

AS OF AUGUST 31, 2019

**ASSETS****CASH**

1012 CASH-US BANK	11,716.48
1020 RES-US BANK	<u>88,411.43</u>

<b>TOTAL CASH</b>	<u>100,127.91</u>
-------------------	-------------------

**ACCOUNTS RECEIVABLE**

1130 DUE FROM OPERATING	<u>13,700.00</u>
-------------------------	------------------

<b>TOTAL RECEIVABLES</b>	<u>13,700.00</u>
--------------------------	------------------

<b>TOTAL ASSETS</b>	<u><u>113,827.91</u></u>
---------------------	--------------------------

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

2115 PREPAID ASSESSMENTS	1,780.95
2190 DUE TO RESERVES	<u>13,700.00</u>

<b>TOTAL LIABILITIES</b>	<u>15,480.95</u>
--------------------------	------------------

**EQUITY**

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	14,014.17
2941 CURRENT EARNINGS	(14,014.17)
2950 RESERVE FUND-PRIOR	73,650.62
2955 RESERVE FUND-CURRENT	9,355.35
2960 OPERATING FUND-PRIOR	(5,118.97)
2965 OPERATING FD-CURRENT	<u>4,658.82</u>

<b>TOTAL EQUITY</b>	<u>98,346.96</u>
---------------------	------------------

<b>TOT LIABILITY AND EQUITY</b>	<u><u>113,827.91</u></u>
---------------------------------	--------------------------

1747 PEARL STREET HOA

Budget Comparison Report  
AS OF AUGUST 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	\$59,520.00	\$59,520.00	\$0.00	\$89,280.00
5210 LATE FEE CHARGE	4.00	25.00	21.00	32.00	100.00	68.00	50.00
5245 INTEREST INCOME	0.41	0.20	(0.21)	3.28	3.56	0.28	5.00
5450 TRANSFERS TO RESERVE	(1,137.00)	(1,137.00)	0.00	(9,096.00)	(9,096.00)	0.00	(13,644.00)
<b>TOTAL INCOME</b>	6,307.41	6,328.20	20.79	50,459.28	50,527.56	68.28	75,691.00
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	950.00	950.00	0.00	7,600.00	7,600.00	0.00	11,400.00
7045 LEGAL COLLECTIONS	12.00	0.00	12.00	96.00	0.00	96.00	144.00
7055 AUDIT FEES	0.00	0.00	0.00	350.00	0.00	350.00	350.00
7060 PRINTING & COPYING	43.00	20.90	22.10	344.00	405.17	(61.17)	515.00
7062 POSTAGE	20.00	14.50	5.50	160.00	262.05	(102.05)	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	187.05	(82.05)	840.00	876.02	(36.02)	1,258.00
<b>TOTAL ADMINISTRATIVE</b>	1,130.00	1,172.45	(42.45)	9,650.00	9,143.24	506.76	14,470.00
7130 INSURANCE	678.00	0.00	678.00	5,424.00	3,764.81	1,659.19	8,129.00
<b>TOTAL TAXES &amp; INSURANCE</b>	678.00	0.00	678.00	5,424.00	3,764.81	1,659.19	8,129.00
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	664.00	0.00	664.00	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	4,856.00	3,040.00	1,816.00	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	0.00	88.00	704.00	870.00	(166.00)	1,054.00
7270 ROOF/GUTTER REPAIRS	63.00	0.00	63.00	504.00	480.00	24.00	753.00
7280 PLBG & SEWER MAINT	83.00	0.00	83.00	664.00	1,427.00	(763.00)	1,000.00
7285 ELEVATOR	452.00	0.00	452.00	3,616.00	4,591.37	(975.37)	5,428.00
7290 OTHER BUILDING MAINT	486.00	150.00	336.00	3,888.00	880.00	3,008.00	5,828.00
<b>TOTAL BUILDING MAINT</b>	1,862.00	530.00	1,332.00	16,646.00	13,338.37	3,307.63	24,095.00
7320 GAS	65.00	41.11	23.89	520.00	556.16	(36.16)	785.00
7321 ELECTRIC	463.00	428.84	34.16	3,704.00	3,759.52	(55.52)	5,538.00
7370 WATER	292.00	246.59	45.41	2,356.00	1,997.94	358.06	3,500.00
7371 SEWER	314.00	342.76	(28.76)	2,512.00	2,589.56	(77.56)	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	311.55	79.45	3,128.00	3,381.55	(253.55)	4,690.00
<b>TOTAL UTILITIES</b>	1,525.00	1,370.85	154.15	13,220.00	12,846.07	373.93	19,325.00
7415 LANDSCAPE CONTRACT	263.00	265.00	(2.00)	1,578.00	1,590.00	(12.00)	2,101.00
7428 FLOWERS	0.00	0.00	0.00	0.00	478.98	(478.98)	0.00
7440 SPRINKLER SYS MAINT	15.00	0.00	15.00	90.00	0.00	90.00	124.00

1747 PEARL STREET HOA

Budget Comparison Report  
AS OF AUGUST 31, 2019

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>TOTAL LANDSCAPE MAINT</b>	278.00	265.00	13.00	1,668.00	2,068.98	(400.98)	2,225.00
7611 GARAGE DOOR/GATE	58.00	0.00	58.00	464.00	276.69	187.31	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 MAIN</b>	58.00	0.00	58.00	1,268.00	1,296.69	(28.69)	2,306.00
7710 ALARM MONITOR	31.00	30.00	1.00	248.00	240.00	8.00	371.00
7712 LOCKS/KEYS	58.00	42.73	15.27	464.00	42.73	421.27	700.00
7713 FIRE EXT/SPRINKLER	112.00	0.00	112.00	896.00	1,323.00	(427.00)	1,345.00
7714 TELEPHONE	227.00	228.75	(1.75)	1,816.00	1,804.85	11.15	2,725.00
<b>TOTAL OTHER EXPENSES</b>	428.00	301.48	126.52	3,424.00	3,410.58	13.42	5,141.00
<b>TOTAL EXPENSES</b>	5,959.00	3,639.78	2,319.22	51,300.00	45,868.74	5,431.26	75,691.00
<b>NET PROFIT/LOSS</b>	348.41	2,688.42	2,340.01	(840.72)	4,658.82	5,499.54	0.00

1747 PEARL STREET HOA

Budget Comparison Report  
AS OF AUGUST 31, 2019

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	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	9,096.00	9,096.00	0.00	13,644.00
9350 INTEREST INCOME	0.00	18.61	18.61	0.00	259.35	259.35	0.00
<b>TOTAL REVENUE</b>	1,137.00	1,155.61	18.61	9,096.00	9,355.35	259.35	13,644.00
<b>EXPENSE</b>							
<b>RESERVE EXPENSE</b>							
<b>EXCESS/LOSS OF RESERVES</b>	1,137.00	1,155.61	18.61	9,096.00	9,355.35	259.35	13,644.00