

AS OF MAY 31, 2019

ASSETS**CASH**

| | |
|-------------------|-----------|
| 1012 CASH-US BANK | 9,080.89 |
| 1020 RES-US BANK | 84,909.84 |

| | |
|-------------------|------------------|
| TOTAL CASH | <u>93,990.73</u> |
|-------------------|------------------|

ACCOUNTS RECEIVABLE

| | |
|-------------------------|-----------|
| 1110 DUES RECEIVABLE | 575.00 |
| 1130 DUE FROM OPERATING | 13,700.00 |

| | |
|--------------------------|------------------|
| TOTAL RECEIVABLES | <u>14,275.00</u> |
|--------------------------|------------------|

| | |
|---------------------|--------------------------|
| TOTAL ASSETS | <u><u>108,265.73</u></u> |
|---------------------|--------------------------|

LIABILITIES & EQUITY**CURRENT LIABILITIES**

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

| | |
|--------------------------|------------------|
| TOTAL LIABILITIES | <u>15,155.00</u> |
|--------------------------|------------------|

EQUITY

| | |
|---------------------------|-------------|
| 2931 OPEN BAL EQUITY | 98,751.94 |
| 2935 RETAINED EARNINGS | (82,950.80) |
| 2940 CURRENT EARNINGS | 8,777.94 |
| 2941 CURRENT EARNINGS | (8,777.94) |
| 2950 RESERVE FUND-PRIOR | 73,650.62 |
| 2955 RESERVE FUND-CURRENT | 5,853.76 |
| 2960 OPERATING FUND-PRIOR | (5,118.97) |
| 2965 OPERATING FD-CURRENT | 2,924.18 |

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|---------------------|------------------|
| TOTAL EQUITY | <u>93,110.73</u> |
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|---------------------------------|--------------------------|
| TOT LIABILITY AND EQUITY | <u><u>108,265.73</u></u> |
|---------------------------------|--------------------------|

1747 PEARL STREET HOA

Budget Comparison Report
AS OF MAY 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | ANNUAL BUDGET |
|------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|
| INCOME | | | | | | | |
| 5110 ASSESSMENTS | \$7,440.00 | \$7,440.00 | \$0.00 | \$37,200.00 | \$37,200.00 | \$0.00 | \$89,280.00 |
| 5210 LATE FEE CHARGE | 4.00 | 25.00 | 21.00 | 20.00 | 25.00 | 5.00 | 50.00 |
| 5245 INTEREST INCOME | 0.41 | 0.56 | 0.15 | 2.05 | 2.39 | 0.34 | 5.00 |
| 5450 TRANSFERS TO RESERVE | (1,137.00) | (1,137.00) | 0.00 | (5,685.00) | (5,685.00) | 0.00 | (13,644.00) |
| TOTAL INCOME | 6,307.41 | 6,328.56 | 21.15 | 31,537.05 | 31,542.39 | 5.34 | 75,691.00 |
| EXPENSES | | | | | | | |
| 7030 MANAGEMENT FEES | 950.00 | 950.00 | 0.00 | 4,750.00 | 4,750.00 | 0.00 | 11,400.00 |
| 7045 LEGAL COLLECTIONS | 12.00 | 0.00 | 12.00 | 60.00 | 0.00 | 60.00 | 144.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 350.00 | 0.00 | 350.00 | 350.00 |
| 7060 PRINTING & COPYING | 43.00 | 5.20 | 37.80 | 215.00 | 352.07 | (137.07) | 515.00 |
| 7062 POSTAGE | 20.00 | 15.00 | 5.00 | 100.00 | 223.05 | (123.05) | 243.00 |
| 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 | 105.00 | 50.00 | 55.00 | 525.00 | 340.64 | 184.36 | 1,258.00 |
| TOTAL ADMINISTRATIVE | 1,130.00 | 1,020.20 | 109.80 | 6,260.00 | 5,665.76 | 594.24 | 14,470.00 |
| 7130 INSURANCE | 678.00 | 1,254.93 | (576.93) | 3,390.00 | 3,764.81 | (374.81) | 8,129.00 |
| TOTAL TAXES & INSURANCE | 678.00 | 1,254.93 | (576.93) | 3,390.00 | 3,764.81 | (374.81) | 8,129.00 |
| 7230 BLDG & FACILITY RPR | 83.00 | 0.00 | 83.00 | 415.00 | 0.00 | 415.00 | 1,000.00 |
| 7231 WINDOW CLEANING | 1,750.00 | 0.00 | 1,750.00 | 1,750.00 | 0.00 | 1,750.00 | 1,750.00 |
| 7232 JANITORIAL | 607.00 | 380.00 | 227.00 | 3,035.00 | 1,900.00 | 1,135.00 | 7,282.00 |
| 7240 LIGHTING SUPPLIES | 0.00 | 50.00 | (50.00) | 0.00 | 50.00 | (50.00) | 0.00 |
| 7250 LIGHT MAINTENANCE | 88.00 | 235.00 | (147.00) | 440.00 | 520.00 | (80.00) | 1,054.00 |
| 7270 ROOF/GUTTER REPAIRS | 63.00 | 0.00 | 63.00 | 315.00 | 0.00 | 315.00 | 753.00 |
| 7280 PLBG & SEWER MAINT | 83.00 | 0.00 | 83.00 | 415.00 | 292.00 | 123.00 | 1,000.00 |
| 7285 ELEVATOR | 452.00 | 0.00 | 452.00 | 2,260.00 | 3,207.58 | (947.58) | 5,428.00 |
| 7290 OTHER BUILDING MAINT | 486.00 | 480.00 | 6.00 | 2,430.00 | 730.00 | 1,700.00 | 5,828.00 |
| TOTAL BUILDING MAINT | 3,612.00 | 1,145.00 | 2,467.00 | 11,060.00 | 6,699.58 | 4,360.42 | 24,095.00 |
| 7320 GAS | 65.00 | 49.89 | 15.11 | 325.00 | 427.35 | (102.35) | 785.00 |
| 7321 ELECTRIC | 463.00 | 438.90 | 24.10 | 2,315.00 | 2,353.88 | (38.88) | 5,558.00 |
| 7370 WATER | 292.00 | 256.99 | 35.01 | 1,460.00 | 1,271.17 | 188.83 | 3,500.00 |
| 7371 SEWER | 314.00 | 342.76 | (28.76) | 1,570.00 | 1,561.28 | 8.72 | 3,772.00 |
| 7372 WASTEWATER | 0.00 | 0.00 | 0.00 | 1,020.00 | 561.34 | 458.66 | 1,020.00 |
| 7380 TRASH REMOVAL | 391.00 | 297.00 | 94.00 | 1,955.00 | 2,476.00 | (521.00) | 4,690.00 |
| TOTAL UTILITIES | 1,525.00 | 1,385.54 | 139.46 | 8,645.00 | 8,651.02 | (6.02) | 19,325.00 |
| 7415 LANDSCAPE CONTRACT | 263.00 | 795.00 | (532.00) | 789.00 | 795.00 | (6.00) | 2,101.00 |
| 7428 FLOWERS | 0.00 | 250.00 | (250.00) | 0.00 | 250.00 | (250.00) | 0.00 |
| 7440 SPRINKLER SYS MAINT | 15.00 | 0.00 | 15.00 | 45.00 | 0.00 | 45.00 | 124.00 |

