

HIGHLINE COURT HOA

AS OF SEPTEMBER 30, 2018

**ASSETS**

**CASH**

1012 CASH-US BANK	14,081.33
1023 RES-US BANK	62,660.30
1031 RES-US CD 434 2/19	10,000.00

**TOTAL CASH** 86,741.63

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	1,310.00
1115 ALLOW FOR BAD DEBT	(3,800.00)
1135 PREPAID EXPENSE	1,872.00

**TOTAL RECEIVABLES** (618.00)

**TOTAL ASSETS** 86,123.63

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	5,393.51
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**TOTAL LIABILITIES** 5,393.51

**EQUITY**

2940 CURRENT EARNINGS	(966.39)
2941 CURRENT EARNINGS	966.39
2950 RESERVE FUND-PRIOR	65,876.08
2955 RESERVE FUND-CURRENT	1,784.03
2960 OPERATING FUND-PRIOR	15,820.43
2965 OPERATING FD-CURRENT	(2,750.42)

**TOTAL EQUITY** 80,730.12

**TOT LIABILITY AND EQUITY** 86,123.63

HIGHLINE COURT HOA

Budget Comparison Report  
AS OF SEPTEMBER 30, 2018

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$4,300.00	\$4,300.00	\$0.00	\$38,700.00	\$38,700.00	\$0.00
5210 LATE FEE CHARGE	0.00	20.00	20.00	0.00	160.00	160.00
5220 COLLECTION COST REC	383.00	30.00	(353.00)	3,447.00	1,169.00	(2,278.00)
5240 CAPITALIZATION	16.00	0.00	(16.00)	144.00	50.00	(94.00)
5245 INTEREST INCOME	0.00	0.60	0.60	0.00	4.68	4.68
5255 MISC INCOME	31.00	0.00	(31.00)	279.00	25.00	(254.00)
5450 TRANSFERS TO RESERVE	(176.00)	(176.00)	0.00	(1,584.00)	(1,584.00)	0.00
<b>TOTAL INCOME</b>	<b>4,554.00</b>	<b>4,174.60</b>	<b>(379.40)</b>	<b>40,986.00</b>	<b>38,524.68</b>	<b>(2,461.32)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,050.00	1,050.00	0.00	9,450.00	9,450.00	0.00
7040 LEGAL FEES	125.00	0.00	125.00	1,125.00	0.00	1,125.00
7045 LEGAL COLLECTIONS	66.00	30.00	36.00	594.00	1,171.00	(577.00)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	330.00	70.00
7060 PRINTING & COPYING	33.00	20.30	12.70	297.00	391.20	(94.20)
7062 POSTAGE	29.00	15.64	13.36	261.00	152.74	108.26
7080 NEWSLETTER PRODUCT	200.00	0.00	200.00	600.00	0.00	600.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	50.00	0.00	50.00
7090 MISC ADMINISTRATIVE	75.00	112.00	(37.00)	775.00	1,088.00	(313.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,578.00</b>	<b>1,227.94</b>	<b>350.06</b>	<b>13,552.00</b>	<b>12,582.94</b>	<b>969.06</b>
7122 PROPERTY TAXES	0.00	0.00	0.00	60.00	53.40	6.60
7130 INSURANCE	0.00	0.00	0.00	10,300.00	11,050.16	(750.16)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,360.00</b>	<b>11,103.56</b>	<b>(743.56)</b>
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	0.00	220.00	(220.00)
7250 LIGHT MAINTENANCE	41.00	0.00	41.00	369.00	0.00	369.00
<b>TOTAL BUILDING MAINT</b>	<b>41.00</b>	<b>0.00</b>	<b>41.00</b>	<b>369.00</b>	<b>220.00</b>	<b>149.00</b>
7320 GAS/ELECTRIC	33.00	25.74	7.26	297.00	238.30	58.70
7370 WATER/SEWER	166.00	1,577.34	(1,411.34)	1,494.00	3,838.82	(2,344.82)
7380 TRASH REMOVAL	1,000.00	1,124.34	(124.34)	9,000.00	10,016.95	(1,016.95)
<b>TOTAL UTILITIES</b>	<b>1,199.00</b>	<b>2,727.42</b>	<b>(1,528.42)</b>	<b>10,791.00</b>	<b>14,094.07</b>	<b>(3,303.07)</b>
7415 LANDSCAPE CONTRACT	300.00	0.00	300.00	2,700.00	2,525.00	175.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7440 SPRINKLER SYS MAINT	0.00	509.53	(509.53)	1,250.00	509.53	740.47
<b>TOTAL LANDSCAPE MAINT</b>	300.00	509.53	(209.53)	4,950.00	3,034.53	1,915.47
7630 SNOW REMOVAL	250.00	0.00	250.00	750.00	240.00	510.00
<b>TOTAL SNOW/ROAD MAINT</b>	250.00	0.00	250.00	750.00	240.00	510.00
<b>TOTAL EXPENSES</b>	3,368.00	4,464.89	(1,096.89)	40,772.00	41,275.10	(503.10)
<b>NET PROFIT/LOSS</b>	1,186.00	(290.29)	(1,476.29)	214.00	(2,750.42)	(2,964.42)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	176.00	176.00	0.00	1,584.00	1,584.00	0.00
9350 INTEREST INCOME	2.00	25.71	23.71	18.00	200.03	182.03
<b>TOTAL REVENUE</b>	178.00	201.71	23.71	1,602.00	1,784.03	182.03
<b>EXPENSE</b>						
9565 INSURANCE	0.00	0.00	0.00	4,000.00	0.00	4,000.00
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	4,000.00	0.00	4,000.00
<b>EXCESS/LOSS OF RESERVES</b>	178.00	201.71	23.71	(2,398.00)	1,784.03	4,182.03