

**EASTPORT VILLAS HOA**

*Financial Statements*

July 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 07/31/2025

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	135,846.67	
<u>Total Cash</u>		135,846.67
<u>Reserve</u>		
AAB Reserve	75,688.88	
<u>Total Reserve</u>		75,688.88
<i>Total Assets</i>		<u><u>211,535.55</u></u>
<u>Liabilities &amp; Equity</u>		
<u>Operating</u>		
Operating Funds	13,226.00	
Y.T.D. Surplus/(Deficit)	(9,451.04)	
<u>Total Operating</u>		3,774.96
<u>Reserve</u>		
Reserves (Jan. 1st)	71,201.17	
Reserve Allocation	11,759.42	
Res Spec Assess Allocation	244,000.00	
Reserve Expenses	(119,200.00)	
<u>Total Reserve</u>		207,760.59
<i>Total Liabilities &amp; Equity</i>		<u><u>211,535.55</u></u>

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating

Period 7/1/2025 To 7/31/2025 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
<b>REVENUES</b>								
<b><u>Assessment Revenue</u></b>								
400	Assessments	14,290.00	14,880.00	(590.00)	99,180.74	104,160.00	(4,979.26)	178,560.00
410	Special Assessment	1,200.00	0.00	1,200.00	244,000.00	0.00	244,000.00	0.00
<b>TOTAL Assessment Revenue</b>		<b>15,490.00</b>	<b>14,880.00</b>	<b>610.00</b>	<b>343,180.74</b>	<b>104,160.00</b>	<b>239,020.74</b>	<b>178,560.00</b>
<b><u>Other Revenue</u></b>								
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)	(32.50)	0.00	(32.50)	0.00
450	Interest	15.58	16.00	(0.42)	105.49	112.00	(6.51)	190.00
460	Other Income	88.15	0.00	88.15	88.15	0.00	88.15	0.00
465	Washer/Dryer Income	10.88	67.00	(56.12)	89.63	469.00	(379.37)	800.00
<b>TOTAL Other Revenue</b>		<b>89.61</b>	<b>83.00</b>	<b>6.61</b>	<b>260.77</b>	<b>581.00</b>	<b>(320.23)</b>	<b>990.00</b>
<b>TOTAL REVENUES</b>		<b>15,579.61</b>	<b>14,963.00</b>	<b>616.61</b>	<b>343,441.51</b>	<b>104,741.00</b>	<b>238,700.51</b>	<b>179,550.00</b>
<b>EXPENSES</b>								
<b><u>Administrative</u></b>								
502	Administration	0.00	100.00	100.00	551.50	700.00	148.50	1,200.00
503	Audit & Tax Preparation	334.00	153.00	(181.00)	334.00	1,071.00	737.00	1,835.00
504	Bookkeeping	0.00	208.00	208.00	1,987.63	1,456.00	(531.63)	2,500.00
505	Website	0.00	20.00	20.00	0.00	140.00	140.00	238.00
506	O.S., Printing, Postage	6.50	42.00	35.50	191.18	294.00	102.82	500.00
507	Civil Code Disclosures	0.00	48.00	48.00	575.00	336.00	(239.00)	575.00
508	Permits, Licenses, Fees, Taxes	0.00	383.00	383.00	6,423.10	2,681.00	(3,742.10)	4,600.00
510	Insurance	4,105.23	3,417.00	(688.23)	28,062.16	23,919.00	(4,143.16)	41,000.00
514	Legal	0.00	1,667.00	1,667.00	7,321.20	11,669.00	4,347.80	20,000.00
518	Bank Fees	10.00	1.00	(9.00)	30.00	7.00	(23.00)	10.00
<b>TOTAL Administrative</b>		<b>4,455.73</b>	<b>6,039.00</b>	<b>1,583.27</b>	<b>45,475.77</b>	<b>42,273.00</b>	<b>(3,202.77)</b>	<b>72,458.00</b>
<b><u>Landscaping</u></b>								
520	Landscape Maintenance	800.00	1,217.00	417.00	5,470.00	8,519.00	3,049.00	14,600.00
<b>TOTAL Landscaping</b>		<b>800.00</b>	<b>1,217.00</b>	<b>417.00</b>	<b>5,470.00</b>	<b>8,519.00</b>	<b>3,049.00</b>	<b>14,600.00</b>
<b><u>Operational</u></b>								
522	Cmn Area Repairs, Maint.	1,964.00	417.00	(1,547.00)	4,492.56	2,919.00	(1,573.56)	5,000.00
526	Pest Control	503.00	142.00	(361.00)	1,028.00	994.00	(34.00)	1,700.00
528	Janitorial	0.00	46.00	46.00	549.00	322.00	(227.00)	549.00
530	Plumbing	0.00	0.00	0.00	511.81	0.00	(511.81)	0.00
531	Fire Equipment Repairs/Main	0.00	27.00	27.00	0.00	189.00	189.00	320.00
532	Pool/Spa Contract	500.00	500.00	0.00	3,500.00	3,500.00	0.00	6,000.00
533	Pool/Spa Extras	22.00	150.00	128.00	2,228.00	1,050.00	(1,178.00)	1,800.00
536	Backflow Testing	0.00	8.00	8.00	0.00	56.00	56.00	95.00
<b>TOTAL Operational</b>		<b>2,989.00</b>	<b>1,290.00</b>	<b>(1,699.00)</b>	<b>12,309.37</b>	<b>9,030.00</b>	<b>(3,279.37)</b>	<b>15,464.00</b>
<b><u>Utilities</u></b>								
538	Plumbing	0.00	167.00	167.00	600.00	1,169.00	569.00	2,000.00
540	Electricity	308.53	1,458.00	1,149.47	7,666.82	10,206.00	2,539.18	17,500.00
541	Propane	0.00	83.00	83.00	552.54	581.00	28.46	1,000.00
542	Water/Sewer	3,463.47	2,375.00	(1,088.47)	20,608.34	16,625.00	(3,983.34)	28,500.00

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating

Period 7/1/2025 To 7/31/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
544 Trash Removal	541.45	667.00	125.55	4,450.29	4,669.00	218.71	8,000.00
TOTAL Utilities	4,313.45	4,750.00	436.55	33,877.99	33,250.00	(627.99)	57,000.00
<b><u>z Reserves</u></b>							
600 Reserve Allocation	1,667.00	1,667.00	0.00	11,669.00	11,669.00	0.00	20,000.00
605 Reserve Interest Allocation	15.58	0.00	(15.58)	90.42	0.00	(90.42)	0.00
610 Reserve Special Assessmer	1,200.00	0.00	(1,200.00)	244,000.00	0.00	(244,000.00)	0.00
TOTAL z Reserves	2,882.58	1,667.00	(1,215.58)	255,759.42	11,669.00	(244,090.42)	20,000.00
TOTAL EXPENSES	15,440.76	14,963.00	(477.76)	352,892.55	104,741.00	(248,151.55)	179,522.00
Excess Revenue / Expense	138.85	0.00	138.85	(9,451.04)	0.00	(9,451.04)	28.00