

1747 PEARL STREET HOA
AS OF FEBRUARY 28, 2022

ASSETS

CASH

1012 CASH-US BANK	5,810.81
1020 RES-US BANK	<u>98,543.70</u>

TOTAL CASH	<u>104,354.51</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	185.00
1130 DUE FROM OPERATING	<u>13,700.00</u>

TOTAL RECEIVABLES	<u>13,885.00</u>
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TOTAL ASSETS		<u><u>118,239.51</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	1,515.00
2190 DUE TO RESERVES	<u>13,700.00</u>

TOTAL LIABILITIES	<u>15,215.00</u>
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EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	3,779.47
2941 CURRENT EARNINGS	(3,779.47)
2950 RESERVE FUND-PRIOR	90,759.47
2955 RESERVE FUND-CURRENT	2,378.77
2960 OPERATING FUND-PRIOR	(7,315.57)
2965 OPERATING FD-CURRENT	<u>1,400.70</u>

TOTAL EQUITY	<u>103,024.51</u>
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TOT LIABILITY AND EQUITY		<u><u>118,239.51</u></u>
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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$8,160.00	\$8,160.00	\$0.00	\$16,320.00	\$16,320.00	\$0.00	\$97,920.00
5210 LATE FEE CHARGE	10.00	25.00	15.00	20.00	25.00	5.00	120.00
5245 INTEREST INCOME	0.00	0.02	0.02	0.00	0.05	0.05	0.00
5255 MISC INCOME	51.00	200.00	149.00	102.00	200.00	98.00	610.00
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	7,032.00	7,196.02	164.02	14,064.00	14,167.05	103.05	84,382.00
EXPENSES							
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00	12,000.00
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	49.00	5.36	43.64	98.00	333.74	(235.74)	582.00
7062 POSTAGE	13.00	15.30	(2.30)	26.00	29.01	(3.01)	150.00
7090 MISC ADMINISTRATIVE	70.00	55.41	14.59	140.00	235.82	(95.82)	834.00
TOTAL ADMINISTRATIVE	1,174.00	1,076.07	97.93	2,348.00	2,598.57	(250.57)	14,401.00
7130 INSURANCE	1,289.00	970.97	318.03	2,578.00	1,941.94	636.06	15,471.00
TOTAL TAXES & INSURANCE	1,289.00	970.97	318.03	2,578.00	1,941.94	636.06	15,471.00
7230 BLDG & FACILITY RPR	17.00	0.00	17.00	34.00	0.00	34.00	200.00
7232 JANITORIAL	391.00	380.00	11.00	782.00	760.00	22.00	4,697.00
7250 LIGHT MAINTENANCE	15.00	0.00	15.00	30.00	369.95	(339.95)	185.00
7270 ROOF/GUTTER REPAIRS	96.00	365.00	(269.00)	192.00	365.00	(173.00)	1,152.00
7280 PLBG & SEWER MAINT	161.00	0.00	161.00	322.00	0.00	322.00	1,928.00
7285 ELEVATOR	625.00	681.21	(56.21)	1,250.00	2,240.73	(990.73)	7,495.00
7290 OTHER BUILDING MAINT	32.00	0.00	32.00	64.00	0.00	64.00	379.00
TOTAL BUILDING MAINT	1,337.00	1,426.21	(89.21)	2,674.00	3,735.68	(1,061.68)	16,036.00
7320 GAS	80.00	87.57	(7.57)	160.00	385.83	(225.83)	965.00
7321 ELECTRIC	366.00	326.87	39.13	732.00	378.27	353.73	4,393.00
7370 WATER/SEWER	732.00	668.67	63.33	1,464.00	1,318.76	145.24	8,782.00

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7372 WASTEWATER	0.00	0.00	0.00	0.00	0.00	0.00	1,338.00
7380 TRASH REMOVAL	445.00	0.00	445.00	890.00	373.52	516.68	5,341.00
TOTAL UTILITIES	1,625.00	1,083.11	539.89	3,246.00	2,456.18	789.82	20,819.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	0.00	0.00	0.00	3,378.00
7428 FLOWERS	26.00	0.00	26.00	52.00	0.00	52.00	309.00
7429 SUPPLIES	0.00	75.00	(75.00)	0.00	75.00	(75.00)	0.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	0.00	125.00
TOTAL LANDSCAPE MAINT	26.00	75.00	(49.00)	52.00	75.00	(23.00)	3,612.00
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	158.25	(116.25)	84.00	158.25	(74.25)	500.00
7630 SNOW REMOVAL	655.00	1,368.75	(713.75)	1,310.00	1,368.75	(58.75)	3,935.00
TOTAL SNOW/ROAD/GRG MAINT	697.00	1,527.00	(830.00)	1,394.00	1,527.00	(133.00)	4,935.00
7710 ALARM MONITOR	31.00	30.00	1.00	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	403.00	0.00	403.00	806.00	0.00	806.00	4,833.00
7714 TELEPHONE	234.00	186.79	47.21	468.00	371.98	96.02	2,805.00
TOTAL OTHER EXPENSES	727.00	216.79	510.21	1,454.00	431.98	1,022.02	8,710.00
TOTAL EXPENSES	6,890.00	6,375.15	514.85	13,780.00	12,766.35	1,013.65	84,382.00
NET PROFIT/LOSS	142.00	820.87	678.87	284.00	1,400.70	1,116.70	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	2,378.00	2,378.00	0.00	14,268.00
9350 INTEREST INCOME	0.00	0.37	0.37	0.00	0.77	0.77	0.00
TOTAL REVENUE	1,189.00	1,189.37	0.37	2,378.00	2,378.77	0.77	14,268.00
EXPENSE							
EXCESS/LOSS OF RESERVES	1,189.00	1,189.37	0.37	2,378.00	2,378.77	0.77	14,268.00

RESERVE EXPENSE