

## 1747 PEARL STREET HOA

AS OF JULY 31, 2021

## ASSETS

## CASH

1012 CASH-US BANK	5,059.51
1020 RES-US BANK	<u>95,437.96</u>

<b>TOTAL CASH</b>	<u>100,497.47</u>
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## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	715.00
1130 DUE FROM OPERATING	<u>13,700.00</u>

<b>TOTAL RECEIVABLES</b>	<u>14,415.00</u>
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<b>TOTAL ASSETS</b>		<u><u>114,912.47</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

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

<b>TOTAL LIABILITIES</b>	<u>14,505.00</u>
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## EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	(2,630.06)
2941 CURRENT EARNINGS	2,630.06
2950 RESERVE FUND-PRIOR	90,333.54
2955 RESERVE FUND-CURRENT	(301.04)
2960 OPERATING FUND-PRIOR	(3,097.15)
2965 OPERATING FD-CURRENT	<u>(2,329.02)</u>

<b>TOTAL EQUITY</b>	<u>100,407.47</u>
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<b>TOT LIABILITY AND EQUITY</b>		<u><u>114,912.47</u></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	\$52,080.00	\$52,080.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	2.00	50.00	48.00	14.00	95.00	81.00	25.00
5245 INTEREST INCOME	0.00	0.04	0.04	0.00	0.40	0.40	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	(8,323.00)	(8,323.00)	0.00	(14,268.00)
<b>TOTAL INCOME</b>	<b>6,253.00</b>	<b>6,301.04</b>	<b>48.04</b>	<b>43,771.00</b>	<b>44,262.40</b>	<b>491.40</b>	<b>75,037.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	975.00	975.00	0.00	6,825.00	6,825.00	0.00	11,700.00
7045 LEGAL COLLECTIONS	42.00	0.00	42.00	294.00	0.00	294.00	500.00
7055 AUDIT FEES	0.00	325.00	(325.00)	335.00	325.00	10.00	335.00
7060 PRINTING & COPYING	50.00	8.06	41.94	350.00	367.75	(17.75)	606.00
7062 POSTAGE	14.00	15.10	(1.10)	98.00	91.82	6.18	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	658.00	487.87	170.13	1,132.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,175.00</b>	<b>1,378.57</b>	<b>(203.57)</b>	<b>8,820.00</b>	<b>8,097.44</b>	<b>722.56</b>	<b>14,704.00</b>
7130 INSURANCE	783.00	(2,256.39)	3,039.39	5,481.00	5,312.24	168.76	9,398.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>783.00</b>	<b>(2,256.39)</b>	<b>3,039.39</b>	<b>5,481.00</b>	<b>5,312.24</b>	<b>168.76</b>	<b>9,398.00</b>
7230 BLDG & FACILITY RPR	85.00	0.00	85.00	561.00	0.00	561.00	991.00
7232 JANITORIAL	417.00	380.00	37.00	2,919.00	2,660.00	259.00	5,006.00
7250 LIGHT MAINTENANCE	12.00	120.00	(108.00)	84.00	120.00	(36.00)	139.00
7270 ROOF/GUTTER REPAIRS	58.00	0.00	58.00	406.00	1,117.50	(711.50)	700.00
7280 PLBG & SEWER MAINT	167.00	1,135.00	(968.00)	1,169.00	1,613.50	(444.50)	2,000.00
7285 ELEVATOR	728.00	1,467.30	(739.30)	5,096.00	4,851.90	244.10	8,740.00
7290 OTHER BUILDING MAINT	250.00	208.04	41.96	1,750.00	368.04	1,381.96	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>1,715.00</b>	<b>3,310.34</b>	<b>(1,595.34)</b>	<b>12,005.00</b>	<b>11,290.94</b>	<b>714.06</b>	<b>20,576.00</b>
7320 GAS	64.00	0.00	64.00	445.00	485.03	(37.03)	772.00

