

AS OF DECEMBER 31, 2019

ASSETS**CASH**

1012 CASH-US BANK	9,833.00
1020 RES-US BANK	93,014.26

TOTAL CASH	<u>102,847.26</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	444.05
1130 DUE FROM OPERATING	13,700.00

TOTAL RECEIVABLES	<u>14,144.05</u>
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TOTAL ASSETS	<u><u>116,991.31</u></u>
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LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	1,455.00
2190 DUE TO RESERVES	13,700.00

TOTAL LIABILITIES	<u>15,155.00</u>
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EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	17,503.52
2941 CURRENT EARNINGS	(17,503.52)
2950 RESERVE FUND-PRIOR	73,650.62
2955 RESERVE FUND-CURRENT	13,958.18
2960 OPERATING FUND-PRIOR	(5,118.97)
2965 OPERATING FD-CURRENT	3,545.34

TOTAL EQUITY	<u>101,836.31</u>
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TOT LIABILITY AND EQUITY	<u><u>116,991.31</u></u>
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1747 PEARL STREET HOA

Budget Comparison Report
AS OF DECEMBER 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$7,440.00	\$7,440.00	\$0.00	\$89,280.00	\$89,280.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	6.00	0.00	(6.00)	50.00	250.00	200.00	50.00
5245 INTEREST INCOME	0.49	0.10	(0.39)	5.00	4.07	(0.93)	5.00
5450 TRANSFERS TO RESERVE	(1,137.00)	(1,137.00)	0.00	(13,644.00)	(13,644.00)	0.00	(13,644.00)
TOTAL INCOME	6,309.49	6,303.10	(6.39)	75,691.00	75,890.07	199.07	75,691.00
EXPENSES							
7030 MANAGEMENT FEES	950.00	950.00	0.00	11,400.00	11,400.00	0.00	11,400.00
7045 LEGAL COLLECTIONS	12.00	0.00	12.00	144.00	0.00	144.00	144.00
7055 AUDIT FEES	0.00	0.00	0.00	350.00	0.00	350.00	350.00
7060 PRINTING & COPYING	42.00	16.15	25.85	515.00	498.52	16.48	515.00
7062 POSTAGE	23.00	13.00	10.00	243.00	311.10	(68.10)	243.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	300.00	300.00	0.00	300.00
7085 ANNUAL MEETING	0.00	101.05	(101.05)	260.00	101.05	158.95	260.00
7090 MISC ADMINISTRATIVE	103.00	50.00	53.00	1,258.00	1,076.02	181.98	1,258.00
TOTAL ADMINISTRATIVE	1,130.00	1,130.20	(0.20)	14,470.00	13,386.69	1,083.31	14,470.00
7130 INSURANCE	671.00	711.94	(40.94)	8,129.00	9,206.19	(1,077.19)	8,129.00
TOTAL TAXES & INSURANCE	671.00	711.94	(40.94)	8,129.00	9,206.19	(1,077.19)	8,129.00
7230 BLDG & FACILITY RPR	87.00	0.00	87.00	1,000.00	0.00	1,000.00	1,000.00
7231 WINDOW CLEANING	0.00	0.00	0.00	1,750.00	2,000.00	(250.00)	1,750.00
7232 JANITORIAL	605.00	380.00	225.00	7,282.00	4,619.00	2,663.00	7,282.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	0.00	50.00	(50.00)	0.00
7250 LIGHT MAINTENANCE	86.00	0.00	86.00	1,054.00	870.00	184.00	1,054.00
7270 ROOF/GUTTER REPAIRS	60.00	510.00	(450.00)	753.00	1,315.00	(562.00)	753.00
7280 PLBG & SEWER MAINT	87.00	0.00	87.00	1,000.00	1,581.50	(581.50)	1,000.00
7285 ELEVATOR	456.00	0.00	456.00	5,428.00	5,975.16	(547.16)	5,428.00
7290 OTHER BUILDING MAINT	482.00	182.00	300.00	5,828.00	3,458.99	2,369.01	5,828.00
TOTAL BUILDING MAINT	1,863.00	1,072.00	791.00	24,095.00	19,869.65	4,225.35	24,095.00
7320 GAS	70.00	44.08	25.92	785.00	722.01	62.99	785.00
7321 ELECTRIC	465.00	408.98	56.02	5,558.00	5,167.64	390.36	5,558.00
7370 WATER	288.00	191.99	96.01	3,500.00	2,916.70	583.30	3,500.00
7371 SEWER	318.00	342.76	(24.76)	3,772.00	3,960.60	(188.60)	3,772.00
7372 WASTEWATER	0.00	0.00	0.00	1,020.00	1,122.68	(102.68)	1,020.00
7380 TRASH REMOVAL	389.00	327.41	61.59	4,690.00	4,700.33	(10.33)	4,690.00
TOTAL UTILITIES	1,530.00	1,315.22	214.78	19,325.00	18,589.96	735.04	19,325.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	2,101.00	2,120.00	(19.00)	2,101.00
7428 FLOWERS	0.00	0.00	0.00	0.00	478.98	(478.98)	0.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	124.00	0.00	124.00	124.00

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TOTAL LANDSCAPE MAINT							
7611 GARAGE DOOR/GATE	62.00	578.81	(516.81)	700.00	1,733.83	(1,033.83)	700.00
7630 SNOW REMOVAL	266.00	510.00	(244.00)	1,606.00	1,928.75	(322.75)	1,606.00
TOTAL SNOW/ROAD/GRG MAINT	328.00	1,088.81	(760.81)	2,306.00	3,662.58	(1,356.58)	2,306.00
7710 ALARM MONITOR	30.00	30.00	0.00	371.00	360.00	11.00	371.00
7711 ALARM REPAIRS	0.00	0.00	0.00	0.00	192.50	(192.50)	0.00
7712 LOCKS/KEYS	62.00	0.00	62.00	700.00	169.73	530.27	700.00
7713 FIRE EXT/SPRINKLER	113.00	0.00	113.00	1,345.00	1,323.00	22.00	1,345.00
7714 TELEPHONE	228.00	196.29	31.71	2,725.00	2,985.45	(260.45)	2,725.00
TOTAL OTHER EXPENSES	433.00	226.29	206.71	5,141.00	5,030.68	110.32	5,141.00
TOTAL EXPENSES	5,955.00	5,544.46	410.54	75,691.00	72,344.73	3,346.27	75,691.00
NET PROFIT/LOSS	354.49	758.64	404.15	0.00	3,545.34	3,545.34	0.00

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RESERVE REVENUE							
9200 TRANSFER TO RESERVE	1,137.00	1,137.00	0.00	13,644.00	13,644.00	0.00	13,644.00
9350 INTEREST INCOME	0.00	11.76	11.76	0.00	314.18	314.18	0.00
TOTAL REVENUE	1,137.00	1,148.76	11.76	13,644.00	13,958.18	314.18	13,644.00
EXPENSE							
EXCESS/LOSS OF RESERVES	1,137.00	1,148.76	11.76	13,644.00	13,958.18	314.18	13,644.00