

AS OF FEBRUARY 28, 2019

ASSETS**CASH**

1011 CASH-US BANK	54,092.49
1019 RES-US BANK	153,968.17

TOTAL CASH

208,060.66

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	9,969.97
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TOTAL RECEIVABLES

9,969.97

TOTAL ASSETS

218,030.63

LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	10,971.00
2150 COMCAST AGREEMENT	5,250.00
2170 RTD PROCEEDS	57,261.00

TOTAL LIABILITIES

73,482.00

EQUITY

2935 OPENING BAL EQUITY	6,443.00
2936 RETAINED EARNINGS	46,067.00
2940 CURRENT EARNINGS	70,885.21
2941 CURRENT EARNINGS	(70,885.21)
2950 RESERVE FUND-PRIOR	99,646.93
2955 RESERVE FUND-CURRENT	(2,346.76)
2960 OPERATING FUND-PRIOR	(78,493.51)
2965 OPERATING FD-CURRENT	73,231.97

TOTAL EQUITY

144,548.63

TOT LIABILITY AND EQUITY

218,030.63

TOPAZ AT THE MALL

Budget Comparison Report
AS OF FEBRUARY 28, 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	\$22,296.00	\$22,296.00	\$0.00
5210 LATE FEE CHARGE	0.00	130.00	130.00	500.00	1,495.00	995.00
5220 COLLECTION COST REC	290.00	282.00	(8.00)	3,190.00	4,451.80	1,261.80
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	4,905.00	4,905.00
5245 INTEREST INCOME	0.00	3.05	3.05	0.00	26.21	26.21
5255 MISC INCOME	0.00	0.00	0.00	0.00	300.00	300.00
5450 TRANSFERS TO RESERVE	(3,333.00)	(3,333.00)	0.00	(36,663.00)	(36,663.00)	0.00
TOTAL INCOME	19,893.00	20,018.05	125.05	219,323.00	226,811.01	7,488.01
EXPENSES						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	12,100.00	12,100.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	4,500.00	2,919.50	1,580.50
7045 LEGAL COLLECTIONS	290.00	201.00	89.00	3,190.00	4,375.80	(1,185.80)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	975.00	(575.00)
7060 PRINTING & COPYING	75.00	6.65	68.35	825.00	304.30	520.70
7062 POSTAGE	19.00	18.46	0.54	209.00	277.72	(68.72)
7080 NEWSLETTER PRODUCT	200.00	0.00	200.00	600.00	0.00	600.00
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	244.39	5.61
7090 MISC ADMINISTRATIVE	166.00	50.00	116.00	1,826.00	673.10	1,152.90
TOTAL ADMINISTRATIVE	1,850.00	1,376.11	473.89	23,900.00	21,869.81	2,030.19
7130 INSURANCE	1,932.00	0.00	1,932.00	21,252.00	23,035.25	(1,783.25)
TOTAL TAXES & INSURANCE	1,932.00	0.00	1,932.00	21,252.00	23,035.25	(1,783.25)
7230 BLDG & FACILITY RPR	8,521.00	0.00	8,521.00	93,731.00	1,997.11	91,733.89
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	2,200.00	540.58	1,659.42
7270 ROOF/GUTTERS	0.00	0.00	0.00	3,500.00	375.00	3,125.00
7280 PLBG & SEWER MAINT	250.00	0.00	250.00	2,000.00	0.00	2,000.00
TOTAL BUILDING MAINT	8,971.00	0.00	8,971.00	101,431.00	41,345.84	60,085.16
7320 GAS/ELECTRIC	233.00	181.03	51.97	2,567.00	1,955.85	611.15
7370 WATER/SEWER	3,750.00	3,979.34	(229.34)	41,250.00	41,510.29	(260.29)
7380 TRASH REMOVAL	792.00	829.00	(37.00)	8,712.00	11,001.00	(2,289.00)
TOTAL UTILITIES	4,775.00	4,989.37	(214.37)	52,529.00	54,467.14	(1,938.14)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	800.00	0.00	800.00	7,800.00	1,973.00	5,827.00
7415 LANDSCAPE CONTRACT	580.00	665.00	(85.00)	6,420.00	7,285.00	(865.00)
7425 TREES	0.00	0.00	0.00	500.00	0.00	500.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,000.00	0.00	2,000.00
TOTAL LANDSCAPE MAINT	1,380.00	665.00	715.00	16,720.00	9,258.00	7,462.00
7526 PEST CONTROL	0.00	0.00	0.00	400.00	1,753.50	(1,353.50)
TOTAL GROUNDS MAINTENAN	0.00	0.00	0.00	400.00	1,753.50	(1,353.50)
7615 PARKING LOT	0.00	0.00	0.00	0.00	65.00	(65.00)
7630 SNOW REMOVAL	500.00	553.50	(53.50)	2,000.00	1,784.50	215.50
TOTAL SNOW/ROAD MAINT	500.00	553.50	(53.50)	2,000.00	1,849.50	150.50
TOTAL EXPENSES	19,408.00	7,583.98	11,824.02	218,232.00	153,579.04	64,652.96
NET PROFIT/LOSS	485.00	12,434.07	11,949.07	1,091.00	73,231.97	72,140.97

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	3,333.00	3,333.00	0.00	36,663.00	36,663.00	0.00
9350 INTEREST INCOME	0.00	89.09	89.09	0.00	990.24	990.24
TOTAL REVENUE	3,333.00	3,422.09	89.09	36,663.00	37,653.24	990.24
EXPENSE						
9546 DECKS	0.00	40,000.00	(40,000.00)	0.00	40,000.00	(40,000.00)
TOTAL EXPENSES	0.00	40,000.00	(40,000.00)	0.00	40,000.00	(40,000.00)
EXCESS/LOSS OF RESERVES	3,333.00	(36,577.91)	(39,910.91)	36,663.00	(2,346.76)	(39,009.76)