

TOPAZ AT THE MALL

AS OF NOVEMBER 30, 2019

ASSETS

CASH

| | |
|-------------------|------------------|
| 1011 CASH-US BANK | 90,557.99 |
| 1019 RES-US BANK | <u>50,564.57</u> |

| | |
|-------------------|-------------------|
| TOTAL CASH | <u>141,122.56</u> |
|-------------------|-------------------|

ACCOUNTS RECEIVABLE

| | |
|----------------------|-----------------|
| 1110 DUES RECEIVABLE | <u>3,964.70</u> |
|----------------------|-----------------|

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|--------------------------|-----------------|
| TOTAL RECEIVABLES | <u>3,964.70</u> |
|--------------------------|-----------------|

| | |
|---------------------|--------------------------|
| TOTAL ASSETS | <u><u>145,087.26</u></u> |
|---------------------|--------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|------------------|
| 2115 PREPAID ASSESSMENTS | 12,248.00 |
| 2150 COMCAST AGREEMENT | 5,250.00 |
| 2170 RTD PROCEEDS | <u>57,261.00</u> |

| | |
|--------------------------|------------------|
| TOTAL LIABILITIES | <u>74,759.00</u> |
|--------------------------|------------------|

EQUITY

| | |
|---------------------------|------------------|
| 2935 OPENING BAL EQUITY | 6,443.00 |
| 2936 RETAINED EARNINGS | 46,067.00 |
| 2940 CURRENT EARNINGS | (90,896.17) |
| 2941 CURRENT EARNINGS | 90,896.17 |
| 2950 RESERVE FUND-PRIOR | 100,719.20 |
| 2955 RESERVE FUND-CURRENT | (106,822.63) |
| 2960 OPERATING FUND-PRIOR | 7,995.23 |
| 2965 OPERATING FD-CURRENT | <u>15,926.46</u> |

| | |
|---------------------|------------------|
| TOTAL EQUITY | <u>70,328.26</u> |
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|---------------------------------|--------------------------|
| TOT LIABILITY AND EQUITY | <u><u>145,087.26</u></u> |
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TOPAZ AT THE MALL

Budget Comparison Report
AS OF NOVEMBER 30, 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 | \$183,488.00 | \$183,488.00 | \$0.00 |
| 5210 LATE FEE CHARGE | 0.00 | 140.00 | 140.00 | 500.00 | 840.00 | 340.00 |
| 5220 COLLECTION COST REC | 290.00 | 94.00 | (196.00) | 2,320.00 | 3,021.40 | 701.40 |
| 5240 CAPITALIZATION | 0.00 | 0.00 | 0.00 | 0.00 | 1,356.00 | 1,356.00 |
| 5245 INTEREST INCOME | 0.00 | 0.90 | 0.90 | 0.00 | 32.49 | 32.49 |
| 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 | (26,664.00) | (26,664.00) | 0.00 |
| TOTAL INCOME | 19,893.00 | 19,837.90 | (55.10) | 159,644.00 | 162,348.89 | 2,704.89 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,100.00 | 1,100.00 | 0.00 | 8,800.00 | 8,800.00 | 0.00 |
| 7040 LEGAL FEES | 1,500.00 | 0.00 | 1,500.00 | 4,500.00 | 903.00 | 3,597.00 |
| 7045 LEGAL COLLECTIONS | 290.00 | 13.00 | 277.00 | 2,320.00 | 3,041.40 | (721.40) |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 400.00 | 325.00 | 75.00 |
| 7060 PRINTING & COPYING | 75.00 | 18.05 | 56.95 | 600.00 | 1,329.64 | (729.64) |
| 7062 POSTAGE | 19.00 | 20.50 | (1.50) | 152.00 | 157.10 | (5.10) |
| 7080 NEWSLETTER PRODUCT | 0.00 | 0.00 | 0.00 | 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 | 1,328.00 | 485.00 | 843.00 |
| TOTAL ADMINISTRATIVE | 3,150.00 | 1,201.55 | 1,948.45 | 18,750.00 | 15,041.14 | 3,708.86 |
| 7130 INSURANCE | 1,932.00 | 9,631.70 | (7,699.70) | 15,456.00 | 9,983.70 | 5,472.30 |
| TOTAL TAXES & INSURANCE | 1,932.00 | 9,631.70 | (7,699.70) | 15,456.00 | 9,983.70 | 5,472.30 |
| 7230 BLDG & FACILITY RPR | 8,521.00 | 4,984.00 | 3,537.00 | 68,168.00 | 7,539.73 | 60,628.27 |
| 7238 PAINTING | 0.00 | 0.00 | 0.00 | 0.00 | 12,121.00 | (12,121.00) |
| 7250 LIGHT MAINTENANCE | 200.00 | 0.00 | 200.00 | 1,600.00 | 1,913.73 | (313.73) |
| 7270 ROOF/GUTTERS | 1,000.00 | 0.00 | 1,000.00 | 3,500.00 | 20,409.00 | (16,909.00) |
| 7280 PLBG & SEWER MAINT | 250.00 | 0.00 | 250.00 | 1,500.00 | 0.00 | 1,500.00 |
| TOTAL BUILDING MAINT | 9,971.00 | 4,984.00 | 4,987.00 | 74,768.00 | 41,983.46 | 32,784.54 |
| 7320 GAS/ELECTRIC | 233.00 | 168.35 | 64.65 | 1,868.00 | 1,348.48 | 519.52 |
| 7370 WATER/SEWER | 3,750.00 | 4,707.25 | (957.25) | 30,000.00 | 34,232.57 | (4,232.57) |
| 7380 TRASH REMOVAL | 792.00 | 962.00 | (170.00) | 6,336.00 | 8,933.00 | (2,597.00) |
| TOTAL UTILITIES | 4,775.00 | 5,837.60 | (1,062.60) | 38,204.00 | 44,514.05 | (6,310.05) |

