

AS OF JANUARY 31, 2021

**ASSETS****CASH**

1012 CASH-US BANK	8,713.30
1020 RES-US BANK	96,928.81

<b>TOTAL CASH</b>	<u>105,642.11</u>
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**ACCOUNTS RECEIVABLE**

1130 DUE FROM OPERATING	13,700.00
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<b>TOTAL RECEIVABLES</b>	<u>13,700.00</u>
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<b>TOTAL ASSETS</b>	<u><u>119,342.11</u></u>
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**LIABILITIES & EQUITY****CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	1,480.00
2190 DUE TO RESERVES	13,700.00

<b>TOTAL LIABILITIES</b>	<u>15,180.00</u>
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**EQUITY**

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	1,124.58
2941 CURRENT EARNINGS	(1,124.58)
2950 RESERVE FUND-PRIOR	90,333.54
2955 RESERVE FUND-CURRENT	1,189.81
2960 OPERATING FUND-PRIOR	(3,097.15)
2965 OPERATING FD-CURRENT	(65.23)

<b>TOTAL EQUITY</b>	<u>104,162.11</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>119,342.11</u></u>
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1747 PEARL STREET HOA

Budget Comparison Report  
AS OF JANUARY 31, 2021  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
5110 ASSESSMENTS	\$7,440.00	\$7,440.00	\$0.00	\$7,440.00	\$7,440.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	2.00	0.00	(2.00)	2.00	0.00	(2.00)	25.00
5245 INTEREST INCOME	0.00	0.09	0.09	0.00	0.09	0.09	0.00
5450 TRANSFERS TO RESERVE	(1,189.00)	(1,189.00)	0.00	(1,189.00)	(1,189.00)	0.00	(14,268.00)
<b>TOTAL INCOME</b>	<b>6,253.00</b>	<b>6,251.09</b>	<b>(1.91)</b>	<b>6,253.00</b>	<b>6,251.09</b>	<b>(1.91)</b>	<b>75,037.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	975.00	975.00	0.00	975.00	975.00	0.00	11,700.00
7045 LEGAL COLLECTIONS	42.00	0.00	42.00	42.00	0.00	42.00	500.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	0.00	335.00
7060 PRINTING & COPYING	50.00	308.59	(238.59)	50.00	308.59	(258.59)	606.00
7062 POSTAGE	14.00	11.00	3.00	14.00	11.00	3.00	171.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	0.00	0.00	260.00
7090 MISC ADMINISTRATIVE	94.00	105.41	(11.41)	94.00	105.41	(11.41)	1,132.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,175.00</b>	<b>1,400.00</b>	<b>(225.00)</b>	<b>1,175.00</b>	<b>1,400.00</b>	<b>(225.00)</b>	<b>14,704.00</b>
7130 INSURANCE	783.00	885.38	(102.38)	783.00	885.38	(102.38)	9,398.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>783.00</b>	<b>885.38</b>	<b>(102.38)</b>	<b>783.00</b>	<b>885.38</b>	<b>(102.38)</b>	<b>9,398.00</b>
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	83.00	0.00	83.00	991.00
7232 JANITORIAL	417.00	0.00	417.00	417.00	0.00	417.00	5,006.00
7250 LIGHT MAINTENANCE	12.00	0.00	12.00	12.00	0.00	12.00	139.00
7270 ROOF/GUTTER REPAIRS	58.00	0.00	58.00	58.00	0.00	58.00	700.00
7280 FLBG & SEWER MAINT	167.00	129.50	37.50	167.00	129.50	37.50	2,000.00
7285 ELEVATOR	728.00	1,467.30	(739.30)	728.00	1,467.30	(739.30)	8,740.00
7290 OTHER BUILDING MAINT	250.00	0.00	250.00	250.00	0.00	250.00	3,000.00
<b>TOTAL BUILDING MAINT</b>	<b>1,715.00</b>	<b>1,596.80</b>	<b>118.20</b>	<b>1,715.00</b>	<b>1,596.80</b>	<b>118.20</b>	<b>20,576.00</b>
7320 GAS	64.00	57.46	6.54	64.00	57.46	6.54	772.00
7321 ELECTRIC	405.00	442.97	(37.97)	405.00	442.97	(37.97)	4,856.00
7370 WATER	330.00	624.26	(294.26)	330.00	624.26	(294.26)	3,955.00
7371 SEWER	295.00	0.00	295.00	295.00	0.00	295.00	3,539.00
7372 WASTEWATER	0.00	0.00	0.00	0.00	0.00	0.00	648.00
7380 TRASH REMOVAL	363.00	696.73	(333.73)	363.00	696.73	(333.73)	4,355.00
<b>TOTAL UTILITIES</b>	<b>1,457.00</b>	<b>1,821.42</b>	<b>(364.42)</b>	<b>1,457.00</b>	<b>1,821.42</b>	<b>(364.42)</b>	<b>18,125.00</b>
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	0.00	0.00	0.00	3,934.00
7428 FLOWERS	24.00	0.00	24.00	24.00	0.00	24.00	283.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	0.00	125.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>24.00</b>	<b>0.00</b>	<b>24.00</b>	<b>24.00</b>	<b>0.00</b>	<b>24.00</b>	<b>4,342.00</b>

1747 PEARL STREET HOA

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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7526 PEST CONTROL	17.00	0.00	17.00	17.00	0.00	17.00	200.00
<b>TOTAL GROUNDS MAINTENAN</b>	17.00	0.00	17.00	17.00	0.00	17.00	200.00
7610 POWER WASHING	0.00	0.00	0.00	0.00	0.00	0.00	500.00
7611 GARAGE DOOR/GATE	42.00	0.00	42.00	42.00	0.00	42.00	500.00
7630 SNOW REMOVAL	212.00	365.00	(153.00)	212.00	365.00	(153.00)	1,274.00
<b>TOTAL SNOW/ROAD/GRG MAIN</b>	254.00	365.00	(111.00)	254.00	365.00	(111.00)	2,274.00
7710 ALARM MONITOR	31.00	60.00	(29.00)	31.00	60.00	(29.00)	371.00
7711 ALARM REPAIRS	17.00	0.00	17.00	17.00	0.00	17.00	200.00
7712 LOCKS/KEYS	42.00	0.00	42.00	42.00	0.00	42.00	500.00
7713 FIRE EXT/SPRINKLER	138.00	0.00	138.00	138.00	0.00	138.00	1,653.00
7714 TELEPHONE	225.00	187.72	37.28	225.00	187.72	37.28	2,694.00
<b>TOTAL OTHER EXPENSES</b>	453.00	247.72	205.28	453.00	247.72	205.28	5,418.00
<b>TOTAL EXPENSES</b>	5,878.00	6,316.32	(438.32)	5,878.00	6,316.32	(438.32)	75,037.00
<b>NET PROFIT/LOSS</b>	375.00	(65.23)	(440.23)	375.00	(65.23)	(440.23)	0.00

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<b>RESERVE REVENUE</b>							
9200 TRANSFER TO RESERVE	1,189.00	1,189.00	0.00	1,189.00	1,189.00	0.00	14,268.00
9350 INTEREST INCOME	0.00	0.81	0.81	0.00	0.81	0.81	0.00
<b>TOTAL REVENUE</b>	1,189.00	1,189.81	0.81	1,189.00	1,189.81	0.81	14,268.00
<b>EXPENSE</b>							
<b>RESERVE EXPENSE</b>							
<b>EXCESS/LOSS OF RESERVES</b>	1,189.00	1,189.81	0.81	1,189.00	1,189.81	0.81	14,268.00