

AS OF MARCH 31, 2020

ASSETS

CASH		
1012 CASH-US BANK	10,890.33	
1020 RES-US BANK	<u>92,254.72</u>	
TOTAL CASH		<u>103,145.05</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	84.05	
1130 DUE FROM OPERATING	<u>13,700.00</u>	
TOTAL RECEIVABLES		<u>13,784.05</u>
TOTAL ASSETS		<u><u>116,929.10</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	4,890.00	
2190 DUE TO RESERVES	<u>13,700.00</u>	
TOTAL LIABILITIES		<u>18,590.00</u>
EQUITY		
2931 OPEN BAL EQUITY	98,751.94	
2935 RETAINED EARNINGS	(82,950.80)	
2940 CURRENT EARNINGS	(3,497.21)	
2941 CURRENT EARNINGS	3,497.21	
2950 RESERVE FUND-PRIOR	87,608.80	
2955 RESERVE FUND-CURRENT	(759.54)	
2960 OPERATING FUND-PRIOR	(1,573.63)	
2965 OPERATING FD-CURRENT	<u>(2,737.67)</u>	
TOTAL EQUITY		<u>98,339.10</u>
TOT LIABILITY AND EQUITY		<u><u>116,929.10</u></u>

1747 PEARL STREET HOA

Budget Comparison Report
AS OF MARCH 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	\$22,320.00	\$22,320.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	2.00	(25.00)	(27.00)	6.00	25.00	19.00	25.00
5245 INTEREST INCOME	0.00	0.10	0.10	0.00	0.35	0.35	0.00
5255 MISC INCOME	0.00	200.00	200.00	0.00	400.00	400.00	0.00
5450 TRANSFERS TO RESERVE	(1,189.00)	(1,189.00)	0.00	(3,567.00)	(3,567.00)	0.00	(14,268.00)
TOTAL INCOME	6,253.00	6,426.10	173.10	18,759.00	19,178.35	419.35	75,037.00
EXPENSES							
7050 MANAGEMENT FEES	950.00	950.00	0.00	2,850.00	2,850.00	0.00	11,400.00
7045 LEGAL COLLECTIONS	12.00	0.00	12.00	36.00	0.00	36.00	144.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	0.00	335.00
7060 PRINTING & COPYING	49.00	27.95	21.05	147.00	344.78	(197.78)	593.00
7062 POSTAGE	32.00	18.10	13.90	96.00	45.10	50.90	385.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	0.00	0.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	260.00	0.00	260.00	260.00
7090 MISC ADMINISTRATIVE	89.00	75.00	14.00	267.00	215.00	52.00	1,064.00
TOTAL ADMINISTRATIVE	1,132.00	1,071.05	60.95	3,656.00	3,454.88	201.12	14,481.00
7130 INSURANCE	786.00	1,423.88	(637.88)	2,358.00	2,847.76	(489.76)	9,427.00
TOTAL TAXES & INSURANCE	786.00	1,423.88	(637.88)	2,358.00	2,847.76	(489.76)	9,427.00
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	249.00	0.00	249.00	991.00
7232 JANITORIAL	391.00	380.00	11.00	1,173.00	1,340.00	(167.00)	4,697.00
7250 LIGHT MAINTENANCE	118.00	90.25	27.75	354.00	90.25	263.75	1,421.00
7270 ROOF/GUTTER REP AIRS	58.00	0.00	58.00	174.00	0.00	174.00	700.00
7280 PLBG & SEWER MAINT	167.00	0.00	167.00	501.00	205.00	296.00	2,000.00
7285 ELEVATOR	591.00	300.00	291.00	1,773.00	1,720.57	52.43	7,095.00
7290 OTHER BUILDING MAINT	250.00	456.25	(206.25)	750.00	6,141.25	(5,391.25)	3,000.00
TOTAL BUILDING MAINT	1,658.00	1,226.50	431.50	4,974.00	9,497.07	(4,523.07)	19,904.00
7320 GAS	73.00	90.22	(17.22)	219.00	222.68	(3.68)	877.00
7321 ELECTRIC	493.00	516.05	(23.05)	1,479.00	1,415.34	63.66	5,922.00
7370 WATER	262.00	202.48	59.52	786.00	934.23	(148.23)	3,147.00
7371 SEWER	340.00	356.44	(16.44)	1,020.00	712.88	307.12	4,081.00
7372 WASTEWATER	0.00	0.00	0.00	0.00	0.00	0.00	589.00
7380 TRASH REMOVAL	441.00	375.41	65.59	1,323.00	1,030.23	292.77	5,303.00
TOTAL UTILITIES	1,609.00	1,540.60	68.40	4,827.00	4,315.36	511.64	19,919.00
7415 LANDSCAPE CONTRACT	328.00	0.00	328.00	328.00	300.00	28.00	2,620.00
7428 FLOWERS	41.00	0.00	41.00	123.00	0.00	123.00	493.00
7440 SPRINKLER SYS MAINT	16.00	0.00	16.00	16.00	0.00	16.00	125.00

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TOTAL LANDSCAPE MAINT							
7526 PEST CONTROL	385.00	0.00	385.00	467.00	300.00	167.00	3,238.00
	17.00	0.00	17.00	51.00	0.00	51.00	200.00
TOTAL GROUNDS MAINTENAN							
7610 POWER WASHING	17.00	0.00	17.00	51.00	0.00	51.00	200.00
7611 GARAGE DOOR/GATE	0.00	0.00	0.00	0.00	0.00	0.00	500.00
7630 SNOW REMOVAL	42.00	0.00	42.00	126.00	0.00	126.00	500.00
	275.00	622.50	(347.50)	825.00	767.50	57.50	1,650.00
TOTAL SNOW/ROAD/GRG MAIN							
7710 ALARM MONITOR	317.00	622.50	(305.50)	951.00	767.50	183.50	2,650.00
7711 ALARM REPAIRS	31.00	0.00	31.00	93.00	90.00	3.00	371.00
7712 LOCKS/KEYS	17.00	0.00	17.00	51.00	0.00	51.00	200.00
7713 FIRE EXT/SPRINKLER	42.00	0.00	42.00	126.00	0.00	126.00	500.00
7714 TELEPHONE	114.00	0.00	114.00	342.00	0.00	342.00	1,363.00
	232.00	180.37	51.63	696.00	643.45	52.55	2,784.00
TOTAL OTHER EXPENSES							
	436.00	180.37	255.63	1,308.00	733.45	574.55	5,218.00
TOTAL EXPENSES							
	6,340.00	6,064.90	275.10	18,592.00	21,916.02	(3,324.02)	73,037.00
NET PROFIT/LOSS							
	(87.00)	361.20	448.20	167.00	(2,737.67)	(2,904.67)	0.00

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RESERVE REVENUE							
9200 TRANSFER TO RESERVE	1,189.00	1,189.00	0.00	3,567.00	3,567.00	0.00	14,268.00
9350 INTEREST INCOME	0.00	3.12	3.12	0.00	23.46	23.46	0.00
TOTAL REVENUE	1,189.00	1,192.12	3.12	3,567.00	3,590.46	23.46	14,268.00
EXPENSE							
9500 ROOF	0.00	0.00	0.00	0.00	4,350.00	(4,350.00)	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	4,350.00	(4,350.00)	0.00
EXCESS/LOSS OF RESERVES	1,189.00	1,192.12	3.12	3,567.00	(759.54)	(4,326.54)	14,268.00