

1747 WASHINGTON HOA

AS OF OCTOBER 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(4,394.42)	
1020 RES-BANK OF CHOICE		23,350.35	
TOTAL CASH			18,955.93
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		4,793.08	
1130 DUE FROM RESERVES		5,600.00	
1135 PREPAID EXPENSE		3,435.00	
TOTAL RECEIVABLES			13,828.08
TOTAL ASSETS			32,784.01
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		1,825.26	
2190 DUE TO OPERATING		5,600.00	
TOTAL LIABILITIES			7,425.26
EQUITY			
2930 WORKING CAPITAL		10,370.00	
2940 CURRENT EARNINGS		10,593.64	
2941 CURRERNT EARNINGS		(10,593.64)	
2950 RESERVE FUND-PRIOR		12,245.80	
2955 RESERVE FUND-CURRENT		12,576.09	
2960 OPERATING FUND-PRIOR		(7,850.69)	
2965 OPERATING FD-CURRENT		(1,982.45)	
TOTAL EQUITY			25,358.75
TOT LIABILITY AND EQUITY			32,784.01

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Budget Comparison Report
AS OF OCTOBER 31, 2009
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 5,880.00	\$ 5,880.00	\$ 0.00	\$ 58,800.00	\$ 58,800.00	\$ 0.00
5210 LATE FEE CHARGE	15.00	40.00	25.00	150.00	320.00	170.00
5220 COLLECTION COST REC	0.00	350.56	350.56	0.00	924.94	924.94
5450 TRANSFERS TO RESERVE	(1,250.00)	(1,250.00)	0.00	(12,500.00)	(12,500.00)	0.00
TOTAL INCOME	4,645.00	5,020.56	375.56	46,450.00	47,544.94	1,094.94
EXPENSES						
7130 GAS/ELECTRIC	500.00	0.00	500.00	5,000.00	5,172.11	(172.11)
7140 WATER/SEWER	254.00	292.03	(38.03)	2,540.00	3,274.90	(734.90)
7141 ANNUAL WASTEWATER	0.00	0.00	0.00	600.00	568.51	31.49
7250 LIGHTING	0.00	0.00	0.00	300.00	399.41	(99.41)
7272 GARAGE DOOR REPAIR	30.00	114.01	(84.01)	300.00	1,517.01	(1,217.01)
7275 ELEVATOR	300.00	0.00	300.00	3,000.00	3,462.76	(462.76)
7280 TRASH COLLECTIONS	415.00	0.00	415.00	4,150.00	3,592.00	558.00
7285 JANITORIAL	750.00	725.00	25.00	7,500.00	7,967.81	(467.81)
7286 LANDSCAPING	0.00	0.00	0.00	1,000.00	415.97	584.03
7300 SNOW REMOVAL	300.00	0.00	300.00	1,200.00	140.00	1,060.00
7310 FIRE ALARM	75.00	0.00	75.00	750.00	228.00	522.00
7320 FIRE SYSTEM	100.00	0.00	100.00	1,000.00	0.00	1,000.00
7321 BUILDING SAFETY	0.00	0.00	0.00	0.00	3,375.80	(3,375.80)
7380 PLUMBING/SEWER	75.00	0.00	75.00	750.00	205.50	544.50
7385 ROOF	0.00	0.00	0.00	500.00	0.00	500.00
7390 SECURITY/MISC.	50.00	0.00	50.00	500.00	90.54	409.46
7392 ELECTRICAL	0.00	0.00	0.00	100.00	0.00	100.00
7395 INTERIOR/EXTERIOR	110.00	0.00	110.00	1,100.00	3,681.45	(2,581.45)
7714 ELEVATOR PHONE	150.00	34.01	115.99	1,500.00	996.21	503.79
7820 MANAGEMENT	800.00	800.00	0.00	8,000.00	8,000.00	0.00
7825 LEGAL-MISC	0.00	0.00	0.00	400.00	0.00	400.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7830 LEGAL COLLECTION	0.00	350.56	(350.56)	0.00	865.32	(865.32)
7835 AUDIT/TAX PREP	0.00	0.00	0.00	325.00	300.00	25.00
7845 INSURANCE	515.00	0.00	515.00	5,150.00	4,602.00	548.00
7850 LICENSES & DUES	0.00	0.00	0.00	25.00	0.00	25.00
7860 POSTAGE	30.00	20.06	9.94	300.00	214.07	85.93
7861 MEETINGS	0.00	0.00	0.00	100.00	0.00	100.00
7862 PRINTING/COPYING	30.00	5.00	25.00	300.00	134.69	165.31
7863 MISC ADMIN	30.00	25.00	5.00	300.00	323.33	(23.33)
TOTAL EXPENSES	4,514.00	2,365.67	2,148.33	46,690.00	49,527.39	(2,837.39)
NET PROFIT/LOSS	131.00	2,654.89	2,523.89	(240.00)	(1,982.45)	(1,742.45)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 12,500.00	\$ 12,500.00	\$ 0.00
9350 INTEREST INCOME	0.00	4.62	4.62	0.00	76.09	76.09
TOTAL REVENUE	1,250.00	1,254.62	4.62	12,500.00	12,576.09	76.09
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	1,250.00	1,254.62	4.62	12,500.00	12,576.09	76.09