

EASTPORT VILLAS HOA

Financial Statements

October 31, 2021

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 10/31/2021

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	25,170.29	
<u>Total Cash</u>		25,170.29
<u>Reserve</u>		
AAB Reserve	53,191.63	
<u>Total Reserve</u>		53,191.63
<i>Total Assets</i>		<u>78,361.92</u>
<u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	7,500.00	
Y.T.D. Surplus/(Deficit)	53.31	
<u>Total Operating</u>		7,553.31
<u>Reserve</u>		
Reserves (Jan. 1st)	94,341.22	
Reserve Allocation	21,085.39	
Reserve Expenses	(44,618.00)	
<u>Total Reserve</u>		70,808.61
<i>Total Liabilities & Equity</i>		<u>78,361.92</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 10/1/2021 To 10/31/2021 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	9,711.00	9,600.00	111.00	95,318.50	96,000.00	(681.50)	115,200.00
TOTAL Assessment Revenue		9,711.00	9,600.00	111.00	95,318.50	96,000.00	(681.50)	115,200.00
<u>Other Revenue</u>								
420	Late Charge	20.00	0.00	20.00	70.00	0.00	70.00	0.00
430	Late Charge Processing	15.00	0.00	15.00	15.00	0.00	15.00	0.00
450	Interest	6.55	0.00	6.55	85.39	0.00	85.39	0.00
465	Washer/Dryer Income	102.38	0.00	102.38	360.84	0.00	360.84	0.00
TOTAL Other Revenue		143.93	0.00	143.93	531.23	0.00	531.23	0.00
TOTAL REVENUES		9,854.93	9,600.00	254.93	95,849.73	96,000.00	(150.27)	115,200.00
EXPENSES								
<u>Administrative</u>								
502	Administration	195.00	25.00	(170.00)	590.00	250.00	(340.00)	300.00
504	Bookkeeping	275.00	275.00	0.00	2,750.00	2,750.00	0.00	3,300.00
505	Website	0.00	25.00	25.00	0.00	250.00	250.00	300.00
506	O.S., Printing, Postage	82.94	17.00	(65.94)	142.44	170.00	27.56	200.00
507	Civil Code Disclosures	0.00	17.00	17.00	125.00	170.00	45.00	200.00
508	Permits, Licenses, Fees, Taxe:	0.00	75.00	75.00	1,692.00	750.00	(942.00)	900.00
510	Insurance	0.00	1,000.00	1,000.00	14,021.08	10,000.00	(4,021.08)	12,000.00
514	Legal	0.00	2.00	2.00	0.00	20.00	20.00	28.00
TOTAL Administrative		552.94	1,436.00	883.06	19,320.52	14,360.00	(4,960.52)	17,228.00
<u>Landscaping</u>								
520	Landscape Maintenance	0.00	600.00	600.00	6,100.00	6,000.00	(100.00)	7,200.00
TOTAL Landscaping		0.00	600.00	600.00	6,100.00	6,000.00	(100.00)	7,200.00
<u>Operating</u>								
524	Supplies	0.00	17.00	17.00	32.27	170.00	137.73	200.00
TOTAL Operating		0.00	17.00	17.00	32.27	170.00	137.73	200.00
<u>Operational</u>								
526	Pest Control	85.00	85.00	0.00	850.00	850.00	0.00	1,020.00
528	Janitorial	0.00	105.00	105.00	506.00	1,050.00	544.00	1,260.00
530	Plumbing	0.00	0.00	0.00	65.00	0.00	(65.00)	0.00
532	Pool/Spa Contract	450.00	325.00	(125.00)	2,700.00	3,250.00	550.00	3,900.00
536	Backflow Testing	0.00	5.00	5.00	250.00	50.00	(200.00)	65.00
TOTAL Operational		535.00	520.00	(15.00)	4,371.00	5,200.00	829.00	6,245.00
<u>Repairs and Maintenance</u>								
522	Cmn Area Repairs, Maint.	272.00	1,028.00	756.00	7,509.96	10,280.00	2,770.04	12,337.00
TOTAL Repairs and Maintenance		272.00	1,028.00	756.00	7,509.96	10,280.00	2,770.04	12,337.00
<u>Utilities</u>								
538	Plumbing	0.00	163.00	163.00	1,200.00	1,630.00	430.00	1,950.00
540	Electricity	780.10	833.00	52.90	7,232.28	8,330.00	1,097.72	10,000.00
541	Propane	0.00	89.00	89.00	742.48	890.00	147.52	1,070.00
542	Water/Sewer	3,269.91	2,306.00	(963.91)	23,765.78	23,060.00	(705.78)	27,670.00
544	Trash Removal	407.21	508.00	100.79	4,436.74	5,080.00	643.26	6,100.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	4,457.22	3,899.00	(558.22)	37,377.28	38,990.00	1,612.72	46,790.00
<u>z Reserves</u>							
600 Reserve Allocation	2,100.00	2,100.00	0.00	21,000.00	21,000.00	0.00	25,200.00
605 Reserve Interest Allocation	6.55	0.00	(6.55)	85.39	0.00	(85.39)	0.00
TOTAL z Reserves	2,106.55	2,100.00	(6.55)	21,085.39	21,000.00	(85.39)	25,200.00
TOTAL EXPENSES	7,923.71	9,600.00	1,676.29	95,796.42	96,000.00	203.58	115,200.00
Excess Revenue / Expense	1,931.22	0.00	1,931.22	53.31	0.00	53.31	0.00

