

EASTPORT VILLAS HOA

Financial Statements

September 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 09/30/2025

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	74,916.88	
<u>Total Cash</u>		74,916.88
<u>Reserve</u>		
AAB Reserve	80,320.87	
<u>Total Reserve</u>		80,320.87
<i>Total Assets</i>		<u><u>155,237.75</u></u>
 <u>Liabilities & Equity</u> 		
<u>Operating</u>		
Operating Funds	13,226.00	
Y.T.D. Surplus/(Deficit)	(8,514.83)	
<u>Total Operating</u>		4,711.17
<u>Reserve</u>		
Reserves (Jan. 1st)	71,201.17	
Reserve Allocation	15,125.41	
Res Spec Assess Allocation	244,000.00	
Reserve Expenses	(179,800.00)	
<u>Total Reserve</u>		150,526.58
<i>Total Liabilities & Equity</i>		<u><u>155,237.75</u></u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 9/1/2025 To 9/30/2025 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	14,710.00	14,880.00	(170.00)	126,970.74	133,920.00	(6,949.26)	178,560.00
410 Special Assessment	0.00	0.00	0.00	244,000.00	0.00	244,000.00	0.00
TOTAL Assessment Revenue	14,710.00	14,880.00	(170.00)	370,970.74	133,920.00	237,050.74	178,560.00
<u>Other Revenue</u>							
420 Late Charge	0.00	0.00	0.00	10.00	0.00	10.00	0.00
430 Late Charge Processing	25.00	0.00	25.00	(7.50)	0.00	(7.50)	0.00
450 Interest	16.03	16.00	0.03	137.48	144.00	(6.52)	190.00
460 Other Income	0.00	0.00	0.00	88.15	0.00	88.15	0.00
465 Washer/Dryer Income	9.15	67.00	(57.85)	107.95	603.00	(495.05)	800.00
TOTAL Other Revenue	50.18	83.00	(32.82)	336.08	747.00	(410.92)	990.00
TOTAL REVENUES	14,760.18	14,963.00	(202.82)	371,306.82	134,667.00	236,639.82	179,550.00
EXPENSES							
<u>Administrative</u>							
502 Administration	(102.68)	100.00	202.68	448.82	900.00	451.18	1,200.00
503 Audit & Tax Preparation	0.00	153.00	153.00	334.00	1,377.00	1,043.00	1,835.00
504 Bookkeeping	334.00	208.00	(126.00)	2,321.63	1,872.00	(449.63)	2,500.00
505 Website	0.00	20.00	20.00	0.00	180.00	180.00	238.00
506 O.S., Printing, Postage	25.16	42.00	16.84	216.34	378.00	161.66	500.00
507 Civil Code Disclosures	0.00	48.00	48.00	575.00	432.00	(143.00)	575.00
508 Permits, Licenses, Fees, Taxe:	0.00	383.00	383.00	6,423.10	3,447.00	(2,976.10)	4,600.00
510 Insurance	0.00	3,417.00	3,417.00	28,062.16	30,753.00	2,690.84	41,000.00
514 Legal	1,248.00	1,667.00	419.00	19,629.70	15,003.00	(4,626.70)	20,000.00
518 Bank Fees	10.00	1.00	(9.00)	50.00	9.00	(41.00)	10.00
TOTAL Administrative	1,514.48	6,039.00	4,524.52	58,060.75	54,351.00	(3,709.75)	72,458.00
<u>Landscaping</u>							
520 Landscape Maintenance	800.00	792.00	(8.00)	7,140.00	7,128.00	(12.00)	9,500.00
TOTAL Landscaping	800.00	792.00	(8.00)	7,140.00	7,128.00	(12.00)	9,500.00
<u>Operational</u>							
522 Cmn Area Repairs, Maint.	0.00	417.00	417.00	4,608.92	3,753.00	(855.92)	5,000.00
526 Pest Control	0.00	142.00	142.00	1,403.00	1,278.00	(125.00)	1,700.00
528 Janitorial	0.00	46.00	46.00	549.00	414.00	(135.00)	549.00
530 Plumbing	0.00	167.00	167.00	511.81	1,503.00	991.19	2,000.00
531 Fire Equipment Repairs/Main	0.00	27.00	27.00	0.00	243.00	243.00	320.00
532 Pool/Spa Contract	500.00	500.00	0.00	4,500.00	4,500.00	0.00	6,000.00
533 Pool/Spa Extras	0.00	150.00	150.00	2,398.00	1,350.00	(1,048.00)	1,800.00
536 Backflow Testing	0.00	8.00	8.00	95.00	72.00	(23.00)	95.00
TOTAL Operational	500.00	1,457.00	957.00	14,065.73	13,113.00	(952.73)	17,464.00
<u>Utilities</u>							
538 Plumbing	0.00	167.00	167.00	600.00	1,503.00	903.00	2,000.00
540 Electricity	0.00	0.00	0.00	9,384.58	0.00	(9,384.58)	0.00
541 Propane	211.81	83.00	(128.81)	764.35	747.00	(17.35)	1,000.00
542 Water/Sewer	2,409.31	2,375.00	(34.31)	25,375.23	21,375.00	(4,000.23)	28,500.00

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Income Statement

Department Operating
 Period 9/1/2025 To 9/30/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
544 Trash Removal	855.31	667.00	(188.31)	5,305.60	6,003.00	697.40	8,000.00
TOTAL Utilities	3,476.43	3,292.00	(184.43)	41,429.76	29,628.00	(11,801.76)	39,500.00
<u>z Reserves</u>							
600 Reserve Allocation	1,667.00	1,667.00	0.00	15,003.00	15,003.00	0.00	20,000.00
605 Reserve Interest Allocation	16.03	0.00	(16.03)	122.41	0.00	(122.41)	0.00
610 Reserve Special Assessmer	0.00	0.00	0.00	244,000.00	0.00	(244,000.00)	0.00
TOTAL z Reserves	1,683.03	1,667.00	(16.03)	259,125.41	15,003.00	(244,122.41)	20,000.00
TOTAL EXPENSES	7,973.94	13,247.00	5,273.06	379,821.65	119,223.00	(260,598.65)	158,922.00
Excess Revenue / Expense	6,786.24	1,716.00	5,070.24	(8,514.83)	15,444.00	(23,958.83)	20,628.00