

TOPAZ AT THE MALL

AS OF DECEMBER 31, 2015

ASSETS

CASH		
1011 CASH-US BANK	(1,270.18)	
1019 RES-US BANK	<u>92,521.63</u>	
TOTAL CASH		<u>91,251.45</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	<u>1,267.71</u>	
TOTAL RECEIVABLES		<u>1,267.71</u>
TOTAL ASSETS		<u><u>92,519.16</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	3,196.62	
2150 COMCAST AGREEMENT	<u>5,250.00</u>	
TOTAL LIABILITIES		<u>8,446.62</u>

EQUITY

2935 OPENING BAL EQUITY	6,443.00	
2936 RETAINED EARNINGS	46,067.00	
2940 CURRENT EARNINGS	13,218.92	
2941 CURRENT EARNINGS	(13,218.92)	
2950 RESERVE FUND-PRIOR	19,109.89	
2955 RESERVE FUND-CURRENT	16,743.74	
2960 OPERATING FUND-PRIOR	(766.27)	
2965 OPERATING FD-CURRENT	<u>(3,524.82)</u>	
TOTAL EQUITY		<u>84,072.54</u>

TOT LIABILITY AND EQUITY		<u><u>92,519.16</u></u>
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Budget Comparison Report
AS OF DECEMBER 31, 2015
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$11,694.00	\$11,694.00	\$0.00	\$105,246.00	\$105,246.00	\$0.00
5210 LATE FEE CHARGE	75.00	100.00	25.00	675.00	940.00	265.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	40.00
5220 COLLECTION COST REC	200.00	213.50	13.50	1,848.00	3,605.96	1,757.96
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	288.00	288.00
5245 INTEREST INCOME	1.00	0.07	(0.93)	9.00	0.63	(8.37)
5255 MISC INCOME	0.00	0.00	0.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(2,000.00)	(2,000.00)	0.00	(18,000.00)	(18,000.00)	0.00
TOTAL INCOME	9,970.00	10,007.57	37.57	89,778.00	92,170.59	2,392.59
EXPENSES						
7030 MANAGEMENT FEES	840.00	840.00	0.00	7,560.00	7,560.00	0.00
7040 LEGAL FEES	0.00	19.50	(19.50)	1,500.00	1,525.75	(25.75)
7045 LEGAL COLLECTIONS	250.00	213.50	36.50	1,000.00	3,713.96	(2,713.96)
7060 PRINTING & COPYING	75.00	21.65	53.35	675.00	822.91	(147.91)
7062 POSTAGE	23.00	18.18	4.82	207.00	149.11	57.89
7090 MISC ADMINISTRATIVE	0.00	25.00	(25.00)	350.00	280.00	70.00
TOTAL ADMINISTRATIVE	1,188.00	1,137.83	50.17	11,292.00	14,051.73	(2,759.73)
7130 INSURANCE	1,911.00	2,490.91	(579.91)	17,199.00	18,379.27	(1,180.27)
TOTAL TAXES & INSURANCE	1,911.00	2,490.91	(579.91)	17,199.00	18,379.27	(1,180.27)
7230 BLDG & FACILITY RPR	755.00	0.00	755.00	6,795.00	7,662.41	(867.41)
7235 UPPER DECK REPAIRS	0.00	201.12	(201.12)	1,000.00	201.12	798.88
7245 LIGHT CHECK	56.00	0.00	56.00	504.00	0.00	504.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	0.00	2,258.22	(2,258.22)
7270 ROOF/GUTTERS	0.00	165.00	(165.00)	2,500.00	510.00	1,990.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	2,250.00	957.00	1,293.00
TOTAL BUILDING MAINT	811.00	366.12	444.88	13,049.00	11,588.75	1,460.25
7320 GAS/ELECTRIC	198.00	225.89	(27.89)	1,782.00	2,187.48	(405.48)
7370 WATER/SEWER	3,000.00	3,671.27	(671.27)	29,000.00	33,265.23	(4,265.23)
7380 TRASH REMOVAL	675.00	0.00	675.00	6,075.00	5,177.00	898.00

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TOTAL UTILITIES	3,873.00	3,897.16	(24.16)	36,857.00	40,629.71	(3,772.71)
7410 LANDSCAPE MAINT	200.00	650.00	(450.00)	2,050.00	4,389.47	(2,339.47)
7415 LANDSCAPE CONTRACT	420.00	615.00	(195.00)	3,780.00	4,920.00	(1,140.00)
7425 TREES	0.00	0.00	0.00	0.00	52.50	(52.50)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	1,500.00	479.10	1,020.90
TOTAL LANDSCAPE MAINT	620.00	1,265.00	(645.00)	7,330.00	9,841.07	(2,511.07)
7526 PEST CONTROL	0.00	0.00	0.00	400.00	135.00	265.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	400.00	135.00	265.00
7615 PARKING LOT	0.00	0.00	0.00	590.00	0.00	590.00
7630 SNOW REMOVAL	1,000.00	1,069.88	(69.88)	2,350.00	1,069.88	1,280.12
TOTAL SNOW/ROAD MAINT	1,000.00	1,069.88	(69.88)	2,940.00	1,069.88	1,870.12
TOTAL EXPENSES	9,403.00	10,226.90	(823.90)	89,067.00	95,695.41	(6,628.41)
NET PROFIT/LOSS	567.00	(219.33)	(786.33)	711.00	(3,524.82)	(4,235.82)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	2,000.00	2,000.00	0.00	18,000.00	18,000.00	0.00
9320 CONSTR EASEMENT	0.00	0.00	0.00	0.00	3,055.00	3,055.00
9350 INTEREST INCOME	0.00	3.75	3.75	0.00	31.39	31.39
TOTAL REVENUE	2,000.00	2,003.75	3.75	18,000.00	21,086.39	3,086.39
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	3,500.00	0.00	3,500.00
9545 STAIRS	0.00	0.00	0.00	12,000.00	2,367.65	9,632.35
9550 MISC BUILDING	0.00	0.00	0.00	20,000.00	0.00	20,000.00
9551 LANDSCAPE	0.00	0.00	0.00	0.00	1,975.00	(1,975.00)
TOTAL EXPENSES	0.00	0.00	0.00	35,500.00	4,342.65	31,157.35
EXCESS/LOSS OF RESERVES	2,000.00	2,003.75	3.75	(17,500.00)	16,743.74	34,243.74