

AS OF OCTOBER 31, 2020

**ASSETS****CASH**

1012 CASH-US BANK	5,995.86
1020 RES-US BANK	93,359.44

<b>TOTAL CASH</b>	<u>99,355.30</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	335.00
1130 DUE FROM OPERATING	13,700.00

<b>TOTAL RECEIVABLES</b>	<u>14,035.00</u>
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<b>TOTAL ASSETS</b>	<u><u>113,390.30</u></u>
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**LIABILITIES & EQUITY****CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	2,410.00
2190 DUE TO RESERVES	13,700.00

<b>TOTAL LIABILITIES</b>	<u>16,110.00</u>
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**EQUITY**

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	(4,556.01)
2941 CURRENT EARNINGS	4,556.01
2950 RESERVE FUND-PRIOR	87,608.80
2955 RESERVE FUND-CURRENT	345.18
2960 OPERATING FUND-PRIOR	(1,573.63)
2965 OPERATING FD-CURRENT	(4,901.19)

<b>TOTAL EQUITY</b>	<u>97,280.30</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>113,390.30</u></u>
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1747 PEARL STREET HOA

Budget Comparison Report  
AS OF OCTOBER 31, 2020

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	\$74,400.00	\$74,400.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	2.00	25.00	23.00	20.00	75.00	55.00	25.00
5245 INTEREST INCOME	0.00	0.10	0.10	0.00	1.04	1.04	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	400.00	400.00	0.00
5450 TRANSFERS TO RESERVE	(1,189.00)	(1,189.00)	0.00	(11,890.00)	(11,890.00)	0.00	(14,268.00)
<b>TOTAL INCOME</b>	<b>6,253.00</b>	<b>6,276.10</b>	<b>23.10</b>	<b>62,530.00</b>	<b>62,986.04</b>	<b>456.04</b>	<b>75,037.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	950.00	950.00	0.00	9,500.00	9,500.00	0.00	11,400.00
7045 LEGAL COLLECTIONS	12.00	0.00	12.00	120.00	0.00	120.00	144.00
7055 AUDIT FEES	0.00	0.00	0.00	335.00	0.00	335.00	335.00
7060 PRINTING & COPYING	49.00	5.00	44.00	490.00	403.88	86.12	593.00
7062 POSTAGE	32.00	14.00	18.00	320.00	141.10	178.90	385.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	188.00	(188.00)	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	260.00	0.00	260.00	260.00
7090 MISC ADMINISTRATIVE	89.00	55.41	33.59	890.00	904.48	(14.48)	1,064.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,132.00</b>	<b>1,024.41</b>	<b>107.59</b>	<b>11,915.00</b>	<b>11,137.46</b>	<b>777.54</b>	<b>14,481.00</b>
7130 INSURANCE	786.00	3,561.00	(2,775.00)	7,860.00	7,832.62	27.38	9,427.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>786.00</b>	<b>3,561.00</b>	<b>(2,775.00)</b>	<b>7,860.00</b>	<b>7,832.62</b>	<b>27.38</b>	<b>9,427.00</b>
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	830.00	0.00	830.00	991.00
7232 JANITORIAL	391.00	462.54	(71.54)	3,910.00	4,082.54	(172.54)	4,697.00
7250 LIGHT MAINTENANCE	118.00	0.00	118.00	1,180.00	90.25	1,089.75	1,421.00
7270 ROOF/GUTTER REPAIRS	58.00	0.00	58.00	580.00	510.00	70.00	700.00
7280 PLBG & SEWER MAINT	167.00	100.00	67.00	1,670.00	2,584.00	(914.00)	2,000.00
7285 ELEVATOR	591.00	1,420.56	(829.56)	5,910.00	6,776.42	(866.42)	7,095.00
7290 OTHER BUILDING MAINT	250.00	425.50	(175.50)	2,500.00	8,905.77	(6,405.77)	3,000.00
7293 EXTERIOR PAINTING	0.00	0.00	0.00	0.00	100.00	(100.00)	0.00
<b>TOTAL BUILDING MAINT</b>	<b>1,658.00</b>	<b>2,408.60</b>	<b>(750.60)</b>	<b>16,580.00</b>	<b>23,048.98</b>	<b>(6,468.98)</b>	<b>19,904.00</b>
7320 GAS	73.00	47.88	25.12	730.00	584.44	145.56	877.00
7321 ELECTRIC	493.00	632.06	(139.06)	4,930.00	3,991.00	939.00	5,922.00
7370 WATER	262.00	657.92	(395.92)	2,620.00	3,797.00	(1,177.00)	3,147.00
7371 SEWER	340.00	0.00	340.00	3,400.00	1,942.64	1,457.36	4,081.00
7372 WASTEWATER	0.00	617.40	(617.40)	589.00	1,234.80	(645.80)	589.00
7380 TRASH REMOVAL	441.00	347.41	93.59	4,410.00	3,462.10	947.90	5,303.00
<b>TOTAL UTILITIES</b>	<b>1,609.00</b>	<b>2,302.67</b>	<b>(693.67)</b>	<b>16,679.00</b>	<b>15,011.98</b>	<b>1,667.02</b>	<b>19,919.00</b>
7415 LANDSCAPE CONTRACT	324.00	395.00	(71.00)	2,620.00	3,027.00	(407.00)	2,620.00
7428 FLOWERS	41.00	0.00	41.00	410.00	275.00	135.00	493.00
7440 SPRINKLER SYS MAINT	13.00	0.00	13.00	125.00	0.00	125.00	125.00

