

EASTPORT VILLAS HOA

Financial Statements

December 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 12/31/2025

Assets

Cash

AAB Checking 40,800.25

Total Cash 40,800.25

Reserve

AAB Reserve 87,272.95

Total Reserve 87,272.95

Total Assets 128,073.20

Liabilities & Equity

Operating

Operating Funds 13,226.00

Y.T.D. Surplus/(Deficit) (2,882.46)

Total Operating 10,343.54

Reserve

Reserves (Jan. 1st) 71,201.17

Reserve Allocation 20,178.49

Res Spec Assess Allocation 256,700.00

Reserve Expenses (230,350.00)

Total Reserve 117,729.66

Total Liabilities & Equity 128,073.20

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 12/1/2025 To 12/31/2025 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	14,290.00	14,880.00	(590.00)	175,960.74	178,560.00	(2,599.26)	178,560.00
410	Special Assessment	1,200.00	0.00	1,200.00	256,700.00	0.00	256,700.00	0.00
TOTAL Assessment Revenue		15,490.00	14,880.00	610.00	432,660.74	178,560.00	254,100.74	178,560.00
<u>Other Revenue</u>								
420	Late Charge	0.00	0.00	0.00	132.00	0.00	132.00	0.00
430	Late Charge Processing	0.00	0.00	0.00	(7.50)	0.00	(7.50)	0.00
450	Interest	18.14	14.00	4.14	189.56	190.00	(0.44)	190.00
460	Other Income	0.00	0.00	0.00	88.15	0.00	88.15	0.00
465	Washer/Dryer Income	11.88	63.00	(51.12)	143.35	800.00	(656.65)	800.00
TOTAL Other Revenue		30.02	77.00	(46.98)	545.56	990.00	(444.44)	990.00
TOTAL REVENUES		15,520.02	14,957.00	563.02	433,206.30	179,550.00	253,656.30	179,550.00
EXPENSES								
<u>Administrative</u>								
502	Administration	0.00	100.00	100.00	1,024.82	1,200.00	175.18	1,200.00
503	Audit & Tax Preparation	0.00	152.00	152.00	334.00	1,835.00	1,501.00	1,835.00
504	Bookkeeping	334.00	212.00	(122.00)	3,323.63	2,500.00	(823.63)	2,500.00
505	Website	0.00	18.00	18.00	0.00	238.00	238.00	238.00
506	O.S., Printing,Postage	2.50	38.00	35.50	454.93	500.00	45.07	500.00
507	Civil Code Disclosures	0.00	47.00	47.00	1,192.50	575.00	(617.50)	575.00
508	Permits,Licenses,Fees,Taxe:	0.00	387.00	387.00	6,723.70	4,600.00	(2,123.70)	4,600.00
510	Insurance	3,909.74	3,413.00	(496.74)	43,701.12	41,000.00	(2,701.12)	41,000.00
514	Legal	234.00	1,663.00	1,429.00	20,583.70	20,000.00	(583.70)	20,000.00
518	Bank Fees	10.00	(1.00)	(11.00)	80.00	10.00	(70.00)	10.00
TOTAL Administrative		4,490.24	6,029.00	1,538.76	77,418.40	72,458.00	(4,960.40)	72,458.00
<u>Landscaping</u>								
520	Landscape Maintenance	0.00	788.00	788.00	8,740.00	9,500.00	760.00	9,500.00
521	Lndscp Repairs,Extras	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00
TOTAL Landscaping		0.00	788.00	788.00	9,240.00	9,500.00	260.00	9,500.00
<u>Operational</u>								
522	Cmn Area Repairs, Maint.	0.00	413.00	413.00	5,876.92	5,000.00	(876.92)	5,000.00
526	Pest Control	375.00	138.00	(237.00)	1,778.00	1,700.00	(78.00)	1,700.00
528	Janitorial	0.00	43.00	43.00	549.00	549.00	0.00	549.00
530	Plumbing	0.00	163.00	163.00	511.81	2,000.00	1,488.19	2,000.00
531	Fire Equipment Repairs/Main	286.59	23.00	(263.59)	286.59	320.00	33.41	320.00
532	Pool/Spa Contract	100.00	500.00	400.00	5,100.00	6,000.00	900.00	6,000.00
533	Pool/Spa Extras	315.00	150.00	(165.00)	2,535.00	1,800.00	(735.00)	1,800.00
536	Backflow Testing	0.00	7.00	7.00	95.00	95.00	0.00	95.00
TOTAL Operational		1,076.59	1,437.00	360.41	16,732.32	17,464.00	731.68	17,464.00
<u>Utilities</u>								
538	Plumbing	0.00	163.00	163.00	600.00	2,000.00	1,400.00	2,000.00
540	Electricity	2,811.83	0.00	(2,811.83)	15,525.43	0.00	(15,525.43)	0.00
541	Propane	0.00	87.00	87.00	764.35	1,000.00	235.65	1,000.00

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Department Operating

Period 12/1/2025 To 12/31/2025 11:59:00 PM

		Current Month Operating			Year to Date Operating			Annual
		Fund	Budget	Variance	Fund	Budget	Variance	
542	Water/Sewer	1,515.63	2,375.00	859.37	31,609.70	28,500.00	(3,109.70)	28,500.00
544	Trash Removal	629.00	663.00	34.00	7,320.07	8,000.00	679.93	8,000.00
TOTAL Utilities		<u>4,956.46</u>	<u>3,288.00</u>	<u>(1,668.46)</u>	<u>55,819.55</u>	<u>39,500.00</u>	<u>(16,319.55)</u>	<u>39,500.00</u>
<u>z Reserves</u>								
600	Reserve Allocation	1,667.00	1,663.00	(4.00)	20,004.00	20,000.00	(4.00)	20,000.00
605	Reserve Interest Allocation	18.14	0.00	(18.14)	174.49	0.00	(174.49)	0.00
610	Reserve Special Assessmer	1,200.00	0.00	(1,200.00)	256,700.00	0.00	(256,700.00)	0.00
TOTAL z Reserves		<u>2,885.14</u>	<u>1,663.00</u>	<u>(1,222.14)</u>	<u>276,878.49</u>	<u>20,000.00</u>	<u>(256,878.49)</u>	<u>20,000.00</u>
TOTAL EXPENSES		<u>13,408.43</u>	<u>13,205.00</u>	<u>(203.43)</u>	<u>436,088.76</u>	<u>158,922.00</u>	<u>(277,166.76)</u>	<u>158,922.00</u>
Excess Revenue / Expense		<u>2,111.59</u>	<u>1,752.00</u>	<u>359.59</u>	<u>(2,882.46)</u>	<u>20,628.00</u>	<u>(23,510.46)</u>	<u>20,628.00</u>