

AS OF FEBRUARY 28, 2017

**ASSETS****CASH**

1012 CASH-US BANK	4,373.89	
1020 RES-US BANK	<u>30,083.24</u>	
<b>TOTAL CASH</b>		<u>34,457.13</u>

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	70.00	
1130 DUE FROM OPERATING	<u>13,700.00</u>	
<b>TOTAL RECEIVABLES</b>		<u>13,770.00</u>

<b>TOTAL ASSETS</b>		<u><u>48,227.13</u></u>
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**LIABILITIES & EQUITY****CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	300.00	
2190 DUE TO RESERVES	<u>13,700.00</u>	
<b>TOTAL LIABILITIES</b>		<u>14,000.00</u>

**EQUITY**

2931 OPEN BAL EQUITY	98,751.94	
2935 RETAINED EARNINGS	(82,950.80)	
2940 CURRENT EARNINGS	893.02	
2941 CURRENT EARNINGS	(893.02)	
2950 RESERVE FUND-PRIOR	22,857.49	
2955 RESERVE FUND-CURRENT	1,820.29	
2960 OPERATING FUND-PRIOR	(5,324.52)	
2965 OPERATING FD-CURRENT	<u>(927.27)</u>	
<b>TOTAL EQUITY</b>		<u>34,227.13</u>

<b>TOT LIABILITY AND EQUITY</b>		<u><u>48,227.13</u></u>
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1747 PEARL STREET HOA

Budget Comparison Report  
AS OF FEBRUARY 28, 2017  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$6,840.00	\$6,840.00	\$0.00	\$13,680.00	\$13,680.00	\$0.00
5245 INTEREST INCOME	0.00	0.11	0.11	2.00	0.22	(1.78)
5255 MISC INCOME	43.00	0.00	(43.00)	86.00	0.00	(86.00)
5450 TRANSFERS TO RESERVE	(909.00)	(909.00)	0.00	(1,818.00)	(1,818.00)	0.00
<b>TOTAL INCOME</b>	<b>5,974.00</b>	<b>5,931.11</b>	<b>(42.89)</b>	<b>11,950.00</b>	<b>11,862.22</b>	<b>(87.78)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	900.00	900.00	0.00	1,800.00	1,800.00	0.00
7045 LEGAL COLLECTIONS	12.00	0.00	12.00	24.00	0.00	24.00
7055 AUDIT FEES	0.00	0.00	0.00	350.00	0.00	350.00
7060 PRINTING & COPYING	63.00	54.50	8.50	126.00	330.66	(204.66)
7062 POSTAGE	19.00	16.11	2.89	38.00	50.46	(12.46)
7070 BANK CHARGES	1.00	0.00	1.00	2.00	0.00	2.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	300.00	0.00	300.00
7085 ANNUAL MEETING	260.00	0.00	260.00	260.00	0.00	260.00
7090 MISC ADMINISTRATIVE	117.00	319.70	(202.70)	234.00	386.70	(152.70)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,372.00</b>	<b>1,290.31</b>	<b>81.69</b>	<b>3,134.00</b>	<b>2,567.82</b>	<b>566.18</b>
7130 INSURANCE	1,016.00	1,985.16	(969.16)	2,032.00	2,977.74	(945.74)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,016.00</b>	<b>1,985.16</b>	<b>(969.16)</b>	<b>2,032.00</b>	<b>2,977.74</b>	<b>(945.74)</b>
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	166.00	0.00	166.00
7232 JANITORIAL	442.00	380.00	62.00	884.00	760.00	124.00
7250 LIGHT MAINTENANCE	71.00	0.00	71.00	142.00	0.00	142.00
7280 PLBG & SEWER MAINT	61.00	0.00	61.00	122.00	122.50	(0.50)
7285 ELEVATOR	428.00	0.00	428.00	856.00	1,745.85	(889.85)
7290 OTHER BUILDING MAINT	64.00	0.00	64.00	128.00	565.22	(437.22)
<b>TOTAL BUILDING MAINT</b>	<b>1,149.00</b>	<b>380.00</b>	<b>769.00</b>	<b>2,298.00</b>	<b>3,193.57</b>	<b>(895.57)</b>
7320 GAS	42.00	76.69	(34.69)	93.00	117.81	(24.81)
7321 ELECTRIC	556.00	427.00	129.00	1,107.00	865.87	241.13
7370 WATER	411.00	607.44	(196.44)	944.00	919.23	24.77
7371 SEWER	0.00	0.00	0.00	0.00	277.90	(277.90)

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7380 TRASH REMOVAL	290.00	267.00	23.00	580.00	534.00	46.00
<b>TOTAL UTILITIES</b>	1,299.00	1,378.13	(79.13)	2,724.00	2,714.81	9.19
7611 GARAGE DOOR/GATE	48.00	267.00	(219.00)	96.00	267.00	(171.00)
7630 SNOW REMOVAL	267.00	291.25	(24.25)	534.00	540.00	(6.00)
<b>TOTAL SNOW/ROAD/GRG MAINT</b>	315.00	558.25	(243.25)	630.00	807.00	(177.00)
7710 ALARM MONITOR	59.00	30.00	29.00	118.00	90.00	28.00
7711 ALARM REPAIRS	60.00	0.00	60.00	120.00	0.00	120.00
7713 FIRE EXT/SPRINKLER	170.00	0.00	170.00	340.00	0.00	340.00
7714 TELEPHONE	199.00	220.90	(21.90)	398.00	438.55	(40.55)
<b>TOTAL OTHER EXPENSES</b>	488.00	250.90	237.10	976.00	528.55	447.45
<b>TOTAL EXPENSES</b>	5,639.00	5,842.75	(203.75)	11,794.00	12,789.49	(995.49)
<b>NET PROFIT/LOSS</b>	335.00	88.36	(246.64)	156.00	(927.27)	(1,083.27)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	909.00	909.00	0.00	1,818.00	1,818.00	0.00
9350 INTEREST INCOME	0.00	1.09	1.09	0.00	2.29	2.29
<b>TOTAL REVENUE</b>	<b>909.00</b>	<b>910.09</b>	<b>1.09</b>	<b>1,818.00</b>	<b>1,820.29</b>	<b>2.29</b>

**RESERVE EXPENSE**

<b>EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	<b>909.00</b>	<b>910.09</b>	<b>1.09</b>	<b>1,818.00</b>	<b>1,820.29</b>	<b>2.29</b>