

EASTPORT VILLAS HOA

Financial Statements

January 31, 2022

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 01/31/2022

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	35,764.47	
<u>Total Cash</u>		35,764.47
<u>Reserve</u>		
AAB Reserve	55,346.53	
<u>Total Reserve</u>		55,346.53
<i>Total Assets</i>		<u>91,111.00</u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	9,422.37	
<u>Total Operating</u>		17,322.37
<u>Reserve</u>		
Reserves (Jan. 1st)	71,481.81	
Reserve Allocation	2,306.82	
<u>Total Reserve</u>		73,788.63
<i>Total Liabilities & Equity</i>		<u>91,111.00</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 1/1/2022 To 1/31/2022 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	15,640.00	10,200.00	5,440.00	15,640.00	10,200.00	5,440.00	122,400.00
TOTAL Assessment Revenue	15,640.00	10,200.00	5,440.00	15,640.00	10,200.00	5,440.00	122,400.00
<u>Other Revenue</u>							
420 Late Charge	30.00	0.00	30.00	30.00	0.00	30.00	0.00
430 Late Charge Processing	15.00	0.00	15.00	15.00	0.00	15.00	0.00
450 Interest	6.82	0.00	6.82	6.82	0.00	6.82	0.00
465 Washer/Dryer Income	37.76	0.00	37.76	37.76	0.00	37.76	0.00
TOTAL Other Revenue	89.58	0.00	89.58	89.58	0.00	89.58	0.00
TOTAL REVENUES	15,729.58	10,200.00	5,529.58	15,729.58	10,200.00	5,529.58	122,400.00
EXPENSES							
<u>Administrative</u>							
502 Administration	140.00	142.00	2.00	140.00	142.00	2.00	1,700.00
504 Bookkeeping	275.00	289.00	14.00	275.00	289.00	14.00	3,468.00
505 Website	0.00	25.00	25.00	0.00	25.00	25.00	300.00
506 O.S., Printing, Postage	39.51	17.00	(22.51)	39.51	17.00	(22.51)	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	0.00	17.00	17.00	200.00
508 Permits, Licenses, Fees, Taxes	0.00	133.00	133.00	0.00	133.00	133.00	1,600.00
510 Insurance	0.00	1,208.00	1,208.00	0.00	1,208.00	1,208.00	14,500.00
TOTAL Administrative	454.51	1,831.00	1,376.49	454.51	1,831.00	1,376.49	21,968.00
<u>Landscaping</u>							
520 Landscape Maintenance	0.00	700.00	700.00	0.00	700.00	700.00	8,400.00
TOTAL Landscaping	0.00	700.00	700.00	0.00	700.00	700.00	8,400.00
<u>Operating</u>							
524 Supplies	0.00	8.00	8.00	0.00	8.00	8.00	100.00
TOTAL Operating	0.00	8.00	8.00	0.00	8.00	8.00	100.00
<u>Operational</u>							
526 Pest Control	85.00	85.00	0.00	85.00	85.00	0.00	1,020.00
528 Janitorial	105.00	105.00	0.00	105.00	105.00	0.00	1,260.00
532 Pool/Spa Contract	200.00	325.00	125.00	200.00	325.00	125.00	3,900.00
536 Backflow Testing	0.00	5.00	5.00	0.00	5.00	5.00	65.00
TOTAL Operational	390.00	520.00	130.00	390.00	520.00	130.00	6,245.00
<u>Repairs and Maintenance</u>							
522 Cmn Area Repairs, Maint.	0.00	824.00	824.00	0.00	824.00	824.00	9,887.00
TOTAL Repairs and Maintenance	0.00	824.00	824.00	0.00	824.00	824.00	9,887.00
<u>Utilities</u>							
538 Plumbing	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
540 Electricity	669.18	733.00	63.82	669.18	733.00	63.82	8,800.00
541 Propane	0.00	83.00	83.00	0.00	83.00	83.00	990.00
542 Water/Sewer	2,079.49	2,641.00	561.51	2,079.49	2,641.00	561.51	31,690.00
544 Trash Removal	407.21	410.00	2.79	407.21	410.00	2.79	4,920.00
TOTAL Utilities	3,155.88	4,017.00	861.12	3,155.88	4,017.00	861.12	48,200.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
 Period 1/1/2022 To 1/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
<u>z Reserves</u>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	2,300.00	2,300.00	0.00	27,600.00
605 Reserve Interest Allocation	6.82	0.00	(6.82)	6.82	0.00	(6.82)	0.00
TOTAL z Reserves	<u>2,306.82</u>	<u>2,300.00</u>	<u>(6.82)</u>	<u>2,306.82</u>	<u>2,300.00</u>	<u>(6.82)</u>	<u>27,600.00</u>
TOTAL EXPENSES	<u>6,307.21</u>	<u>10,200.00</u>	<u>3,892.79</u>	<u>6,307.21</u>	<u>10,200.00</u>	<u>3,892.79</u>	<u>122,400.00</u>
Excess Revenue / Expense	<u>9,422.37</u>	<u>0.00</u>	<u>9,422.37</u>	<u>9,422.37</u>	<u>0.00</u>	<u>9,422.37</u>	<u>0.00</u>

