

EASTPORT VILLAS HOA

Financial Statements

December 31, 2024

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 12/31/2024

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	13,443.78	
<u>Total Cash</u>		13,443.78
<u>Reserve</u>		
AAB Reserve	70,983.39	
<u>Total Reserve</u>		70,983.39
<i>Total Assets</i>		<u><u>84,427.17</u></u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	9,804.00	
Y.T.D. Surplus/(Deficit)	(30,983.89)	
<u>Total Operating</u>		(21,179.89)
<u>Reserve</u>		
Reserves (Jan. 1st)	91,566.27	
Reserve Allocation	38,190.79	
Reserve Expenses	(24,150.00)	
<u>Total Reserve</u>		105,607.06
<i>Total Liabilities & Equity</i>		<u><u>84,427.17</u></u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 12/1/2024 To 12/31/2024 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	12,542.26	12,960.00	(417.74)	153,308.48	155,520.00	(2,211.52)	155,520.00
410 Special Assessment	0.00	0.00	0.00	7,781.98	0.00	7,781.98	0.00
TOTAL Assessment Revenue	12,542.26	12,960.00	(417.74)	161,090.46	155,520.00	5,570.46	155,520.00
<u>Other Revenue</u>							
420 Late Charge	10.00	0.00	10.00	261.80	0.00	261.80	0.00
430 Late Charge Processing	(15.00)	0.00	(15.00)	0.00	0.00	0.00	0.00
450 Interest	15.02	0.00	15.02	190.79	0.00	190.79	0.00
465 Washer/Dryer Income	7.55	0.00	7.55	891.53	0.00	891.53	0.00
TOTAL Other Revenue	17.57	0.00	17.57	1,344.12	0.00	1,344.12	0.00
TOTAL REVENUES	12,559.83	12,960.00	(400.17)	162,434.58	155,520.00	6,914.58	155,520.00
EXPENSES							
<u>Administrative</u>							
502 Administration	94.00	138.00	44.00	1,074.00	1,700.00	626.00	1,700.00
503 Audit & Tax Preparation	0.00	72.00	72.00	0.00	875.00	875.00	875.00
504 Bookkeeping	317.63	289.00	(28.63)	3,811.56	3,468.00	(343.56)	3,468.00
505 Website	237.60	31.00	(206.60)	237.60	350.00	112.40	350.00
506 O.S., Printing, Postage	35.25	13.00	(22.25)	132.75	200.00	67.25	200.00
507 Civil Code Disclosures	0.00	13.00	13.00	200.00	200.00	0.00	200.00
508 Permits, Licenses, Fees, Taxes	0.00	141.00	141.00	59.00	1,659.00	1,600.00	1,659.00
510 Insurance	0.00	1,837.00	1,837.00	38,458.98	22,000.00	(16,458.98)	22,000.00
514 Legal	1,366.20	413.00	(953.20)	14,299.10	5,000.00	(9,299.10)	5,000.00
518 Bank Fees	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
TOTAL Administrative	2,050.68	2,947.00	896.32	58,282.99	35,452.00	(22,830.99)	35,452.00
<u>Landscaping</u>							
520 Landscape Maintenance	1,560.00	700.00	(860.00)	10,780.00	8,400.00	(2,380.00)	8,400.00
TOTAL Landscaping	1,560.00	700.00	(860.00)	10,780.00	8,400.00	(2,380.00)	8,400.00
<u>Operational</u>							
522 Cmn Area Repairs, Maint.	0.00	812.00	812.00	7,494.00	9,700.00	2,206.00	9,700.00
524 Supplies	0.00	12.00	12.00	0.00	100.00	100.00	100.00
526 Pest Control	105.00	85.00	(20.00)	3,130.00	1,020.00	(2,110.00)	1,020.00
528 Janitorial	0.00	150.00	150.00	1,720.00	1,800.00	80.00	1,800.00
530 Plumbing	0.00	0.00	0.00	95.00	0.00	(95.00)	0.00
531 Fire Equipment Repairs/Main	303.80	0.00	(303.80)	303.80	0.00	(303.80)	0.00
532 Pool/Spa Contract	500.00	450.00	(50.00)	5,350.00	5,400.00	50.00	5,400.00
533 Pool/Spa Extras	297.00	0.00	(297.00)	1,580.00	0.00	(1,580.00)	0.00
536 Backflow Testing	0.00	10.00	10.00	0.00	65.00	65.00	65.00
TOTAL Operational	1,205.80	1,519.00	313.20	19,672.80	18,085.00	(1,587.80)	18,085.00
<u>Utilities</u>							
538 Plumbing	0.00	150.00	150.00	0.00	1,800.00	1,800.00	1,800.00
540 Electricity	1,726.91	1,337.00	(389.91)	20,805.38	16,000.00	(4,805.38)	16,000.00
541 Propane	0.00	77.00	77.00	1,115.46	990.00	(125.46)	990.00
542 Water/Sewer	3,901.14	2,663.00	(1,238.14)	35,187.83	32,000.00	(3,187.83)	32,000.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 12/1/2024 To 12/31/2024 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
544	Trash Removal	797.13	410.00	(387.13)	9,383.22	4,920.00	(4,463.22)	4,920.00
TOTAL Utilities		6,425.18	4,637.00	(1,788.18)	66,491.89	55,710.00	(10,781.89)	55,710.00
<u>z Reserves</u>								
600	Reserve Allocation	3,163.00	3,163.00	0.00	38,000.00	38,000.00	0.00	38,000.00
605	Reserve Interest Allocation	15.02	0.00	(15.02)	190.79	0.00	(190.79)	0.00
TOTAL z Reserves		3,178.02	3,163.00	(15.02)	38,190.79	38,000.00	(190.79)	38,000.00
TOTAL EXPENSES		14,419.68	12,966.00	(1,453.68)	193,418.47	155,647.00	(37,771.47)	155,647.00
Excess Revenue / Expense		(1,859.85)	(6.00)	(1,853.85)	(30,983.89)	(127.00)	(30,856.89)	(127.00)

