

EASTPORT VILLAS HOA

Financial Statements

March 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 03/31/2025

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	28,292.91	
<u>Total Cash</u>		28,292.91
<u>Reserve</u>		
AAB Reserve	73,327.58	
<u>Total Reserve</u>		73,327.58
<i>Total Assets</i>		<u>101,620.49</u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	13,226.00	
Y.T.D. Surplus/(Deficit)	12,163.20	
<u>Total Operating</u>		25,389.20
<u>Reserve</u>		
Reserves (Jan. 1st)	71,201.17	
Reserve Allocation	5,030.12	
<u>Total Reserve</u>		76,231.29
<i>Total Liabilities & Equity</i>		<u>101,620.49</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 3/1/2025 To 3/31/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
REVENUES							
Assessment Revenue							
400 Assessments	14,300.00	14,880.00	(580.00)	46,165.50	44,640.00	1,525.50	178,560.00
TOTAL Assessment Revenue	14,300.00	14,880.00	(580.00)	46,165.50	44,640.00	1,525.50	178,560.00
Other Revenue							
420 Late Charge	10.00	0.00	10.00	70.00	0.00	70.00	0.00
430 Late Charge Processing	(22.50)	0.00	(22.50)	0.00	0.00	0.00	0.00
450 Interest	15.50	0.00	15.50	44.19	0.00	44.19	0.00
465 Washer/Dryer Income	14.30	0.00	14.30	43.13	0.00	43.13	0.00
TOTAL Other Revenue	17.30	0.00	17.30	157.32	0.00	157.32	0.00
TOTAL REVENUES	14,317.30	14,880.00	(562.70)	46,322.82	44,640.00	1,682.82	178,560.00
EXPENSES							
Administrative							
502 Administration	327.00	167.00	(160.00)	531.00	501.00	(30.00)	2,000.00
503 Audit & Tax Preparation	0.00	73.00	73.00	0.00	219.00	219.00	875.00
504 Bookkeeping	334.00	320.00	(14.00)	985.63	960.00	(25.63)	3,840.00
505 Website	0.00	29.00	29.00	0.00	87.00	87.00	350.00
506 O.S., Printing, Postage	119.16	17.00	(102.16)	137.16	51.00	(86.16)	200.00
507 Civil Code Disclosures	25.00	17.00	(8.00)	575.00	51.00	(524.00)	200.00
508 Permits, Licenses, Fees, Taxes	2,588.00	150.00	(2,438.00)	3,454.00	450.00	(3,004.00)	1,800.00
510 Insurance	0.00	3,333.00	3,333.00	0.00	9,999.00	9,999.00	40,000.00
514 Legal	2,525.50	667.00	(1,858.50)	2,525.50	2,001.00	(524.50)	8,000.00
TOTAL Administrative	5,918.66	4,773.00	(1,145.66)	8,208.29	14,319.00	6,110.71	57,265.00
Landscaping							
520 Landscape Maintenance	820.00	1,167.00	347.00	1,570.00	3,501.00	1,931.00	14,000.00
TOTAL Landscaping	820.00	1,167.00	347.00	1,570.00	3,501.00	1,931.00	14,000.00
Operational							
522 Cmn Area Repairs, Maint.	170.00	583.00	413.00	270.00	1,749.00	1,479.00	7,000.00
524 Supplies	0.00	8.00	8.00	0.00	24.00	24.00	100.00
526 Pest Control	105.00	105.00	0.00	210.00	315.00	105.00	1,260.00
528 Janitorial	0.00	185.00	185.00	549.00	555.00	6.00	2,220.00
532 Pool/Spa Contract	0.00	450.00	450.00	1,000.00	1,350.00	350.00	5,400.00
533 Pool/Spa Extras	700.00	0.00	(700.00)	1,030.00	0.00	(1,030.00)	0.00
536 Backflow Testing	0.00	5.00	5.00	0.00	15.00	15.00	65.00
TOTAL Operational	975.00	1,336.00	361.00	3,059.00	4,008.00	949.00	16,045.00
Utilities							
538 Plumbing	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
540 Electricity	1,684.44	2,250.00	565.56	3,311.99	6,750.00	3,438.01	27,000.00
541 Propane	0.00	83.00	83.00	159.16	249.00	89.84	1,000.00
542 Water/Sewer	4,404.01	2,667.00	(1,737.01)	10,429.67	8,001.00	(2,428.67)	32,000.00
544 Trash Removal	797.13	800.00	2.87	2,391.39	2,400.00	8.61	9,600.00
TOTAL Utilities	6,885.58	5,950.00	(935.58)	16,292.21	17,850.00	1,557.79	71,400.00
z Reserves							
600 Reserve Allocation	1,667.00	1,667.00	0.00	5,001.00	5,001.00	0.00	20,000.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 3/1/2025 To 3/31/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
605 Reserve Interest Allocation	15.50	0.00	(15.50)	29.12	0.00	(29.12)	0.00
TOTAL z Reserves	1,682.50	1,667.00	(15.50)	5,030.12	5,001.00	(29.12)	20,000.00
TOTAL EXPENSES	16,281.74	14,893.00	(1,388.74)	34,159.62	44,679.00	10,519.38	178,710.00
Excess Revenue / Expense	(1,964.44)	(13.00)	(1,951.44)	12,163.20	(39.00)	12,202.20	(150.00)