

1747 PEARL STREET HOA

AS OF OCTOBER 31, 2021

ASSETS

CASH

1012 CASH-US BANK	2,593.51
1020 RES-US BANK	<u>93,786.15</u>

TOTAL CASH 96,379.66

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	670.00
1130 DUE FROM OPERATING	<u>13,700.00</u>

TOTAL RECEIVABLES 14,370.00

TOTAL ASSETS 110,749.66

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	805.00
2190 DUE TO RESERVES	<u>13,700.00</u>

TOTAL LIABILITIES 14,505.00

EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	(6,792.87)
2941 CURRENT EARNINGS	6,792.87
2950 RESERVE FUND-PRIOR	90,333.54
2955 RESERVE FUND-CURRENT	(1,952.85)
2960 OPERATING FUND-PRIOR	(3,097.15)
2965 OPERATING FD-CURRENT	<u>(4,840.02)</u>

TOTAL EQUITY 96,244.66

TOT LIABILITY AND EQUITY 110,749.66

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$7,440.00	\$7,440.00	\$0.00	\$74,400.00	\$74,400.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	2.00	50.00	48.00	20.00	195.00	175.00	25.00
5245 INTEREST INCOME	0.00	0.03	0.03	0.00	0.50	0.50	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	410.00	410.00	0.00
5450 TRANSFERS TO RESERVE	(1,189.00)	(1,189.00)	0.00	(11,890.00)	(11,890.00)	0.00	(14,268.00)
TOTAL INCOME	6,253.00	6,301.03	48.03	62,530.00	63,115.50	585.50	75,037.00
EXPENSES							
7030 MANAGEMENT FEES	975.00	975.00	0.00	9,750.00	9,750.00	0.00	11,700.00
7045 LEGAL COLLECTIONS	42.00	0.00	42.00	420.00	0.00	420.00	500.00
7055 AUDIT FEES	0.00	0.00	0.00	335.00	325.00	10.00	335.00
7060 PRINTING & COPYING	50.00	5.00	45.00	500.00	387.79	112.21	606.00
7062 POSTAGE	14.00	12.80	1.20	140.00	127.99	12.01	171.00
7085 ANNUAL MEETING	0.00	0.00	0.00	260.00	0.00	260.00	260.00
7090 MISC ADMINISTRATIVE	94.00	55.41	38.59	940.00	654.10	285.90	1,132.00
TOTAL ADMINISTRATIVE	1,175.00	1,048.21	126.79	12,345.00	11,244.88	1,100.12	14,704.00
7130 INSURANCE	783.00	5,230.25	(4,447.25)	7,830.00	10,542.49	(2,712.49)	9,398.00
TOTAL TAXES & INSURANCE	783.00	5,230.25	(4,447.25)	7,830.00	10,542.49	(2,712.49)	9,398.00
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	830.00	0.00	830.00	991.00
7232 JANITORIAL	417.00	380.00	37.00	4,170.00	3,800.00	370.00	5,006.00
7250 LIGHT MAINTENANCE	12.00	0.00	12.00	120.00	120.00	0.00	139.00
7270 ROOF/GUTTER REPAIRS	58.00	0.00	58.00	580.00	1,117.50	(537.50)	700.00
7280 PLBG & SEWER MAINT	167.00	149.50	17.50	1,670.00	1,765.00	(93.00)	2,000.00
7285 ELEVATOR	728.00	1,467.25	(739.25)	7,280.00	6,319.15	960.85	8,740.00
7290 OTHER BUILDING MAINT	250.00	0.00	250.00	2,500.00	3,414.02	(914.02)	3,000.00
7293 EXTERIOR PAINTING	0.00	0.00	0.00	0.00	560.00	(560.00)	0.00
TOTAL BUILDING MAINT	1,715.00	1,996.75	(281.75)	17,150.00	17,093.67	56.33	20,576.00
7320 GAS	64.00	0.00	64.00	640.00	485.03	154.97	772.00

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7321 ELECTRIC	405.00	308.04	96.96	4,050.00	3,430.80	619.20	4,856.00
7370 WATER/SEWER	625.00	822.85	(197.85)	6,250.00	7,248.61	(998.61)	7,494.00
7372 WASTEWATER	0.00	636.78	(636.78)	648.00	1,275.56	(625.56)	648.00
7380 TRASH REMOVAL	363.00	373.32	(10.32)	3,630.00	4,138.09	(508.09)	4,355.00
TOTAL UTILITIES	1,457.00	2,140.99	(683.99)	15,218.00	16,576.09	(1,358.09)	18,125.00
7415 LANDSCAPE CONTRACT	490.00	410.00	80.00	3,934.00	2,870.00	1,064.00	3,934.00
7428 FLOWERS	24.00	0.00	24.00	240.00	300.00	(60.00)	283.00
7440 SPRINKLER SYS MAINT	13.00	0.00	13.00	125.00	0.00	125.00	125.00
TOTAL LANDSCAPE MAINT	527.00	410.00	117.00	4,299.00	3,170.00	1,129.00	4,342.00
7526 PEST CONTROL	17.00	0.00	17.00	170.00	0.00	170.00	200.00
TOTAL GROUNDS MAINTENANCE	17.00	0.00	17.00	170.00	0.00	170.00	200.00
7610 POWER WASHING	0.00	0.00	0.00	500.00	0.00	500.00	500.00
7611 GARAGE DOOR/GATE	42.00	0.00	42.00	420.00	0.00	420.00	500.00
7630 SNOW REMOVAL	212.00	0.00	212.00	848.00	2,117.50	(1,269.50)	1,274.00
TOTAL SNOW/ROAD/GRG MAINT	254.00	0.00	254.00	1,768.00	2,117.50	(349.50)	2,274.00
7710 ALARM MONITOR	31.00	90.00	(59.00)	310.00	330.00	(20.00)	371.00
7711 ALARM REPAIRS	17.00	0.00	17.00	170.00	0.00	170.00	200.00
7712 LOCKS/KEYS	42.00	0.00	42.00	420.00	0.00	420.00	500.00
7713 FIRE EXT/SPRINKLER	138.00	0.00	138.00	1,380.00	4,691.76	(3,311.76)	1,653.00
7714 TELEPHONE	225.00	185.93	39.07	2,250.00	2,189.13	60.87	2,694.00
TOTAL OTHER EXPENSES	453.00	275.93	177.07	4,530.00	7,210.89	(2,680.89)	5,418.00
TOTAL EXPENSES	6,381.00	11,102.13	(4,721.13)	63,310.00	67,955.52	(4,645.52)	75,037.00
NET PROFIT/LOSS	(128.00)	(4,801.10)	(4,673.10)	(780.00)	(4,840.02)	(4,060.02)	0.00

	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	11,890.00	11,890.00	0.00	14,268.00
9350 INTEREST INCOME	0.00	0.40	0.40	0.00	4.65	4.65	0.00
TOTAL REVENUE	1,189.00	1,189.40	0.40	11,890.00	11,894.65	4.65	14,268.00
EXPENSE							
9519 FIRE SAFETY	0.00	5,220.00	(5,220.00)	0.00	5,220.00	(5,220.00)	0.00
9560 MISC RESERVES	0.00	0.00	0.00	0.00	8,627.50	(8,627.50)	0.00
TOTAL EXPENSES	0.00	5,220.00	(5,220.00)	0.00	13,847.50	(13,847.50)	0.00
EXCESS/LOSS OF RESERVES	1,189.00	(4,030.60)	(5,219.60)	11,890.00	(1,952.85)	(13,842.85)	14,268.00