

**EASTPORT VILLAS HOA**

*Financial Statements*

February 28, 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 02/28/2022

---

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	36,675.17	
<u>Total Cash</u>		36,675.17
<u>Reserve</u>		
AAB Reserve	57,652.91	
<u>Total Reserve</u>		57,652.91
<i>Total Assets</i>		<u>94,328.08</u>
<u>Liabilities &amp; Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	10,333.07	
<u>Total Operating</u>		18,233.07
<u>Reserve</u>		
Reserves (Jan. 1st)	71,481.81	
Reserve Allocation	4,613.20	
<u>Total Reserve</u>		76,095.01
<i>Total Liabilities &amp; Equity</i>		<u>94,328.08</u>

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating  
Period 2/1/2022 To 2/28/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
<b>REVENUES</b>							
<b><u>Assessment Revenue</u></b>							
400 Assessments	8,882.50	10,200.00	(1,317.50)	24,522.50	20,400.00	4,122.50	122,400.00
<b>TOTAL Assessment Revenue</b>	<b>8,882.50</b>	<b>10,200.00</b>	<b>(1,317.50)</b>	<b>24,522.50</b>	<b>20,400.00</b>	<b>4,122.50</b>	<b>122,400.00</b>
<b><u>Other Revenue</u></b>							
420 Late Charge	10.00	0.00	10.00	40.00	0.00	40.00	0.00
430 Late Charge Processing	(15.00)	0.00	(15.00)	0.00	0.00	0.00	0.00
450 Interest	6.38	0.00	6.38	13.20	0.00	13.20	0.00
465 Washer/Dryer Income	0.00	0.00	0.00	37.76	0.00	37.76	0.00
<b>TOTAL Other Revenue</b>	<b>1.38</b>	<b>0.00</b>	<b>1.38</b>	<b>90.96</b>	<b>0.00</b>	<b>90.96</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>8,883.88</b>	<b>10,200.00</b>	<b>(1,316.12)</b>	<b>24,613.46</b>	<b>20,400.00</b>	<b>4,213.46</b>	<b>122,400.00</b>
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
502 Administration	15.00	142.00	127.00	155.00	284.00	129.00	1,700.00
504 Bookkeeping	288.75	289.00	0.25	563.75	578.00	14.25	3,468.00
505 Website	0.00	25.00	25.00	0.00	50.00	50.00	300.00
506 O.S., Printing, Postage	98.50	17.00	(81.50)	138.01	34.00	(104.01)	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	0.00	34.00	34.00	200.00
508 Permits, Licenses, Fees, Taxes	0.00	133.00	133.00	0.00	266.00	266.00	1,600.00
510 Insurance	0.00	1,208.00	1,208.00	0.00	2,416.00	2,416.00	14,500.00
<b>TOTAL Administrative</b>	<b>402.25</b>	<b>1,831.00</b>	<b>1,428.75</b>	<b>856.76</b>	<b>3,662.00</b>	<b>2,805.24</b>	<b>21,968.00</b>
<b><u>Landscaping</u></b>							
520 Landscape Maintenance	700.00	700.00	0.00	700.00	1,400.00	700.00	8,400.00
<b>TOTAL Landscaping</b>	<b>700.00</b>	<b>700.00</b>	<b>0.00</b>	<b>700.00</b>	<b>1,400.00</b>	<b>700.00</b>	<b>8,400.00</b>
<b><u>Operating</u></b>							
524 Supplies	0.00	8.00	8.00	0.00	16.00	16.00	100.00
<b>TOTAL Operating</b>	<b>0.00</b>	<b>8.00</b>	<b>8.00</b>	<b>0.00</b>	<b>16.00</b>	<b>16.00</b>	<b>100.00</b>
<b><u>Operational</u></b>							
526 Pest Control	0.00	85.00	85.00	85.00	170.00	85.00	1,020.00
528 Janitorial	0.00	105.00	105.00	105.00	210.00	105.00	1,260.00
532 Pool/Spa Contract	200.00	325.00	125.00	400.00	650.00	250.00	3,900.00
536 Backflow Testing	0.00	5.00	5.00	0.00	10.00	10.00	65.00
<b>TOTAL Operational</b>	<b>200.00</b>	<b>520.00</b>	<b>320.00</b>	<b>590.00</b>	<b>1,040.00</b>	<b>450.00</b>	<b>6,245.00</b>
<b><u>Repairs and Maintenance</u></b>							
522 Cmn Area Repairs, Maint.	228.00	824.00	596.00	228.00	1,648.00	1,420.00	9,887.00
<b>TOTAL Repairs and Maintenance</b>	<b>228.00</b>	<b>824.00</b>	<b>596.00</b>	<b>228.00</b>	<b>1,648.00</b>	<b>1,420.00</b>	<b>9,887.00</b>
<b><u>Utilities</u></b>							
538 Plumbing	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
540 Electricity	1,678.12	733.00	(945.12)	2,347.30	1,466.00	(881.30)	8,800.00
541 Propane	0.00	83.00	83.00	0.00	166.00	166.00	990.00
542 Water/Sewer	2,051.22	2,641.00	589.78	4,130.71	5,282.00	1,151.29	31,690.00
544 Trash Removal	407.21	410.00	2.79	814.42	820.00	5.58	4,920.00
<b>TOTAL Utilities</b>	<b>4,136.55</b>	<b>4,017.00</b>	<b>(119.55)</b>	<b>7,292.43</b>	<b>8,034.00</b>	<b>741.57</b>	<b>48,200.00</b>

