

TOPAZ AT THE MALL

AS OF DECEMBER 31, 2020

ASSETS

CASH		
1011 CASH-US BANK	25,454.57	
1019 RES-US BANK	<u>130,577.75</u>	
TOTAL CASH		<u>156,032.32</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	<u>6,946.70</u>	
TOTAL RECEIVABLES		<u>6,946.70</u>
TOTAL ASSETS		<u><u>162,979.02</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	8,733.00	
2150 COMCAST AGREEMENT	5,250.00	
2170 RTD PROCEEDS	<u>57,261.00</u>	
TOTAL LIABILITIES		<u>71,244.00</u>
EQUITY		
2935 OPENING BAL EQUITY	6,443.00	
2936 RETAINED EARNINGS	46,067.00	
2940 CURRENT EARNINGS	(34,002.15)	
2941 CURRENT EARNINGS	34,002.15	
2950 RESERVE FUND-PRIOR	53,379.80	
2955 RESERVE FUND-CURRENT	20,529.95	
2960 OPERATING FUND-PRIOR	19,847.37	
2965 OPERATING FD-CURRENT	<u>(54,532.10)</u>	
TOTAL EQUITY		<u>91,735.02</u>
TOT LIABILITY AND EQUITY		<u><u>162,979.02</u></u>

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Budget Comparison Report
AS OF DECEMBER 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	\$206,424.00	\$206,424.00	\$0.00	\$275,232.00
5210 LATE FEE CHARGE	0.00	160.00	160.00	500.00	960.00	460.00	1,000.00
5220 COLLECTION COST REC	290.00	0.00	(290.00)	2,610.00	1,666.00	(944.00)	3,500.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	2,191.00	2,191.00	0.00
5245 INTEREST INCOME	0.00	0.34	0.34	0.00	6.78	6.78	0.00
5255 MISC INCOME	0.00	800.00	800.00	0.00	800.00	800.00	0.00
5450 TRANSFERS TO RESERVE	(3,333.00)	(3,333.00)	0.00	(29,997.00)	(104,997.00)	(75,000.00)	(39,996.00)
TOTAL INCOME	19,893.00	20,563.34	670.34	179,537.00	107,050.78	(72,486.22)	239,736.00
EXPENSES							
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	9,900.00	9,900.00	0.00	13,200.00
7040 LEGAL FEES	0.00	0.00	0.00	4,500.00	448.00	4,052.00	6,000.00
7045 LEGAL COLLECTIONS	290.00	0.00	290.00	2,610.00	1,666.00	944.00	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	337.75	(262.75)	675.00	1,212.62	(537.62)	900.00
7062 POSTAGE	0.00	19.00	19.00	171.00	152.60	18.40	225.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	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	1,494.00	560.00	934.00	1,992.00
TOTAL ADMINISTRATIVE	1,650.00	1,511.75	138.25	20,400.00	14,264.22	6,135.78	27,067.00
7130 INSURANCE	1,932.00	16,258.01	(14,326.01)	17,388.00	28,137.46	(10,749.46)	23,188.00
TOTAL TAXES & INSURANCE	1,932.00	16,258.01	(14,326.01)	17,388.00	28,137.46	(10,749.46)	23,188.00
7230 BLDG & FACILITY RPR	8,521.00	0.00	8,521.00	76,689.00	6,577.00	70,112.00	102,252.00
7235 UPPER DECK REPAIRS	0.00	20,000.00	(20,000.00)	0.00	63,461.60	(63,461.60)	0.00
7250 LIGHT MAINTENANCE	200.00	0.00	200.00	1,800.00	0.00	1,800.00	2,500.00
7270 ROOF/GUTTERS	0.00	0.00	0.00	3,500.00	0.00	3,500.00	4,500.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	1,500.00	0.00	1,500.00	2,000.00
7297 REPAIR EXP/HOMEOWNER	0.00	0.00	0.00	0.00	90.00	(90.00)	0.00
TOTAL BUILDING MAINT	8,721.00	20,000.00	(11,279.00)	83,489.00	70,128.60	13,360.40	111,252.00
7320 GAS/ELECTRIC	233.00	171.93	61.07	2,101.00	1,552.77	548.23	2,800.00
7370 WATER/SEWER	3,750.00	3,135.56	614.44	33,750.00	27,669.09	6,080.91	45,000.00
7380 TRASH REMOVAL	792.00	0.00	792.00	7,128.00	4,728.00	2,400.00	9,504.00
TOTAL UTILITIES	4,775.00	3,307.49	1,467.51	42,979.00	33,949.86	9,029.14	57,304.00
7410 LANDSCAPE MAINT	700.00	0.00	700.00	6,300.00	3,280.99	3,019.01	8,500.00
7415 LANDSCAPE CONTRACT	580.00	0.00	580.00	5,260.00	7,425.00	(2,165.00)	7,000.00
7416 GROUNDS CLEAN UP CONTRACT	0.00	309.00	(309.00)	0.00	3,162.00	(3,162.00)	0.00
7425 TREES	0.00	0.00	0.00	500.00	0.00	500.00	500.00
7440 SPRINKLER SYS MAINT	500.00	0.00	500.00	2,000.00	93.23	1,906.77	2,000.00
TOTAL LANDSCAPE MAINT	1,780.00	309.00	1,471.00	14,060.00	13,961.22	98.78	18,000.00

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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	566.92	(66.92)	1,500.00	1,231.52	268.48	2,500.00
TOTAL SNOW/ROAD MAINT	500.00	566.92	(66.92)	1,500.00	1,231.52	268.48	2,500.00
TOTAL EXPENSES	19,358.00	41,953.17	(22,595.17)	180,216.00	161,582.88	18,633.12	239,711.00
NET PROFIT/LOSS	535.00	(21,389.83)	(21,924.83)	(679.00)	(54,532.10)	(53,853.10)	25.00

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RESERVE REVENUE							
9200 TRANSFER TO RESERVE	3,333.00	3,333.00	0.00	29,997.00	104,997.00	75,000.00	39,996.00
9350 INTEREST INCOME	0.00	1.09	1.09	0.00	6.80	6.80	0.00
TOTAL REVENUE	3,333.00	3,334.09	1.09	29,997.00	105,003.80	75,006.80	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	3,334.09	1.09	29,997.00	20,529.95	(9,467.03)	39,996.00