

Balance Sheet

Period = Oct 2017

Book = Accrual ; Tree = gw_bs

		Current Balance
0099-0000	ASSETS	
0100-0000	CASH	
0110-0000	Bank - Operating	9,447.11
0199-9999	TOTAL CASH	9,447.11
0250-0000	RESERVES	
0251-0000	Contingency Reserve	79,566.02
0253-0000	Maintenance Reserve	44,234.54
0299-9999	TOTAL RESERVES	123,800.56
0300-0000	ACCOUNTS RECEIVABLE	
0305-0000	Accounts Receivable	1,136.82
0350-0000	Accounts Receivable - Other	-601.04
0399-9999	TOTAL ACCOUNTS RECEIVABLE	535.78
0500-0000	PREPAID EXPENSES AND ADVANCES	
0535-0000	Prepaid Insurance	6,778.75
0599-9999	TOTAL PREPAID EXPENSES AND ADVANCES	6,778.75
1499-9999	TOTAL ASSETS	140,562.20
1550-0000	LIABILITIES AND EQUITIES	
1550-0001	LIABILITIES	
1600-0000	ACCOUNTS PAYABLE	
1690-9999	TOTAL ACCOUNTS PAYABLE	0.00
1691-0000	PREPAID REVENUE	
1692-0000	Prepaid Rent/Fees	1,757.00
1699-9999	TOTAL PREPAID REVENUE	1,757.00
2800-0000	RESERVES	
2810-0000	CONTINGENCY RESERVE FUND	
2810-0010	CRF - Opening Balance	92,952.62
2810-0020	CRF - Curr. Yr. Contributions	14,583.30
2810-0030	CRF - Curr. Yr. Withdrawals	-5,223.97
2810-0040	CRF - Curr Yr. Interest	650.31
2810-0099	TOTAL CONTINGENCY RESERVE FUND	102,962.26
2826-0000	OTHER RESERVES	
2835-0000	Maintenance Reserve Fund	44,234.54
2859-0099	TOTAL OTHER RESERVES	44,234.54
2879-9999	TOTAL RESERVES	147,196.80
2889-9999	TOTAL LIABILITIES	148,953.80
2900-0000	OWNERS EQUITY	
2949-9999	Prior Earnings	33.78
2950-0000	Current Earnings	-8,425.38
2979-9999	TOTAL OWNERS EQUITY	-8,391.60
2989-9999	TOTAL LIABILITIES AND EQUITIES	140,562.20

