

AS OF JULY 31, 2019

**ASSETS****CASH**

|                   |           |
|-------------------|-----------|
| 1012 CASH-US BANK | 9,037.11  |
| 1020 RES-US BANK  | 87,255.82 |

|                   |                  |
|-------------------|------------------|
| <b>TOTAL CASH</b> | <u>96,292.93</u> |
|-------------------|------------------|

**ACCOUNTS RECEIVABLE**

|                         |           |
|-------------------------|-----------|
| 1110 DUES RECEIVABLE    | 285.00    |
| 1130 DUE FROM OPERATING | 13,700.00 |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL RECEIVABLES</b> | <u>13,985.00</u> |
|--------------------------|------------------|

|                     |                          |
|---------------------|--------------------------|
| <b>TOTAL ASSETS</b> | <u><u>110,277.93</u></u> |
|---------------------|--------------------------|

**LIABILITIES & EQUITY****CURRENT LIABILITIES**

|                          |           |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 2,075.00  |
| 2190 DUE TO RESERVES     | 13,700.00 |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL LIABILITIES</b> | <u>15,775.00</u> |
|--------------------------|------------------|

**EQUITY**

|                           |             |
|---------------------------|-------------|
| 2931 OPEN BAL EQUITY      | 98,751.94   |
| 2935 RETAINED EARNINGS    | (82,950.80) |
| 2940 CURRENT EARNINGS     | 10,170.14   |
| 2941 CURRENT EARNINGS     | (10,170.14) |
| 2950 RESERVE FUND-PRIOR   | 73,650.62   |
| 2955 RESERVE FUND-CURRENT | 8,199.74    |
| 2960 OPERATING FUND-PRIOR | (5,118.97)  |
| 2965 OPERATING FD-CURRENT | 1,970.40    |

|                     |                  |
|---------------------|------------------|
| <b>TOTAL EQUITY</b> | <u>94,502.93</u> |
|---------------------|------------------|

|                                 |                          |
|---------------------------------|--------------------------|
| <b>TOT LIABILITY AND EQUITY</b> | <u><u>110,277.93</u></u> |
|---------------------------------|--------------------------|

1747 PEARL STREET HOA

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

|                                    | 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               | 4.00            | 25.00           | 21.00           | 28.00            | 75.00            | 47.00           | 50.00            |
| 5245 INTEREST INCOME               | 0.41            | 0.49            | 0.08            | 2.87             | 3.36             | 0.49            | 5.00             |
| 5450 TRANSFERS TO RESERVE          | (1,137.00)      | (1,137.00)      | 0.00            | (7,959.00)       | (7,959.00)       | 0.00            | (13,644.00)      |
| <b>TOTAL INCOME</b>                | <b>6,307.41</b> | <b>6,328.49</b> | <b>21.08</b>    | <b>44,151.87</b> | <b>44,199.36</b> | <b>47.49</b>    | <b>75,691.00</b> |
| <b>EXPENSES</b>                    |                 |                 |                 |                  |                  |                 |                  |
| 7030 MANAGEMENT FEES               | 950.00          | 950.00          | 0.00            | 6,650.00         | 6,650.00         | 0.00            | 11,400.00        |
| 7045 LEGAL COLLECTIONS             | 12.00           | 0.00            | 12.00           | 84.00            | 0.00             | 84.00           | 144.00           |
| 7055 AUDIT FEES                    | 0.00            | 0.00            | 0.00            | 330.00           | 0.00             | 330.00          | 350.00           |
| 7060 PRINTING & COPYING            | 43.00           | 23.30           | 19.70           | 301.00           | 384.27           | (83.27)         | 515.00           |
| 7062 POSTAGE                       | 20.00           | 18.50           | 1.50            | 140.00           | 247.55           | (107.55)        | 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           | 735.00           | 688.97           | 46.03           | 1,258.00         |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>1,136.00</b> | <b>1,041.80</b> | <b>88.20</b>    | <b>8,520.00</b>  | <b>7,970.79</b>  | <b>549.21</b>   | <b>14,470.00</b> |
| 7130 INSURANCE                     | 678.00          | 0.00            | 678.00          | 4,746.00         | 3,764.81         | 981.19          | 8,129.00         |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>678.00</b>   | <b>0.00</b>     | <b>678.00</b>   | <b>4,746.00</b>  | <b>3,764.81</b>  | <b>981.19</b>   | <b>8,129.00</b>  |
| 7230 BLDG & FACILITY RPR           | 83.00           | 0.00            | 83.00           | 581.00           | 0.00             | 581.00          | 1,000.00         |
| 7231 WINDOW CLEANING               | 0.00            | 0.00            | 0.00            | 1,750.00         | 2,000.00         | (250.00)        | 1,750.00         |
| 7232 JANITORIAL                    | 607.00          | 380.00          | 227.00          | 4,249.00         | 2,660.00         | 1,589.00        | 7,282.00         |
| 7240 LIGHTING SUPPLIES             | 0.00            | 0.00            | 0.00            | 0.00             | 50.00            | (50.00)         | 0.00             |
| 7250 LIGHT MAINTENANCE             | 88.00           | 350.00          | (262.00)        | 616.00           | 870.00           | (254.00)        | 1,054.00         |
| 7270 ROOF/GUTTER REPAIRS           | 63.00           | 480.00          | (417.00)        | 441.00           | 480.00           | (39.00)         | 753.00           |
| 7280 PLBG & SEWER MAINT            | 83.00           | 0.00            | 83.00           | 581.00           | 1,427.00         | (846.00)        | 1,000.00         |
| 7285 ELEVATOR                      | 452.00          | 1,383.79        | (931.79)        | 3,164.00         | 4,591.37         | (1,427.37)      | 5,428.00         |
| 7290 OTHER BUILDING MAINT          | 486.00          | 0.00            | 486.00          | 3,402.00         | 730.00           | 2,672.00        | 5,828.00         |
| <b>TOTAL BUILDING MAINT</b>        | <b>1,862.00</b> | <b>2,593.79</b> | <b>(731.79)</b> | <b>14,784.00</b> | <b>12,808.37</b> | <b>1,975.63</b> | <b>24,095.00</b> |
| 7320 GAS                           | 65.00           | 43.10           | 21.90           | 455.00           | 515.05           | (60.05)         | 785.00           |
| 7321 ELECTRIC                      | 463.00          | 489.27          | (26.27)         | 3,241.00         | 3,330.68         | (89.68)         | 5,558.00         |
| 7370 WATER                         | 292.00          | 251.79          | 40.21           | 2,044.00         | 1,751.35         | 292.65          | 3,500.00         |
| 7371 SEWER                         | 314.00          | 342.76          | (28.76)         | 2,198.00         | 2,246.80         | (48.80)         | 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           | 2,737.00         | 3,070.00         | (333.00)        | 4,690.00         |
| <b>TOTAL UTILITIES</b>             | <b>1,525.00</b> | <b>1,423.92</b> | <b>101.08</b>   | <b>11,695.00</b> | <b>11,475.22</b> | <b>219.78</b>   | <b>19,325.00</b> |
| 7415 LANDSCAPE CONTRACT            | 263.00          | 265.00          | (2.00)          | 1,315.00         | 1,325.00         | (10.00)         | 2,101.00         |
| 7428 FLOWERS                       | 0.00            | 228.98          | (228.98)        | 0.00             | 478.98           | (478.98)        | 0.00             |
| 7440 SPRINKLER SYS MAINT           | 15.00           | 0.00            | 15.00           | 75.00            | 0.00             | 75.00           | 124.00           |