AP Check Register with Detail

Check Date 1/1/2022 To 1/31/2022 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
AAB Checking						8
Auto	1/3/2022	11344	SOUTHERN CALIFORNIA EDISON		669.18	PAID
Inv. # 70063331JAN22		540	Electricity ELECTRIC 11/10-12/22	Operating	669.18	
1501	1/3/2022	11334	ASSOCIATED PROFESSIONAL SERVICE:		462.01	PAID
Inv. # 12/31/2021		504	Bookkeeping BOOKKEEPING	Operating	275.00	
Inv. # 12/31/2021-1		506	O.S., Printing,Postage OFFICE SUPPLY	Operating	39.51	
Inv. # 12/31/2021-ADM		502	Administration ADMINISTRATION	Operating	140.00	
Inv. # 12/31/2021-COL		430	Late Charge Processing COLLECTIONS	Operating	7.50	
1502	1/7/2022	11358	MAIDPRO		105.00	PAID
Inv. # 16685987		528	Janitorial CLEANING SERVICE DEC21	Operating	105.00	
1503	1/7/2022	11358	BLUERIDGE POOLS		200.00	PAID
Inv. # 567		532	Pool/Spa Contract POOL SERVICE DEC21	Operating	200.00	
1504	1/24/2022	11427	SOUTHWOOD PEST CONTROL, INC.		85.00	PAID
Inv. # 0291675		526	Pest Control PEST CONTROL DEC21	Operating	85.00	
1505	1/24/2022	11427	ELSINORE VALLEY MUNICIPAL		2,079.49	PAID
Inv. # 039407JAN22		542	Water/Sewer WATER & SEWER 11/26-12/27	Operating	2,079.49	
1506	1/24/2022	11427	CR&R INCORPORATED		407.21	PAID
Inv. # 0099443		544	Trash Removal TRASH REMOVAL JAN22	Operating	407.21	
1507	1/24/2022	11427	EASTPORT VILLAS HOA		2,300.00	PAID
Inv. # 01/24/2022-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,300.00	
					Total	6,307.89
					Voided	0.00
AAB Checking TOTAL \$					6,307.89	

Associated Professional Services

7007 Mission Gorge Rd Ste 201

San Diego CA 92120

619 299-6899

Services For:

December, 2021

2/9/2022

EASTPORT VILLAS HOA
24311 Canyon Lake Drive
CANYON LAKE CA 92587

<i>Base Fee:</i>	\$275.00
<i>Office Supplies:</i>	\$39.51
<i>Collection Fees:</i>	\$7.50
<i>Administration Fees:</i>	\$140.00
<i>Totals:</i>	<hr/> \$462.01

Thank you!

ADMINISTRATIVE REPORT

09-Feb-22

826 EASTPORT VILLAS HOA

Date	Admin Amount	Description
12/1/2021	\$15.00	assessment inc letters mailout 11-30
12/1/2021	\$15.00	update ADR w new budget and resend
12/1/2021	\$15.00	reply anita re 2022 budget finalized
12/2/2021	\$15.00	unit 4 mailout/reply board
12/7/2021	\$15.00	reply re adr corrections
12/13/2021	\$20.00	call from unit 13 owner Diana Lindsey + update contact
12/13/2021	\$15.00	send AAB reps updated signature card
12/14/2021	\$15.00	update board list
12/27/2021	\$15.00	call back unit 11 selling agent termite co
Total:	\$140.00	

ASSOCIATED PROFESSIONAL SERVICES

Office Supply Report

09-Feb-22

826 EASTPORT VILLAS HOA

12/1/2021	\$23.46	23 assess increase notices
12/1/2021	\$14.55	31 pgs + 1.90 + .8
12/8/2021	(\$1.00)	Late Notices
12/30/2021	\$2.50	Financial Statements
	<hr/>	
	\$39.51	