

EASTPORT VILLAS HOA

Financial Statements

August 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 08/31/2025

| <u>Assets</u> | | |
|---------------------------------------|--------------|-------------------|
| <u>Cash</u> | | |
| AAB Checking | 68,763.64 | |
| <u>Total Cash</u> | | 68,763.64 |
| <u>Reserve</u> | | |
| AAB Reserve | 78,004.84 | |
| <u>Total Reserve</u> | | 78,004.84 |
| <i>Total Assets</i> | | <u>146,768.48</u> |
| | | |
| <u>Liabilities & Equity</u> | | |
| <u>Operating</u> | | |
| Operating Funds | 13,226.00 | |
| Y.T.D. Surplus/(Deficit) | (15,301.07) | |
| <u>Total Operating</u> | | (2,075.07) |
| <u>Reserve</u> | | |
| Reserves (Jan. 1st) | 71,201.17 | |
| Reserve Allocation | 13,442.38 | |
| Res Spec Assess Allocation | 244,000.00 | |
| Reserve Expenses | (179,800.00) | |
| <u>Total Reserve</u> | | 148,843.55 |
| <i>Total Liabilities & Equity</i> | | <u>146,768.48</u> |

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 8/1/2025 To 8/31/2025 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 | 13,080.00 | 14,880.00 | (1,800.00) | 112,260.74 | 119,040.00 | (6,779.26) | 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 | | 13,080.00 | 14,880.00 | (1,800.00) | 356,260.74 | 119,040.00 | 237,220.74 | 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 | 0.00 | 0.00 | 0.00 | (32.50) | 0.00 | (32.50) | 0.00 |
| 450 | Interest | 15.96 | 16.00 | (0.04) | 121.45 | 128.00 | (6.55) | 190.00 |
| 460 | Other Income | 0.00 | 0.00 | 0.00 | 88.15 | 0.00 | 88.15 | 0.00 |
| 465 | Washer/Dryer Income | 9.17 | 67.00 | (57.83) | 98.80 | 536.00 | (437.20) | 800.00 |
| TOTAL Other Revenue | | 25.13 | 83.00 | (57.87) | 285.90 | 664.00 | (378.10) | 990.00 |
| TOTAL REVENUES | | 13,105.13 | 14,963.00 | (1,857.87) | 356,546.64 | 119,704.00 | 236,842.64 | 179,550.00 |
| EXPENSES | | | | | | | | |
| <u>Administrative</u> | | | | | | | | |
| 502 | Administration | 0.00 | 100.00 | 100.00 | 551.50 | 800.00 | 248.50 | 1,200.00 |
| 503 | Audit & Tax Preparation | 0.00 | 153.00 | 153.00 | 334.00 | 1,224.00 | 890.00 | 1,835.00 |
| 504 | Bookkeeping | 0.00 | 208.00 | 208.00 | 1,987.63 | 1,664.00 | (323.63) | 2,500.00 |
| 505 | Website | 0.00 | 20.00 | 20.00 | 0.00 | 160.00 | 160.00 | 238.00 |
| 506 | O.S., Printing, Postage | 0.00 | 42.00 | 42.00 | 191.18 | 336.00 | 144.82 | 500.00 |
| 507 | Civil Code Disclosures | 0.00 | 48.00 | 48.00 | 575.00 | 384.00 | (191.00) | 575.00 |
| 508 | Permits, Licenses, Fees, Taxes | 0.00 | 383.00 | 383.00 | 6,423.10 | 3,064.00 | (3,359.10) | 4,600.00 |
| 510 | Insurance | 0.00 | 3,417.00 | 3,417.00 | 28,062.16 | 27,336.00 | (726.16) | 41,000.00 |
| 514 | Legal | 11,060.50 | 1,667.00 | (9,393.50) | 18,381.70 | 13,336.00 | (5,045.70) | 20,000.00 |
| 518 | Bank Fees | 10.00 | 1.00 | (9.00) | 40.00 | 8.00 | (32.00) | 10.00 |
| TOTAL Administrative | | 11,070.50 | 6,039.00 | (5,031.50) | 56,546.27 | 48,312.00 | (8,234.27) | 72,458.00 |
| <u>Landscaping</u> | | | | | | | | |
| 520 | Landscape Maintenance | 870.00 | 792.00 | (78.00) | 6,340.00 | 6,336.00 | (4.00) | 9,500.00 |
| TOTAL Landscaping | | 870.00 | 792.00 | (78.00) | 6,340.00 | 6,336.00 | (4.00) | 9,500.00 |
| <u>Operational</u> | | | | | | | | |
| 522 | Cmn Area Repairs, Maint. | 116.36 | 417.00 | 300.64 | 4,608.92 | 3,336.00 | (1,272.92) | 5,000.00 |
| 526 | Pest Control | 375.00 | 142.00 | (233.00) | 1,403.00 | 1,136.00 | (267.00) | 1,700.00 |
| 528 | Janitorial | 0.00 | 46.00 | 46.00 | 549.00 | 368.00 | (181.00) | 549.00 |
| 530 | Plumbing | 0.00 | 167.00 | 167.00 | 511.81 | 1,336.00 | 824.19 | 2,000.00 |
| 531 | Fire Equipment Repairs/Main | 0.00 | 27.00 | 27.00 | 0.00 | 216.00 | 216.00 | 320.00 |
| 532 | Pool/Spa Contract | 500.00 | 500.00 | 0.00 | 4,000.00 | 4,000.00 | 0.00 | 6,000.00 |
| 533 | Pool/Spa Extras | 170.00 | 150.00 | (20.00) | 2,398.00 | 1,200.00 | (1,198.00) | 1,800.00 |
| 536 | Backflow Testing | 95.00 | 8.00 | (87.00) | 95.00 | 64.00 | (31.00) | 95.00 |
| TOTAL Operational | | 1,256.36 | 1,457.00 | 200.64 | 13,565.73 | 11,656.00 | (1,909.73) | 17,464.00 |
| <u>Utilities</u> | | | | | | | | |
| 538 | Plumbing | 0.00 | 167.00 | 167.00 | 600.00 | 1,336.00 | 736.00 | 2,000.00 |
| 540 | Electricity | 1,717.76 | 0.00 | (1,717.76) | 9,384.58 | 0.00 | (9,384.58) | 0.00 |
| 541 | Propane | 0.00 | 83.00 | 83.00 | 552.54 | 664.00 | 111.46 | 1,000.00 |
| 542 | Water/Sewer | 2,357.58 | 2,375.00 | 17.42 | 22,965.92 | 19,000.00 | (3,965.92) | 28,500.00 |

