

EASTPORT VILLAS HOA

Financial Statements

March 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 03/31/2022

<u>Assets</u>		
<u>Cash</u>		
AAB Checking	21,405.84	
<u>Total Cash</u>		21,405.84
<u>Reserve</u>		
AAB Reserve	59,960.26	
<u>Total Reserve</u>		59,960.26
<i>Total Assets</i>		<u>81,366.10</u>
 <u>Liabilities & Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	(4,936.26)	
<u>Total Operating</u>		2,963.74
<u>Reserve</u>		
Reserves (Jan. 1st)	71,481.81	
Reserve Allocation	6,920.55	
<u>Total Reserve</u>		78,402.36
<i>Total Liabilities & Equity</i>		<u>81,366.10</u>

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating
Period 3/1/2022 To 3/31/2022 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	8,895.00	10,200.00	(1,305.00)	33,417.50	30,600.00	2,817.50	122,400.00
TOTAL Assessment Revenue	8,895.00	10,200.00	(1,305.00)	33,417.50	30,600.00	2,817.50	122,400.00
<u>Other Revenue</u>							
420 Late Charge	0.00	0.00	0.00	40.00	0.00	40.00	0.00
450 Interest	7.35	0.00	7.35	20.55	0.00	20.55	0.00
465 Washer/Dryer Income	0.00	0.00	0.00	37.76	0.00	37.76	0.00
TOTAL Other Revenue	7.35	0.00	7.35	98.31	0.00	98.31	0.00
TOTAL REVENUES	8,902.35	10,200.00	(1,297.65)	33,515.81	30,600.00	2,915.81	122,400.00
EXPENSES							
<u>Administrative</u>							
502 Administration	112.00	142.00	30.00	267.00	426.00	159.00	1,700.00
503 Audit & Tax Preparation	875.00	0.00	(875.00)	875.00	0.00	(875.00)	0.00
504 Bookkeeping	288.75	289.00	0.25	852.50	867.00	14.50	3,468.00
505 Website	0.00	25.00	25.00	0.00	75.00	75.00	300.00
506 O.S., Printing, Postage	12.50	17.00	4.50	150.51	51.00	(99.51)	200.00
507 Civil Code Disclosures	150.00	17.00	(133.00)	150.00	51.00	(99.00)	200.00
508 Permits, Licenses, Fees, Taxes	35.00	133.00	98.00	35.00	399.00	364.00	1,600.00
510 Insurance	15,086.83	1,208.00	(13,878.83)	15,086.83	3,624.00	(11,462.83)	14,500.00
TOTAL Administrative	16,560.08	1,831.00	(14,729.08)	17,416.84	5,493.00	(11,923.84)	21,968.00
<u>Landscaping</u>							
520 Landscape Maintenance	700.00	700.00	0.00	1,400.00	2,100.00	700.00	8,400.00
TOTAL Landscaping	700.00	700.00	0.00	1,400.00	2,100.00	700.00	8,400.00
<u>Operating</u>							
524 Supplies	0.00	8.00	8.00	0.00	24.00	24.00	100.00
TOTAL Operating	0.00	8.00	8.00	0.00	24.00	24.00	100.00
<u>Operational</u>							
526 Pest Control	85.00	85.00	0.00	170.00	255.00	85.00	1,020.00
528 Janitorial	210.00	105.00	(105.00)	315.00	315.00	0.00	1,260.00
532 Pool/Spa Contract	200.00	325.00	125.00	600.00	975.00	375.00	3,900.00
533 Pool/Spa Extras	470.00	0.00	(470.00)	470.00	0.00	(470.00)	0.00
536 Backflow Testing	0.00	5.00	5.00	0.00	15.00	15.00	65.00
TOTAL Operational	965.00	520.00	(445.00)	1,555.00	1,560.00	5.00	6,245.00
<u>Repairs and Maintenance</u>							
522 Cmn Area Repairs, Maint.	0.00	824.00	824.00	228.00	2,472.00	2,244.00	9,887.00
TOTAL Repairs and Maintenance	0.00	824.00	824.00	228.00	2,472.00	2,244.00	9,887.00
<u>Utilities</u>							
538 Plumbing	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
540 Electricity	1,040.61	733.00	(307.61)	3,387.91	2,199.00	(1,188.91)	8,800.00
541 Propane	0.00	83.00	83.00	0.00	249.00	249.00	990.00
542 Water/Sewer	2,191.43	2,641.00	449.57	6,322.14	7,923.00	1,600.86	31,690.00
544 Trash Removal	407.21	410.00	2.79	1,221.63	1,230.00	8.37	4,920.00

Eastport Villas Homeowners Association (826)

Income Statement

Department Operating

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	3,639.25	4,017.00	377.75	10,931.68	12,051.00	1,119.32	48,200.00
<u>z Reserves</u>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	6,900.00	6,900.00	0.00	27,600.00
605 Reserve Interest Allocation	7.35	0.00	(7.35)	20.55	0.00	(20.55)	0.00
TOTAL z Reserves	2,307.35	2,300.00	(7.35)	6,920.55	6,900.00	(20.55)	27,600.00
TOTAL EXPENSES	24,171.68	10,200.00	(13,971.68)	38,452.07	30,600.00	(7,852.07)	122,400.00
Excess Revenue / Expense	(15,269.33)	0.00	(15,269.33)	(4,936.26)	0.00	(4,936.26)	0.00