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|                                  | BUDGET   | ACTUAL   | CURR VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | ANNUAL BUDGET |
|----------------------------------|----------|----------|---------------|------------|------------|--------------|---------------|
| <b>TOTAL LANDSCAPE MAINT</b>     | 278.00   | 493.98   | (215.98)      | 1,390.00   | 1,803.98   | (413.98)     | 2,225.00      |
| 7611 GARAGE DOOR/GATE            | 58.00    | 0.00     | 58.00         | 406.00     | 276.69     | 129.31       | 700.00        |
| 7630 SNOW REMOVAL                | 0.00     | 0.00     | 0.00          | 804.00     | 1,020.00   | (216.00)     | 1,606.00      |
| <b>TOTAL SNOW/ROAD/GRG MAINT</b> | 58.00    | 0.00     | 58.00         | 1,210.00   | 1,296.69   | (86.69)      | 2,306.00      |
| 7710 ALARM MONITOR               | 31.00    | 0.00     | 31.00         | 217.00     | 210.00     | 7.00         | 371.00        |
| 7712 LOCKS/KEYS                  | 58.00    | 0.00     | 58.00         | 406.00     | 0.00       | 406.00       | 700.00        |
| 7713 FIRE EXT/SPRINKLER          | 112.00   | 1,135.00 | (1,023.00)    | 784.00     | 1,323.00   | (539.00)     | 1,345.00      |
| 7714 TELEPHONE                   | 227.00   | 222.72   | 4.28          | 1,589.00   | 1,576.10   | 12.90        | 2,725.00      |
| <b>TOTAL OTHER EXPENSES</b>      | 428.00   | 1,357.72 | (929.72)      | 2,996.00   | 3,109.10   | (113.10)     | 5,141.00      |
| <b>TOTAL EXPENSES</b>            | 5,959.00 | 6,911.21 | (952.21)      | 45,341.00  | 42,228.96  | 3,112.04     | 75,691.00     |
| <b>NET PROFIT/LOSS</b>           | 348.41   | (582.72) | (931.13)      | (1,189.13) | 1,970.40   | 3,159.53     | 0.00          |

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|                                | BUDGET   | ACTUAL   | CURR VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | ANNUAL BUDGET |
|--------------------------------|----------|----------|---------------|------------|------------|--------------|---------------|
| <b>RESERVE REVENUE</b>         |          |          |               |            |            |              |               |
| 9200 TRANSFER TO RESERVE       | 1,137.00 | 1,137.00 | 0.00          | 7,959.00   | 7,959.00   | 0.00         | 13,644.00     |
| 9350 INTEREST INCOME           | 0.00     | 36.79    | 36.79         | 0.00       | 240.74     | 240.74       | 0.00          |
| <b>TOTAL REVENUE</b>           | 1,137.00 | 1,173.79 | 36.79         | 7,959.00   | 8,199.74   | 240.74       | 13,644.00     |
| <b>EXPENSE</b>                 |          |          |               |            |            |              |               |
| <b>RESERVE EXPENSE</b>         |          |          |               |            |            |              |               |
| <b>EXCESS/LOSS OF RESERVES</b> | 1,137.00 | 1,173.79 | 36.79         | 7,959.00   | 8,199.74   | 240.74       | 13,644.00     |