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating

Period 2/1/2022 To 2/28/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
<b><u>z Reserves</u></b>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	4,600.00	4,600.00	0.00	27,600.00
605 Reserve Interest Allocation	6.38	0.00	(6.38)	13.20	0.00	(13.20)	0.00
<b>TOTAL z Reserves</b>	<u>2,306.38</u>	<u>2,300.00</u>	<u>(6.38)</u>	<u>4,613.20</u>	<u>4,600.00</u>	<u>(13.20)</u>	<u>27,600.00</u>
<b>TOTAL EXPENSES</b>	<u>7,973.18</u>	<u>10,200.00</u>	<u>2,226.82</u>	<u>14,280.39</u>	<u>20,400.00</u>	<u>6,119.61</u>	<u>122,400.00</u>
<b>Excess Revenue / Expense</b>	<u>910.70</u>	<u>0.00</u>	<u>910.70</u>	<u>10,333.07</u>	<u>0.00</u>	<u>10,333.07</u>	<u>0.00</u>

# AP Check Register with Detail

Check Date 2/1/2022 To 2/28/2022 11:59:00 PM

## Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
<b>AAB Checking</b>						<b>8</b>
Auto	2/1/2022	11463	SOUTHERN CALIFORNIA EDISON		729.18	PAID
Inv. # 70063331FEB22		540	Electricity ELECTRIC 12/131/11	Operating	729.18	
Auto	2/20/2022	11578	SOUTHERN CALIFORNIA EDISON		948.94	PAID
Inv. # 70063331FEB22		540	Electricity ELECTRIC 1/12-2/9	Operating	948.94	
1508	2/7/2022	11473	ASSOCIATED PROFESSIONAL SERVICE		424.75	PAID
Inv. # 1/31/2022		504	Bookkeeping BOOKKEEPING	Operating	288.75	
Inv. # 1/31/2022-1		506	O.S., Printing,Postage OFFICE SUPPLY	Operating	98.50	
Inv. # 1/31/2022-ADM		502	Administration ADMINISTRATION	Operating	15.00	
Inv. # 1/31/2022-COL		430	Late Charge Processing COLLECTIONS	Operating	22.50	
1509	2/7/2022	11473	EDUARDO HERNANDEZ SANCHEZ		700.00	PAID
Inv. # NI#JAN22		520	Landscape Maintenance LANDSCAPE SERVICE JAN22	Operating	700.00	
1510	2/7/2022	11473	BLUERIDGE POOLS		228.00	PAID
Inv. # 573		532	Pool/Spa Contract POOL SERVICE JAN22	Operating	200.00	
Inv. # 573X		522	Cmn Area Repairs, Maint. POOL SIGN	Operating	28.00	
1511	2/16/2022	11527	EDUARDO HERNANDEZ SANCHEZ		200.00	PAID
Inv. # NI#JAN22X		522	Cmn Area Repairs, Maint. MAINS REPAIRED (3)	Operating	200.00	
1512	2/16/2022	11527	CR&R INCORPORATED		407.21	PAID
Inv. # 000099869		544	Trash Removal TRASH REMOVAL FEB22	Operating	407.21	
1513	2/24/2022	11561	ELSINORE VALLEY MUNICIPAL		2,051.22	PAID
Inv. # 039407FEB22		542	Water/Sewer WATER & SEWER 12/27-1/27	Operating	2,051.22	
1514	2/24/2022	11561	EASTPORT VILLAS HOA		2,300.00	PAID
Inv. # 02/24/2022-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,300.00	
					<b>Total</b>	<b>7,989.30</b>
					<b>Voided</b>	<b>0.00</b>
<b>AAB Checking TOTAL \$</b>					<b>7,989.30</b>	

# ASSOCIATED PROFESSIONAL SERVICES

---

## Office Supply Report

17-Mar-22

826 EASTPORT VILLAS HOA

1/10/2022	\$96.00	Coupon Books
1/30/2022	\$2.50	Financial Statements
	<hr/>	
	<b>\$98.50</b>	

---

---

# ADMINISTRATIVE REPORT

---

---

17-Mar-22

---

---

826 EASTPORT VILLAS HOA

<b>Date</b>	<b>Admin Amount</b>	<b>Description</b>
1/7/2022	\$15.00	send correct aps contact to courtney hammond
<b>Total:</b>	\$15.00	

# *Associated Professional Services*

*7007 Mission Gorge Rd Ste 201*

*San Diego CA 92120*

*619 299-6899*

*Services For:*

*January, 2022*

3/17/2022

EASTPORT VILLAS HOA  
24311 Canyon Lake Drive  
CANYON LAKE CA 92587

<i>Base Fee:</i>	\$288.75
<i>Office Supplies:</i>	\$98.50
<i>Collection Fees:</i>	\$22.50
<i>Administration Fees:</i>	\$15.00
	<hr/>
<i>Totals:</i>	\$424.75

*Thank you!*