

AS OF FEBRUARY 28, 2017

**ASSETS****CASH**

1011 CASH-FIRST BANK	\$33,368.54
1012 CASH-US BANK	(2,982.00)
1020 RES-RBC	<u>128,626.57</u>

<b>TOTAL CASH</b>	<u>159,013.11</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	<u>28,621.76</u>
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<b>TOTAL RECEIVABLES</b>	<u>28,621.76</u>
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<b>TOTAL ASSETS</b>	<u><u>187,634.87</u></u>
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**LIABILITIES & EQUITY****CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	<u>3,323.51</u>
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<b>TOTAL LIABILITIES</b>	<u>3,323.51</u>
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**EQUITY**

2940 CURRENT EARNINGS	14,190.88
2941 CURRENT EARNINGS	(14,190.88)
2950 RESERVE FUND-PRIOR	94,457.09
2955 RESERVE FUND-CURRENT	3,000.72
2960 OPERATING FUND-PRIOR	75,663.39
2965 OPERATING FD-CURRENT	<u>11,190.16</u>

<b>TOTAL EQUITY</b>	<u>184,311.36</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>187,634.87</u></u>
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METZLER RANCH FILING NO 1 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	\$0.00	\$0.00	\$0.00	\$41,751.00	\$41,751.00	\$0.00
5210 LATE FEE CHARGE	200.00	0.00	(200.00)	400.00	445.00	45.00
5220 COLLECTION COST REC	250.00	0.00	(250.00)	500.00	495.45	(4.55)
5450 TRANSFER TO RESERVE	(1,491.00)	(2,982.00)	(1,491.00)	(2,982.00)	(2,982.00)	0.00
<b>TOTAL INCOME</b>	<b>(1,041.00)</b>	<b>(2,982.00)</b>	<b>(1,941.00)</b>	<b>39,669.00</b>	<b>39,709.45</b>	<b>40.45</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,514.00	1,514.00	0.00	3,028.00	3,376.46	(348.46)
7040 LEGAL FEES	75.00	0.00	75.00	150.00	0.00	150.00
7045 LEGAL COLLECTIONS	250.00	0.00	250.00	500.00	1,892.40	(1,392.40)
7060 PRINTING & COPYING	130.00	0.00	130.00	260.00	187.11	72.89
7062 POSTAGE	167.00	0.00	167.00	334.00	550.49	(216.49)
7090 MISC ADMINISTRATIVE	72.00	612.46	(540.46)	144.00	912.29	(768.29)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,208.00</b>	<b>2,126.46</b>	<b>81.54</b>	<b>4,416.00</b>	<b>6,918.75</b>	<b>(2,502.75)</b>
7130 INSURANCE	0.00	0.00	0.00	2,200.00	4,214.00	(2,014.00)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,200.00</b>	<b>4,214.00</b>	<b>(2,014.00)</b>
7320 ELECTRIC	479.00	0.00	479.00	958.00	497.81	460.19
7370 WATER	200.00	0.00	200.00	400.00	871.84	(471.84)
7380 TRASH REMOVAL	4,720.00	0.00	4,720.00	9,440.00	4,906.80	4,533.20
<b>TOTAL UTILITIES</b>	<b>5,399.00</b>	<b>0.00</b>	<b>5,399.00</b>	<b>10,798.00</b>	<b>6,276.45</b>	<b>4,521.55</b>
7415 LANDSCAPE CONTRACT	1,446.00	0.00	1,446.00	2,892.00	5,748.64	(2,856.64)
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	1,095.00	(1,095.00)
<b>TOTAL LANDSCAPE MAINT</b>	<b>1,446.00</b>	<b>0.00</b>	<b>1,446.00</b>	<b>2,892.00</b>	<b>6,843.64</b>	<b>(3,951.64)</b>
7630 SNOW REMOVAL	1,000.00	0.00	1,000.00	2,000.00	462.50	1,537.50
<b>TOTAL SNOW/ROAD MAINT</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>2,000.00</b>	<b>462.50</b>	<b>1,537.50</b>

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7710 CHRISTMAS LIGHTS	0.00	0.00	0.00	0.00	3,423.95	(3,423.95)
7711 PET PICK UP	125.00	0.00	125.00	250.00	380.00	(130.00)
<b>TOTAL OTHER EXPENSES</b>	125.00	0.00	125.00	250.00	3,803.95	(3,553.95)
<b>TOTAL EXPENSES</b>	10,178.00	2,126.46	8,051.54	22,556.00	28,519.29	(5,963.29)
<b>NET PROFIT/LOSS</b>	(11,219.00)	(5,108.46)	6,110.54	17,113.00	11,190.16	(5,922.84)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	1,491.00	2,982.00	1,491.00	2,982.00	2,982.00	0.00
9350 INTEREST INCOME	0.00	4.81	4.81	0.00	18.72	18.72
<b>TOTAL REVENUE</b>	<b>1,491.00</b>	<b>2,986.81</b>	<b>1,495.81</b>	<b>2,982.00</b>	<b>3,000.72</b>	<b>18.72</b>
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	<b>1,491.00</b>	<b>2,986.81</b>	<b>1,495.81</b>	<b>2,982.00</b>	<b>3,000.72</b>	<b>18.72</b>