

EASTPORT VILLAS HOA

Financial Statements

June 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 06/30/2025

Assets

Cash

AAB Checking 146,140.82

Total Cash 146,140.82

Reserve

AAB Reserve 73,373.30

Total Reserve 73,373.30

Total Assets 219,514.12

Liabilities & Equity

Operating

Operating Funds 13,226.00

Y.T.D. Surplus/(Deficit) (9,589.89)

Total Operating 3,636.11

Reserve

Reserves (Jan. 1st) 71,201.17

Reserve Allocation 10,076.84

Res Spec Assess Allocation 242,800.00

Reserve Expenses (108,200.00)

Total Reserve 215,878.01

Total Liabilities & Equity 219,514.12

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 6/1/2025 To 6/30/2025 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
REVENUES								
<u>Assessment Revenue</u>								
400	Assessments	14,350.00	14,880.00	(530.00)	84,890.74	89,280.00	(4,389.26)	178,560.00
410	Special Assessment	32,715.00	0.00	32,715.00	242,800.00	0.00	242,800.00	0.00
TOTAL Assessment Revenue		47,065.00	14,880.00	32,185.00	327,690.74	89,280.00	238,410.74	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	15.08	0.00	15.08	89.91	0.00	89.91	0.00
465	Washer/Dryer Income	10.39	0.00	10.39	78.75	0.00	78.75	0.00
TOTAL Other Revenue		0.47	0.00	0.47	171.16	0.00	171.16	0.00
TOTAL REVENUES		47,065.47	14,880.00	32,185.47	327,861.90	89,280.00	238,581.90	178,560.00
EXPENSES								
<u>Administrative</u>								
502	Administration	(362.50)	167.00	529.50	551.50	1,002.00	450.50	2,000.00
503	Audit & Tax Preparation	0.00	73.00	73.00	0.00	438.00	438.00	875.00
504	Bookkeeping	334.00	320.00	(14.00)	1,987.63	1,920.00	(67.63)	3,840.00
505	Website	0.00	29.00	29.00	0.00	174.00	174.00	350.00
506	O.S., Printing, Postage	3.50	17.00	13.50	184.68	102.00	(82.68)	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	575.00	102.00	(473.00)	200.00
508	Permits, Licenses, Fees, Taxes	2,189.10	150.00	(2,039.10)	6,423.10	900.00	(5,523.10)	1,800.00
510	Insurance	7,819.48	3,333.00	(4,486.48)	23,956.93	19,998.00	(3,958.93)	40,000.00
514	Legal	0.00	667.00	667.00	7,321.20	4,002.00	(3,319.20)	8,000.00
518	Bank Fees	10.00	0.00	(10.00)	20.00	0.00	(20.00)	0.00
TOTAL Administrative		9,993.58	4,773.00	(5,220.58)	41,020.04	28,638.00	(12,382.04)	57,265.00
<u>Landscaping</u>								
520	Landscape Maintenance	1,500.00	1,167.00	(333.00)	4,670.00	7,002.00	2,332.00	14,000.00
TOTAL Landscaping		1,500.00	1,167.00	(333.00)	4,670.00	7,002.00	2,332.00	14,000.00
<u>Operational</u>								
522	Cmn Area Repairs, Maint.	0.00	583.00	583.00	2,528.56	3,498.00	969.44	7,000.00
524	Supplies	0.00	8.00	8.00	0.00	48.00	48.00	100.00
526	Pest Control	0.00	105.00	105.00	525.00	630.00	105.00	1,260.00
528	Janitorial	0.00	185.00	185.00	549.00	1,110.00	561.00	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)	3,000.00	2,700.00	(300.00)	5,400.00
533	Pool/Spa Extras	202.00	0.00	(202.00)	2,206.00	0.00	(2,206.00)	0.00
536	Backflow Testing	0.00	5.00	5.00	0.00	30.00	30.00	65.00
TOTAL Operational		702.00	1,336.00	634.00	9,320.37	8,016.00	(1,304.37)	16,045.00
<u>Utilities</u>								
538	Plumbing	600.00	150.00	(450.00)	600.00	900.00	300.00	1,800.00
540	Electricity	1,499.53	2,250.00	750.47	7,358.29	13,500.00	6,141.71	27,000.00
541	Propane	0.00	83.00	83.00	552.54	498.00	(54.54)	1,000.00
542	Water/Sewer	1,650.03	2,667.00	1,016.97	17,144.87	16,002.00	(1,142.87)	32,000.00
544	Trash Removal	440.29	800.00	359.71	3,908.84	4,800.00	891.16	9,600.00

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Income Statement

Department Operating

Period 6/1/2025 To 6/30/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	4,189.85	5,950.00	1,760.15	29,564.54	35,700.00	6,135.46	71,400.00
<u>z Reserves</u>							
600 Reserve Allocation	1,667.00	1,667.00	0.00	10,002.00	10,002.00	0.00	20,000.00
605 Reserve Interest Allocation	15.08	0.00	(15.08)	74.84	0.00	(74.84)	0.00
610 Reserve Special Assessmer	32,715.00	0.00	(32,715.00)	242,800.00	0.00	(242,800.00)	0.00
TOTAL z Reserves	34,397.08	1,667.00	(32,730.08)	252,876.84	10,002.00	(242,874.84)	20,000.00
TOTAL EXPENSES	50,782.51	14,893.00	(35,889.51)	337,451.79	89,358.00	(248,093.79)	178,710.00
Excess Revenue / Expense	(3,717.04)	(13.00)	(3,704.04)	(9,589.89)	(78.00)	(9,511.89)	(150.00)