

1747 PEARL STREET HOA  
AS OF DECEMBER 31, 2021

**ASSETS**

**CASH**

1012 CASH-US BANK	3,785.11
1020 RES-US BANK	<u>96,164.93</u>

<b>TOTAL CASH</b>	<u>99,950.04</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	410.00
1130 DUE FROM OPERATING	<u>13,700.00</u>

<b>TOTAL RECEIVABLES</b>	<u>14,110.00</u>
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<b>TOTAL ASSETS</b>	<u>114,060.04</u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	1,115.00
2190 DUE TO RESERVES	<u>13,700.00</u>

<b>TOTAL LIABILITIES</b>	<u>14,815.00</u>
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**EQUITY**

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	(3,792.49)
2941 CURRENT EARNINGS	3,792.49
2950 RESERVE FUND-PRIOR	90,333.54
2955 RESERVE FUND-CURRENT	425.93
2960 OPERATING FUND-PRIOR	(3,097.15)
2965 OPERATING FD-CURRENT	<u>(4,218.42)</u>

<b>TOTAL EQUITY</b>	<u>99,245.04</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u>114,060.04</u>
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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
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	50.00	47.00	25.00	270.00	245.00	25.00
5245 INTEREST INCOME	0.00	0.02	0.02	0.00	0.54	0.54	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	610.00	610.00	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)
<b>TOTAL INCOME</b>	<b>6,254.00</b>	<b>6,301.02</b>	<b>47.02</b>	<b>75,037.00</b>	<b>75,892.54</b>	<b>855.54</b>	<b>75,037.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	975.00	975.00	0.00	11,700.00	11,700.00	0.00	11,700.00
7045 LEGAL COLLECTIONS	38.00	0.00	38.00	500.00	0.00	500.00	500.00
7055 AUDIT FEES	0.00	0.00	0.00	335.00	325.00	10.00	335.00
7060 PRINTING & COPYING	56.00	335.36	(279.36)	606.00	728.15	(122.15)	606.00
7062 POSTAGE	17.00	15.77	1.23	171.00	159.26	11.74	171.00
7085 ANNUAL MEETING	0.00	0.00	0.00	260.00	0.00	260.00	260.00
7090 MISC ADMINISTRATIVE	98.00	55.41	42.59	1,132.00	764.92	367.08	1,132.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,184.00</b>	<b>1,381.54</b>	<b>(197.54)</b>	<b>14,704.00</b>	<b>13,677.33</b>	<b>1,026.67</b>	<b>14,704.00</b>
7130 INSURANCE	785.00	970.97	(185.97)	9,398.00	12,484.43	(3,086.43)	9,398.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>785.00</b>	<b>970.97</b>	<b>(185.97)</b>	<b>9,398.00</b>	<b>12,484.43</b>	<b>(3,086.43)</b>	<b>9,398.00</b>
7230 BLDG & FACILITY RPR	78.00	0.00	78.00	991.00	0.00	991.00	991.00
7232 JANITORIAL	419.00	380.00	39.00	5,006.00	4,560.00	446.00	5,006.00
7250 LIGHT MAINTENANCE	7.00	0.00	7.00	139.00	120.00	19.00	139.00
7270 ROOF/GUTTER REPAIRS	62.00	0.00	62.00	700.00	1,117.50	(417.50)	700.00
7280 PLBG & SEWER MAINT	163.00	0.00	163.00	2,000.00	1,932.50	67.50	2,000.00
7285 ELEVATOR	732.00	0.00	732.00	8,740.00	8,341.15	398.85	8,740.00
7290 OTHER BUILDING MAINT	250.00	1,210.00	(960.00)	3,000.00	4,624.02	(1,624.02)	3,000.00
7293 EXTERIOR PAINTING	0.00	0.00	0.00	0.00	560.00	(560.00)	0.00
<b>TOTAL BUILDING MAINT</b>	<b>1,711.00</b>	<b>1,590.00</b>	<b>121.00</b>	<b>20,576.00</b>	<b>21,255.17</b>	<b>(679.17)</b>	<b>20,576.00</b>
7320 GAS	68.00	431.15	(363.15)	772.00	970.12	(198.12)	772.00

