

TOPAZ AT THE MALL

AS OF OCTOBER 31, 2020

ASSETS

| | | |
|----------------------------|-------------------|--------------------------|
| CASH | | |
| 1011 CASH-US BANK | 41,590.77 | |
| 1019 RES-US BANK | <u>123,909.65</u> | |
| TOTAL CASH | | <u>165,500.42</u> |
| ACCOUNTS RECEIVABLE | | |
| 1110 DUES RECEIVABLE | <u>3,599.70</u> | |
| TOTAL RECEIVABLES | | <u>3,599.70</u> |
| TOTAL ASSETS | | <u><u>169,100.12</u></u> |

LIABILITIES & EQUITY

| | | |
|---------------------------------|--------------------|--------------------------|
| CURRENT LIABILITIES | | |
| 2115 PREPAID ASSESSMENTS | 10,854.00 | |
| 2150 COMCAST AGREEMENT | 5,250.00 | |
| 2170 RTD PROCEEDS | <u>57,261.00</u> | |
| TOTAL LIABILITIES | | <u>73,365.00</u> |
| EQUITY | | |
| 2935 OPENING BAL EQUITY | 6,443.00 | |
| 2936 RETAINED EARNINGS | 46,067.00 | |
| 2940 CURRENT EARNINGS | (30,002.05) | |
| 2941 CURRENT EARNINGS | 30,002.05 | |
| 2950 RESERVE FUND-PRIOR | 53,379.80 | |
| 2955 RESERVE FUND-CURRENT | 13,861.85 | |
| 2960 OPERATING FUND-PRIOR | 19,847.37 | |
| 2965 OPERATING FD-CURRENT | <u>(43,863.90)</u> | |
| TOTAL EQUITY | | <u>95,735.12</u> |
| TOT LIABILITY AND EQUITY | | <u><u>169,100.12</u></u> |

TOPAZ AT THE MALL

Budget Comparison Report
AS OF OCTOBER 31, 2020
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | ANNUAL BUDGET |
|------------------------------------|------------------|--------------------|--------------------|-------------------|------------------|--------------------|-------------------|
| INCOME | | | | | | | |
| 5110 ASSESSMENTS | \$22,936.00 | \$22,936.00 | \$0.00 | \$160,552.00 | \$160,552.00 | \$0.00 | \$275,232.00 |
| 5210 LATE FEE CHARGE | 0.00 | 100.00 | 100.00 | 500.00 | 620.00 | 120.00 | 1,000.00 |
| 5220 COLLECTION COST REC | 290.00 | 0.00 | (290.00) | 2,030.00 | 1,471.00 | (559.00) | 3,500.00 |
| 5240 CAPITALIZATION | 0.00 | 270.00 | 270.00 | 0.00 | 2,191.00 | 2,191.00 | 0.00 |
| 5245 INTEREST INCOME | 0.00 | 0.59 | 0.59 | 0.00 | 6.01 | 6.01 | 0.00 |
| 5450 TRANSFERS TO RESERVE | (3,333.00) | (78,333.00) | (75,000.00) | (23,331.00) | (98,331.00) | (75,000.00) | (39,996.00) |
| TOTAL INCOME | 19,893.00 | (55,026.41) | (74,919.41) | 139,751.00 | 66,509.01 | (73,241.99) | 239,736.00 |
| EXPENSES | | | | | | | |
| 7030 MANAGEMENT FEES | 1,100.00 | 1,100.00 | 0.00 | 7,700.00 | 7,700.00 | 0.00 | 13,200.00 |
| 7040 LEGAL FEES | 0.00 | 0.00 | 0.00 | 3,000.00 | 448.00 | 2,552.00 | 6,000.00 |
| 7045 LEGAL COLLECTIONS | 290.00 | 100.00 | 190.00 | 2,030.00 | 1,471.00 | 559.00 | 3,500.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 400.00 | 325.00 | 75.00 | 400.00 |
| 7060 PRINTING & COPYING | 75.00 | 5.72 | 69.28 | 525.00 | 464.36 | 60.64 | 900.00 |
| 7062 POSTAGE | 19.00 | 20.65 | (1.65) | 133.00 | 116.60 | 16.40 | 225.00 |
| 7080 NEWSLETTER PRODUCT | 200.00 | 0.00 | 200.00 | 400.00 | 0.00 | 400.00 | 600.00 |
| 7085 ANNUAL MEETING | 0.00 | 0.00 | 0.00 | 250.00 | 0.00 | 250.00 | 250.00 |
| 7090 MISC ADMINISTRATIVE | 166.00 | 55.00 | 111.00 | 1,162.00 | 450.00 | 712.00 | 1,992.00 |
| TOTAL ADMINISTRATIVE | 1,850.00 | 1,281.37 | 568.63 | 15,600.00 | 10,974.96 | 4,625.04 | 27,067.00 |
| 7130 INSURANCE | 1,932.00 | 711.00 | 1,221.00 | 13,524.00 | 11,879.45 | 1,644.55 | 23,188.00 |
| TOTAL TAXES & INSURANCE | 1,932.00 | 711.00 | 1,221.00 | 13,524.00 | 11,879.45 | 1,644.55 | 23,188.00 |
| 7230 BLDG & FACILITY RPR | 8,521.00 | 0.00 | 8,521.00 | 59,647.00 | 6,577.00 | 53,070.00 | 102,232.00 |
| 7235 UPPER DECK REPAIRS | 0.00 | 0.00 | 0.00 | 0.00 | 43,461.60 | (43,461.60) | 0.00 |
| 7250 LIGHT MAINTENANCE | 200.00 | 0.00 | 200.00 | 1,400.00 | 0.00 | 1,400.00 | 2,500.00 |
| 7270 ROOF/GUTTERS | 0.00 | 0.00 | 0.00 | 2,500.00 | 0.00 | 2,500.00 | 4,500.00 |
| 7280 PLBG & SEWER MAINT | 250.00 | 0.00 | 250.00 | 1,250.00 | 0.00 | 1,250.00 | 2,000.00 |
| 7297 REPAIR EXP/HOMEOWNER | 0.00 | 0.00 | 0.00 | 0.00 | 90.00 | (90.00) | 0.00 |
| TOTAL BUILDING MAINT | 8,971.00 | 0.00 | 8,971.00 | 64,797.00 | 50,128.60 | 14,668.40 | 111,252.00 |
| 7320 GAS/ELECTRIC | 233.00 | 184.13 | 48.87 | 1,635.00 | 1,206.81 | 428.19 | 2,800.00 |
| 7370 WATER/SEWER | 3,750.00 | 3,292.16 | 457.84 | 26,250.00 | 21,635.77 | 4,614.23 | 45,000.00 |
| 7380 TRASH REMOVAL | 792.00 | 591.00 | 201.00 | 5,544.00 | 4,137.00 | 1,407.00 | 9,504.00 |
| TOTAL UTILITIES | 4,775.00 | 4,067.29 | 707.71 | 33,429.00 | 26,979.58 | 6,449.42 | 57,304.00 |
| 7410 LANDSCAPE MAINT | 700.00 | 0.00 | 700.00 | 4,900.00 | 2,137.49 | 2,762.51 | 8,500.00 |
| 7415 LANDSCAPE CONTRACT | 580.00 | 1,485.00 | (905.00) | 4,100.00 | 5,940.00 | (1,840.00) | 7,000.00 |
| 7416 GROUNDS CLEAN UP CONTRACT | 0.00 | 0.00 | 0.00 | 0.00 | 1,665.00 | (1,665.00) | 0.00 |
| 7425 TREES | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | 500.00 | 500.00 |
| 7440 SPRINKLER SVS MAINT | 500.00 | 0.00 | 500.00 | 1,000.00 | 93.23 | 906.77 | 2,000.00 |
| TOTAL LANDSCAPE MAINT | 1,780.00 | 1,485.00 | 295.00 | 10,500.00 | 9,835.72 | 664.28 | 18,000.00 |

