

AS OF AUGUST 31, 2017

ASSETS

CASH		
1012 CASH-US BANK	26,980.18	
1020 RES-RBC	<u>41,332.84</u>	
TOTAL CASH		<u>68,313.02</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	<u>6,620.40</u>	
TOTAL RECEIVABLES		<u>6,620.40</u>
TOTAL ASSETS		<u><u>74,933.42</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	<u>4,574.00</u>	
TOTAL LIABILITIES		<u>4,574.00</u>
EQUITY		
2931 RES-RBC/ASSET VALUE	(77.25)	
2940 CURRENT EARNINGS	(94,299.81)	
2941 CURRENT EARNINGS	94,299.81	
2950 RESERVE FUND-PRIOR	94,457.09	
2955 RESERVE FUND-CURRENT	(84,214.21)	
2960 OPERATING FUND-PRIOR	70,279.39	
2965 OPERATING FD-CURRENT	<u>(10,085.60)</u>	
TOTAL EQUITY		<u>70,359.42</u>
TOT LIABILITY AND EQUITY		<u><u>74,933.42</u></u>

METZLER RANCH FILING NO 1 HOA

Budget Comparison Report
AS OF AUGUST 31, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$0.00	\$192.00	\$192.00	\$125,253.00	\$125,340.00	\$87.00
5210 LATE FEE CHARGE	200.00	250.00	50.00	1,600.00	2,135.00	535.00
5220 COLLECTION COST REC	250.00	166.00	(84.00)	2,000.00	5,356.15	3,356.15
5245 INTEREST INCOME	0.00	1.22	1.22	0.00	5.12	5.12
5255 MISC INCOME	0.00	(5,980.00)	(5,980.00)	0.00	(5,980.00)	(5,980.00)
5450 TRANSFER TO RESERVE	(1,491.00)	(1,491.00)	0.00	(11,928.00)	(11,928.00)	0.00
TOTAL INCOME	(1,041.00)	(6,861.78)	(5,820.78)	116,925.00	115,028.27	(1,896.73)
EXPENSES						
7030 MANAGEMENT FEES	1,680.00	1,680.00	0.00	13,108.00	14,716.46	(1,608.46)
7040 LEGAL FEES	75.00	0.00	75.00	600.00	2,389.00	(1,789.00)
7045 LEGAL COLLECTIONS	250.00	733.00	(483.00)	2,000.00	5,898.85	(3,898.85)
7055 AUDIT FEES	0.00	300.00	(300.00)	800.00	300.00	500.00
7060 PRINTING & COPYING	130.00	101.30	28.70	1,040.00	2,372.15	(1,332.15)
7062 POSTAGE	167.00	58.30	108.70	1,336.00	869.90	466.10
7086 BAD DEBT EXPENSE	0.00	443.00	(443.00)	0.00	2,868.30	(2,868.30)
7087 WEBSITE	0.00	0.00	0.00	375.00	0.00	375.00
7090 MISC ADMINISTRATIVE	72.00	12.00	60.00	576.00	1,155.95	(579.95)
TOTAL ADMINISTRATIVE	2,374.00	3,327.60	(953.60)	19,835.00	30,570.61	(10,735.61)
7130 INSURANCE	0.00	0.00	0.00	2,200.00	4,214.00	(2,014.00)
TOTAL TAXES & INSURANCE	0.00	0.00	0.00	2,200.00	4,214.00	(2,014.00)
7320 ELECTRIC	479.00	501.83	(22.83)	3,832.00	3,996.57	(164.57)
7370 WATER	6,000.00	4,564.20	1,435.80	23,600.00	14,429.24	9,170.76
7380 TRASH REMOVAL	4,720.00	5,150.40	(430.40)	37,760.00	46,110.00	(8,350.00)
TOTAL UTILITIES	11,199.00	10,216.43	982.57	65,192.00	64,535.81	656.19
7410 LANDSCAPE MAINT	0.00	475.00	(475.00)	2,500.00	475.00	2,025.00
7415 LANDSCAPE CONTRACT	1,446.00	1,442.16	3.84	11,568.00	14,401.60	(2,833.60)
7426 TREE/TURF SPRAYING	0.00	350.00	(350.00)	2,000.00	2,150.00	(150.00)
7440 SPRINKLER SYS MAINT	0.00	432.50	(432.50)	900.00	1,008.00	(108.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	2,190.00	(1,690.00)
7462 MISC GROUNDS	0.00	0.00	0.00	1,341.00	0.00	1,341.00
TOTAL LANDSCAPE MAINT	1,446.00	2,699.66	(1,253.66)	18,809.00	20,224.60	(1,415.60)
7520 PET PICKUPS	125.00	1,512.40	(1,387.40)	1,000.00	1,512.40	(512.40)
TOTAL GROUNDS MAINTENANCE	125.00	1,512.40	(1,387.40)	1,000.00	1,512.40	(512.40)
7630 SNOW REMOVAL	0.00	0.00	0.00	2,000.00	632.50	1,367.50
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	2,000.00	632.50	1,367.50
7710 CHRISTMAS LIGHTS	0.00	0.00	0.00	0.00	3,423.95	(3,423.95)
7711 PET PICK UP	0.00	(892.40)	892.40	0.00	0.00	0.00
7712 PET PICK UP	0.00	(440.00)	440.00	0.00	0.00	0.00
TOTAL OTHER EXPENSES	0.00	(1,332.40)	1,332.40	0.00	3,423.95	(3,423.95)
TOTAL EXPENSES	15,144.00	16,423.69	(1,279.69)	109,036.00	125,113.87	(16,077.87)
NET PROFIT/LOSS	(16,185.00)	(23,285.47)	(7,100.47)	7,889.00	(10,085.60)	(17,974.60)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	1,491.00	1,491.00	0.00	11,928.00	11,928.00	0.00
9350 INTEREST INCOME	0.00	0.13	0.13	0.00	360.79	360.79
TOTAL REVENUE	1,491.00	1,491.13	0.13	11,928.00	12,288.79	360.79
EXPENSE						
9515 FENCE	0.00	0.00	0.00	0.00	96,438.00	(96,438.00)
9570 BANK CHARGES	0.00	65.00	(65.00)	0.00	65.00	(65.00)
TOTAL EXPENSES	0.00	65.00	(65.00)	0.00	96,503.00	(96,503.00)
EXCESS/LOSS OF RESERVES	1,491.00	1,426.13	(64.87)	11,928.00	(84,214.21)	(96,142.21)