

1747 WASHINGTON HOA

AS OF DECEMBER 31, 2008

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	(2,826.54)	
1020 RES-BANK OF CHOICE		16,374.26	

TOTAL CASH			13,547.72

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		1,280.00	
1135 PREPAID EXPENSE		3,435.00	

TOTAL RECEIVABLES			4,715.00

TOTAL ASSETS			18,262.72
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LIABILITIES & EQUITY

CURRENT LIABILITIES			
2110 ACCOUNTS PAYABLE		1,807.79	
2115 PREPAID ASSESSMENTS		1,760.26	

TOTAL LIABILITIES			3,568.05

EQUITY			
2930 WORKING CAPITAL		10,370.00	
2940 CURRENT EARNINGS		3,000.16	
2941 CURRERNT EARNINGS		(3,000.16)	
2950 RESERVE FUND-PRIOR		9,245.64	
2955 RESERVE FUND-CURRENT		343.38	
2960 OPERATING FUND-PRIOR		(7,921.13)	
2965 OPERATING FD-CURRENT		2,656.78	

TOTAL EQUITY			14,694.67

TOT LIABILITY AND EQUITY			18,262.72
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Budget Comparison Report
AS OF DECEMBER 31, 2008
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 5,760.00	\$ 5,760.00	\$ 0.00	\$ 69,120.00	\$ 69,120.00	\$ 0.00
5210 LATE FEE CHARGE	15.00	0.00	(15.00)	180.00	200.00	20.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(1,000.00)	(1,000.00)	0.00	(12,000.00)	(12,000.00)	0.00
TOTAL INCOME	4,775.00	4,760.00	(15.00)	57,300.00	57,370.00	70.00
EXPENSES						
7130 GAS/ELECTRIC	400.00	1,046.50	(646.50)	4,800.00	6,875.38	(2,075.38)
7140 WATER/SEWER	220.00	497.48	(277.48)	2,640.00	3,218.33	(578.33)
7141 ANNUAL WASTEWATER	0.00	0.00	0.00	400.00	568.51	(168.51)
7250 LIGHTING	0.00	0.00	0.00	200.00	141.15	58.85
7272 GARAGE DOOR REPAIR	75.00	0.00	75.00	900.00	182.96	717.04
7275 ELEVATOR	350.00	871.70	(521.70)	4,200.00	4,176.01	23.99
7280 TRASH COLLECTIONS	415.00	344.08	70.92	4,980.00	4,583.68	396.32
7285 JANITORIAL	700.00	1,350.00	(650.00)	8,400.00	8,853.49	(453.49)
7286 LANDSCAPING	0.00	89.19	(89.19)	700.00	971.13	(271.13)
7300 SNOW REMOVAL	400.00	113.64	286.36	2,400.00	758.64	1,641.36
7310 FIRE ALARM	50.00	0.00	50.00	600.00	655.00	(55.00)
7320 FIRE SYSTEM	125.00	0.00	125.00	1,500.00	0.00	1,500.00
7321 BUILDING SAFETY	0.00	0.00	0.00	0.00	1,063.00	(1,063.00)
7380 PLUMBING/SEWER	75.00	250.00	(175.00)	900.00	250.00	650.00
7385 ROOF	0.00	0.00	0.00	500.00	279.00	221.00
7390 SECURITY/MISC.	50.00	0.00	50.00	600.00	0.00	600.00
7392 ELECTRICAL	0.00	0.00	0.00	100.00	0.00	100.00
7393 PARKING MANAGEMENT	0.00	0.00	0.00	50.00	0.00	50.00
7395 INTERIOR/EXTERIOR	145.00	329.00	(184.00)	1,740.00	1,704.18	35.82
7714 ELEVATOR PHONE	180.00	139.58	40.42	2,160.00	1,338.18	821.82
7820 MANAGEMENT	762.00	762.00	0.00	9,144.00	9,144.00	0.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7825 LEGAL-MISC	0.00	0.00	0.00	600.00	362.92	237.08
7830 LEGAL COLLECTION	0.00	59.62	(59.62)	0.00	59.62	(59.62)
7835 AUDIT/TAX PREP	0.00	0.00	0.00	1,450.00	1,450.00	0.00
7845 INSURANCE	600.00	447.25	152.75	7,200.00	6,651.44	548.56
7850 LICENSES & DUES	0.00	0.00	0.00	25.00	0.00	25.00
7860 POSTAGE	30.00	44.94	(14.94)	360.00	300.13	59.87
7861 MEETINGS	20.00	0.00	20.00	240.00	72.86	167.14
7862 PRINTING/COPYING	30.00	109.00	(79.00)	360.00	534.44	(174.44)
7863 MISC ADMIN	10.00	94.89	(84.89)	120.00	519.17	(399.17)
TOTAL EXPENSES	4,637.00	6,548.87	(1,911.87)	57,269.00	54,713.22	2,555.78
NET PROFIT/LOSS	138.00	(1,788.87)	(1,926.87)	31.00	2,656.78	2,625.78

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	\$ 1,000.00	\$ 1,000.00	\$ 0.00	\$ 12,000.00	\$ 12,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	11.76	11.76	0.00	144.28	144.28
TOTAL REVENUE	1,000.00	1,011.76	11.76	12,000.00	12,144.28	144.28
EXPENSE						
9545 ROOF/GUTTERS	0.00	0.00	0.00	0.00	1,810.90	(1,810.90)
9560 LANDSCAPING	0.00	0.00	0.00	0.00	9,990.00	(9,990.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	11,800.90	(11,800.90)
EXCESS/LOSS OF RESERVES	1,000.00	1,011.76	11.76	12,000.00	343.38	(11,656.62)