

EASTPORT VILLAS HOA

Financial Statements

November 30, 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 11/30/2021

Assets

Cash

AAB Checking 25,089.88

Total Cash 25,089.88

Reserve

AAB Reserve 50,933.19

Total Reserve 50,933.19

Total Assets 76,023.07

Liabilities & Equity

Operating

Operating Funds 7,500.00

Y.T.D. Surplus/(Deficit) (27.10)

Total Operating 7,472.90

Reserve

Reserves (Jan. 1st) 94,341.22

Reserve Allocation 23,191.95

Reserve Expenses (48,983.00)

Total Reserve 68,550.17

Total Liabilities & Equity 76,023.07

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 11/1/2021 To 11/30/2021 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	10,425.00	9,600.00	825.00	105,743.50	105,600.00	143.50	115,200.00
TOTAL Assessment Revenue		10,425.00	9,600.00	825.00	105,743.50	105,600.00	143.50	115,200.00
<u>Other Revenue</u>								
420	Late Charge	0.00	0.00	0.00	70.00	0.00	70.00	0.00
430	Late Charge Processing	(15.00)	0.00	(15.00)	0.00	0.00	0.00	0.00
450	Interest	6.56	0.00	6.56	91.95	0.00	91.95	0.00
465	Washer/Dryer Income	0.00	0.00	0.00	360.84	0.00	360.84	0.00
TOTAL Other Revenue		(8.44)	0.00	(8.44)	522.79	0.00	522.79	0.00
TOTAL REVENUES		10,416.56	9,600.00	816.56	106,266.29	105,600.00	666.29	115,200.00
EXPENSES								
<u>Administrative</u>								
502	Administration	195.00	25.00	(170.00)	785.00	275.00	(510.00)	300.00
504	Bookkeeping	275.00	275.00	0.00	3,025.00	3,025.00	0.00	3,300.00
505	Website	300.00	25.00	(275.00)	300.00	275.00	(25.00)	300.00
506	O.S., Printing, Postage	83.69	17.00	(66.69)	226.13	187.00	(39.13)	200.00
507	Civil Code Disclosures	460.00	17.00	(443.00)	585.00	187.00	(398.00)	200.00
508	Permits, Licenses, Fees, Taxes	0.00	75.00	75.00	1,692.00	825.00	(867.00)	900.00
510	Insurance	0.00	1,000.00	1,000.00	14,021.08	11,000.00	(3,021.08)	12,000.00
514	Legal	0.00	2.00	2.00	0.00	22.00	22.00	28.00
TOTAL Administrative		1,313.69	1,436.00	122.31	20,634.21	15,796.00	(4,838.21)	17,228.00
<u>Landscaping</u>								
520	Landscape Maintenance	700.00	600.00	(100.00)	6,800.00	6,600.00	(200.00)	7,200.00
TOTAL Landscaping		700.00	600.00	(100.00)	6,800.00	6,600.00	(200.00)	7,200.00
<u>Operating</u>								
524	Supplies	26.04	17.00	(9.04)	58.31	187.00	128.69	200.00
TOTAL Operating		26.04	17.00	(9.04)	58.31	187.00	128.69	200.00
<u>Operational</u>								
526	Pest Control	0.00	85.00	85.00	850.00	935.00	85.00	1,020.00
528	Janitorial	105.00	105.00	0.00	611.00	1,155.00	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	900.00	325.00	(575.00)	3,600.00	3,575.00	(25.00)	3,900.00
536	Backflow Testing	0.00	5.00	5.00	250.00	55.00	(195.00)	65.00
TOTAL Operational		1,005.00	520.00	(485.00)	5,376.00	5,720.00	344.00	6,245.00
<u>Repairs and Maintenance</u>								
522	Cmn Area Repairs, Maint.	772.27	1,028.00	255.73	8,282.23	11,308.00	3,025.77	12,337.00
TOTAL Repairs and Maintenance		772.27	1,028.00	255.73	8,282.23	11,308.00	3,025.77	12,337.00
<u>Utilities</u>								
538	Plumbing	600.00	163.00	(437.00)	1,800.00	1,793.00	(7.00)	1,950.00
540	Electricity	664.75	833.00	168.25	7,897.03	9,163.00	1,265.97	10,000.00
541	Propane	0.00	89.00	89.00	742.48	979.00	236.52	1,070.00
542	Water/Sewer	2,901.45	2,306.00	(595.45)	26,667.23	25,366.00	(1,301.23)	27,670.00
544	Trash Removal	407.21	508.00	100.79	4,843.95	5,588.00	744.05	6,100.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
 Period 11/1/2021 To 11/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	4,573.41	3,899.00	(674.41)	41,950.69	42,889.00	938.31	46,790.00
<u>z Reserves</u>							
600 Reserve Allocation	2,100.00	2,100.00	0.00	23,100.00	23,100.00	0.00	25,200.00
605 Reserve Interest Allocation	6.56	0.00	(6.56)	91.95	0.00	(91.95)	0.00
TOTAL z Reserves	2,106.56	2,100.00	(6.56)	23,191.95	23,100.00	(91.95)	25,200.00
TOTAL EXPENSES	10,496.97	9,600.00	(896.97)	106,293.39	105,600.00	(693.39)	115,200.00
Excess Revenue / Expense	(80.41)	0.00	(80.41)	(27.10)	0.00	(27.10)	0.00

