

# **EASTPORT VILLAS HOA**

## *Financial Statements*

February 28, 2025

Fiscal Year End: 12

(unaudited)

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*ASSOCIATED PROFESSIONAL SERVICES INC*

P O BOX 602090

SAN DIEGO, CA 92160

619 299-6899

826

Eastport Villas Homeowners Association (826)

Balance Sheet

Period 02/28/2025

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<u>Assets</u>		
<u>Cash</u>		
AAB Checking	28,590.35	
<u>Total Cash</u>		28,590.35
<u>Reserve</u>		
AAB Reserve	73,312.08	
<u>Total Reserve</u>		73,312.08
<i>Total Assets</i>		<u>101,902.43</u>
<u>Liabilities &amp; Equity</u>		
<u>Operating</u>		
Operating Funds	13,226.00	
Y.T.D. Surplus/(Deficit)	14,127.64	
<u>Total Operating</u>		27,353.64
<u>Reserve</u>		
Reserves (Jan. 1st)	71,201.17	
Reserve Allocation	3,347.62	
<u>Total Reserve</u>		74,548.79
<i>Total Liabilities &amp; Equity</i>		<u>101,902.43</u>

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# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating  
Period 2/1/2025 To 2/28/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
400 Assessments	13,680.00	14,880.00	(1,200.00)	31,865.50	29,760.00	2,105.50	178,560.00
<b>TOTAL Assessment Revenue</b>	<b>13,680.00</b>	<b>14,880.00</b>	<b>(1,200.00)</b>	<b>31,865.50</b>	<b>29,760.00</b>	<b>2,105.50</b>	<b>178,560.00</b>
<b><u>Other Revenue</u></b>							
420 Late Charge	40.00	0.00	40.00	60.00	0.00	60.00	0.00
430 Late Charge Processing	15.00	0.00	15.00	22.50	0.00	22.50	0.00
450 Interest	13.62	0.00	13.62	28.69	0.00	28.69	0.00
465 Washer/Dryer Income	15.11	0.00	15.11	28.83	0.00	28.83	0.00
<b>TOTAL Other Revenue</b>	<b>83.73</b>	<b>0.00</b>	<b>83.73</b>	<b>140.02</b>	<b>0.00</b>	<b>140.02</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>13,763.73</b>	<b>14,880.00</b>	<b>(1,116.27)</b>	<b>32,005.52</b>	<b>29,760.00</b>	<b>2,245.52</b>	<b>178,560.00</b>
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
502 Administration	187.00	167.00	(20.00)	204.00	334.00	130.00	2,000.00
503 Audit & Tax Preparation	0.00	73.00	73.00	0.00	146.00	146.00	875.00
504 Bookkeeping	334.00	320.00	(14.00)	651.63	640.00	(11.63)	3,840.00
505 Website	0.00	29.00	29.00	0.00	58.00	58.00	350.00
506 O.S., Printing, Postage	11.50	17.00	5.50	18.00	34.00	16.00	200.00
507 Civil Code Disclosures	100.00	17.00	(83.00)	550.00	34.00	(516.00)	200.00
508 Permits, Licenses, Fees, Taxes	0.00	150.00	150.00	866.00	300.00	(566.00)	1,800.00
510 Insurance	0.00	3,333.00	3,333.00	0.00	6,666.00	6,666.00	40,000.00
514 Legal	0.00	667.00	667.00	0.00	1,334.00	1,334.00	8,000.00
<b>TOTAL Administrative</b>	<b>632.50</b>	<b>4,773.00</b>	<b>4,140.50</b>	<b>2,289.63</b>	<b>9,546.00</b>	<b>7,256.37</b>	<b>57,265.00</b>
<b><u>Landscaping</u></b>							
520 Landscape Maintenance	750.00	1,167.00	417.00	750.00	2,334.00	1,584.00	14,000.00
<b>TOTAL Landscaping</b>	<b>750.00</b>	<b>1,167.00</b>	<b>417.00</b>	<b>750.00</b>	<b>2,334.00</b>	<b>1,584.00</b>	<b>14,000.00</b>
<b><u>Operational</u></b>							
522 Cmn Area Repairs, Maint.	100.00	583.00	483.00	100.00	1,166.00	1,066.00	7,000.00
524 Supplies	0.00	8.00	8.00	0.00	16.00	16.00	100.00
526 Pest Control	105.00	105.00	0.00	105.00	210.00	105.00	1,260.00
528 Janitorial	549.00	185.00	(364.00)	549.00	370.00	(179.00)	2,220.00
532 Pool/Spa Contract	500.00	450.00	(50.00)	1,000.00	900.00	(100.00)	5,400.00
533 Pool/Spa Extras	330.00	0.00	(330.00)	330.00	0.00	(330.00)	0.00
536 Backflow Testing	0.00	5.00	5.00	0.00	10.00	10.00	65.00
<b>TOTAL Operational</b>	<b>1,584.00</b>	<b>1,336.00</b>	<b>(248.00)</b>	<b>2,084.00</b>	<b>2,672.00</b>	<b>588.00</b>	<b>16,045.00</b>
<b><u>Utilities</u></b>							
538 Plumbing	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
540 Electricity	0.00	2,250.00	2,250.00	1,627.55	4,500.00	2,872.45	27,000.00
541 Propane	159.16	83.00	(76.16)	159.16	166.00	6.84	1,000.00
542 Water/Sewer	2,759.11	2,667.00	(92.11)	6,025.66	5,334.00	(691.66)	32,000.00
544 Trash Removal	797.13	800.00	2.87	1,594.26	1,600.00	5.74	9,600.00
<b>TOTAL Utilities</b>	<b>3,715.40</b>	<b>5,950.00</b>	<b>2,234.60</b>	<b>9,406.63</b>	<b>11,900.00</b>	<b>2,493.37</b>	<b>71,400.00</b>
<b><u>z Reserves</u></b>							
600 Reserve Allocation	1,667.00	1,667.00	0.00	3,334.00	3,334.00	0.00	20,000.00

