

# EASTPORT VILLAS HOA

## *Financial Statements*

April 30, 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 04/30/2022

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<u>Assets</u>		
<u>Cash</u>		
AAB Checking	23,845.47	
<u>Total Cash</u>		23,845.47
<u>Reserve</u>		
AAB Reserve	62,267.67	
<u>Total Reserve</u>		62,267.67
<i>Total Assets</i>		<u>86,113.14</u>
<u>Liabilities &amp; Equity</u>		
<u>Operating</u>		
Operating Funds	7,900.00	
Y.T.D. Surplus/(Deficit)	(2,496.63)	
<u>Total Operating</u>		5,403.37
<u>Reserve</u>		
Reserves (Jan. 1st)	71,481.81	
Reserve Allocation	9,227.96	
<u>Total Reserve</u>		80,709.77
<i>Total Liabilities &amp; Equity</i>		<u>86,113.14</u>

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating  
Period 4/1/2022 To 4/30/2022 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	10,229.00	10,200.00	29.00	43,646.50	40,800.00	2,846.50	122,400.00
<b>TOTAL Assessment Revenue</b>	<b>10,229.00</b>	<b>10,200.00</b>	<b>29.00</b>	<b>43,646.50</b>	<b>40,800.00</b>	<b>2,846.50</b>	<b>122,400.00</b>
<b><u>Other Revenue</u></b>							
420 Late Charge	10.00	0.00	10.00	50.00	0.00	50.00	0.00
450 Interest	7.41	0.00	7.41	27.96	0.00	27.96	0.00
465 Washer/Dryer Income	38.53	0.00	38.53	76.29	0.00	76.29	0.00
<b>TOTAL Other Revenue</b>	<b>55.94</b>	<b>0.00</b>	<b>55.94</b>	<b>154.25</b>	<b>0.00</b>	<b>154.25</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>10,284.94</b>	<b>10,200.00</b>	<b>84.94</b>	<b>43,800.75</b>	<b>40,800.00</b>	<b>3,000.75</b>	<b>122,400.00</b>
<b>EXPENSES</b>							
<b><u>Administrative</u></b>							
502 Administration	248.00	142.00	(106.00)	515.00	568.00	53.00	1,700.00
503 Audit & Tax Preparation	0.00	0.00	0.00	875.00	0.00	(875.00)	0.00
504 Bookkeeping	288.75	289.00	0.25	1,141.25	1,156.00	14.75	3,468.00
505 Website	0.00	25.00	25.00	0.00	100.00	100.00	300.00
506 O.S., Printing,Postage	6.50	17.00	10.50	157.01	68.00	(89.01)	200.00
507 Civil Code Disclosures	0.00	17.00	17.00	150.00	68.00	(82.00)	200.00
508 Permits,Licenses,Fees,Taxe:	0.00	133.00	133.00	35.00	532.00	497.00	1,600.00
510 Insurance	0.00	1,208.00	1,208.00	15,086.83	4,832.00	(10,254.83)	14,500.00
<b>TOTAL Administrative</b>	<b>543.25</b>	<b>1,831.00</b>	<b>1,287.75</b>	<b>17,960.09</b>	<b>7,324.00</b>	<b>(10,636.09)</b>	<b>21,968.00</b>
<b><u>Landscaping</u></b>							
520 Landscape Maintenance	700.00	700.00	0.00	2,100.00	2,800.00	700.00	8,400.00
<b>TOTAL Landscaping</b>	<b>700.00</b>	<b>700.00</b>	<b>0.00</b>	<b>2,100.00</b>	<b>2,800.00</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	32.00	32.00	100.00
<b>TOTAL Operating</b>	<b>0.00</b>	<b>8.00</b>	<b>8.00</b>	<b>0.00</b>	<b>32.00</b>	<b>32.00</b>	<b>100.00</b>
<b><u>Operational</u></b>							
526 Pest Control	170.00	85.00	(85.00)	340.00	340.00	0.00	1,020.00
528 Janitorial	140.00	105.00	(35.00)	455.00	420.00	(35.00)	1,260.00
532 Pool/Spa Contract	0.00	325.00	325.00	600.00	1,300.00	700.00	3,900.00
533 Pool/Spa Extras	200.00	0.00	(200.00)	670.00	0.00	(670.00)	0.00
536 Backflow Testing	0.00	5.00	5.00	0.00	20.00	20.00	65.00
<b>TOTAL Operational</b>	<b>510.00</b>	<b>520.00</b>	<b>10.00</b>	<b>2,065.00</b>	<b>2,080.00</b>	<b>15.00</b>	<b>6,245.00</b>
<b><u>Repairs and Maintenance</u></b>							
522 Cmn Area Repairs, Maint.	0.00	824.00	824.00	228.00	3,296.00	3,068.00	9,887.00
<b>TOTAL Repairs and Maintenance</b>	<b>0.00</b>	<b>824.00</b>	<b>824.00</b>	<b>228.00</b>	<b>3,296.00</b>	<b>3,068.00</b>	<b>9,887.00</b>
<b><u>Utilities</u></b>							
538 Plumbing	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
540 Electricity	947.13	733.00	(214.13)	4,335.04	2,932.00	(1,403.04)	8,800.00
541 Propane	257.71	83.00	(174.71)	257.71	332.00	74.29	990.00
542 Water/Sewer	2,172.60	2,641.00	468.40	8,494.74	10,564.00	2,069.26	31,690.00
544 Trash Removal	407.21	410.00	2.79	1,628.84	1,640.00	11.16	4,920.00

