

TOPAZ AT THE MALL

AS OF OCTOBER 31, 2019

ASSETS

CASH

1011 CASH-US BANK	110,219.94
1019 RES-US BANK	47,225.57

TOTAL CASH

157,445.51

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,885.70
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TOTAL RECEIVABLES

2,885.70

TOTAL ASSETS

160,331.21

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	13,053.00
2150 COMCAST AGREEMENT	5,250.00
2170 RTD PROCEEDS	57,261.00

TOTAL LIABILITIES

75,564.00

EQUITY

2935 OPENING BAL EQUITY	6,443.00
2936 RETAINED EARNINGS	46,067.00
2940 CURRENT EARNINGS	(76,457.22)
2941 CURRENT EARNINGS	76,457.22
2950 RESERVE FUND-PRIOR	100,719.20
2955 RESERVE FUND-CURRENT	(110,161.63)
2960 OPERATING FUND-PRIOR	7,995.23
2965 OPERATING FD-CURRENT	33,704.41

TOTAL EQUITY

84,767.21

TOT LIABILITY AND EQUITY

160,331.21

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Budget Comparison Report
AS OF OCTOBER 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$22,936.00	\$22,936.00	\$0.00	\$160,552.00	\$160,552.00	\$0.00
5210 LATE FEE CHARGE	0.00	140.00	140.00	500.00	700.00	200.00
5220 COLLECTION COST REC	290.00	75.00	(215.00)	2,030.00	2,927.40	897.40
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	1,356.00	1,356.00
5245 INTEREST INCOME	0.00	1.94	1.94	0.00	31.59	31.59
5255 MISC INCOME	0.00	0.00	0.00	0.00	275.00	275.00
5450 TRANSFERS TO RESERVE	(3,333.00)	(3,333.00)	0.00	(23,331.00)	(23,331.00)	0.00
TOTAL INCOME	19,893.00	19,819.94	(73.06)	139,751.00	142,510.99	2,759.99
EXPENSES						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	7,700.00	7,700.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	3,000.00	903.00	2,097.00
7045 LEGAL COLLECTIONS	290.00	75.00	215.00	2,030.00	3,028.40	(998.40)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	325.00	75.00
7060 PRINTING & COPYING	75.00	21.50	53.50	525.00	1,311.59	(786.59)
7062 POSTAGE	19.00	22.00	(3.00)	133.00	136.60	(3.60)
7080 NEWSLETTER PRODUCT	200.00	0.00	200.00	400.00	0.00	400.00
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	0.00	250.00
7090 MISC ADMINISTRATIVE	166.00	50.00	116.00	1,162.00	435.00	727.00
TOTAL ADMINISTRATIVE	1,850.00	1,268.50	581.50	15,600.00	13,839.59	1,760.41
7130 INSURANCE	1,932.00	352.00	1,580.00	13,524.00	352.00	13,172.00
TOTAL TAXES & INSURANCE	1,932.00	352.00	1,580.00	13,524.00	352.00	13,172.00
7230 BLDG & FACILITY RPR	8,521.00	0.00	8,521.00	59,647.00	2,555.73	57,091.27
7238 PAINTING	0.00	0.00	0.00	0.00	12,121.00	(12,121.00)
7250 LIGHT MAINTENANCE	200.00	745.00	(545.00)	1,400.00	1,913.73	(513.73)
7270 ROOF/GUTTERS	0.00	10,042.00	(10,042.00)	2,500.00	20,409.00	(17,909.00)
7280 PLBG & SEWER MAINT	250.00	0.00	250.00	1,250.00	0.00	1,250.00
TOTAL BUILDING MAINT	8,971.00	10,787.00	(1,816.00)	64,797.00	36,999.46	27,797.54
7320 GAS/ELECTRIC	233.00	178.98	54.02	1,635.00	1,180.13	454.87
7370 WATER/SEWER	3,750.00	4,548.25	(798.25)	26,250.00	29,525.32	(3,275.32)
7380 TRASH REMOVAL	792.00	1,105.00	(313.00)	5,544.00	7,971.00	(2,427.00)
TOTAL UTILITIES	4,775.00	5,832.23	(1,057.23)	33,429.00	38,676.45	(5,247.45)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	700.00	815.70	(115.70)	4,900.00	815.70	4,084.30
7415 LANDSCAPE CONTRACT	580.00	2,660.00	(2,080.00)	4,100.00	4,655.00	(555.00)
7425 TREES	0.00	0.00	0.00	500.00	8,316.38	(7,816.38)
7440 SPRINKLER.SYS MAINT	500.00	0.00	500.00	1,000.00	1,675.00	(675.00)
TOTAL LANDSCAPE MAINT	1,780.00	3,475.70	(1,695.70)	10,500.00	15,462.08	(4,962.08)
7526 PEST CONTROL	0.00	0.00	0.00	400.00	0.00	400.00
TOTAL GROUNDS MAINTENAN	0.00	0.00	0.00	400.00	0.00	400.00
7630 SNOW REMOVAL	500.00	0.00	500.00	1,000.00	3,477.00	(2,477.00)
TOTAL SNOW/ROAD MAINT	500.00	0.00	500.00	1,000.00	3,477.00	(2,477.00)
TOTAL EXPENSES	19,808.00	21,715.43	(1,907.43)	139,250.00	108,806.58	30,443.42
NET PROFIT/LOSS	85.00	(1,895.49)	(1,980.49)	501.00	33,704.41	33,203.41

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	3,333.00	3,333.00	0.00	23,331.00	23,331.00	0.00
9350 INTEREST INCOME	0.00	8.70	8.70	0.00	250.42	250.42
TOTAL REVENUE	3,333.00	3,341.70	8.70	23,331.00	23,581.42	250.42
EXPENSE						
9510 PAINT	0.00	0.00	0.00	0.00	42,302.54	(42,302.54)
9546 DECKS	0.00	18,815.75	(18,815.75)	0.00	91,440.51	(91,440.51)
TOTAL EXPENSES	0.00	18,815.75	(18,815.75)	0.00	133,743.05	(133,743.05)
EXCESS/LOSS OF RESERVES	3,333.00	(15,474.05)	(18,807.05)	23,331.00	(110,161.63)	(133,492.63)