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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>TOTAL LANDSCAPE MAINT</b>	378.00	395.00	(17.00)	3,155.00	3,302.00	(147.00)	3,238.00
7526 PEST CONTROL	17.00	0.00	17.00	170.00	360.00	(190.00)	200.00
<b>TOTAL GROUNDS MAINTENAN</b>	17.00	0.00	17.00	170.00	360.00	(190.00)	200.00
7610 POWER WASHING	0.00	0.00	0.00	500.00	0.00	500.00	500.00
7611 GARAGE DOOR/GATE	42.00	0.00	42.00	420.00	285.00	135.00	500.00
7630 SNOW REMOVAL	275.00	0.00	275.00	1,100.00	800.00	300.00	1,650.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	199.06	(199.06)	0.00
<b>TOTAL SNOW/ROAD/GRG MAIN</b>	317.00	0.00	317.00	2,020.00	1,284.06	735.94	2,650.00
7710 ALARM MONITOR	31.00	30.00	1.00	310.00	330.00	(20.00)	371.00
7711 ALARM REPAIRS	17.00	559.89	(542.89)	170.00	1,461.15	(1,291.15)	200.00
7712 LOCKS/KEYS	42.00	194.59	(152.59)	420.00	194.59	225.41	500.00
7713 FIRE EXT/SPRINKLER	114.00	0.00	114.00	1,140.00	1,605.00	(465.00)	1,363.00
7714 TELEPHONE	232.00	392.76	(160.76)	2,320.00	2,319.39	0.61	2,784.00
<b>TOTAL OTHER EXPENSES</b>	436.00	1,177.24	(741.24)	4,360.00	5,910.13	(1,550.13)	5,218.00
<b>TOTAL EXPENSES</b>	6,333.00	10,868.92	(4,535.92)	62,739.00	67,887.23	(5,148.23)	75,037.00
<b>NET PROFIT/LOSS</b>	(80.00)	(4,592.82)	(4,512.82)	(209.00)	(4,901.19)	(4,692.19)	0.00

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<b>RESERVE REVENUE</b>							
9200 TRANSFER TO RESERVE	1,189.00	1,189.00	0.00	11,890.00	11,890.00	0.00	14,268.00
9350 INTEREST INCOME	0.00	0.78	0.78	0.00	30.18	30.18	0.00
<b>TOTAL REVENUE</b>	<b>1,189.00</b>	<b>1,189.78</b>	<b>0.78</b>	<b>11,890.00</b>	<b>11,920.18</b>	<b>30.18</b>	<b>14,268.00</b>
<b>EXPENSE</b>							
9500 ROOF	0.00	0.00	0.00	0.00	4,350.00	(4,350.00)	0.00
9540 CONCRETE	0.00	0.00	0.00	0.00	4,540.00	(4,540.00)	0.00
9560 MISC RESERVES	0.00	0.00	0.00	0.00	2,685.00	(2,685.00)	0.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,575.00</b>	<b>(11,575.00)</b>	<b>0.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>1,189.00</b>	<b>1,189.78</b>	<b>0.78</b>	<b>11,890.00</b>	<b>345.18</b>	<b>(11,544.82)</b>	<b>14,268.00</b>