

## TOPAZ AT THE MALL

AS OF JANUARY 31, 2016

## ASSETS

| ASSETS                          |                         |
|---------------------------------|-------------------------|
| <b>CASH</b>                     |                         |
| 1011 CASH-US BANK               | (3,381.69)              |
| 1019 RES-US BANK                | <u>89,056.81</u>        |
| <b>TOTAL CASH</b>               | <u>85,675.12</u>        |
| <b>ACCOUNTS RECEIVABLE</b>      |                         |
| 1110 DUES RECEIVABLE            | <u>1,773.71</u>         |
| <b>TOTAL RECEIVABLES</b>        | <u>1,773.71</u>         |
| <b>TOTAL ASSETS</b>             | <u><u>87,448.83</u></u> |
| <br>                            |                         |
| <b>LIABILITIES &amp; EQUITY</b> |                         |
| <b>CURRENT LIABILITIES</b>      |                         |
| 2115 PREPAID ASSESSMENTS        | 3,327.62                |
| 2150 COMCAST AGREEMENT          | <u>5,250.00</u>         |
| <b>TOTAL LIABILITIES</b>        | <u>8,577.62</u>         |
| <b>EQUITY</b>                   |                         |
| 2935 OPENING BAL EQUITY         | 6,443.00                |
| 2936 RETAINED EARNINGS          | 46,067.00               |
| 2940 CURRENT EARNINGS           | 8,017.59                |
| 2941 CURRENT EARNINGS           | (8,017.59)              |
| 2950 RESERVE FUND-PRIOR         | 19,109.89               |
| 2955 RESERVE FUND-CURRENT       | 13,278.92               |
| 2960 OPERATING FUND-PRIOR       | (766.27)                |
| 2965 OPERATING FD-CURRENT       | <u>(5,261.33)</u>       |
| <b>TOTAL EQUITY</b>             | <u>78,871.21</u>        |
| <b>TOT LIABILITY AND EQUITY</b> | <u><u>87,448.83</u></u> |

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Budget Comparison Report  
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PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

|                                    | BUDGET          | ACTUAL          | CURR. VARIANCE  | YTD BUDGET       | YTD ACTUAL        | YTD VARIANCE      |
|------------------------------------|-----------------|-----------------|-----------------|------------------|-------------------|-------------------|
| <b>INCOME</b>                      |                 |                 |                 |                  |                   |                   |
| 5110 ASSESSMENTS                   | \$11,694.00     | \$11,694.00     | \$0.00          | \$116,940.00     | \$116,940.00      | \$0.00            |
| 5210 LATE FEE CHARGE               | 75.00           | 160.00          | 85.00           | 750.00           | 1,100.00          | 350.00            |
| 5215 NSF FEE                       | 0.00            | 0.00            | 0.00            | 0.00             | 40.00             | 40.00             |
| 5220 COLLECTION COST REC           | 200.00          | 0.00            | (200.00)        | 2,048.00         | 3,605.96          | 1,557.96          |
| 5240 CAPITALIZATION                | 0.00            | 0.00            | 0.00            | 0.00             | 288.00            | 288.00            |
| 5245 INTEREST INCOME               | 1.00            | 0.08            | (0.92)          | 10.00            | 0.71              | (9.29)            |
| 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            | (20,000.00)      | (20,000.00)       | 0.00              |
| <b>TOTAL INCOME</b>                | <b>9,970.00</b> | <b>9,854.08</b> | <b>(115.92)</b> | <b>99,748.00</b> | <b>102,024.67</b> | <b>2,276.67</b>   |
| <b>EXPENSES</b>                    |                 |                 |                 |                  |                   |                   |
| 7030 MANAGEMENT FEES               | 840.00          | 840.00          | 0.00            | 8,400.00         | 8,400.00          | 0.00              |
| 7040 LEGAL FEES                    | 0.00            | 0.00            | 0.00            | 1,500.00         | 1,525.75          | (25.75)           |
| 7045 LEGAL COLLECTIONS             | 0.00            | 0.00            | 0.00            | 1,000.00         | 3,713.96          | (2,713.96)        |
| 7060 PRINTING & COPYING            | 75.00           | 6.20            | 68.80           | 750.00           | 829.11            | (79.11)           |
| 7062 POSTAGE                       | 23.00           | 16.29           | 6.71            | 230.00           | 165.40            | 64.60             |
| 7090 MISC-ADMINISTRATIVE           | 0.00            | 55.00           | (55.00)         | 350.00           | 335.00            | 15.00             |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>938.00</b>   | <b>917.49</b>   | <b>20.51</b>    | <b>12,230.00</b> | <b>14,989.22</b>  | <b>(2,799.22)</b> |
| 7130 INSURANCE                     | 1,911.00        | 2,490.91        | (579.91)        | 19,110.00        | 20,870.18         | (1,760.18)        |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>1,911.00</b> | <b>2,490.91</b> | <b>(579.91)</b> | <b>19,110.00</b> | <b>20,870.18</b>  | <b>(1,760.18)</b> |
| 7230 BLDG & FACILITY RPR           | 755.00          | 0.00            | 755.00          | 7,550.00         | 7,662.41          | (112.41)          |
| 7235 UPPER DECK REPAIRS            | 0.00            | 0.00            | 0.00            | 1,000.00         | 201.12            | 798.88            |
| 7245 LIGHT CHECK                   | 56.00           | 0.00            | 56.00           | 560.00           | 0.00              | 560.00            |
| 7250 LIGHT MAINTENANCE             | 0.00            | 0.00            | 0.00            | 0.00             | 2,258.22          | (2,258.22)        |
| 7270 ROOF/GUTTERS                  | 0.00            | 0.00            | 0.00            | 2,500.00         | 510.00            | 1,990.00          |
| 7280 PLBG & SEWER MAINT            | 250.00          | 0.00            | 250.00          | 2,500.00         | 957.00            | 1,543.00          |
| <b>TOTAL BUILDING MAINT</b>        | <b>1,061.00</b> | <b>0.00</b>     | <b>1,061.00</b> | <b>14,110.00</b> | <b>11,588.75</b>  | <b>2,521.25</b>   |
| 7320 GAS/ELECTRIC                  | 198.00          | 256.32          | (58.32)         | 1,980.00         | 2,443.80          | (463.80)          |
| 7370 WATER/SEWER                   | 3,000.00        | 3,578.87        | (578.87)        | 32,000.00        | 36,844.10         | (4,844.10)        |
| 7380 TRASH REMOVAL                 | 675.00          | 612.00          | 63.00           | 6,750.00         | 5,789.00          | 961.00            |