AP Check Register with Detail

Check Date 3/1/2022 To 3/31/2022 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
AAB Checking						15
Auto	3/24/2022	11739	SOUTHERN CALIFORNIA EDISON		1,040.61	PAID
Inv. # 70063331	MAR22	540	Electricity ELECTRIC 2/10-3/13	Operating	1,040.61	
Auto	3/30/2022	11720	ALLSTATE INSURANCE COMPANY		7,603.00	PAID
Inv. # 648592170	MAR22	510	Insurance INSURANCE	Operating	7,603.00	
Auto	3/30/2022	11721	NORTHEAST AGENCIES		7,483.83	PAID
Inv. # 36406197	MAR22	510	Insurance FLOOD/EQ INSURANCE	Operating	7,483.83	
1515	3/8/2022	11614	EDUARDO HERNANDEZ SANCHEZ		700.00	PAID
Inv. # NI#	FEB22	520	Landscape Maintenance LANDSCAPE SERVICE FEB22	Operating	700.00	
1516	3/8/2022	11614	ASSOCIATED PROFESSIONAL SERVICE		563.25	PAID
Inv. # 2/28/2022		504	Bookkeeping BOOKKEEPING	Operating	288.75	
Inv. # 2/28/2022-1		506	O.S., Printing, Postage OFFICE SUPPLY	Operating	12.50	
Inv. # 2/28/2022-2		507	Civil Code Disclosures 1099'S	Operating	150.00	
Inv. # 2/28/2022-ADM		502	Administration ADMINISTRATION	Operating	112.00	
1517	3/8/2022	11614	MAIDPRO		105.00	PAID
Inv. # 16975480		528	Janitorial CLEANING SERVICE FEB22	Operating	105.00	
1518	3/8/2022	11614	SOUTHWOOD PEST CONTROL, INC.		85.00	PAID
Inv. # 0292564		526	Pest Control PEST CONTROL JAN22	Operating	85.00	
1519	3/8/2022	11614	BLUERIDGE POOLS		670.00	PAID
Inv. # 581		532	Pool/Spa Contract POOL SERVICE FEB22	Operating	200.00	
Inv. # 581X		533	Pool/Spa Extras POOL FILTER INSTALLED	Operating	360.00	
Inv. # 581XX		533	Pool/Spa Extras FILTER CLEANING	Operating	110.00	
1520	3/15/2022	11663	CR&R INCORPORATED		407.21	PAID
Inv. # 000100281		544	Trash Removal TRASH REMOVAL MAR22	Operating	407.21	
1521	3/21/2022	11675	AR Refund Vendor		30.00	PAID
		400	Assessments Resident Refund: McLoughlin Trust	Operating	30.00	
1522	3/22/2022	11676	SECRETARY OF STATE		35.00	PAID
Inv. # C3661866	MAR22	508	Permits, Licenses, Fees, Taxes NONPROFIT CORPORATION FILING FEE	Operating	35.00	

AP Check Register with Detail

Check Date 3/1/2022 To 3/31/2022 11:59:00 PM

Eastport Villas Homeowners Association (826)

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
1523	3/24/2022	11699	ELSINORE VALLEY MUNICIPAL		2,191.43	PAID
Inv. # 039407MAR22		542	Water/Sewer WATER & SEWER 1/27-2/27	Operating	2,191.43	
1524	3/24/2022	11699	EASTPORT VILLAS HOA		2,300.00	PAID
Inv. # 03/24/2022-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,300.00	
1525	3/24/2022	11699	MAIDPRO		105.00	PAID
Inv. # 17138268		528	Janitorial CLEANING SERVICE MAR22	Operating	105.00	
1526	3/28/2022	11710	ALLSTATE INSURANCE COMPANY		7,603.00	VOIDED
Inv. # 648592170MAR22		510	Insurance INSURANCE	Operating	7,603.00	
1527	3/28/2022	11710	NORTHEAST AGENCIES		7,483.83	VOIDED
		510	Insurance FLOOD/EQ INSURANCE	Operating	7,483.83	
1528	3/28/2022	11711	RONALD GRUND C.P.A.		875.00	PAID
Inv. # 3152022		503	Audit & Tax Preparation AUDIT & TAX PREPARATION	Operating	875.00	
Total					39,281.16	
Voided					15,086.83	
AAB Checking TOTAL \$					24,194.33	

ASSOCIATED PROFESSIONAL SERVICES

Office Supply Report

13-Apr-22

826 EASTPORT VILLAS HOA

2/7/2022	\$6.00	New Owner Coupon Book-55558
2/16/2022	\$4.00	Late Notices
2/26/2022	\$2.50	Financial Statements
	\$12.50	

ADMINISTRATIVE REPORT

13-Apr-22

826 EASTPORT VILLAS HOA

Date	Admin Amount	Description
2/1/2022	\$16.00	send board copy of gen liability decs
2/2/2022	\$125.00	1099
2/2/2022	\$25.00	1096
2/10/2022	\$60.00	violation letter
2/10/2022	\$16.00	reply sonya re rules warning unit 19 mailing
2/14/2022	\$20.00	send first violation to unit 19 + cert mailing
Total:	\$262.00	

Associated Professional Services

7007 Mission Gorge Rd Ste 201

San Diego CA 92120

619 299-6899

Services For:
February, 2022

4/13/2022

EASTPORT VILLAS HOA
24311 Canyon Lake Drive
CANYON LAKE CA 92587

<i>Base Fee:</i>	\$288.75
<i>Office Supplies:</i>	\$12.50
<i>Collection Fees:</i>	\$0.00
<i>Administration Fees:</i>	\$262.00
<i>Totals:</i>	\$563.25

Thank you!