

AS OF OCTOBER 31, 2018

ASSETS**CASH**

1012 CASH-US BANK	3,773.25
1020 RES-US BANK	79,547.14

TOTAL CASH	<u>83,320.39</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	360.00
1130 DUE FROM OPERATING	13,700.00

TOTAL RECEIVABLES	<u>14,060.00</u>
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TOTAL ASSETS	<u><u>97,380.39</u></u>
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LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	1,425.00
2190 DUE TO RESERVES	13,700.00

TOTAL LIABILITIES	<u>15,125.00</u>
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EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	(240.47)
2941 CURRENT EARNINGS	240.47
2950 RESERVE FUND-PRIOR	69,195.35
2955 RESERVE FUND-CURRENT	4,946.33
2960 OPERATING FUND-PRIOR	(2,500.63)
2965 OPERATING FD-CURRENT	(5,186.80)

TOTAL EQUITY	<u>82,255.39</u>
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TOT LIABILITY AND EQUITY	<u><u>97,380.39</u></u>
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1747 PEARL STREET HOA

Budget Comparison Report
AS OF OCTOBER 31, 2018

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$7,080.00	\$7,080.00	\$0.00	\$70,800.00	\$70,800.00	\$0.00	\$84,960.00
5210 LATE FEE CHARGE	0.00	25.00	25.00	0.00	100.00	100.00	0.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00	0.00
5245 INTEREST INCOME	0.00	0.31	0.31	1.00	4.06	3.06	1.00
5255 MISC INCOME	50.00	0.00	(50.00)	500.00	0.00	(500.00)	600.00
5450 TRANSFERS TO RESERVE	(1,063.00)	(1,063.00)	0.00	(10,630.00)	(10,630.00)	0.00	(12,756.00)
TOTAL INCOME	<u>6,067.00</u>	<u>6,042.31</u>	<u>(24.69)</u>	<u>60,671.00</u>	<u>60,294.06</u>	<u>(376.94)</u>	<u>72,805.00</u>
EXPENSES							
7030 MANAGEMENT FEES	900.00	900.00	0.00	9,000.00	9,000.00	0.00	10,800.00
7045 LEGAL COLLECTIONS	12.00	0.00	12.00	0.00	0.00	120.00	147.00
7055 AUDIT FEES	0.00	0.00	0.00	350.00	0.00	350.00	350.00
7060 PRINTING & COPYING	51.00	8.00	43.00	510.00	355.79	154.21	614.00
7062 POSTAGE	17.00	12.35	4.65	170.00	186.38	(16.38)	206.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	0.00	0.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	260.00	0.00	260.00	260.00
7090 MISC. ADMINISTRATIVE	172.00	162.88	9.12	1,720.00	1,026.95	693.05	2,064.00
TOTAL ADMINISTRATIVE	<u>1,152.00</u>	<u>1,083.23</u>	<u>68.77</u>	<u>12,130.00</u>	<u>10,569.12</u>	<u>1,560.88</u>	<u>14,741.00</u>
7130 INSURANCE	677.00	1,673.25	(996.25)	6,770.00	7,239.25	(469.25)	8,129.00
TOTAL TAXES & INSURANCE	<u>677.00</u>	<u>1,673.25</u>	<u>(996.25)</u>	<u>6,770.00</u>	<u>7,239.25</u>	<u>(469.25)</u>	<u>8,129.00</u>
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	830.00	0.00	830.00	1,000.00
7231 WINDOW CLEANING	150.00	0.00	150.00	1,500.00	0.00	1,500.00	1,800.00
7232 JANITORIAL	478.00	380.00	98.00	4,780.00	4,860.00	(80.00)	5,740.00
7250 LIGHT MAINTENANCE	15.00	0.00	15.00	150.00	682.00	(532.00)	180.00
7270 ROOF/GUTTER REPAIRS	0.00	0.00	0.00	0.00	392.50	(392.50)	0.00
7280 PLBG & SEWER MAINT	61.00	0.00	61.00	610.00	1,861.00	(1,251.00)	735.00
7285 ELEVATOR	493.00	0.00	493.00	4,930.00	7,041.65	(2,111.65)	5,913.00
7290 OTHER BUILDING MAINT	387.00	0.00	387.00	3,870.00	6,283.38	(2,413.38)	4,645.00
TOTAL BUILDING MAINT	<u>1,667.00</u>	<u>380.00</u>	<u>1,287.00</u>	<u>16,670.00</u>	<u>21,120.53</u>	<u>(4,450.53)</u>	<u>20,013.00</u>
7320 GAS	56.00	0.00	56.00	560.00	601.11	(41.11)	670.00
7321 ELECTRIC	397.00	0.00	397.00	3,970.00	4,722.04	(752.04)	4,766.00
7370 WATER	556.00	301.58	254.42	5,560.00	2,781.94	2,778.06	6,669.00
7371 SEWER	254.00	284.40	(30.40)	2,540.00	2,965.70	(425.70)	3,043.00
7372 WASTEWATER	0.00	0.00	0.00	920.00	1,020.24	(100.24)	920.00
7380 TRASH REMOVAL	326.00	302.00	24.00	3,260.00	3,280.00	(20.00)	3,917.00
TOTAL UTILITIES	<u>1,589.00</u>	<u>887.98</u>	<u>701.02</u>	<u>16,810.00</u>	<u>15,371.03</u>	<u>1,438.97</u>	<u>19,985.00</u>
7415 LANDSCAPE CONTRACT	188.00	255.00	(67.00)	1,880.00	2,517.51	(637.51)	2,266.00
7428 FLOWERS	38.00	0.00	38.00	380.00	0.00	380.00	452.00