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| | BUDGET | ACTUAL | CURR VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | ANNUAL BUDGET |
|----------------------------------|-----------|-------------|---------------|------------|-------------|--------------|---------------|
| 7526 PEST CONTROL | 0.00 | 0.00 | 0.00 | 400.00 | (90.00) | 490.00 | 400.00 |
| TOTAL GROUNDS MAINTENANCE | 0.00 | 0.00 | 0.00 | 400.00 | (90.00) | 490.00 | 400.00 |
| 7630 SNOW REMOVAL | 500.00 | 0.00 | 500.00 | 1,000.00 | 664.60 | 335.40 | 2,500.00 |
| TOTAL SNOW/ROAD MAINT | 500.00 | 0.00 | 500.00 | 1,000.00 | 664.60 | 335.40 | 2,500.00 |
| TOTAL EXPENSES | 19,808.00 | 7,544.66 | 12,263.34 | 139,250.00 | 110,372.91 | 28,877.09 | 239,711.00 |
| NET PROFIT/LOSS | 85.00 | (62,571.07) | (62,656.07) | 501.00 | (43,863.90) | (44,364.90) | 25.00 |

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|--------------------------------|----------|-----------|---------------|------------|------------|--------------|---------------|
| RESERVE REVENUE | | | | | | | |
| 9200 TRANSFER TO RESERVE | 3,333.00 | 78,333.00 | 75,000.00 | 23,331.00 | 98,331.00 | 75,000.00 | 39,996.00 |
| 9350 INTEREST INCOME | 0.00 | 0.79 | 0.79 | 0.00 | 4.70 | 4.70 | 0.00 |
| TOTAL REVENUE | 3,333.00 | 78,333.79 | 75,000.79 | 23,331.00 | 98,335.70 | 75,004.70 | 39,996.00 |
| EXPENSE | | | | | | | |
| 9500 ROOF/GUTTERS | 0.00 | 0.00 | 0.00 | 0.00 | 14,834.00 | (14,834.00) | 0.00 |
| 9510 PAINT | 0.00 | 0.00 | 0.00 | 0.00 | 49,639.85 | (49,639.85) | 0.00 |
| 9546 DECKS | 0.00 | 0.00 | 0.00 | 0.00 | 20,000.00 | (20,000.00) | 0.00 |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 84,473.85 | (84,473.85) | 0.00 |
| EXCESS/LOSS OF RESERVES | 3,333.00 | 78,333.79 | 75,000.79 | 23,331.00 | 13,861.85 | (9,469.15) | 39,996.00 |