

EASTPORT VILLAS HOA

Financial Statements

April 30, 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 04/30/2025

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	122,155.80	
<u>Total Cash</u>		122,155.80
<u>Reserve</u>		
AAB Reserve	73,342.65	
<u>Total Reserve</u>		73,342.65
<i>Total Assets</i>		<u><u>195,498.45</u></u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	13,226.00	
Y.T.D. Surplus/(Deficit)	109,359.09	
<u>Total Operating</u>		122,585.09
<u>Reserve</u>		
Reserves (Jan. 1st)	71,201.17	
Reserve Allocation	6,712.19	
Reserve Expenses	(5,000.00)	
<u>Total Reserve</u>		72,913.36
<i>Total Liabilities & Equity</i>		<u><u>195,498.45</u></u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 4/1/2025 To 4/30/2025 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	116,610.00	14,880.00	101,730.00	162,775.50	59,520.00	103,255.50	178,560.00
TOTAL Assessment Revenue		116,610.00	14,880.00	101,730.00	162,775.50	59,520.00	103,255.50	178,560.00
<u>Other Revenue</u>								
420	Late Charge	(60.00)	0.00	(60.00)	10.00	0.00	10.00	0.00
430	Late Charge Processing	(27.50)	0.00	(27.50)	(27.50)	0.00	(27.50)	0.00
450	Interest	15.07	0.00	15.07	59.26	0.00	59.26	0.00
465	Washer/Dryer Income	14.32	0.00	14.32	57.45	0.00	57.45	0.00
TOTAL Other Revenue		(58.11)	0.00	(58.11)	99.21	0.00	99.21	0.00
TOTAL REVENUES		116,551.89	14,880.00	101,671.89	162,874.71	59,520.00	103,354.71	178,560.00
EXPENSES								
<u>Administrative</u>								
502	Administration	187.00	167.00	(20.00)	718.00	668.00	(50.00)	2,000.00
503	Audit & Tax Preparation	0.00	73.00	73.00	0.00	292.00	292.00	875.00
504	Bookkeeping	334.00	320.00	(14.00)	1,319.63	1,280.00	(39.63)	3,840.00
505	Website	0.00	29.00	29.00	0.00	116.00	116.00	350.00
506	O.S., Printing, Postage	8.50	17.00	8.50	145.66	68.00	(77.66)	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	575.00	68.00	(507.00)	200.00
508	Permits, Licenses, Fees, Taxes	780.00	150.00	(630.00)	4,234.00	600.00	(3,634.00)	1,800.00
510	Insurance	8,317.97	3,333.00	(4,984.97)	8,317.97	13,332.00	5,014.03	40,000.00
514	Legal	1,217.00	667.00	(550.00)	3,742.50	2,668.00	(1,074.50)	8,000.00
TOTAL Administrative		10,844.47	4,773.00	(6,071.47)	19,052.76	19,092.00	39.24	57,265.00
<u>Landscaping</u>								
520	Landscape Maintenance	800.00	1,167.00	367.00	2,370.00	4,668.00	2,298.00	14,000.00
TOTAL Landscaping		800.00	1,167.00	367.00	2,370.00	4,668.00	2,298.00	14,000.00
<u>Operational</u>								
522	Cmn Area Repairs, Maint.	175.00	583.00	408.00	445.00	2,332.00	1,887.00	7,000.00
524	Supplies	0.00	8.00	8.00	0.00	32.00	32.00	100.00
526	Pest Control	105.00	105.00	0.00	315.00	420.00	105.00	1,260.00
528	Janitorial	0.00	185.00	185.00	549.00	740.00	191.00	2,220.00
530	Plumbing	511.81	0.00	(511.81)	511.81	0.00	(511.81)	0.00
532	Pool/Spa Contract	1,000.00	450.00	(550.00)	2,000.00	1,800.00	(200.00)	5,400.00
533	Pool/Spa Extras	(20.00)	0.00	20.00	1,010.00	0.00	(1,010.00)	0.00
536	Backflow Testing	0.00	5.00	5.00	0.00	20.00	20.00	65.00
TOTAL Operational		1,771.81	1,336.00	(435.81)	4,830.81	5,344.00	513.19	16,045.00
<u>Utilities</u>								
538	Plumbing	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
540	Electricity	1,232.43	2,250.00	1,017.57	4,544.42	9,000.00	4,455.58	27,000.00
541	Propane	0.00	83.00	83.00	159.16	332.00	172.84	1,000.00
542	Water/Sewer	2,537.78	2,667.00	129.22	12,967.45	10,668.00	(2,299.45)	32,000.00
544	Trash Removal	487.44	800.00	312.56	2,878.83	3,200.00	321.17	9,600.00
TOTAL Utilities		4,257.65	5,950.00	1,692.35	20,549.86	23,800.00	3,250.14	71,400.00
<u>z Reserves</u>								

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		Current Month Operating			Year to Date Operating			Annual
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600	Reserve Allocation	1,667.00	1,667.00	0.00	6,668.00	6,668.00	0.00	20,000.00
605	Reserve Interest Allocation	15.07	0.00	(15.07)	44.19	0.00	(44.19)	0.00
TOTAL z Reserves		1,682.07	1,667.00	(15.07)	6,712.19	6,668.00	(44.19)	20,000.00
TOTAL EXPENSES		19,356.00	14,893.00	(4,463.00)	53,515.62	59,572.00	6,056.38	178,710.00
Excess Revenue / Expense		97,195.89	(13.00)	97,208.89	109,359.09	(52.00)	109,411.09	(150.00)