

## TOPAZ AT THE MALL

AS OF FEBRUARY 28, 2021

## ASSETS

## CASH

1011 CASH-US BANK	31,174.24
1019 RES-US BANK	116,063.63

## TOTAL CASH

147,237.87

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	19,741.50
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## TOTAL RECEIVABLES

19,741.50

## TOTAL ASSETS

166,979.37

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,106.00
2150 COMCAST AGREEMENT	5,250.00
2170 RTD PROCEEDS	57,261.00

## TOTAL LIABILITIES

70,617.00

## EQUITY

2935 OPENING BAL EQUITY	6,443.00
2936 RETAINED EARNINGS	46,067.00
2940 CURRENT EARNINGS	(29,374.80)
2941 CURRENT EARNINGS	29,374.80
2950 RESERVE FUND-PRIOR	53,379.80
2955 RESERVE FUND-CURRENT	6,015.83
2960 OPERATING FUND-PRIOR	19,847.37
2965 OPERATING FD-CURRENT	(35,390.63)

## TOTAL EQUITY

96,362.37

## TOT LIABILITY AND EQUITY

166,979.37

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Budget Comparison Report  
AS OF FEBRUARY 28, 2021  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
5110 ASSESSMENTS	\$22,936.00	\$22,936.00	\$0.00	\$252,296.00	\$252,296.00	\$0.00	\$275,232.00
5210 LATE FEE CHARGE	0.00	40.00	40.00	500.00	1,000.00	500.00	1,000.00
5220 COLLECTION COST REC	290.00	363.40	73.40	3,190.00	3,335.80	145.80	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	0.20	0.20	0.00	7.26	7.26	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	750.00	750.00	0.00
5450 TRANSFERS TO RESERVE	(3,333.00)	(3,333.00)	0.00	(36,663.00)	(111,663.00)	(75,000.00)	(39,996.00)
<b>TOTAL INCOME</b>	<b>19,893.00</b>	<b>20,006.60</b>	<b>113.60</b>	<b>219,323.00</b>	<b>147,917.06</b>	<b>(71,405.94)</b>	<b>239,736.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	12,100.00	12,100.00	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	463.40	(173.40)	3,190.00	3,335.80	(145.80)	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	7.34	67.66	825.00	1,241.42	(416.42)	900.00
7062 POSTAGE	19.00	22.00	(3.00)	209.00	204.60	4.40	225.00
7080 NEWSLETTER PRODUCT	200.00	0.00	200.00	600.00	0.00	600.00	600.00
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	0.00	250.00	250.00
7090 MISC ADMINISTRATIVE	166.00	(284.00)	450.00	1,826.00	381.00	1,445.00	1,992.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,850.00</b>	<b>1,308.74</b>	<b>541.26</b>	<b>23,900.00</b>	<b>18,035.82</b>	<b>5,864.18</b>	<b>27,067.00</b>
7130 INSURANCE	1,932.00	3,680.53	(1,748.53)	21,252.00	35,498.52	(14,246.52)	23,188.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,932.00</b>	<b>3,680.53</b>	<b>(1,748.53)</b>	<b>21,252.00</b>	<b>35,498.52</b>	<b>(14,246.52)</b>	<b>23,188.00</b>
7230 BLDG & FACILITY RPR	8,521.00	315.00	8,206.00	93,731.00	6,892.00	86,839.00	102,252.00
7235 UPPER DECK REPAIRS	0.00	0.00	0.00	0.00	63,461.60	(63,461.60)	0.00
7250 LIGHT MAINTENANCE	200.00	0.00	200.00	2,200.00	0.00	2,200.00	2,500.00
7270 ROOF/GUTTERS	0.00	500.00	(500.00)	3,500.00	500.00	3,000.00	4,500.00
7280 PLBG & SEWER MAINT	250.00	0.00	250.00	2,000.00	0.00	2,000.00	2,000.00
7297 REPAIR EXP/HOMEOWNER	0.00	0.00	0.00	0.00	90.00	(90.00)	0.00
<b>TOTAL BUILDING MAINT</b>	<b>8,971.00</b>	<b>815.00</b>	<b>8,156.00</b>	<b>101,431.00</b>	<b>70,943.60</b>	<b>30,487.40</b>	<b>111,252.00</b>
7320 GAS/ELECTRIC	233.00	178.06	54.94	2,567.00	1,910.55	656.45	2,800.00
7370 WATER/SEWER	3,750.00	2,903.56	846.44	41,250.00	34,015.61	7,234.39	45,000.00
7380 TRASH REMOVAL	792.00	1,232.82	(440.82)	8,712.00	6,519.55	2,192.45	9,504.00
<b>TOTAL UTILITIES</b>	<b>4,775.00</b>	<b>4,314.44</b>	<b>460.56</b>	<b>52,529.00</b>	<b>42,445.71</b>	<b>10,083.29</b>	<b>57,304.00</b>
7410 LANDSCAPE MAINT	800.00	0.00	800.00	7,800.00	3,280.99	4,519.01	8,500.00
7415 LANDSCAPE CONTRACT	580.00	0.00	580.00	6,420.00	7,425.00	(1,005.00)	7,000.00
7416 GROUNDS CLEAN UP CONTRACT	0.00	0.00	0.00	0.00	3,471.00	(3,471.00)	0.00
7425 TREES	0.00	0.00	0.00	500.00	0.00	500.00	500.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,000.00	462.13	1,537.87	2,000.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>1,380.00</b>	<b>0.00</b>	<b>1,380.00</b>	<b>16,720.00</b>	<b>14,639.12</b>	<b>2,080.88</b>	<b>18,000.00</b>

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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7526 PEST CONTROL	0.00	0.00	0.00	400.00	(90.00)	490.00	400.00
<b>TOTAL GROUNDS MAINTENANCE</b>	0.00	0.00	0.00	400.00	(90.00)	490.00	400.00
7630 SNOW REMOVAL	500.00	0.00	500.00	2,000.00	1,834.92	165.08	2,500.00
<b>TOTAL SNOW/ROAD MAINT</b>	500.00	0.00	500.00	2,000.00	1,834.92	165.08	2,500.00
<b>TOTAL EXPENSES</b>	19,408.00	10,118.71	9,289.29	218,232.00	183,407.69	34,924.31	239,711.00
<b>NET PROFIT/LOSS</b>	485.00	9,887.89	9,402.89	1,091.00	(35,390.63)	(36,481.63)	25.00

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<b>RESERVE REVENUE</b>							
9200 TRANSFER TO RESERVE	3,333.00	3,333.00	0.00	36,663.00	111,663.00	75,000.00	39,996.00
9350 INTEREST INCOME	0.00	0.73	0.73	0.00	8.64	8.64	0.00
<b>TOTAL REVENUE</b>	3,333.00	3,333.73	0.73	36,663.00	111,671.64	75,008.64	39,996.00
<b>EXPENSE</b>							
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	21,181.96	(21,181.96)	0.00	41,181.96	(41,181.96)	0.00
<b>TOTAL EXPENSES</b>	0.00	21,181.96	(21,181.96)	0.00	105,655.81	(105,655.81)	0.00
<b>EXCESS/LOSS OF RESERVES</b>	3,333.00	(17,848.23)	(21,181.23)	36,663.00	6,015.83	(30,647.17)	39,996.00