

## TOPAZ AT THE MALL

AS OF DECEMBER 31, 2017

## ASSETS

## CASH

1011 CASH-US BANK	6,144.24
1019 RES-US BANK	147,262.04

<b>TOTAL CASH</b>	<u>153,406.28</u>
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## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,552.38
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<b>TOTAL RECEIVABLES</b>	<u>3,552.38</u>
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<b>TOTAL ASSETS</b>	<u><u>156,958.66</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,355.00
2150 COMCAST AGREEMENT	5,250.00
2170 RTD PROCEEDS	57,261.00

<b>TOTAL LIABILITIES</b>	<u>67,866.00</u>
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## EQUITY

2935 OPENING BAL EQUITY	6,443.00
2936 RETAINED EARNINGS	46,067.00
2940 CURRENT EARNINGS	(19,445.32)
2941 CURRENT EARNINGS	19,445.32
2950 RESERVE FUND-PRIOR	63,443.25
2955 RESERVE FUND-CURRENT	27,150.79
2960 OPERATING FUND-PRIOR	(7,415.27)
2965 OPERATING FD-CURRENT	(46,596.11)

<b>TOTAL EQUITY</b>	<u>89,092.66</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>156,958.66</u></u>
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Budget Comparison Report  
AS OF DECEMBER 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$17,252.00	\$17,252.00	\$0.00	\$155,268.00	\$155,268.00	\$0.00
5210 LATE FEE CHARGE	83.00	160.00	77.00	747.00	1,320.00	573.00
5220 COLLECTION COST REC	291.00	789.60	498.60	2,619.00	5,109.00	2,490.00
5240 CAPITALIZATION	0.00	510.00	510.00	0.00	2,927.00	2,927.00
5245 INTEREST INCOME	0.00	0.14	0.14	1.00	9.26	8.26
5450 TRANSFERS TO RESERVE	(3,000.00)	(3,000.00)	0.00	(27,000.00)	(27,000.00)	0.00
<b>TOTAL INCOME</b>	<b>14,626.00</b>	<b>15,711.74</b>	<b>1,085.74</b>	<b>131,635.00</b>	<b>137,633.26</b>	<b>5,998.26</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	840.00	840.00	0.00	7,560.00	7,560.00	0.00
7040 LEGAL FEES	500.00	2,510.00	(2,010.00)	1,500.00	26,302.57	(24,802.57)
7045 LEGAL COLLECTIONS	290.00	81.00	209.00	2,610.00	4,400.40	(1,790.40)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	0.00	400.00
7060 PRINTING & COPYING	75.00	36.60	38.40	675.00	723.26	(48.26)
7062 POSTAGE	19.00	19.80	(0.80)	171.00	167.68	3.32
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	277.35	(27.35)
7090 MISC ADMINISTRATIVE	30.00	50.00	(20.00)	270.00	524.08	(254.08)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,754.00</b>	<b>3,537.40</b>	<b>(1,783.40)</b>	<b>13,836.00</b>	<b>39,955.34</b>	<b>(26,119.34)</b>
7130 INSURANCE	2,400.00	4,639.57	(2,239.57)	22,700.00	53,693.00	(30,993.00)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,400.00</b>	<b>4,639.57</b>	<b>(2,239.57)</b>	<b>22,700.00</b>	<b>53,693.00</b>	<b>(30,993.00)</b>
7230 BLDG & FACILITY RPR	4,082.00	0.00	4,082.00	36,738.00	7,627.80	29,110.20
7235 UPPER DECK REPAIRS	0.00	0.00	0.00	0.00	28,758.01	(28,758.01)
7250 LIGHT MAINTENANCE	200.00	0.00	200.00	1,800.00	2,080.53	(280.53)
7270 ROOF/GUTTERS	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	1,500.00	0.00	1,500.00
<b>TOTAL BUILDING MAINT</b>	<b>4,282.00</b>	<b>0.00</b>	<b>4,282.00</b>	<b>42,538.00</b>	<b>38,466.34</b>	<b>4,071.66</b>
7320 GAS/ELECTRIC	233.00	0.00	233.00	2,101.00	1,652.03	448.97
7370 WATER/SEWER	3,000.00	3,121.35	(121.35)	29,000.00	34,273.56	(5,273.56)
7380 TRASH REMOVAL	708.00	655.00	53.00	6,372.00	6,004.00	368.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>TOTAL UTILITIES</b>	3,941.00	3,776.35	164.65	37,473.00	41,929.59	(4,456.59)
7410 LANDSCAPE MAINT	700.00	0.00	700.00	6,400.00	5,290.10	1,109.90
7415 LANDSCAPE CONTRACT	580.00	635.00	(55.00)	5,260.00	4,445.00	815.00
7425 TREES	0.00	0.00	0.00	500.00	215.00	285.00
7440 SPRINKLER SYS MAINT	500.00	0.00	500.00	2,000.00	55.00	1,945.00
<b>TOTAL LANDSCAPE MAINT</b>	1,780.00	635.00	1,145.00	14,160.00	10,005.10	4,154.90
7526 PEST CONTROL	0.00	180.00	(180.00)	400.00	180.00	220.00
<b>TOTAL GROUNDS MAINTENANCE</b>	0.00	180.00	(180.00)	400.00	180.00	220.00
7630 SNOW REMOVAL	300.00	0.00	300.00	1,400.00	0.00	1,400.00
<b>TOTAL SNOW/ROAD MAINT</b>	300.00	0.00	300.00	1,400.00	0.00	1,400.00
<b>TOTAL EXPENSES</b>	14,457.00	12,768.32	1,688.68	132,507.00	184,229.37	(51,722.37)
<b>NET PROFIT/LOSS</b>	169.00	2,943.42	2,774.42	(872.00)	(46,596.11)	(45,724.11)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	3,000.00	3,000.00	0.00	27,000.00	27,000.00	0.00
9350 INTEREST INCOME	0.00	18.58	18.58	0.00	150.79	150.79
<b>TOTAL REVENUE</b>	<b>3,000.00</b>	<b>3,018.58</b>	<b>18.58</b>	<b>27,000.00</b>	<b>27,150.79</b>	<b>150.79</b>
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	<b>3,000.00</b>	<b>3,018.58</b>	<b>18.58</b>	<b>27,000.00</b>	<b>27,150.79</b>	<b>150.79</b>