

1747 PEARL STREET HOA
AS OF FEBRUARY 28, 2021

ASSETS

CASH

1012 CASH-US BANK	10,048.87
1020 RES-US BANK	<u>98,118.39</u>

TOTAL CASH 108,167.26

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	20.00
1130 DUE FROM OPERATING	<u>13,700.00</u>

TOTAL RECEIVABLES 13,720.00

TOTAL ASSETS 121,887.26

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	970.00
2190 DUE TO RESERVES	<u>13,700.00</u>

TOTAL LIABILITIES 14,670.00

EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	4,179.73
2941 CURRENT EARNINGS	(4,179.73)
2950 RESERVE FUND-PRIOR	90,333.54
2955 RESERVE FUND-CURRENT	2,379.39
2960 OPERATING FUND-PRIOR	(3,097.15)
2965 OPERATING FD-CURRENT	<u>1,800.34</u>

TOTAL EQUITY 107,217.26

TOT LIABILITY AND EQUITY 121,887.26

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$7,440.00	\$7,440.00	\$0.00	\$14,880.00	\$14,880.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	2.00	20.00	18.00	4.00	20.00	16.00	25.00
5245 INTEREST INCOME	0.00	0.07	0.07	0.00	0.16	0.16	0.00
5255 MISC INCOME	0.00	200.00	200.00	0.00	200.00	200.00	0.00
5450 TRANSFERS TO RESERVE	(1,189.00)	(1,189.00)	0.00	(2,378.00)	(2,378.00)	0.00	(14,268.00)
TOTAL INCOME	6,253.00	6,471.07	218.07	12,506.00	12,722.16	216.16	75,037.00
EXPENSES							
7030 MANAGEMENT FEES	975.00	975.00	0.00	1,950.00	1,950.00	0.00	11,700.00
7045 LEGAL COLLECTIONS	42.00	0.00	42.00	84.00	0.00	84.00	500.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	0.00	335.00
7060 PRINTING & COPYING	50.00	5.00	45.00	100.00	313.59	(213.59)	606.00
7062 POSTAGE	14.00	13.50	0.50	28.00	24.50	3.50	171.00
7085 ANNUAL MEETING	260.00	0.00	260.00	260.00	0.00	260.00	260.00
7090 MISC ADMINISTRATIVE	94.00	55.41	38.59	188.00	160.82	27.18	1,132.00
TOTAL ADMINISTRATIVE	1,435.00	1,048.91	386.09	2,610.00	2,448.91	161.09	14,704.00
7130 INSURANCE	783.00	885.38	(102.38)	1,566.00	1,770.76	(204.76)	9,398.00
TOTAL TAXES & INSURANCE	783.00	885.38	(102.38)	1,566.00	1,770.76	(204.76)	9,398.00
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	166.00	0.00	166.00	991.00
7232 JANITORIAL	417.00	760.00	(343.00)	834.00	760.00	74.00	5,006.00
7250 LIGHT MAINTENANCE	12.00	0.00	12.00	24.00	0.00	24.00	139.00
7270 ROOF/GUTTER REPAIRS	58.00	0.00	58.00	116.00	0.00	116.00	700.00
7280 P.LBG & SEWER MAINT	167.00	0.00	167.00	334.00	129.50	204.50	2,000.00
7285 ELEVATOR	728.00	0.00	728.00	1,456.00	1,467.30	(11.30)	8,740.00
7290 OTHER BUILDING MAINT	250.00	0.00	250.00	500.00	0.00	500.00	3,000.00
TOTAL BUILDING MAINT	1,715.00	760.00	955.00	3,430.00	2,356.80	1,073.20	20,576.00
7320 GAS	64.00	83.95	(19.95)	128.00	141.41	(13.41)	772.00
7321 ELECTRIC	405.00	395.68	69.32	810.00	778.65	31.35	4,856.00

Budget Comparison Report
AS OF FEBRUARY 28, 2021

1747 PEARL STREET HOA

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

7370 WATER	330.00	622.51	(292.51)	660.00	1,246.77	(586.77)	3,955.00
7371 SEWER	295.00	0.00	295.00	590.00	0.00	590.00	3,539.00
7372 WASTEWATER	0.00	0.00	0.00	0.00	0.00	0.00	648.00
7380 TRASH REMOVAL	363.00	378.80	(15.80)	726.00	1,075.53	(349.53)	4,355.00
TOTAL UTILITIES	1,457.00	1,420.94	36.06	2,914.00	3,242.36	(328.36)	18,125.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	0.00	0.00	0.00	3,994.00
7428 FLOWERS	24.00	0.00	24.00	48.00	0.00	48.00	283.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	0.00	125.00
TOTAL LANDSCAPE MAINT	24.00	0.00	24.00	48.00	0.00	48.00	4,342.00
7526 PEST CONTROL	17.00	0.00	17.00	34.00	0.00	34.00	200.00
TOTAL GROUNDS MAINTENANCE	17.00	0.00	17.00	34.00	0.00	34.00	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	84.00	0.00	84.00	500.00
7630 SNOW REMOVAL	212.00	198.75	13.25	424.00	563.75	(139.75)	1,274.00
TOTAL SNOW/ROAD/GRG MAINT	254.00	198.75	55.25	508.00	563.75	(55.75)	2,274.00
7710 ALARM MONITOR	31.00	0.00	31.00	62.00	60.00	2.00	371.00
7711 ALARM REPAIRS	17.00	0.00	17.00	34.00	0.00	34.00	200.00
7712 LOCKS/KEYS	42.00	0.00	42.00	84.00	0.00	84.00	500.00
7713 FIRE EXT/SPRINKLER	138.00	0.00	138.00	276.00	0.00	276.00	1,653.00
7714 TELEPHONE	225.00	291.52	(66.52)	450.00	479.24	(29.24)	2,694.00
TOTAL OTHER EXPENSES	453.00	291.52	161.48	906.00	539.24	366.76	5,418.00
TOTAL EXPENSES	6,138.00	4,605.50	1,532.50	12,016.00	10,921.82	1,094.18	75,037.00
NET PROFIT/LOSS	115.00	1,865.57	1,750.57	490.00	1,800.34	1,310.34	0.00

RESERVE REVENUE										
9200 TRANSFER TO RESERVE	1,189.00	1,189.00	0.00	2,378.00	2,378.00	0.00	14,268.00			
9350 INTEREST INCOME	0.00	0.58	0.58	0.00	1.39	1.39	0.00			
TOTAL REVENUE	1,189.00	1,189.58	0.58	2,378.00	2,379.39	1.39	14,268.00			
EXPENSE										
RESERVE EXPENSE										
EXPENSE/LOSS OF RESERVES										
	1,189.00	1,189.58	0.58	2,378.00	2,379.39	1.39	14,268.00			