

EASTPORT VILLAS HOA

Financial Statements

May 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 05/31/2025

Assets

<u>Cash</u>		
AAB Checking	115,475.86	
<u>Total Cash</u>		115,475.86
<u>Reserve</u>		
AAB Reserve	73,358.22	
<u>Total Reserve</u>		73,358.22
<i>Total Assets</i>		<u><u>188,834.08</u></u>

Liabilities & Equity

<u>Operating</u>		
Operating Funds	13,226.00	
Y.T.D. Surplus/(Deficit)	(5,872.85)	
<u>Total Operating</u>		7,353.15
<u>Reserve</u>		
Reserves (Jan. 1st)	71,201.17	
Reserve Allocation	8,394.76	
Res Spec Assess Allocation	210,085.00	
Reserve Expenses	(108,200.00)	
<u>Total Reserve</u>		181,480.93
<i>Total Liabilities & Equity</i>		<u><u>188,834.08</u></u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 5/1/2025 To 5/31/2025 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	(92,234.76)	14,880.00	(107,114.76)	70,540.74	74,400.00	(3,859.26)	178,560.00
410 Special Assessment	210,085.00	0.00	210,085.00	210,085.00	0.00	210,085.00	0.00
TOTAL Assessment Revenue	117,850.24	14,880.00	102,970.24	280,625.74	74,400.00	206,225.74	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	45.00	0.00	45.00	17.50	0.00	17.50	0.00
450 Interest	15.57	0.00	15.57	74.83	0.00	74.83	0.00
465 Washer/Dryer Income	10.91	0.00	10.91	68.36	0.00	68.36	0.00
TOTAL Other Revenue	71.48	0.00	71.48	170.69	0.00	170.69	0.00
TOTAL REVENUES	117,921.72	14,880.00	103,041.72	280,796.43	74,400.00	206,396.43	178,560.00
EXPENSES							
<u>Administrative</u>							
502 Administration	196.00	167.00	(29.00)	914.00	835.00	(79.00)	2,000.00
503 Audit & Tax Preparation	0.00	73.00	73.00	0.00	365.00	365.00	875.00
504 Bookkeeping	334.00	320.00	(14.00)	1,653.63	1,600.00	(53.63)	3,840.00
505 Website	0.00	29.00	29.00	0.00	145.00	145.00	350.00
506 O.S., Printing, Postage	35.52	17.00	(18.52)	181.18	85.00	(96.18)	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	575.00	85.00	(490.00)	200.00
508 Permits, Licenses, Fees, Taxes	0.00	150.00	150.00	4,234.00	750.00	(3,484.00)	1,800.00
510 Insurance	7,819.48	3,333.00	(4,486.48)	16,137.45	16,665.00	527.55	40,000.00
514 Legal	3,578.70	667.00	(2,911.70)	7,321.20	3,335.00	(3,986.20)	8,000.00
518 Bank Fees	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
TOTAL Administrative	11,973.70	4,773.00	(7,200.70)	31,026.46	23,865.00	(7,161.46)	57,265.00
<u>Landscaping</u>							
520 Landscape Maintenance	800.00	1,167.00	367.00	3,170.00	5,835.00	2,665.00	14,000.00
TOTAL Landscaping	800.00	1,167.00	367.00	3,170.00	5,835.00	2,665.00	14,000.00
<u>Operational</u>							
522 Cmn Area Repairs, Maint.	2,083.56	583.00	(1,500.56)	2,528.56	2,915.00	386.44	7,000.00
524 Supplies	0.00	8.00	8.00	0.00	40.00	40.00	100.00
526 Pest Control	210.00	105.00	(105.00)	525.00	525.00	0.00	1,260.00
528 Janitorial	0.00	185.00	185.00	549.00	925.00	376.00	2,220.00
530 Plumbing	0.00	0.00	0.00	511.81	0.00	(511.81)	0.00
532 Pool/Spa Contract	500.00	450.00	(50.00)	2,500.00	2,250.00	(250.00)	5,400.00
533 Pool/Spa Extras	994.00	0.00	(994.00)	2,004.00	0.00	(2,004.00)	0.00
536 Backflow Testing	0.00	5.00	5.00	0.00	25.00	25.00	65.00
TOTAL Operational	3,787.56	1,336.00	(2,451.56)	8,618.37	6,680.00	(1,938.37)	16,045.00
<u>Utilities</u>							
538 Plumbing	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
540 Electricity	1,314.34	2,250.00	935.66	5,858.76	11,250.00	5,391.24	27,000.00
541 Propane	393.38	83.00	(310.38)	552.54	415.00	(137.54)	1,000.00
542 Water/Sewer	2,527.39	2,667.00	139.61	15,494.84	13,335.00	(2,159.84)	32,000.00
544 Trash Removal	589.72	800.00	210.28	3,468.55	4,000.00	531.45	9,600.00

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Department Operating

Period 5/1/2025 To 5/31/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	4,824.83	5,950.00	1,125.17	25,374.69	29,750.00	4,375.31	71,400.00
<u>z Reserves</u>							
600 Reserve Allocation	1,667.00	1,667.00	0.00	8,335.00	8,335.00	0.00	20,000.00
605 Reserve Interest Allocation	15.57	0.00	(15.57)	59.76	0.00	(59.76)	0.00
610 Reserve Special Assessmer	210,085.00	0.00	(210,085.00)	210,085.00	0.00	(210,085.00)	0.00
TOTAL z Reserves	211,767.57	1,667.00	(210,100.57)	218,479.76	8,335.00	(210,144.76)	20,000.00
TOTAL EXPENSES	233,153.66	14,893.00	(218,260.66)	286,669.28	74,465.00	(212,204.28)	178,710.00
Excess Revenue / Expense	(115,231.94)	(13.00)	(115,218.94)	(5,872.85)	(65.00)	(5,807.85)	(150.00)