AP Check Register with Detail

Check Date 10/1/2021 To 10/31/2021 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
AAB Checking						8
1472	10/7/2021	10977	ASSOCIATED PROFESSIONAL SERVICE		552.94	PAID
Inv. # 9/30/2021		504	Bookkeeping	Operating	275.00	
			BOOKKEEPING			
Inv. # 9/30/2021-1		506	O.S., Printing, Postage	Operating	82.94	
			OFFICE SUPPLY			
Inv. # 9/30/2021-ADM		502	Administration	Operating	195.00	
			ADMINISTRATION			
1473	10/7/2021	10978	SOUTHWOOD PEST CONTROL, INC.		85.00	PAID
Inv. # 0289024		526	Pest Control	Operating	85.00	
			PEST CONTROL SEP21			
1474	10/11/2021	10981	BLUERIDGE POOLS		550.00	PAID
Inv. # 529		532	Pool/Spa Contract	Operating	450.00	
			POOL SERVICE SEP21			
Inv. # 529X		522	Cmn Area Repairs, Maint.	Operating	100.00	
			SPRING TIMER			
1475	10/14/2021	11000	RIVERSIDE COUNTY FIRE DEPARTMENT		172.00	PAID
Inv. # FPAIC-001021-2020		522	Cmn Area Repairs, Maint.	Operating	172.00	
			INSPECTION FEE -ANNUAL			
1476	10/21/2021	11026	ELSINORE VALLEY MUNICIPAL		3,269.91	PAID
Inv. # 039407OCT21		542	Water/Sewer	Operating	3,269.91	
			WATER & SEWER 8/27-9/26			
1477	10/21/2021	11026	CR&R INCORPORATED		407.21	PAID
Inv. # 0098072		544	Trash Removal	Operating	407.21	
			TRASH REMOVAL OCT21			
1478	10/25/2021	11036	EASTPORT VILLAS HOA		2,100.00	PAID
Inv. # 10/24/2021-AUTO		101	AAB Reserve	Operating	2,100.00	
			RESERVE TRANSFER -8506939052			
1479	10/25/2021	11036	PRISTINE POOL & SPA SERVICE		450.00	VOIDED
Inv. # 10/24/2021-AUTO		532	Pool/Spa Contract	Operating	450.00	
			POOL & SPA SERVICE			
Total					7,587.06	
Voided					450.00	
AAB Checking TOTAL \$					7,137.06	

ASSOCIATED PROFESSIONAL SERVICES

Office Supply Report

10-Nov-21

826 EASTPORT VILLAS HOA

9/1/2021	\$44.40	nomination forms, 2 env/post
9/16/2021	\$35.04	72 pgs, 24 prepaid, 24 env, 24 post
9/16/2021	\$1.00	Late Notices
9/29/2021	\$2.50	Financial Statements
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	\$82.94	

ADMINISTRATIVE REPORT

10-Nov-21

826 EASTPORT VILLAS HOA

Date	Admin Amount	Description
9/1/2021	\$15.00	send anita signature card
9/14/2021	\$60.00	draft owner tenant form
9/14/2021	\$15.00	email anita re pre ballot notice draft
9/14/2021	\$60.00	am pre ballot notice draft
9/16/2021	\$45.00	pre ballot notice mailout + email reply anita
Total:	\$195.00	

Associated Professional Services

7007 Mission Gorge Rd Ste 201

San Diego CA 92120

619 299-6899

Services For:

September, 2021

11/10/2021

EASTPORT VILLAS HOA
24311 Canyon Lake Drive
CANYON LAKE CA 92587

<i>Base Fee:</i>	\$275.00
<i>Office Supplies:</i>	\$82.94
<i>Collection Fees:</i>	\$0.00
<i>Administration Fees:</i>	\$195.00
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<i>Totals:</i>	\$552.94

Thank you!