Pearson Place at Avery Ranch Owners Association, Inc.

Balance Sheet

Period 04/30/2021

Assets			
Bank			
10000	CIT Bank OPR 9685	78,191.05	
TOTAL Bank		78,191.05	
Reserve			
10001	CIT Bank RSV 4393	283,198.45	
TOTAL Reserve		283,198.45	
Total Assets			*361,389.50*
Liabilities & Equity			
Liability			
30001	Contingency Reserves	283,198.45	
32000	Prepaid Assessments	18,930.97	
36000	Retained Earnings	9,743.47	
TOTAL Liability		311,872.89	
Equity			
	Net Income	49,516.61	
TOTAL Equity		49,516.61	
Total Liabilities & Equity			*361,389.50*

Pearson Place at Avery Ranch Owners Association, Inc.

Income Statement

Period 4/1/2021 To 4/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Assessment Revenue							
40000 Assessments	60,406.21	65,040.00	(4,633.79)	125,471.21	130,080.00	(4,608.79)	260,160.00
TOTAL Assessment Revenue	60,406.21	65,040.00	(4,633.79)	125,471.21	130,080.00	(4,608.79)	260,160.00
Other Receivable							
42000 Working Capital Contribution	0.00	0.00	0.00	500.00	0.00	500.00	0.00
43000 Late Interest	4.50	0.00	4.50	109.42	0.00	109.42	0.00
43001 Interest	3.59	0.00	3.59	11.91	0.00	11.91	0.00
43002 Legal Fees	0.00	0.00	0.00	680.00	0.00	680.00	0.00
43003 Late Fees	180.40	0.00	180.40	1,925.00	0.00	1,925.00	0.00
43011 Fines	100.00	0.00	100.00	950.00	0.00	950.00	0.00
43014 Heritage Oaks Shared Amenity	6,259.00	6,259.34	(0.34)	32,125.00	25,037.36	7,087.64	75,112.00
43200 Vacant Lot Maintenance	0.00	0.00	0.00	100.83	0.00	100.83	0.00
TOTAL Other Receivable	6,547.49	6,259.34	288.15	36,402.16	25,037.36	11,364.80	75,112.00
TOTAL Income	66,953.70	71,299.34	(4,345.64)	161,873.37	155,117.36	6,756.01	335,272.00
Expense							
Professional Services							
45000 Management Services	3,100.00	3,100.00	0.00	12,400.00	12,400.00	0.00	37,200.00
45001 Administrative Reimbursements	860.17	1,500.00	639.83	4,467.18	5,900.00	1,432.82	17,500.00
45002 Legal Fees	0.00	0.00	0.00	300.00	500.00	200.00	1,000.00
45003 Legal Fees - Collection	0.00	2,000.00	2,000.00	21.00	4,000.00	3,979.00	8,000.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	324.01	330.00	5.99	330.00
TOTAL Professional Services	3,960.17	6,600.00	2,639.83	17,512.19	23,130.00	5,617.81	64,030.00
Community							
81004 Meetings	0.00	0.00	0.00	983.90	0.00	(983.90)	314.00
81005 Community Events	0.00	0.00	0.00	40.00	1,125.00	1,085.00	2,250.00
81006 Website	0.00	0.00	0.00	353.47	950.00	596.53	950.00
TOTAL Community	0.00	0.00	0.00	1,377.37	2,075.00	697.63	3,514.00
Maintenance							
83000 Maintenance - CMA	2,047.81	3,075.00	1,027.19	6,400.05	9,975.00	3,574.95	32,375.00
83001 Other Maintenance	538.74	400.00	(138.74)	538.74	800.00	261.26	1,200.00
83003 Landscape Contract	4,933.02	4,933.34	0.32	29,832.23	19,733.36	(10,098.87)	59,200.00
83005 Landscape Other	0.00	0.00	0.00	0.00	2,500.00	2,500.00	5,000.00
83006 Irrigation	1,266.80	500.00	(766.80)	1,266.80	1,300.00	33.20	4,600.00
83007 Pond Maintenance	200.00	200.00	0.00	800.00	800.00	0.00	2,400.00
83016 Pest Control	113.66	125.00	11.34	227.32	500.00	272.68	1,500.00
83017 Pool Contract	1,104.15	1,235.00	130.85	2,403.16	3,990.00	1,586.84	13,205.00
83018 Pool Other	1,632.30	1,698.00	65.70	2,074.30	9,292.00	7,217.70	25,376.00
83019 Pool Chemicals	363.78	500.00	136.22	1,302.79	1,500.00	197.21	7,500.00
83020 Playground	3,655.60	3,000.00	(655.60)	12,478.52	19,095.00	6,616.48	19,095.00
83038 Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	2,385.00
TOTAL Maintenance	15,855.86	15,666.34	(189.52)	57,323.91	69,485.36	12,161.45	173,836.00
Gate							
84000 Access Gates	232.50	0.00	(232.50)	387.50	300.00	(87.50)	600.00
TOTAL Gate	232.50	0.00	(232.50)	387.50	300.00	(87.50)	600.00
Utility							
85000 Electric	586.51	900.00	313.49	2,339.64	3,600.00	1,260.36	10,800.00
85002 Water	1,367.42	2,500.00	1,132.58	7,096.58	7,900.00	803.42	27,265.00
85003 Telephone	76.60	80.00	3.40	537.94	320.00	(217.94)	960.00

Pearson Place at Avery Ranch Owners Association, Inc.
Income Statement
Period 4/1/2021 To 4/30/2021 11:59:00 PM

TOTAL Utility	2,030.53	3,480.00	1,449.47	9,974.16	11,820.00	1,845.84	39,025.00
Insurance							
87001 Insurance	0.00	0.00	0.00	(28.00)	0.00	28.00	8,885.00
TOTAL Insurance	0.00	0.00	0.00	(28.00)	0.00	28.00	8,885.00
Taxes							
88000 Property Tax	0.00	0.00	0.00	0.00	1,510.00	1,510.00	1,510.00
TOTAL Taxes	0.00	0.00	0.00	0.00	1,510.00	1,510.00	1,510.00
Reserve							
91000 Reserve Contribution	3,656.00	3,656.00	0.00	14,624.00	14,624.00	0.00	43,872.00
91001 Capital Expenses	4,900.63	0.00	(4,900.63)	4,900.63	0.00	(4,900.63)	0.00
TOTAL Reserve	8,556.63	3,656.00	(4,900.63)	19,524.63	14,624.00	(4,900.63)	43,872.00
TOTAL Expense	30,635.69	29,402.34	(1,233.35)	106,071.76	122,944.36	16,872.60	335,272.00
Excess Revenue / Expense	36,318.01	41,897.00	(5,578.99)	55,801.61	32,173.00	23,628.61	0.00