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PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|------------|-------------|----------------|------------|------------|--------------|
| 7410 LANDSCAPE MAINT | 700.00 | 0.00 | 700.00 | 5,600.00 | 815.70 | 4,784.30 |
| 7415 LANDSCAPE CONTRACT | 580.00 | 665.00 | (85.00) | 4,680.00 | 5,320.00 | (640.00) |
| 7425 TREES | 0.00 | 15,180.00 | (15,180.00) | 500.00 | 23,496.38 | (22,996.38) |
| 7440 SPRINKLER SYS MAINT | 500.00 | 116.00 | 384.00 | 1,500.00 | 1,791.00 | (291.00) |
| TOTAL LANDSCAPE MAINT | 1,780.00 | 15,961.00 | (14,181.00) | 12,280.00 | 31,423.08 | (19,143.08) |
| 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 | 0.00 | 0.00 | 0.00 | 1,000.00 | 3,477.00 | (2,477.00) |
| TOTAL SNOW/ROAD MAINT | 0.00 | 0.00 | 0.00 | 1,000.00 | 3,477.00 | (2,477.00) |
| TOTAL EXPENSES | 21,608.00 | 37,615.85 | (16,007.85) | 160,858.00 | 146,422.43 | 14,435.57 |
| NET PROFIT/LOSS | (1,715.00) | (17,777.95) | (16,062.95) | (1,214.00) | 15,926.46 | 17,140.46 |

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WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|----------|----------|----------------|------------|--------------|--------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVE | 3,333.00 | 3,333.00 | 0.00 | 26,664.00 | 26,664.00 | 0.00 |
| 9350 INTEREST INCOME | 0.00 | 6.00 | 6.00 | 0.00 | 256.42 | 256.42 |
| TOTAL REVENUE | 3,333.00 | 3,339.00 | 6.00 | 26,664.00 | 26,920.42 | 256.42 |
| EXPENSE | | | | | | |
| 9510 PAINT | 0.00 | 0.00 | 0.00 | 0.00 | 42,302.54 | (42,302.54) |
| 9546 DECKS | 0.00 | 0.00 | 0.00 | 0.00 | 91,440.51 | (91,440.51) |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 133,743.05 | (133,743.05) |
| EXCESS/LOSS OF RESERVES | 3,333.00 | 3,339.00 | 6.00 | 26,664.00 | (106,822.63) | (133,486.63) |