COL		430	Late Charge Processing COLLECTIONS	Operating	7.50	
1866	1/23/2025	16781	ELSINORE VALLEY MUNICIPAL		3,266.55	PAID
Inv. # 039407JAN25		542	Water/Sewer WATER & SEWER 11/25-12/26	Operating	3,266.55	
1867	1/23/2025	16781	CR&R INCORPORATED		797.13	PAID
Inv. # 61400000114258		544	Trash Removal TRASH REMOVAL JAN25	Operating	797.13	
1868	1/23/2025	16786	MITCHELL DAVIS		866.00	PAID
Inv. # NI#JAN25		508	Permits,Licenses,Fees,Taxes POOL/SPA PERMIT REIMBURSEMENT	Operating	866.00	
					Total	7,855.86
					Voided	0.00
AAB Checking TOTAL \$					7,855.86	

Associated Professional Services

7007 Mission Gorge Rd Ste 201

San Diego CA 92120

619 299-6899

Services For:

December, 2024

1/28/2025

EASTPORT VILLAS HOA
24311 Canyon Lake Drive
CANYON LAKE CA 92587

<i>Base Fee:</i>	\$317.63
<i>Office Supplies:</i>	\$6.50
<i>Collection Fees:</i>	\$7.50
<i>Administration Fees:</i>	\$467.00
<i>Totals:</i>	<hr/> \$798.63

Thank you!

ASSOCIATED PROFESSIONAL SERVICES

Office Supply Report

28-Jan-25

826 EASTPORT VILLAS HOA

12/16/2024	\$4.00	Late Notices
12/30/2024	\$2.50	Financial Statements
	<hr/>	
	\$6.50	

ADMINISTRATIVE REPORT

28-Jan-25

826 EASTPORT VILLAS HOA

Date	Admin Amount	Description
12/9/2024	\$17.00	EM BOD/ SPA Ballots/ Dock Proposal
12/10/2024	\$450.00	Reserve Study & Site Inspection
Total:	\$467.00	