

AS OF DECEMBER 31, 2020

ASSETS**CASH**

1012 CASH-US BANK	8,728.53
1020 RES-US BANK	95,739.00

TOTAL CASH	<u>104,467.53</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	360.00
1130 DUE FROM OPERATING	13,700.00

TOTAL RECEIVABLES	<u>14,060.00</u>
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TOTAL ASSETS	<u><u>118,527.53</u></u>
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LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	1,790.00
2190 DUE TO RESERVES	13,700.00

TOTAL LIABILITIES	<u>15,490.00</u>
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EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	1,201.22
2941 CURRENT EARNINGS	(1,201.22)
2950 RESERVE FUND-PRIOR	87,608.80
2955 RESERVE FUND-CURRENT	2,724.74
2960 OPERATING FUND-PRIOR	(1,573.63)
2965 OPERATING FD-CURRENT	(1,523.52)

TOTAL EQUITY	<u>103,037.53</u>
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TOT LIABILITY AND EQUITY	<u><u>118,527.53</u></u>
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1747 PEARL STREET HOA

Budget Comparison Report
AS OF DECEMBER 31, 2020
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	3.00	25.00	22.00	25.00	125.00	100.00	25.00
5245 INTEREST INCOME	0.00	0.07	0.07	0.00	1.18	1.18	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	(14,268.00)	(14,268.00)	0.00	(14,268.00)
TOTAL INCOME	6,254.00	6,276.07	22.07	75,037.00	75,538.18	501.18	75,037.00
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	335.00	0.00	335.00	335.00
7060 PRINTING & COPYING	54.00	76.38	(22.38)	593.00	485.44	107.56	593.00
7062 POSTAGE	33.00	14.00	19.00	385.00	171.60	213.40	385.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	300.00	188.00	112.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	260.00	0.00	260.00	260.00
7090 MISC ADMINISTRATIVE	85.00	55.41	29.59	1,064.00	1,015.30	48.70	1,064.00
TOTAL ADMINISTRATIVE	1,134.00	1,095.79	38.21	14,481.00	13,260.34	1,220.66	14,481.00
7130 INSURANCE	781.00	885.38	(104.38)	9,427.00	10,803.38	(1,376.38)	9,427.00
TOTAL TAXES & INSURANCE	781.00	885.38	(104.38)	9,427.00	10,803.38	(1,376.38)	9,427.00
7230 BLDG & FACILITY RPR	78.00	0.00	78.00	991.00	0.00	991.00	991.00
7232 JANITORIAL	396.00	380.00	16.00	4,697.00	4,842.54	(145.54)	4,697.00
7250 LIGHT MAINTENANCE	123.00	0.00	123.00	1,421.00	90.25	1,330.75	1,421.00
7270 ROOF/GUTTER REPAIRS	62.00	0.00	62.00	700.00	510.00	190.00	700.00
7280 PLBG & SEWER MAINT	163.00	0.00	163.00	2,000.00	2,584.00	(584.00)	2,000.00
7285 ELEVATOR	594.00	0.00	594.00	7,095.00	6,776.42	318.58	7,095.00
7290 OTHER BUILDING MAINT	250.00	0.00	250.00	3,000.00	8,905.77	(5,905.77)	3,000.00
7293 EXTERIOR PAINTING	0.00	0.00	0.00	0.00	100.00	(100.00)	0.00
TOTAL BUILDING MAINT	1,666.00	380.00	1,286.00	19,904.00	23,808.98	(3,904.98)	19,904.00
7320 GAS	74.00	48.42	25.58	877.00	680.74	196.26	877.00
7321 ELECTRIC	499.00	315.50	183.50	5,922.00	4,599.95	1,322.05	5,922.00
7370 WATER	265.00	635.48	(370.48)	3,147.00	5,067.96	(1,920.96)	3,147.00
7371 SEWER	341.00	0.00	341.00	4,081.00	1,942.64	2,138.36	4,081.00
7372 WASTEWATER	0.00	0.00	0.00	589.00	1,234.80	(645.80)	589.00
7380 TRASH REMOVAL	452.00	0.00	452.00	5,303.00	3,809.51	1,493.49	5,303.00
TOTAL UTILITIES	1,631.00	999.40	631.60	19,919.00	17,335.60	2,583.40	19,919.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	2,620.00	3,627.00	(407.00)	2,620.00
7428 FLOWERS	42.00	0.00	42.00	493.00	275.00	218.00	493.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	125.00	0.00	125.00	125.00

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TOTAL LANDSCAPE MAINT							
7526 PEST CONTROL	42.00	0.00	42.00	3,238.00	3,302.00	(64.00)	3,238.00
	13.00	0.00	13.00	200.00	360.00	(160.00)	200.00
TOTAL GROUNDS MAINTENAN							
7610 POWER WASHING	13.00	0.00	13.00	200.00	360.00	(160.00)	200.00
7611 GARAGE DOOR/GATE	0.00	0.00	0.00	500.00	0.00	500.00	500.00
7630 SNOW REMOVAL	38.00	0.00	38.00	500.00	285.00	215.00	500.00
7635 SIGN PURCH & REPAIRS	275.00	120.00	155.00	1,650.00	1,125.00	525.00	1,650.00
	0.00	0.00	0.00	0.00	199.06	(199.06)	0.00
TOTAL SNOW/ROAD/GRG MAINT							
7710 ALARM MONITOR	313.00	120.00	193.00	2,650.00	1,609.06	1,040.94	2,650.00
7711 ALARM REPAIRS	30.00	0.00	30.00	371.00	360.00	11.00	371.00
7712 LOCKS/KEYS	13.00	0.00	13.00	200.00	1,729.47	(1,529.47)	200.00
7713 FIRE EXT/SPRINKLER	38.00	0.00	38.00	500.00	194.59	305.41	500.00
7714 TELEPHONE	109.00	0.00	109.00	1,363.00	1,605.00	(242.00)	1,363.00
	232.00	187.59	44.41	2,784.00	2,693.28	90.72	2,784.00
TOTAL OTHER EXPENSES							
	422.00	187.59	234.41	5,218.00	6,582.34	(1,364.34)	5,218.00
TOTAL EXPENSES							
	6,002.00	3,668.16	2,333.84	75,037.00	77,061.70	(2,024.70)	75,037.00
NET PROFIT/LOSS							
	252.00	2,607.91	2,355.91	0.00	(1,523.52)	(1,523.52)	0.00

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RESERVE REVENUE							
9200 TRANSFER TO RESERVE	1,189.00	1,189.00	0.00	14,268.00	14,268.00	0.00	14,268.00
9350 INTEREST INCOME	0.00	0.80	0.80	0.00	31.74	31.74	0.00
TOTAL REVENUE	1,189.00	1,189.80	0.80	14,268.00	14,299.74	31.74	14,268.00
EXPENSE							
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
TOTAL EXPENSES	0.00	0.00	0.00	0.00	11,575.00	(11,575.00)	0.00
EXCESS/LOSS OF RESERVES	1,189.00	1,189.80	0.80	14,268.00	2,724.74	(11,543.26)	14,268.00