

EASTPORT VILLAS HOA

Financial Statements

August 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 08/31/2021

Assets

Cash

AAB Checking

24,838.79

Total Cash

24,838.79

Reserve

AAB Reserve

48,979.84

Total Reserve

48,979.84

Total Assets

73,818.63

Liabilities & Equity

Operating

Operating Funds

7,500.00

Y.T.D. Surplus/(Deficit)

(278.19)

Total Operating

7,221.81

Reserve

Reserves (Jan. 1st)

94,341.22

Reserve Allocation

16,873.60

Reserve Expenses

(44,618.00)

Total Reserve

66,596.82

Total Liabilities & Equity

73,818.63

Eastport Villas Homeowners Association (826)

Income Statement

Period 8/1/2021 To 8/31/2021 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	8,822.50	9,600.00	(777.50)	76,422.50	76,800.00	(377.50)	115,200.00
TOTAL Assessment Revenue	8,822.50	9,600.00	(777.50)	76,422.50	76,800.00	(377.50)	115,200.00
<u>Other Revenue</u>							
420 Late Charge	10.00	0.00	10.00	50.00	0.00	50.00	0.00
430 Late Charge Processing	7.50	0.00	7.50	7.50	0.00	7.50	0.00
450 Interest	7.42	0.00	7.42	73.60	0.00	73.60	0.00
465 Washer/Dryer Income	0.00	0.00	0.00	258.46	0.00	258.46	0.00
TOTAL Other Revenue	24.92	0.00	24.92	389.56	0.00	389.56	0.00
TOTAL REVENUES	8,847.42	9,600.00	(752.58)	76,812.06	76,800.00	12.06	115,200.00
EXPENSES							
<u>Administrative</u>							
502 Administration	145.00	25.00	(120.00)	255.00	200.00	(55.00)	300.00
504 Bookkeeping	275.00	275.00	0.00	2,200.00	2,200.00	0.00	3,300.00
505 Website	0.00	25.00	25.00	0.00	200.00	200.00	300.00
506 O.S., Printing, Postage	16.50	17.00	0.50	56.00	136.00	80.00	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	125.00	136.00	11.00	200.00
508 Permits, Licenses, Fees, Taxes	100.00	75.00	(25.00)	1,692.00	600.00	(1,092.00)	900.00
510 Insurance	0.00	1,000.00	1,000.00	14,021.08	8,000.00	(6,021.08)	12,000.00
514 Legal	0.00	2.00	2.00	0.00	16.00	16.00	28.00
TOTAL Administrative	536.50	1,436.00	899.50	18,349.08	11,488.00	(6,861.08)	17,228.00
<u>Landscaping</u>							
520 Landscape Maintenance	0.00	600.00	600.00	4,800.00	4,800.00	0.00	7,200.00
TOTAL Landscaping	0.00	600.00	600.00	4,800.00	4,800.00	0.00	7,200.00
<u>Operating</u>							
524 Supplies	0.00	17.00	17.00	32.27	136.00	103.73	200.00
TOTAL Operating	0.00	17.00	17.00	32.27	136.00	103.73	200.00
<u>Operational</u>							
526 Pest Control	85.00	85.00	0.00	680.00	680.00	0.00	1,020.00
528 Janitorial	105.00	105.00	0.00	401.00	840.00	439.00	1,260.00
530 Plumbing	65.00	0.00	(65.00)	65.00	0.00	(65.00)	0.00
532 Pool/Spa Contract	450.00	325.00	(125.00)	2,250.00	2,600.00	350.00	3,900.00
536 Backflow Testing	250.00	5.00	(245.00)	250.00	40.00	(210.00)	65.00
TOTAL Operational	955.00	520.00	(435.00)	3,646.00	4,160.00	514.00	6,245.00
<u>Repairs and Maintenance</u>							
522 Cmn Area Repairs, Maint.	0.00	1,028.00	1,028.00	4,687.96	8,224.00	3,536.04	12,337.00
TOTAL Repairs and Maintenance	0.00	1,028.00	1,028.00	4,687.96	8,224.00	3,536.04	12,337.00
<u>Utilities</u>							
538 Plumbing	0.00	163.00	163.00	1,200.00	1,304.00	104.00	1,950.00
540 Electricity	1,388.93	833.00	(555.93)	5,664.66	6,664.00	999.34	10,000.00
541 Propane	214.83	89.00	(125.83)	742.48	712.00	(30.48)	1,070.00
542 Water/Sewer	2,652.50	2,306.00	(346.50)	17,471.88	18,448.00	976.12	27,670.00
544 Trash Removal	332.97	508.00	175.03	3,622.32	4,064.00	441.68	6,100.00

Eastport Villas Homeowners Association (826)