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7321 ELECTRIC	405.00	342.57	62.43	2,835.00	2,471.33	363.67	4,856.00
7370 WATER/SEWER	625.00	780.61	(155.61)	4,375.00	4,791.58	(416.58)	7,494.00
7372 WASTEWATER	0.00	0.00	0.00	648.00	636.78	11.22	648.00
7380 TRASH REMOVAL	363.00	373.32	(10.32)	2,541.00	3,018.13	(477.13)	4,355.00
<b>TOTAL UTILITIES</b>	<b>1,457.00</b>	<b>1,496.50</b>	<b>(39.50)</b>	<b>10,847.00</b>	<b>11,402.85</b>	<b>(555.85)</b>	<b>18,125.00</b>
7415 LANDSCAPE CONTRACT	492.00	410.00	82.00	2,460.00	1,640.00	820.00	3,934.00
7428 FLOWERS	24.00	0.00	24.00	168.00	300.00	(132.00)	283.00
7440 SPRINKLER SYS MAINT	16.00	0.00	16.00	80.00	0.00	80.00	125.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>532.00</b>	<b>410.00</b>	<b>122.00</b>	<b>2,708.00</b>	<b>1,940.00</b>	<b>768.00</b>	<b>4,342.00</b>
7526 PEST CONTROL	17.00	0.00	17.00	119.00	0.00	119.00	200.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>17.00</b>	<b>0.00</b>	<b>17.00</b>	<b>119.00</b>	<b>0.00</b>	<b>119.00</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	42.00	0.00	42.00	294.00	0.00	294.00	500.00
7650 SNOW REMOVAL	0.00	0.00	0.00	636.00	2,117.50	(1,481.50)	1,274.00
<b>TOTAL SNOW/ROAD/GRG MAINT</b>	<b>42.00</b>	<b>0.00</b>	<b>42.00</b>	<b>1,430.00</b>	<b>2,117.50</b>	<b>(687.50)</b>	<b>2,274.00</b>
7710 ALARM MONITOR	31.00	30.00	1.00	217.00	210.00	7.00	371.00
7711 ALARM REPAIRS	17.00	0.00	17.00	119.00	0.00	119.00	200.00
7712 LOCKS/KEYS	42.00	0.00	42.00	294.00	0.00	294.00	500.00
7713 FIRE EXT/SPRINKLER	138.00	4,691.76	(4,553.76)	966.00	4,691.76	(3,725.76)	1,653.00
7714 TELEPHONE	225.00	186.24	38.76	1,575.00	1,528.69	46.31	2,694.00
<b>TOTAL OTHER EXPENSES</b>	<b>453.00</b>	<b>4,908.00</b>	<b>(4,455.00)</b>	<b>3,171.00</b>	<b>6,430.45</b>	<b>(3,259.45)</b>	<b>5,418.00</b>
<b>TOTAL EXPENSES</b>	<b>6,174.00</b>	<b>9,247.02</b>	<b>(3,073.02)</b>	<b>44,581.00</b>	<b>46,591.42</b>	<b>(2,010.42)</b>	<b>75,037.00</b>
<b>NET PROFIT/LOSS</b>	<b>79.00</b>	<b>(2,945.98)</b>	<b>(3,024.98)</b>	<b>(810.00)</b>	<b>(2,329.02)</b>	<b>(1,519.02)</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	8,323.00	8,323.00	0.00	14,268.00
9350 INTEREST INCOME	0.00	0.41	0.41	0.00	3.46	3.46	0.00
<b>TOTAL REVENUE</b>	1,189.00	1,189.41	0.41	8,323.00	8,326.46	3.46	14,268.00
<b>EXPENSE</b>							
9560 MISC RESERVES	0.00	8,627.50	(8,627.50)	0.00	8,627.50	(8,627.50)	0.00
<b>TOTAL EXPENSES</b>	0.00	8,627.50	(8,627.50)	0.00	8,627.50	(8,627.50)	0.00
<b>EXCESS/LOSS OF RESERVES</b>	1,189.00	(7,438.09)	(8,627.09)	8,323.00	(301.04)	(8,624.04)	14,268.00