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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7429 SUPPLIES	19.00	0.00	19.00	190.00	0.00	190.00	227.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	60.00	(60.00)	0.00
TOTAL LANDSCAPE MAINT	245.00	255.00	(10.00)	2,450.00	2,577.51	(127.51)	2,945.00
7611 GARAGE DOOR/GATE	61.00	0.00	61.00	610.00	1,807.80	(1,197.80)	733.00
7630 SNOW REMOVAL	267.00	0.00	267.00	1,068.00	926.25	141.75	1,606.00
TOTAL SNOW/ROAD/GRG MAINT	328.00	0.00	328.00	1,678.00	2,734.05	(1,056.05)	2,339.00
7710 ALARM MONITOR	31.00	0.00	31.00	310.00	300.00	10.00	371.00
7711 ALARM REPAIRS	0.00	0.00	0.00	0.00	534.92	(534.92)	0.00
7712 LOCKS/KEYS	0.00	125.00	(125.00)	0.00	1,039.58	(1,039.58)	0.00
7713 FIRE EXT/SPRINKLER	130.00	192.50	(62.50)	1,300.00	1,790.50	(490.50)	1,559.00
7714 TELEPHONE	227.00	222.18	4.82	2,270.00	2,204.37	65.63	2,723.00
TOTAL OTHER EXPENSES	388.00	539.68	(151.68)	3,880.00	5,869.37	(1,989.37)	4,653.00
TOTAL EXPENSES	6,046.00	4,819.14	1,226.86	60,388.00	65,480.86	(5,092.86)	72,805.00
NET PROFIT/LOSS	21.00	1,223.17	1,202.17	283.00	(5,186.80)	(5,469.80)	0.00

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RESERVE REVENUE							
9200 TRANSFER TO RESERVE	1,063.00	1,063.00	0.00	10,630.00	10,630.00	0.00	12,756.00
9350 INTEREST INCOME	0.00	33.42	33.42	0.00	247.78	247.78	0.00
TOTAL REVENUE	1,063.00	1,096.42	33.42	10,630.00	10,877.78	247.78	12,756.00
EXPENSE							
9548 PAINTING	0.00	0.00	0.00	0.00	5,931.45	(5,931.45)	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	5,931.45	(5,931.45)	0.00
EXCESS/LOSS OF RESERVES	1,063.00	1,096.42	33.42	10,630.00	4,946.33	(5,683.67)	12,756.00