AP Check Register with Detail

Check Date 11/1/2021 To 11/30/2021 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
AAB Checking						12
Auto	11/20/2021	11169	SOUTHERN CALIFORNIA EDISON		664.75	PAID
Inv. # 70063331NOV21		540	Electricity ELECTRIC 10/12-11/9	Operating	664.75	
1480	11/8/2021	11096	BLUERIDGE POOLS		450.00	PAID
Inv. # 530		532	Pool/Spa Contract POOL SERVICE OCT21	Operating	450.00	
1481	11/8/2021	11096	MAIDPRO		105.00	PAID
Inv. # 16384666		528	Janitorial CLEANING SERVICE OCT21	Operating	105.00	
1482	11/8/2021	11096	ASSOCIATED PROFESSIONAL SERVICE		1,028.69	PAID
Inv. # 10/31/2021		504	Bookkeeping BOOKKEEPING	Operating	275.00	
Inv. # 10/31/2021-1		506	O.S., Printing,Postage OFFICE SUPPLY	Operating	83.69	
Inv. # 10/31/2021-ADM		502	Administration ADMINISTRATION	Operating	195.00	
Inv. # 10/31/2021-BRS		507	Civil Code Disclosures BUDGET & RESERVE STUDY	Operating	460.00	
Inv. # 10/31/2021-COL		430	Late Charge Processing COLLECTIONS	Operating	15.00	
1483	11/23/2021	11168	EASTPORT VILLAS HOA		2,100.00	PAID
Inv. # 11/24/2021-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,100.00	
1484	11/23/2021	11168	PRISTINE POOL & SPA SERVICE		450.00	PAID
Inv. # 11/24/2021-AUTO		532	Pool/Spa Contract POOL & SPA SERVICE	Operating	450.00	
1485	11/23/2021	11169	ELSINORE VALLEY MUNICIPAL		2,901.45	PAID
Inv. # 039407NOV21		542	Water/Sewer WATER & SEWER 9/26-10/26	Operating	2,901.45	
1486	11/23/2021	11169	CR&R INCORPORATED		407.21	PAID
Inv. # 0098566		544	Trash Removal TRASH REMOVAL NOV21	Operating	407.21	
1487	11/23/2021	11169	HOA EXPRESS		300.00	PAID
Inv. # 1879577		505	Website WEBSITE	Operating	300.00	
1488	11/23/2021	11169	EDUARDO HERNANDEZ SANCHEZ		750.00	PAID
Inv. # NI#NOV21X		522	Cmn Area Repairs, Maint. FERTILIZER	Operating	50.00	
Inv. # NI#NOV21		520	Landscape Maintenance LANDSCAPE SERVICE NOV21	Operating	700.00	
1489	11/30/2021	11183	NOOTBAAR PLUMBING AND DRAIN, INC		600.00	PAID
Inv. # 4676		538	Plumbing BLOCKAGE CLEARED	Operating	600.00	

AP Check Register with Detail

Check Date 11/1/2021 To 11/30/2021 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense	Memo			
1490	11/30/2021	11183	ANITA LONG		748.31	PAID
Inv. # NI#NOV21		522	Cmn Area Repairs, Maint. CREDIT	Operating	-398.65	
Inv. # NI#NOV21X		522	Cmn Area Repairs, Maint. SOLAR UMBRELLA/BASE	Operating	500.21	
Inv. # NI#NOV21XX		522	Cmn Area Repairs, Maint. SOLAR UMBRELLA	Operating	489.34	
Inv. # NI#NOV21XX		522	Cmn Area Repairs, Maint. TABLE CLOTHS	Operating	56.00	
Inv. # NI#NOV21XXX		522	Cmn Area Repairs, Maint. ANCHOR ENTRANCE SIGN	Operating	75.37	
Inv. # NI#NOV21XXXX		524	Supplies FLASH DRIVES	Operating	26.04	
Total					10,505.41	
Voided					0.00	
AAB Checking TOTAL \$					10,505.41	

AAB Reserve

1

111	11/23/2021	11170	NOOTBAAR PLUMBING AND DRAIN, INC		4,365.00	PAID
Inv. # 4939		320	Reserve Expenses SPECIALIZED PLUMBIGN REPAIR	Operating	4,365.00	
Total					4,365.00	
Voided					0.00	
AAB Reserve TOTAL \$					4,365.00	

ASSOCIATED PROFESSIONAL SERVICES

Office Supply Report

16-Dec-21

826 EASTPORT VILLAS HOA

10/14/2021	\$81.19	23 pkts - 10 pg, 2 env, 1 big env, pos
10/29/2021	\$2.50	Financial Statements
	<hr/>	
	\$83.69	

ADMINISTRATIVE REPORT

16-Dec-21

826 EASTPORT VILLAS HOA

Date	Admin Amount	Description
10/1/2021	\$15.00	Owner information update request/Em consent form
10/1/2021	\$460.00	Budget/Reserve Study w/site inspection
10/13/2021	\$15.00	email board confirm elections rules/ballot
10/13/2021	\$60.00	draft election ballot
10/14/2021	\$60.00	draft election ballot mailing Cover letter
10/14/2021	\$45.00	election ballots mailout
Total:	<u>\$655.00</u>	

Associated Professional Services

7007 Mission Gorge Rd Ste 201

San Diego CA 92120

619 299-6899

Services For:

October, 2021

12/16/2021

EASTPORT VILLAS HOA
24311 Canyon Lake Drive
CANYON LAKE CA 92587

<i>Base Fee:</i>	\$275.00
<i>Office Supplies:</i>	\$83.69
<i>Collection Fees:</i>	\$15.00
<i>Administration Fees:</i>	\$655.00
	<hr/>
<i>Totals:</i>	\$1,028.69

Thank you!