AP Check Register with Detail

Check Date 12/1/2024 To 12/31/2024 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
AAB Checking						12
Auto	12/30/2024	16673	SOUTHERN CALIFORNIA EDISON		1,726.91	PAID
Inv. # 70063331DEC24		540	Electricity ELECTRIC 11/8-12/9	Operating	1,726.91	
1853	12/9/2024	16560	ASSOCIATED PROFESSIONAL SERVICE		469.38	PAID
Inv. # 11/30/2024		504	Bookkeeping BOOKKEEPING	Operating	317.63	
Inv. # 11/30/2024-1		506	O.S., Printing, Postage OFFICE SUPPLY	Operating	35.25	
Inv. # 11/30/2024-ADM		502	Administration ADMINISTRATION	Operating	94.00	
Inv. # 11/30/2024-COL		430	Late Charge Processing COLLECTIONS	Operating	22.50	
1854	12/9/2024	16560	BLUERIDGE POOLS		797.00	PAID
Inv. # 798		532	Pool/Spa Contract POOL SERVICE NOV24	Operating	500.00	
Inv. # 798X		533	Pool/Spa Extras HOSE FEEDER/VALVE/LEAK RPRS	Operating	297.00	
1855	12/9/2024	16560	EPSTEN, APC		1,366.20	PAID
Inv. # 907388		514	Legal LEGAL SERVICE	Operating	1,366.20	
1856	12/9/2024	16560	EDUARDO HERNANDEZ SANCHEZ		750.00	PAID
Inv. # NI#NOV24		520	Landscape Maintenance LANDSCAPE SERVICE NOV24	Operating	750.00	
1857	12/9/2024	16560	EYRE FIRE COMPANY		303.80	PAID
Inv. # 34406		531	Fire Equipment Repairs/Maint FIRE EQUIPMENT MAINT -ANNUAL	Operating	303.80	
1858	12/9/2024	16560	SOUTHWOOD PEST CONTROL, INC.		105.00	PAID
Inv. # 0326538		526	Pest Control GENERAL PEST/RODENT NOV24	Operating	105.00	
1859	12/11/2024	16598	AR Refund Vendor		60.24	PAID
		400	Assessments Resident Refund: Ava L. & Mitchell B. Davis	Operating	60.24	
1860	12/11/2024	16598	HOA EXPRESS		237.60	PAID
Inv. # 9696439		505	Website WEBSITE	Operating	237.60	
1861	12/23/2024	16633	ELSINORE VALLEY MUNICIPAL		3,901.14	PAID
Inv. # 039407DEC24		542	Water/Sewer WATER & SEWER 10/27-11/25	Operating	3,901.14	
1862	12/23/2024	16633	CR&R INCORPORATED		797.13	PAID
Inv. # 000113899		544	Trash Removal TRASH REMOVAL DEC24	Operating	797.13	
1863	12/23/2024	16633	EDUARDO HERNANDEZ SANCHEZ		810.00	PAID

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Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
Inv. # NI#DEC24		520	Landscape Maintenance LANDSCAPE SERVICE DEC24	Operating	750.00	
Inv. # NI#NOV24X		520	Landscape Maintenance FERTILIZER	Operating	60.00	
				Total	11,324.40	
				Voided	0.00	
				AAB Checking TOTAL \$	11,324.40	