

AS OF DECEMBER 31, 2018

ASSETS**CASH**

1012 CASH-US BANK	6,331.71
1020 RES-US BANK	79,056.08

TOTAL CASH	<u>85,387.79</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	400.00
1130 DUE FROM OPERATING	13,700.00

TOTAL RECEIVABLES	<u>14,100.00</u>
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TOTAL ASSETS	<u><u>99,487.79</u></u>
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LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	1,455.00
2190 DUE TO RESERVES	13,700.00

TOTAL LIABILITIES	<u>15,155.00</u>
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EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	1,836.93
2941 CURRENT EARNINGS	(1,836.93)
2950 RESERVE FUND-PRIOR	69,195.35
2955 RESERVE FUND-CURRENT	4,455.27
2960 OPERATING FUND-PRIOR	(2,500.63)
2965 OPERATING FD-CURRENT	(2,618.34)

TOTAL EQUITY	<u>84,332.79</u>
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TOT LIABILITY AND EQUITY	<u><u>99,487.79</u></u>
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1747 PEARL STREET HOA

Budget Comparison Report
AS OF DECEMBER 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	\$84,960.00	\$84,960.00	\$0.00	\$84,960.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	175.00	175.00	0.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00	0.00
5245 INTEREST INCOME	0.00	0.30	0.30	1.00	4.73	3.73	1.00
5255 MISC INCOME	50.00	0.00	(50.00)	600.00	0.00	(600.00)	600.00
5450 TRANSFERS TO RESERVE	(1,063.00)	(1,063.00)	0.00	(12,756.00)	(12,756.00)	0.00	(12,756.00)
TOTAL INCOME	6,067.00	6,067.30	0.30	72,805.00	72,403.73	(401.27)	72,805.00
EXPENSES							
7030 MANAGEMENT FEES	900.00	900.00	0.00	10,800.00	10,800.00	0.00	10,800.00
7045 LEGAL COLLECTIONS	15.00	0.00	15.00	147.00	0.00	147.00	147.00
7055 AUDIT FEES	0.00	0.00	0.00	350.00	0.00	350.00	350.00
7060 PRINTING & COPYING	53.00	68.15	(15.15)	614.00	644.84	(30.84)	614.00
7062 POSTAGE	19.00	17.05	1.95	206.00	239.22	(33.22)	206.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	300.00	0.00	300.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	260.00	0.00	260.00	260.00
7090 MISC ADMINISTRATIVE	172.00	50.00	122.00	2,064.00	1,126.95	937.05	2,064.00
TOTAL ADMINISTRATIVE	1,159.00	1,035.20	123.80	14,741.00	12,811.01	1,929.99	14,741.00
7130 INSURANCE	682.00	627.47	54.53	8,129.00	8,494.19	(365.19)	8,129.00
TOTAL TAXES & INSURANCE	682.00	627.47	54.53	8,129.00	8,494.19	(365.19)	8,129.00
7230 BLDG & FACILITY RPR	87.00	0.00	87.00	1,000.00	0.00	1,000.00	1,000.00
7231 WINDOW CLEANING	150.00	0.00	150.00	1,800.00	0.00	1,800.00	1,800.00
7232 JANITORIAL	482.00	380.00	102.00	5,740.00	5,620.00	120.00	5,740.00
7250 LIGHT MAINTENANCE	15.00	0.00	15.00	180.00	682.00	(502.00)	180.00
7270 ROOF/GUTTER REPAIRS	0.00	475.00	(475.00)	0.00	1,335.00	(1,335.00)	0.00
7280 PLBG & SEWER MAINT	64.00	(162.50)	226.50	735.00	2,833.50	(2,098.50)	735.00
7285 ELEVATOR	490.00	0.00	490.00	5,913.00	7,041.65	(1,128.65)	5,913.00
7290 OTHER BUILDING MAINT	388.00	685.00	(297.00)	4,645.00	6,968.38	(2,323.38)	4,645.00
TOTAL BUILDING MAINT	1,676.00	1,377.50	298.50	20,013.00	24,480.53	(4,467.53)	20,013.00
7320 GAS	54.00	52.39	1.61	670.00	698.30	(28.30)	670.00
7321 ELECTRIC	399.00	470.68	(71.68)	4,766.00	5,688.83	(922.83)	4,766.00
7370 WATER	553.00	243.34	309.66	6,669.00	3,368.08	3,300.92	6,669.00
7371 SEWER	249.00	284.40	(35.40)	3,043.00	3,544.24	(501.24)	3,043.00
7372 WASTEWATER	0.00	0.00	0.00	920.00	1,020.24	(100.24)	920.00
7380 TRASH REMOVAL	331.00	(302.00)	633.00	3,917.00	2,978.00	939.00	3,917.00
TOTAL UTILITIES	1,586.00	748.81	837.19	19,985.00	17,297.69	2,687.31	19,985.00
7415 LANDSCAPE CONTRACT	198.00	0.00	198.00	2,266.00	2,517.51	(251.51)	2,266.00
7428 FLOWERS	34.00	200.00	(166.00)	452.00	200.00	252.00	452.00

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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7429 SUPPLIES	18.00	0.00	18.00	227.00	0.00	227.00	227.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	60.00	(60.00)	0.00
TOTAL LANDSCAPE MAINT	250.00	200.00	50.00	2,945.00	2,777.51	167.49	2,945.00
7611 GARAGE DOOR/GATE	62.00	0.00	62.00	733.00	1,807.80	(1,074.80)	733.00
7630 SNOW REMOVAL	271.00	0.00	271.00	1,606.00	976.25	629.75	1,606.00
TOTAL SNOW/ROAD/GRG MAIN	333.00	0.00	333.00	2,339.00	2,784.05	(445.05)	2,339.00
7710 ALARM MONITOR	30.00	30.00	0.00	371.00	360.00	11.00	371.00
7711 ALARM REPAIRS	0.00	0.00	0.00	0.00	534.92	(534.92)	0.00
7712 LOCKS/KEYS	0.00	0.00	0.00	0.00	1,039.58	(1,039.58)	0.00
7713 FIRE EXT/SPRINKLER	129.00	0.00	129.00	1,559.00	1,790.50	(231.50)	1,559.00
7714 TELEPHONE	226.00	224.47	1.53	2,723.00	2,652.09	70.91	2,723.00
TOTAL OTHER EXPENSES	385.00	254.47	130.53	4,653.00	6,377.09	(1,724.09)	4,653.00
TOTAL EXPENSES	6,071.00	4,243.45	1,827.55	72,805.00	75,022.07	(2,217.07)	72,805.00
NET PROFIT/LOSS	(4.00)	1,823.85	1,827.85	0.00	(2,618.34)	(2,618.34)	0.00

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RESERVE REVENUE							
9200 TRANSFER TO RESERVE	1,063.00	1,063.00	0.00	12,756.00	12,756.00	0.00	12,756.00
9350 INTEREST INCOME	0.00	33.41	33.41	0.00	313.47	313.47	0.00
TOTAL REVENUE	1,063.00	1,096.41	33.41	12,756.00	13,069.47	313.47	12,756.00
EXPENSE							
9548 PAINTING	0.00	0.00	0.00	0.00	8,614.20	(8,614.20)	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	8,614.20	(8,614.20)	0.00
EXCESS/LOSS OF RESERVES	1,063.00	1,096.41	33.41	12,756.00	4,455.27	(8,300.73)	12,756.00