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|                                  | BUDGET   | ACTUAL     | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|----------------------------------|----------|------------|----------------|------------|------------|--------------|
| <b>TOTAL UTILITIES</b>           | 3,873.00 | 4,447.19   | (574.19)       | 40,730.00  | 45,076.90  | (4,346.90)   |
| 7410 LANDSCAPE MAINT             | 160.00   | 200.00     | (40.00)        | 2,210.00   | 4,589.47   | (2,379.47)   |
| 7415 LANDSCAPE CONTRACT          | 420.00   | 1,230.00   | (810.00)       | 4,200.00   | 6,150.00   | (1,950.00)   |
| 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     |
| <b>TOTAL LANDSCAPE MAINT</b>     | 580.00   | 1,430.00   | (850.00)       | 7,910.00   | 11,271.07  | (3,361.07)   |
| 7526 PEST CONTROL                | 0.00     | 0.00       | 0.00           | 400.00     | 135.00     | 265.00       |
| <b>TOTAL GROUNDS MAINTENANCE</b> | 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 | 2,305.00   | (1,305.00)     | 3,350.00   | 3,374.88   | (24.88)      |
| <b>TOTAL SNOW/ROAD MAINT</b>     | 1,000.00 | 2,305.00   | (1,305.00)     | 3,940.00   | 3,374.88   | 565.12       |
| <b>TOTAL EXPENSES</b>            | 9,363.00 | 11,590.59  | (2,227.59)     | 98,430.00  | 107,286.00 | (8,856.00)   |
| <b>NET PROFIT/LOSS</b>           | 607.00   | (1,736.51) | (2,343.51)     | 1,318.00   | (5,261.33) | (6,579.33)   |

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|--------------------------------|-----------------|-------------------|-------------------|--------------------|------------------|------------------|
| <b>RESERVE REVENUE</b>         |                 |                   |                   |                    |                  |                  |
| 9200 TRANSFER TO RESERVE       | 2,000.00        | 2,000.00          | 0.00              | 20,000.00          | 20,000.00        | 0.00             |
| 9320 CONSTR EASEMENT           | 0.00            | 0.00              | 0.00              | 0.00               | 3,055.00         | 3,055.00         |
| 9350 INTEREST INCOME           | 0.00            | 3.68              | 3.68              | 0.00               | 35.07            | 35.07            |
| <b>TOTAL REVENUE</b>           | <b>2,000.00</b> | <b>2,003.68</b>   | <b>3.68</b>       | <b>20,000.00</b>   | <b>23,090.07</b> | <b>3,090.07</b>  |
| <b>EXPENSE</b>                 |                 |                   |                   |                    |                  |                  |
| 9540 CONCRETE                  | 0.00            | 0.00              | 0.00              | 3,500.00           | 0.00             | 3,500.00         |
| 9545 STAIRS                    | 0.00            | 5,468.50          | (5,468.50)        | 12,000.00          | 7,836.15         | 4,163.85         |
| 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)       |
| <b>TOTAL EXPENSES</b>          | <b>0.00</b>     | <b>5,468.50</b>   | <b>(5,468.50)</b> | <b>35,500.00</b>   | <b>9,811.15</b>  | <b>25,688.85</b> |
| <b>EXCESS/LOSS OF RESERVES</b> | <b>2,000.00</b> | <b>(3,464.82)</b> | <b>(5,464.82)</b> | <b>(15,500.00)</b> | <b>13,278.92</b> | <b>28,778.92</b> |