1747 PEARL STREET HOA

Budget Comparison Report
AS OF MAY 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | ANNUAL BUDGET |
|----------------------------------|------------|----------|---------------|------------|------------|--------------|---------------|
| TOTAL LANDSCAPE MAINT | 278.00 | 1,045.00 | (767.00) | 834.00 | 1,045.00 | (211.00) | 2,225.90 |
| 7611 GARAGE DOOR/GATE | 58.00 | 0.00 | 58.00 | 290.00 | 276.69 | 13.31 | 700.00 |
| 7630 SNOW REMOVAL | 0.00 | 75.00 | (75.00) | 804.00 | 1,020.00 | (216.00) | 1,606.00 |
| TOTAL SNOW/ROAD/GRG MAINT | 58.00 | 75.00 | (17.00) | 1,094.00 | 1,296.69 | (202.69) | 2,306.00 |
| 7710 ALARM MONITOR | 31.00 | 30.00 | 1.00 | 155.00 | 180.00 | (25.00) | 371.00 |
| 7712 LOCKS/KEYS | 58.00 | 0.00 | 58.00 | 290.00 | 0.00 | 290.00 | 700.00 |
| 7713 FIRE EXT/SPRINKLER | 112.00 | 188.00 | (76.00) | 560.00 | 188.00 | 372.00 | 1,345.00 |
| 7714 TELEPHONE | 227.00 | 226.25 | 0.75 | 1,135.00 | 1,127.35 | 7.65 | 2,725.00 |
| TOTAL OTHER EXPENSES | 428.00 | 444.25 | (16.25) | 2,140.00 | 1,495.35 | 644.65 | 5,141.00 |
| TOTAL EXPENSES | 7,709.00 | 6,369.92 | 1,339.08 | 33,423.00 | 28,618.21 | 4,804.79 | 75,691.00 |
| NET PROFIT/LOSS | (1,401.59) | (41.36) | 1,360.23 | (1,885.95) | 2,924.18 | 4,810.13 | 0.00 |

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|--------------------------------|----------|----------|---------------|------------|------------|--------------|---------------|
| RESERVE REVENUE | | | | | | | |
| 9200 TRANSFER TO RESERVE | 1,137.00 | 1,137.00 | 0.00 | 5,685.00 | 5,685.00 | 0.00 | 13,644.00 |
| 9350 INTEREST INCOME | 0.00 | 35.70 | 35.70 | 0.00 | 168.76 | 168.76 | 0.00 |
| TOTAL REVENUE | 1,137.00 | 1,172.70 | 35.70 | 5,685.00 | 5,853.76 | 168.76 | 13,644.00 |
| EXPENSE | | | | | | | |
| RESERVE EXPENSE | | | | | | | |
| EXCESS/LOSS OF RESERVES | 1,137.00 | 1,172.70 | 35.70 | 5,685.00 | 5,853.76 | 168.76 | 13,644.00 |