

AS OF APRIL 30, 2017

ASSETS**CASH**

1012 CASH-US BANK	3,273.81
1020 RES-US BANK	31,906.38

TOTAL CASH	<u>35,180.19</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	85.00
1130 DUE FROM OPERATING	13,700.00

TOTAL RECEIVABLES	<u>13,785.00</u>
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TOTAL ASSETS	<u><u>48,965.19</u></u>
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LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	1,605.00
2190 DUE TO RESERVES	13,700.00

TOTAL LIABILITIES	<u>15,305.00</u>
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EQUITY

2931 OPEN BAL EQUITY	98,751.94
2935 RETAINED EARNINGS	(82,950.80)
2940 CURRENT EARNINGS	326.08
2941 CURRENT EARNINGS	(326.08)
2950 RESERVE FUND-PRIOR	22,857.49
2955 RESERVE FUND-CURRENT	3,643.43
2960 OPERATING FUND-PRIOR	(5,324.52)
2965 OPERATING FD-CURRENT	(3,317.35)

TOTAL EQUITY	<u>33,660.19</u>
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TOT LIABILITY AND EQUITY	<u><u>48,965.19</u></u>
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Budget Comparison Report
AS OF APRIL 30, 2017PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$6,840.00	\$6,840.00	\$0.00	\$27,360.00	\$27,360.00	\$0.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	25.00	25.00
5245 INTEREST INCOME	0.00	0.11	0.11	2.00	0.42	(1.58)
5255 MISC INCOME	43.00	0.00	(43.00)	172.00	0.00	(172.00)
5450 TRANSFERS TO RESERVE	(909.00)	(909.00)	0.00	(3,636.00)	(3,636.00)	0.00
TOTAL INCOME	5,974.00	5,931.11	(42.89)	23,898.00	23,749.42	(148.58)
EXPENSES						
7030 MANAGEMENT FEES	900.00	900.00	0.00	3,600.00	3,600.00	0.00
7045 LEGAL COLLECTIONS	12.00	0.00	12.00	48.00	0.00	48.00
7055 AUDIT FEES	0.00	0.00	0.00	350.00	0.00	350.00
7060 PRINTING & COPYING	63.00	11.95	51.05	252.00	360.66	(108.66)
7062 POSTAGE	19.00	15.07	3.93	76.00	91.17	(15.17)
7070 BANK CHARGES	1.00	0.00	1.00	4.00	0.00	4.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	300.00	0.00	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	260.00	0.00	260.00
7090 MISC ADMINISTRATIVE	117.00	43.00	74.00	468.00	629.26	(161.26)
TOTAL ADMINISTRATIVE	1,112.00	970.02	141.98	5,358.00	4,681.09	676.91
7130 INSURANCE	1,016.00	992.58	23.42	4,064.00	5,955.48	(1,891.48)
TOTAL TAXES & INSURANCE	1,016.00	992.58	23.42	4,064.00	5,955.48	(1,891.48)
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	332.00	0.00	332.00
7231 WINDOW CLEANING	1,800.00	0.00	1,800.00	1,800.00	1,835.00	(35.00)
7232 JANITORIAL	442.00	380.00	62.00	1,768.00	1,645.04	122.96
7250 LIGHT MAINTENANCE	71.00	100.00	(29.00)	284.00	130.97	153.03
7280 PLBG & SEWER MAINT	61.00	0.00	61.00	244.00	273.75	(29.75)
7285 ELEVATOR	428.00	1,289.99	(861.99)	1,712.00	3,160.84	(1,448.84)
7290 OTHER BUILDING MAINT	64.00	82.50	(18.50)	256.00	647.72	(391.72)
TOTAL BUILDING MAINT	2,949.00	1,852.49	1,096.51	6,396.00	7,693.32	(1,297.32)
7320 GAS	0.00	53.56	(53.56)	144.00	245.40	(101.40)
7321 ELECTRIC	526.00	384.61	141.39	2,121.00	1,637.34	483.66

1747 PEARL STREET HOA

Budget Comparison Report
AS OF APRIL 30, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7370 WATER	146.00	742.95	(596.95)	1,480.00	1,975.48	(495.48)
7371 SEWER	0.00	0.00	0.00	0.00	579.54	(579.54)
7372 WASTEWATER	746.00	459.59	286.41	746.00	459.59	286.41
7380 TRASH REMOVAL	290.00	825.90	(535.90)	1,160.00	1,359.90	(199.90)
TOTAL UTILITIES	1,708.00	2,466.61	(758.61)	5,651.00	6,257.25	(606.25)
7415 LANDSCAPE CONTRACT	569.00	171.70	397.30	569.00	171.70	397.30
7428 FLOWERS	0.00	0.00	0.00	195.00	82.42	112.58
7429 SUPPLIES	32.00	0.00	32.00	32.00	0.00	32.00
TOTAL LANDSCAPE MAINT	601.00	171.70	429.30	796.00	254.12	541.88
7611 GARAGE DOOR/GATE	48.00	267.00	(219.00)	192.00	534.00	(342.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	801.00	665.00	136.00
TOTAL SNOW/ROAD/GRG MAINT	48.00	267.00	(219.00)	993.00	1,199.00	(206.00)
7710 ALARM MONITOR	59.00	60.00	(1.00)	236.00	150.00	86.00
7711 ALARM REPAIRS	60.00	0.00	60.00	240.00	0.00	240.00
7713 FIRE EXT/SPRINKLER	170.00	0.00	170.00	680.00	0.00	680.00
7714 TELEPHONE	199.00	217.32	(18.32)	796.00	876.51	(80.51)
TOTAL OTHER EXPENSES	488.00	277.32	210.68	1,952.00	1,026.51	925.49
TOTAL EXPENSES	7,922.00	6,997.72	924.28	25,210.00	27,066.77	(1,856.77)
NET PROFIT/LOSS	(1,948.00)	(1,066.61)	881.39	(1,312.00)	(3,317.35)	(2,005.35)

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	909.00	909.00	0.00	3,636.00	3,636.00	0.00
9350 INTEREST INCOME	0.00	2.55	2.55	0.00	7.43	7.43
TOTAL REVENUE	909.00	911.55	2.55	3,636.00	3,643.43	7.43
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	909.00	911.55	2.55	3,636.00	3,643.43	7.43