

AS OF JUNE 30, 2020

ASSETS**CASH**

1012 CASH-US BANK	9,331.07
1020 RES-US BANK	93,140.30

TOTAL CASH	<u>102,471.37</u>
-------------------	-------------------

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	109.05
1130 DUE FROM OPERATING	13,700.00

TOTAL RECEIVABLES	<u>13,809.05</u>
--------------------------	------------------

TOTAL ASSETS	<u><u>116,280.42</u></u>
---------------------	--------------------------

LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	3,340.00
2190 DUE TO RESERVES	13,700.00

TOTAL LIABILITIES	<u>17,040.00</u>
--------------------------	------------------

EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	(2,595.89)
2941 CURRENT EARNINGS	2,595.89
2950 RESERVE FUND-PRIOR	87,608.80
2955 RESERVE FUND-CURRENT	126.04
2960 OPERATING FUND-PRIOR	(1,573.63)
2965 OPERATING FD-CURRENT	(2,721.93)

TOTAL EQUITY	<u>99,240.42</u>
---------------------	------------------

TOT LIABILITY AND EQUITY	<u><u>116,280.42</u></u>
---------------------------------	--------------------------

1747 PEARL STREET HOA

Budget Comparison Report
AS OF JUNE 30, 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	\$44,640.00	\$44,640.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	2.00	25.00	23.00	12.00	50.00	38.00	25.00
5245 INTEREST INCOME	0.00	0.10	0.10	0.00	0.65	0.65	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	(7,134.00)	(7,134.00)	0.00	(14,268.00)
TOTAL INCOME	<u>6,253.00</u>	<u>6,276.10</u>	<u>23.10</u>	<u>37,956.65</u>	<u>37,956.65</u>	<u>438.65</u>	<u>75,037.00</u>
EXPENSES							
7030 MANAGEMENT FEES	950.00	950.00	0.00	5,700.00	5,700.00	0.00	11,400.00
7045 LEGAL COLLECTIONS	12.00	0.00	12.00	72.00	0.00	72.00	144.00
7055 AUDIT FEES	0.00	0.00	0.00	335.00	0.00	335.00	335.00
7060 PRINTING & COPYING	49.00	8.78	40.22	294.00	374.16	(80.16)	593.00
7062 POSTAGE	32.00	14.00	18.00	192.00	85.60	106.40	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	60.82	28.18	534.00	622.84	(88.84)	1,064.00
TOTAL ADMINISTRATIVE	<u>1,132.00</u>	<u>1,033.60</u>	<u>98.40</u>	<u>7,387.00</u>	<u>6,782.60</u>	<u>604.40</u>	<u>14,481.00</u>
7130 INSURANCE	786.00	711.92	74.08	4,716.00	4,271.62	444.38	9,427.00
TOTAL TAXES & INSURANCE	<u>786.00</u>	<u>711.92</u>	<u>74.08</u>	<u>4,716.00</u>	<u>4,271.62</u>	<u>444.38</u>	<u>9,427.00</u>
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	498.00	0.00	498.00	991.00
7232 JANITORIAL	391.00	380.00	11.00	2,346.00	2,480.00	(134.00)	4,697.00
7250 LIGHT MAINTENANCE	118.00	0.00	118.00	708.00	90.25	617.75	1,421.00
7270 ROOF/GUTTER REPAIRS	58.00	0.00	58.00	348.00	0.00	348.00	700.00
7280 PLBG & SEWER MAINT	167.00	1,264.50	(1,097.50)	1,002.00	1,469.50	(467.50)	2,000.00
7285 ELEVATOR	591.00	0.00	591.00	3,546.00	4,235.30	(689.30)	7,095.00
7290 OTHER BUILDING MAINT	250.00	687.27	(437.27)	1,500.00	8,480.27	(6,980.27)	3,000.00
7293 EXTERIOR PAINTING	0.00	100.00	(100.00)	0.00	100.00	(100.00)	0.00
TOTAL BUILDING MAINT	<u>1,658.00</u>	<u>2,431.77</u>	<u>(773.77)</u>	<u>9,948.00</u>	<u>16,855.32</u>	<u>(6,907.32)</u>	<u>19,904.00</u>
7320 GAS	73.00	49.57	23.43	438.00	392.65	45.35	877.00
7321 ELECTRIC	493.00	280.02	212.98	2,958.00	2,356.90	601.10	5,922.00
7370 WATER	262.00	245.76	16.24	1,572.00	1,596.18	(24.18)	3,147.00
7371 SEWER	340.00	307.44	32.56	2,040.00	1,635.20	404.80	4,081.00
7372 WASTEWATER	0.00	0.00	0.00	589.00	617.40	(28.40)	589.00
7380 TRASH REMOVAL	441.00	347.41	93.59	2,646.00	2,072.46	573.54	5,303.00
TOTAL UTILITIES	<u>1,609.00</u>	<u>1,230.20</u>	<u>378.80</u>	<u>10,243.00</u>	<u>8,670.79</u>	<u>1,572.21</u>	<u>19,919.00</u>
7415 LANDSCAPE CONTRACT	328.00	790.00	(462.00)	1,312.00	1,335.00	(23.00)	2,620.00
7428 FLOWERS	41.00	275.00	(234.00)	246.00	275.00	(29.00)	493.00
7440 SPRINKLER SYS MAINT	16.00	0.00	16.00	64.00	0.00	64.00	125.00