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 8/1/2025 To 8/31/2025 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|---------------------------------|-------------------------|-----------|------------|------------------------|------------|--------------|------------|
| | Fund | Budget | Variance | Fund | Budget | Variance | |
| 544 Trash Removal | 0.00 | 667.00 | 667.00 | 4,450.29 | 5,336.00 | 885.71 | 8,000.00 |
| TOTAL Utilities | 4,075.34 | 3,292.00 | (783.34) | 37,953.33 | 26,336.00 | (11,617.33) | 39,500.00 |
| <u>z Reserves</u> | | | | | | | |
| 600 Reserve Allocation | 1,667.00 | 1,667.00 | 0.00 | 13,336.00 | 13,336.00 | 0.00 | 20,000.00 |
| 605 Reserve Interest Allocation | 15.96 | 0.00 | (15.96) | 106.38 | 0.00 | (106.38) | 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 | 1,682.96 | 1,667.00 | (15.96) | 257,442.38 | 13,336.00 | (244,106.38) | 20,000.00 |
| TOTAL EXPENSES | 18,955.16 | 13,247.00 | (5,708.16) | 371,847.71 | 105,976.00 | (265,871.71) | 158,922.00 |
| Excess Revenue / Expense | (5,850.03) | 1,716.00 | (7,566.03) | (15,301.07) | 13,728.00 | (29,029.07) | 20,628.00 |