# Eastport Villas Homeowners Association (826)

## Income Statement

Department Operating

Period 4/1/2022 To 4/30/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utilities	3,784.65	4,017.00	232.35	14,716.33	16,068.00	1,351.67	48,200.00
<b><u>z Reserves</u></b>							
600 Reserve Allocation	2,300.00	2,300.00	0.00	9,200.00	9,200.00	0.00	27,600.00
605 Reserve Interest Allocation	7.41	0.00	(7.41)	27.96	0.00	(27.96)	0.00
TOTAL z Reserves	2,307.41	2,300.00	(7.41)	9,227.96	9,200.00	(27.96)	27,600.00
TOTAL EXPENSES	7,845.31	10,200.00	2,354.69	46,297.38	40,800.00	(5,497.38)	122,400.00
Excess Revenue / Expense	2,439.63	0.00	2,439.63	(2,496.63)	0.00	(2,496.63)	0.00

# AP Check Register with Detail

Check Date 4/1/2022 To 4/30/2022 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>10</b>
1529	4/7/2022	11759	BLUERIDGE POOLS		200.00	PAID
Inv. # 585		533	Pool/Spa Extras POOL SERVICE MAR22	Operating	200.00	
1530	4/7/2022	11759	ASSOCIATED PROFESSIONAL SERVICE		550.75	PAID
Inv. # 3/31/2022		504	Bookkeeping BOOKKEEPING	Operating	288.75	
Inv. # 3/31/2022-1		506	O.S., Printing,Postage OFFICE SUPPLY	Operating	6.50	
Inv. # 3/31/2022-ADM		502	Administration ADMINISTRATION	Operating	248.00	
Inv. # 3/31/2022-COL		430	Late Charge Processing COLLECTIONS	Operating	7.50	
1531	4/7/2022	11759	ALL STATE PROPANE		257.71	PAID
Inv. # 504977		541	Propane TANK PROPANE RENTAL	Operating	257.71	
1532	4/7/2022	11760	EDUARDO HERNANDEZ SANCHEZ		700.00	PAID
Inv. # NI#MAR22		520	Landscape Maintenance LANDSCAPE SERVICE MAR22	Operating	700.00	
1533	4/7/2022	11760	SOUTHWOOD PEST CONTROL, INC.		170.00	PAID
Inv. # 0293441		526	Pest Control PEST CONTROL FEB22	Operating	85.00	
Inv. # 0294332		526	Pest Control PEST CONTROL MAR22	Operating	85.00	
1534	4/19/2022	11801	ELSINORE VALLEY MUNICIPAL		2,172.60	PAID
Inv. # 039407APR22		542	Water/Sewer WATER & SEWER 2/27-3/29	Operating	2,172.60	
1535	4/19/2022	11802	RONALD GRUND C.P.A.		875.00	PAID
Inv. # 3152022		503	Audit & Tax Preparation AUDIT & TAX PREPARATION	Operating	875.00	
1536	4/25/2022	11837	MAIDPRO		140.00	PAID
Inv. # 17300092		528	Janitorial CLEANING SERVICE APR22	Operating	140.00	
1537	4/25/2022	11837	EASTPORT VILLAS HOA		2,300.00	PAID
Inv. # 04/24/2022-AUTO		101	AAB Reserve RESERVE TRANSFER -8506939052	Operating	2,300.00	
1538	4/25/2022	11837	CR&R INCORPORATED		407.21	PAID
Inv. # 000100801		544	Trash Removal TRASH REMOVAL APR22	Operating	407.21	
					<b>Total</b>	<b>7,773.27</b>
					<b>Voided</b>	<b>0.00</b>
<b>AAB Checking TOTAL \$</b>					<b>7,773.27</b>	

# *Associated Professional Services*

*7007 Mission Gorge Rd Ste 201*

*San Diego CA 92120*

*619 299-6899*

*Services For:*

*March, 2022*

5/11/2022

EASTPORT VILLAS HOA  
24311 Canyon Lake Drive  
CANYON LAKE CA 92587

<i>Base Fee:</i>	\$288.75
<i>Office Supplies:</i>	\$6.50
<i>Collection Fees:</i>	\$7.50
<i>Administration Fees:</i>	\$248.00
<i>Totals:</i>	\$550.75

*Thank you!*

# ASSOCIATED PROFESSIONAL SERVICES

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## Office Supply Report

11-May-22

826 EASTPORT VILLAS HOA

3/1/2022	\$2.50	Financial Statements
3/16/2022	\$4.00	Late Notices
	<b>\$6.50</b>	