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating  
 Period 2/1/2025 To 2/28/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
605 Reserve Interest Allocation	13.62	0.00	(13.62)	13.62	0.00	(13.62)	0.00
TOTAL z Reserves	1,680.62	1,667.00	(13.62)	3,347.62	3,334.00	(13.62)	20,000.00
TOTAL EXPENSES	8,362.52	14,893.00	6,530.48	17,877.88	29,786.00	11,908.12	178,710.00
Excess Revenue / Expense	5,401.21	(13.00)	5,414.21	14,127.64	(26.00)	14,153.64	(150.00)

# AP Check Register with Detail

Check Date 2/1/2025 To 2/28/2025 11:59:00 PM

## Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
<b>AAB Checking</b>						<b>10</b>
1869	2/7/2025	16862	<b>ASSOCIATED PROFESSIONAL SERVICE</b>		647.50	PAID
Inv. # 1/31/2025		504	Bookkeeping	Operating	334.00	
			BOOKKEEPING			
Inv. # 1/31/2025-1		506	O.S., Printing,Postage	Operating	11.50	
			OFFICE SUPPLY			
Inv. # 1/31/2025-2		507	Civil Code Disclosures	Operating	100.00	
			1099'S			
Inv. # 1/31/2025-ADM		502	Administration	Operating	187.00	
			ADMINISTRATION			
Inv. # 1/31/2025-COL		430	Late Charge Processing	Operating	15.00	
			COLLECTIONS			
1870	2/7/2025	16863	<b>EASTPORT VILLAS HOA</b>		2,300.00	PAID
Inv. # 02/07/2025-AUTO		101	AAB Reserve	Operating	2,300.00	
			RESERVE TRANSFER -8506939052			
1871	2/7/2025	16863	<b>BLUERIDGE POOLS</b>		830.00	PAID
Inv. # 811		532	Pool/Spa Contract	Operating	500.00	
			POOL SERVICE JAN25			
Inv. # 811X		533	Pool/Spa Extras	Operating	330.00	
			GAS SWITCH/MASTER TEMP/FLO VALUE			
1872	2/7/2025	16863	<b>ALL STATE PROPANE</b>		159.16	PAID
Inv. # 582351		541	Propane	Operating	159.16	
			TANK PROPANE RENTAL			
1873	2/7/2025	16863	<b>EDUARDO HERNANDEZ SANCHEZ</b>		750.00	PAID
Inv. # NI#FEB25		520	Landscape Maintenance	Operating	750.00	
			LANDSCAPE SERVICE JAN25			
1874	2/7/2025	16863	<b>SOUTHWOOD PEST CONTROL, INC.</b>		105.00	PAID
Inv. # 0328755		526	Pest Control	Operating	105.00	
			GENERAL PEST/RODENT			
1875	2/25/2025	16938	<b>ELSINORE VALLEY MUNICIPAL</b>		2,759.11	PAID
Inv. # 039407FEB25		542	Water/Sewer	Operating	2,759.11	
			WATER & SEWER 12/26-1/25			
1876	2/25/2025	16938	<b>CR&amp;R INCORPORATED</b>		797.13	PAID
Inv. # 000114626		544	Trash Removal	Operating	797.13	
			TRASH REMOVAL FEB25			
1877	2/25/2025	16938	<b>CHRIS BREEDING</b>		100.00	PAID
Inv. # NI#FEB25		522	Cmn Area Repairs, Maint.	Operating	100.00	
			LIGHT REPAIRS			
1878	2/28/2025	16971	<b>MAIDPRO</b>		549.00	PAID
Inv. # 21561693		528	Janitorial	Operating	60.00	
			JANITORIAL SERVICE			
Inv. # 21670843		528	Janitorial	Operating	119.00	
			JANITORIAL SERVICE			

# AP Check Register with Detail

Check Date 2/1/2025 To 2/28/2025 11:59:00 PM

## Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
Inv. # 21888642		528	Janitorial JANITORIAL SERVICE	Operating	185.00	
Inv. # 21888643		528	Janitorial JANITORIAL SERVICE	Operating	185.00	
				<b>Total</b>	<b>8,996.90</b>	
				<b>Voided</b>	<b>0.00</b>	
				<b>AAB Checking TOTAL \$</b>	<b>8,996.90</b>	

# ***Associated Professional Services***

***7007 Mission Gorge Rd Ste 201***

***San Diego CA 92120***

***619 299-6899***

***Services For:***

***January, 2025***

3/19/2025

EASTPORT VILLAS HOA  
24311 Canyon Lake Drive  
CANYON LAKE CA 92587

<b><i>Base Fee:</i></b>	\$334.00
<b><i>Office Supplies:</i></b>	\$11.50
<b><i>Collection Fees:</i></b>	\$15.00
<b><i>Administration Fees:</i></b>	\$287.00
<b><i>Totals:</i></b>	\$647.50

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***Thank you!***