Budget Comparison

Period = Oct 2017

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	REVENUE									
3100-0000	CONDOMINIUM REVENUE									
3105-0000	Condominium Contribution	12,021.91	12,021.91	0.00	0.00	120,219.10	120,219.10	0.00	0.00	144,262.92
3199-9999	TOTAL CONDOMINIUM REVENUE	12,021.91	12,021.91	0.00	0.00	120,219.10	120,219.10	0.00	0.00	144,262.92
3300-0000	OTHER REVENUE									
3341-0000	Prior Year Surplus	0.00	0.00	0.00	N/A	5,217.01	5,217.01	0.00	0.00	5,217.01
3395-0000	Miscellaneous Revenue	0.00	33.33	-33.33	-100.00	630.10	333.30	296.80	89.05	400.00
3399-9999	TOTAL OTHER REVENUE	0.00	33.33	-33.33	-100.00	5,847.11	5,550.31	296.80	5.35	5,617.01
3999-9999	TOTAL REVENUE	12,021.91	12,055.24	-33.33	-0.28	126,066.21	125,769.41	296.80	0.24	149,879.93
4000-0000	OPERATING EXPENSES									
4100-0000	INSURANCE									
4110-0000	Insurance	1,355.75	1,666.67	310.92	18.66	14,128.25	16,666.70	2,538.45	15.23	20,000.00
4199-9999	TOTAL INSURANCE	1,355.75	1,666.67	310.92	18.66	14,128.25	16,666.70	2,538.45	15.23	20,000.00
4200-0000	MANAGEMENT FEES									
4210-0000	Management Fees	1,618.74	1,618.74	0.00	0.00	16,187.42	16,187.40	-0.02	0.00	19,424.93
4299-9999	TOTAL MANAGEMENT FEES	1,618.74	1,618.74	0.00	0.00	16,187.42	16,187.40	-0.02	0.00	19,424.93
4400-0000	PROFESSIONAL FEES									
4410-0000	Legal Fees	0.00	23.33	23.33	100.00	0.00	233.30	233.30	100.00	280.00
4499-9999	TOTAL PROFESSIONAL FEES	0.00	23.33	23.33	100.00	0.00	233.30	233.30	100.00	280.00
4500-0000	OFFICE ADMINISTRATION									
4510-0000	Office Supplies	24.02	83.33	59.31	71.17	825.04	833.30	8.26	0.99	1,000.00
4599-9999	TOTAL OFFICE ADMINISTRATION	24.02	83.33	59.31	71.17	825.04	833.30	8.26	0.99	1,000.00
4700-0000	MARKETING									
4730-0000	Promotion	0.00	25.00	25.00	100.00	254.16	250.00	-4.16	-1.66	300.00
4799-9999	TOTAL MARKETING	0.00	25.00	25.00	100.00	254.16	250.00	-4.16	-1.66	300.00
5000-0000	UTILITIES									
5010-0000	Electricity	869.00	812.50	-56.50	-6.95	9,445.29	8,125.00	-1,320.29	-16.25	9,750.00
5060-0000	Waste Removal	1,113.76	985.42	-128.34	-13.02	9,360.82	9,854.20	493.38	5.01	11,825.00
5099-9999	TOTAL UTILITIES	1,982.76	1,797.92	-184.84	-10.28	18,806.11	17,979.20	-826.91	-4.60	21,575.00
5200-0000	CLEANING									
5220-0000	Window Cleaning	0.00	62.50	62.50	100.00	750.00	625.00	-125.00	-20.00	750.00
5249-9999	TOTAL CLEANING	0.00	62.50	62.50	100.00	750.00	625.00	-125.00	-20.00	750.00
5250-0000	SUPPLIES									
5260-0000	Lighting Supplies	0.00	16.67	16.67	100.00	0.00	166.70	166.70	100.00	200.00
5299-9999	TOTAL SUPPLIES	0.00	16.67	16.67	100.00	0.00	166.70	166.70	100.00	200.00
5300-0000	REPAIRS AND MAINTENANCE									
5306-0000	Painting - Exterior - RM	0.00	250.00	250.00	100.00	3,000.00	2,500.00	-500.00	-20.00	3,000.00
5308-0000	Common Area - RM	1,427.90	1,562.50	134.60	8.61	16,285.53	15,625.00	-660.53	-4.23	18,750.00
5324-0000	Snow Removal- RM	0.00	1,760.42	1,760.42	100.00	23,778.39	17,604.20	-6,174.19	-35.07	21,125.00
5326-0000	Landscaping -RM	2,184.87	1,208.33	-976.54	-80.82	15,000.09	12,083.30	-2,916.79	-24.14	14,500.00

Budget Comparison

Period = Oct 2017

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5332-0000	Irrigation -RM	0.00	145.83	145.83	100.00	2,071.26	1,458.30	-612.96	-42.03	1,750.00
5346-0000	Fire Service- RM	0.00	18.75	18.75	100.00	218.04	187.50	-30.54	-16.29	225.00
5399-9999	TOTAL REPAIRS AND MAINTENANCE	3,612.77	4,945.83	1,333.06	26.95	60,353.31	49,458.30	-10,895.01	-22.03	59,350.00
5700-0000	MISCELLANEOUS									
5720-0000	Miscellaneous Expense	0.00	166.67	166.67	100.00	2,000.00	1,666.70	-333.30	-20.00	2,000.00
5743-0000	Special Projects	0.00	0.00	0.00	N/A	354.00	0.00	-354.00	N/A	0.00
5799-9999	TOTAL MISCELLANEOUS	0.00	166.67	166.67	100.00	2,354.00	1,666.70	-687.30	-41.24	2,000.00
5999-9999	TOTAL OPERATING EXPENSES	8,594.04	10,406.66	1,812.62	17.42	113,658.29	104,066.60	-9,591.69	-9.22	124,879.93
6000-9999	NET OPERATING INCOME	3,427.87	1,648.58	1,779.29	107.93	12,407.92	21,702.81	-9,294.89	-42.83	25,000.00
7000-0000	NON-OPERATING EXPENSES									
7400-0000	RESERVES									
7410-0000	Contingency Reserve	1,458.33	1,458.33	0.00	0.00	14,583.30	14,583.30	0.00	0.00	17,500.00
7420-0000	Replacement Reserve	625.00	625.00	0.00	0.00	6,250.00	6,250.00	0.00	0.00	7,500.00
7477-9999	TOTAL RESERVES	2,083.33	2,083.33	0.00	0.00	20,833.30	20,833.30	0.00	0.00	25,000.00
7869-9999	TOTAL NON-OPERATING EXPENSES	2,083.33	2,083.33	0.00	0.00	20,833.30	20,833.30	0.00	0.00	25,000.00
9959-9999	NET INCOME	1,344.54	-434.75	1,779.29	409.27	-8,425.38	869.51	-9,294.89	-1,068.98	0.00