Budget Comparison Report  
AS OF DECEMBER 31, 2021

1747 PEARL STREET HOA

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7321 ELECTRIC	401.00	54.20	346.80	4,856.00	3,798.47	1,057.53	4,856.00
7370 WATER/SEWER	619.00	696.13	(77.13)	7,494.00	8,721.51	(1,227.51)	7,494.00
7372 WASTEWATER	0.00	0.00	0.00	648.00	1,273.56	(625.56)	648.00
7380 TRASH REMOVAL	362.00	373.32	(11.32)	4,355.00	4,884.73	(529.73)	4,355.00
<b>TOTAL UTILITIES</b>	<b>1,450.00</b>	<b>1,554.80</b>	<b>(104.80)</b>	<b>18,125.00</b>	<b>19,648.39</b>	<b>(1,523.39)</b>	<b>18,125.00</b>
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	3,934.00	2,870.00	1,064.00	3,934.00
7428 FLOWERS	19.00	0.00	19.00	283.00	300.00	(17.00)	283.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	125.00	0.00	125.00	125.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>19.00</b>	<b>0.00</b>	<b>19.00</b>	<b>4,342.00</b>	<b>3,170.00</b>	<b>1,172.00</b>	<b>4,342.00</b>
7526 PEST CONTROL	13.00	0.00	13.00	200.00	0.00	200.00	200.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>13.00</b>	<b>0.00</b>	<b>13.00</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>
7610 POWER WASHING	0.00	0.00	0.00	500.00	0.00	500.00	500.00
7611 GARAGE DOOR/GATE	38.00	0.00	38.00	500.00	0.00	500.00	500.00
7630 SNOW REMOVAL	214.00	0.00	214.00	1,274.00	2,117.50	(843.50)	1,274.00
<b>TOTAL SNOW/ROAD/GRG MAINT</b>	<b>252.00</b>	<b>0.00</b>	<b>252.00</b>	<b>2,274.00</b>	<b>2,117.50</b>	<b>156.50</b>	<b>2,274.00</b>
7710 ALARM MONITOR	30.00	0.00	30.00	371.00	360.00	11.00	371.00
7711 ALARM REPAIRS	13.00	0.00	13.00	200.00	40.00	160.00	200.00
7712 LOCKS/KEYS	38.00	0.00	38.00	500.00	0.00	500.00	500.00
7713 FIRE EXT/SPRINKLER	135.00	0.00	135.00	1,653.00	4,691.76	(3,038.76)	1,653.00
7714 TELEPHONE	219.00	187.73	31.27	2,694.00	2,666.38	27.62	2,694.00
<b>TOTAL OTHER EXPENSES</b>	<b>485.00</b>	<b>187.73</b>	<b>247.27</b>	<b>5,418.00</b>	<b>7,758.14</b>	<b>(2,340.14)</b>	<b>5,418.00</b>
<b>TOTAL EXPENSES</b>	<b>5,849.00</b>	<b>5,685.04</b>	<b>163.96</b>	<b>75,037.00</b>	<b>80,110.96</b>	<b>(5,073.96)</b>	<b>75,037.00</b>
<b>NET PROFIT/LOSS</b>	<b>405.00</b>	<b>615.98</b>	<b>210.98</b>	<b>0.00</b>	<b>(4,218.42)</b>	<b>(4,218.42)</b>	<b>0.00</b>

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>RESERVE REVENUE</b>							
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	0.40	0.40	0.00	5.43	5.43	0.00
<b>TOTAL REVENUE</b>	1,189.00	1,189.40	0.40	14,268.00	14,273.43	5.43	14,268.00
<b>EXPENSE</b>							
9519 FIRE SAFETY	0.00	0.00	0.00	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
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	0.00	13,847.50	(13,847.50)	0.00
<b>EXCESS/LOSS OF RESERVES</b>	1,189.00	1,189.40	0.40	14,268.00	425.93	(13,842.07)	14,268.00