1747 PEARL STREET HOA

Budget Comparison Report
AS OF JUNE 30, 2020
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
TOTAL LANDSCAPE MAINT							
7526 PEST CONTROL	385.00	1,065.00	(680.00)	1,622.00	1,610.00	12.00	3,238.00
	17.00	0.00	17.00	102.00	0.00	102.00	200.00
TOTAL GROUNDS MAINTENAN	17.00	0.00	17.00	102.00	0.00	102.00	200.00
7610 POWER WASHING	500.00	0.00	500.00	500.00	0.00	500.00	500.00
7611 GARAGE DOOR/GATE	42.00	0.00	42.00	252.00	0.00	252.00	500.00
7630 SNOW REMOVAL	0.00	0.00	0.00	825.00	800.00	25.00	1,650.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	199.06	(199.06)	0.00
TOTAL SNOW/ROAD/GRG MAIN	542.00	0.00	542.00	1,577.00	999.06	577.94	2,650.00
7710 ALARM MONITOR	31.00	30.00	1.00	186.00	210.00	(24.00)	371.00
7711 ALARM REPAIRS	17.00	0.00	17.00	102.00	0.00	102.00	200.00
7712 LOCKS/KEYS	42.00	0.00	42.00	252.00	0.00	252.00	500.00
7713 FIRE EXT/SPRINKLER	114.00	0.00	114.00	684.00	0.00	684.00	1,363.00
7714 TELEPHONE	232.00	180.06	51.94	1,392.00	1,279.19	112.81	2,784.00
TOTAL OTHER EXPENSES	436.00	210.06	225.94	2,616.00	1,489.19	1,126.81	5,218.00
TOTAL EXPENSES	6,565.00	6,682.55	(117.55)	38,211.00	40,678.58	(2,467.58)	75,037.00
NET PROFIT/LOSS	(312.00)	(406.45)	(94.45)	(693.00)	(2,721.93)	(2,028.93)	0.00

1747 PEARL STREET HOA

Budget Comparison Report
AS OF JUNE 30, 2020
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
RESERVE REVENUE							
9200 TRANSFER TO RESERVE	1,189.00	1,189.00	0.00	7,134.00	7,134.00	0.00	14,268.00
9350 INTEREST INCOME	0.00	0.76	0.76	0.00	27.04	27.04	0.00
TOTAL REVENUE	1,189.00	1,189.76	0.76	7,134.00	7,161.04	27.04	14,268.00
EXPENSE							
9500 ROOF	0.00	0.00	0.00	0.00	4,350.00	(4,350.00)	0.00
9560 MISC RESERVES	0.00	2,685.00	(2,685.00)	0.00	2,685.00	(2,685.00)	0.00
TOTAL EXPENSES	0.00	2,685.00	(2,685.00)	0.00	7,035.00	(7,035.00)	0.00
EXCESS/LOSS OF RESERVES	1,189.00	(1,495.24)	(2,684.24)	7,134.00	126.04	(7,007.96)	14,268.00