Income Statement

Period 8/1/2021 To 8/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	4,589.23	3,899.00	(690.23)	28,701.34	31,192.00	2,490.66	46,790.00
<u>z Reserves</u>							
600 Reserve Allocation	2,100.00	2,100.00	0.00	16,800.00	16,800.00	0.00	25,200.00
605 Reserve Interest Allocation	7.42	0.00	(7.42)	73.60	0.00	(73.60)	0.00
TOTAL z Reserves	2,107.42	2,100.00	(7.42)	16,873.60	16,800.00	(73.60)	25,200.00
TOTAL EXPENSES	8,188.15	9,600.00	1,411.85	77,090.25	76,800.00	(290.25)	115,200.00
Excess Revenue / Expense	659.27	0.00	659.27	(278.19)	0.00	(278.19)	0.00

AP Check Register with Detail

Check Date 8/1/2021 To 8/31/2021 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
AAB Checking						13
Auto	8/2/2021	10672	SOUTHERN CALIFORNIA EDISON		672.33	PAID
Inv. # 70063331JUN21		540	Electricity ELECTRIC 5/12-6/10	Operating	672.33	
Auto	8/2/2021	10715	SOUTHERN CALIFORNIA EDISON		781.30	PAID
Inv. # 70063331AUG21		540	Electricity ELECTRIC 6/11-7/12	Operating	781.30	
Auto	8/31/2021	10810	SOUTHERN CALIFORNIA EDISON		716.60	PAID
Inv. # 70063331AUG21		540	Electricity ELECTRIC 7/13-8/10	Operating	716.60	
1450	8/10/2021	10714	ASSOCIATED PROFESSIONAL SERVICE		436.50	PAID
Inv. # 7/31/2021		504	Bookkeeping BOOKKEEPING	Operating	275.00	
Inv. # 7/31/2021-1		506	O.S., Printing, Postage OFFICE SUPPLY	Operating	16.50	
Inv. # 7/31/2021-ADM		502	Administration ADMINISTRATION	Operating	145.00	
1451	8/10/2021	10715	MAIDPRO		105.00	PAID
Inv. # 15892553		528	Janitorial MONTHLY CLEANING	Operating	105.00	
1452	8/10/2021	10715	SOUTHWOOD PEST CONTROL, INC.		85.00	PAID
Inv. # 0287169		526	Pest Control PEST CONTROL	Operating	85.00	
1453	8/24/2021	10765	PRISTINE POOL & SPA SERVICE		450.00	PAID
Inv. # 08/24/2021-AUTO		532	Pool/Spa Contract POOL & SPA SERVICE	Operating	450.00	
1454	8/24/2021	10765	EASTPORT VILLAS HOA		2,100.00	PAID
Inv. # 08/24/2021-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,100.00	
1455	8/24/2021	10765	ELSINORE VALLEY MUNICIPAL		2,652.50	PAID
Inv. # 039407AUG21		542	Water/Sewer WATER & SEWER 6/27-7/27	Operating	2,652.50	
1456	8/24/2021	10765	CR&R INCORPORATED		332.97	PAID
Inv. # 0097211		544	Trash Removal TRASH REMOVAL AUG21	Operating	332.97	
1457	8/24/2021	10765	ALL STATE PROPANE		214.83	PAID
Inv. # 487241		541	Propane TANK PROPANE RENTAL	Operating	214.83	
1458	8/24/2021	10765	HAZZARD BACKFLOW		65.00	PAID
Inv. # 26330		530	Plumbing ANNUAL BACKFLOW TEST	Operating	65.00	
1459	8/27/2021	10774	AR Refund Vendor		800.00	PAID

AP Check Register with Detail

Check Date 8/1/2021 To 8/31/2021 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
		400	Assessments	Operating	400.00	
			Resident Refund: Karan Marie McGlynn & Michael B. Brown			
		400	Assessments	Operating	400.00	
			Resident Refund: Karan Marie McGlynn & Michael B. Brown			
1460	8/27/2021	10782	HAZZARD BACKFLOW		250.00	PAID
Inv. # 26524		536	Backflow Testing	Operating	250.00	
			BACKFLOW REPAIRS			
1461	8/31/2021	10807	FRANCHISE TAX BOARD		100.00	PAID
Inv. # 3661866000AUG21		508	Permits,Licenses,Fees,Taxes	Operating	100.00	
			TAXES			
				Total	9,762.03	
				Voided	0.00	
				AAB Checking TOTAL \$	9,762.03	
AAB Reserve						1
110	8/23/2021	10754	HOFFMAN'S PAINTING, INC.		11,385.00	PAID
Inv. # 169		320	Reserve Expenses	Operating	11,385.00	
			WROUGHT IRON & GATE PAINTING			
				Total	11,385.00	
				Voided	0.00	
				AAB Reserve TOTAL \$	11,385.00	