

## TOPAZ AT THE MALL

AS OF DECEMBER 31, 2018

## ASSETS

## CASH

1011 CASH-US BANK	27,584.61	
1019 RES-US BANK	<u>187,108.69</u>	
<b>TOTAL CASH</b>		<u>214,693.30</u>

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	<u>8,555.97</u>	
<b>TOTAL RECEIVABLES</b>		<u>8,555.97</u>

## TOTAL ASSETS

223,249.27

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,401.00	
2150 COMCAST AGREEMENT	5,250.00	
2170 RTD PROCEEDS	<u>57,261.00</u>	
<b>TOTAL LIABILITIES</b>		<u>70,912.00</u>

## EQUITY

2935 OPENING BAL EQUITY	6,443.00	
2936 RETAINED EARNINGS	46,067.00	
2940 CURRENT EARNINGS	78,673.85	
2941 CURRENT EARNINGS	(78,673.85)	
2950 RESERVE FUND-PRIOR	99,646.93	
2955 RESERVE FUND-CURRENT	30,793.76	
2960 OPERATING FUND-PRIOR	(78,493.51)	
2965 OPERATING FD-CURRENT	<u>47,880.09</u>	
<b>TOTAL EQUITY</b>		<u>152,337.27</u>

## TOT LIABILITY AND EQUITY

223,249.27

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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	\$22,936.00	\$22,936.00	\$0.00	\$206,424.00	\$206,424.00	\$0.00
5210 LATE FEE CHARGE	0.00	180.00	180.00	500.00	1,365.00	865.00
5220 COLLECTION COST REC	290.00	321.00	31.00	2,610.00	3,939.80	1,329.80
5240 CAPITALIZATION	0.00	678.00	678.00	0.00	4,605.00	4,605.00
5245 INTEREST INCOME	0.00	1.74	1.74	0.00	20.72	20.72
5255 MISC INCOME	0.00	100.00	100.00	0.00	300.00	300.00
5450 TRANSFERS TO RESERVE	(3,333.00)	(3,333.00)	0.00	(29,997.00)	(29,997.00)	0.00
<b>TOTAL INCOME</b>	<b>19,893.00</b>	<b>20,883.74</b>	<b>990.74</b>	<b>179,537.00</b>	<b>186,657.52</b>	<b>7,120.52</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	9,900.00	9,900.00	0.00
7040 LEGAL FEES	0.00	1,435.50	(1,435.50)	4,500.00	2,919.50	1,580.50
7045 LEGAL COLLECTIONS	290.00	402.00	(112.00)	2,610.00	3,863.80	(1,253.80)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	975.00	(575.00)
7060 PRINTING & COPYING	75.00	58.10	16.90	675.00	284.00	391.00
7062 POSTAGE	19.00	21.28	(2.28)	171.00	238.50	(67.50)
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	400.00	0.00	400.00
7085 ANNUAL MEETING	0.00	244.39	(244.39)	250.00	244.39	5.61
7090 MISC ADMINISTRATIVE	166.00	50.00	116.00	1,494.00	538.10	955.90
<b>TOTAL ADMINISTRATIVE</b>	<b>1,650.00</b>	<b>3,311.27</b>	<b>(1,661.27)</b>	<b>20,400.00</b>	<b>18,963.29</b>	<b>1,436.71</b>
7130 INSURANCE	1,932.00	0.00	1,932.00	17,388.00	23,035.25	(5,647.25)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,932.00</b>	<b>0.00</b>	<b>1,932.00</b>	<b>17,388.00</b>	<b>23,035.25</b>	<b>(5,647.25)</b>
7230 BLDG & FACILITY RPR	8,521.00	411.75	8,109.25	76,689.00	1,997.11	74,691.89
7235 UPPER DECK REPAIRS	0.00	0.00	0.00	0.00	38,433.15	(38,433.15)
7250 LIGHT MAINTENANCE	200.00	0.00	200.00	1,800.00	540.58	1,259.42
7270 ROOF/GUTTERS	0.00	0.00	0.00	3,500.00	375.00	3,125.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	1,500.00	0.00	1,500.00
<b>TOTAL BUILDING MAINT</b>	<b>8,721.00</b>	<b>411.75</b>	<b>8,309.25</b>	<b>83,489.00</b>	<b>41,345.84</b>	<b>42,143.16</b>
7320 GASELECTRIC	233.00	174.97	58.03	2,101.00	1,598.00	503.00
7370 WATER/SEWER	3,750.00	3,861.72	(111.72)	33,750.00	33,623.55	126.45
7380 TRASH REMOVAL	792.00	1,394.00	(602.00)	7,128.00	9,234.00	(2,106.00)
<b>TOTAL UTILITIES</b>	<b>4,775.00</b>	<b>5,430.69</b>	<b>(655.69)</b>	<b>42,979.00</b>	<b>44,455.55</b>	<b>(1,476.55)</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	700.00	0.00	700.00	6,300.00	1,973.00	4,327.00
7415 LANDSCAPE CONTRACT	580.00	1,330.00	(750.00)	5,260.00	5,955.00	(695.00)
7425 TREES	0.00	0.00	0.00	500.00	0.00	500.00
7440 SPRINKLER SYS MAINT	500.00	0.00	500.00	2,000.00	0.00	2,000.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>1,780.00</b>	<b>1,330.00</b>	<b>450.00</b>	<b>14,060.00</b>	<b>7,928.00</b>	<b>6,132.00</b>
7526 PEST CONTROL	0.00	0.00	0.00	400.00	1,753.50	(1,353.50)
<b>TOTAL GROUNDS MAINTENAN</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>400.00</b>	<b>1,753.50</b>	<b>(1,353.50)</b>
7615 PARKING LOT	0.00	0.00	0.00	0.00	65.00	(65.00)
7630 SNOW REMOVAL	500.00	0.00	500.00	1,500.00	1,231.00	269.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>1,500.00</b>	<b>1,296.00</b>	<b>204.00</b>
<b>TOTAL EXPENSES</b>	<b>19,358.00</b>	<b>10,483.71</b>	<b>8,874.29</b>	<b>180,216.00</b>	<b>138,777.43</b>	<b>41,438.57</b>
<b>NET PROFIT/LOSS</b>	<b>535.00</b>	<b>10,400.03</b>	<b>9,865.03</b>	<b>(679.00)</b>	<b>47,880.09</b>	<b>48,559.09</b>

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	3,333.00	3,333.00	0.00	29,997.00	29,997.00	0.00
9350 INTEREST INCOME	0.00	102.31	102.31	0.00	796.76	796.76
<b>TOTAL REVENUE</b>	<b>3,333.00</b>	<b>3,435.31</b>	<b>102.31</b>	<b>29,997.00</b>	<b>30,793.76</b>	<b>796.76</b>
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	<b>3,333.00</b>	<b>3,435.31</b>	<b>102.31</b>	<b>29,997.00</b>	<b>30,793.76</b>	<b>796.76</b>