

TOPAZ AT THE MALL

AS OF MAY 31, 2019

ASSETS

CASH

1011 CASH-US BANK	99,916.89
1019 RES-US BANK	106,546.79

TOTAL CASH	<u>206,463.68</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,080.66
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TOTAL RECEIVABLES	<u>3,080.66</u>
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TOTAL ASSETS	<u><u>209,544.34</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	16,034.88
2150 COMCAST AGREEMENT	5,250.00
2170 RTD PROCEEDS	57,261.00

TOTAL LIABILITIES	<u>78,545.88</u>
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EQUITY

2935 OPENING BAL EQUITY	6,443.00
2936 RETAINED EARNINGS	46,067.00
2940 CURRENT EARNINGS	(30,225.97)
2941 CURRENT EARNINGS	30,225.97
2950 RESERVE FUND-PRIOR	100,719.20
2955 RESERVE FUND-CURRENT	(50,840.41)
2960 OPERATING FUND-PRIOR	7,995.23
2965 OPERATING FD-CURRENT	20,614.44

TOTAL EQUITY	<u>130,998.46</u>
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TOT LIABILITY AND EQUITY	<u><u>209,544.34</u></u>
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TOPAZ AT THE MALL

Budget Comparison Report
AS OF MAY 31, 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	\$45,872.00	\$45,872.00	\$0.00
5210 LATE FEE CHARGE	0.00	20.00	20.00	0.00	60.00	60.00
5220 COLLECTION COST REC	290.00	1,250.00	960.00	580.00	2,012.40	1,432.40
5240 CAPITALIZATION	0.00	678.00	678.00	0.00	678.00	678.00
5245 INTEREST INCOME	0.00	5.72	5.72	0.00	11.10	11.10
5255 MISC INCOME	0.00	150.00	150.00	0.00	150.00	150.00
5450 TRANSFERS TO RESERVE	(3,333.00)	(3,333.00)	0.00	(6,666.00)	(6,666.00)	0.00
TOTAL INCOME	<u>19,893.00</u>	<u>21,706.72</u>	<u>1,813.72</u>	<u>39,786.00</u>	<u>42,117.50</u>	<u>2,331.50</u>
EXPENSES						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	2,200.00	2,200.00	0.00
7040 LEGAL FEES	1,500.00	112.00	1,388.00	1,500.00	651.00	849.00
7045 LEGAL COLLECTIONS	290.00	1,250.00	(960.00)	580.00	2,093.40	(1,513.40)
7060 PRINTING & COPYING	75.00	51.45	23.55	150.00	737.62	(587.62)
7062 POSTAGE	19.00	27.50	(8.50)	38.00	49.30	(11.30)
7085 ANNUAL MEETING	250.00	0.00	250.00	250.00	0.00	250.00
7090 MISC ADMINISTRATIVE	166.00	50.00	116.00	332.00	100.00	232.00
TOTAL ADMINISTRATIVE	<u>3,400.00</u>	<u>2,590.95</u>	<u>809.05</u>	<u>5,050.00</u>	<u>5,831.32</u>	<u>(781.32)</u>
7130 INSURANCE	1,932.00	0.00	1,932.00	3,864.00	0.00	3,864.00
TOTAL TAXES & INSURANCE	<u>1,932.00</u>	<u>0.00</u>	<u>1,932.00</u>	<u>3,864.00</u>	<u>0.00</u>	<u>3,864.00</u>
7230 BLDG & FACILITY RPR	8,521.00	0.00	8,521.00	17,042.00	0.00	17,042.00
7235 UPPER DECK REPAIRS	0.00	38,433.15	(38,433.15)	0.00	0.00	0.00
7250 LIGHT MAINTENANCE	200.00	0.00	200.00	400.00	0.00	400.00
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	250.00	0.00	250.00
TOTAL BUILDING MAINT	<u>8,721.00</u>	<u>38,433.15</u>	<u>(29,712.15)</u>	<u>20,192.00</u>	<u>0.00</u>	<u>20,192.00</u>
7320 GAS/ELECTRIC	233.00	159.08	73.92	466.00	327.51	138.49
7370 WATER/SEWER	3,750.00	3,921.85	(171.85)	7,500.00	8,364.23	(864.23)
7380 TRASH REMOVAL	792.00	1,430.00	(638.00)	1,584.00	2,838.00	(1,254.00)
TOTAL UTILITIES	<u>4,775.00</u>	<u>5,510.93</u>	<u>(735.93)</u>	<u>9,550.00</u>	<u>11,529.74</u>	<u>(1,979.74)</u>
7410 LANDSCAPE MAINT	700.00	0.00	700.00	1,400.00	0.00	1,400.00

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7415 LANDSCAPE CONTRACT	580.00	0.00	580.00	1,200.00	665.00	535.00
TOTAL LANDSCAPE MAINT	1,280.00	0.00	1,280.00	2,600.00	665.00	1,935.00
7526 PEST CONTROL	0.00	0.00	0.00	400.00	0.00	400.00
TOTAL GROUNDS MAINTENAN	0.00	0.00	0.00	400.00	0.00	400.00
7630 SNOW REMOVAL	0.00	255.00	(255.00)	500.00	3,477.00	(2,977.00)
TOTAL SNOW/ROAD MAINT	0.00	255.00	(255.00)	500.00	3,477.00	(2,977.00)
TOTAL EXPENSES	20,108.00	46,790.03	(26,682.03)	42,156.00	21,503.06	20,652.94
NET PROFIT/LOSS	(215.00)	(25,083.31)	(24,868.31)	(2,370.00)	20,614.44	22,984.44

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	3,333.00	3,333.00	0.00	6,666.00	6,666.00	0.00
9350 INTEREST INCOME	0.00	57.14	57.14	0.00	118.35	118.35
TOTAL REVENUE	3,333.00	3,390.14	57.14	6,666.00	6,784.35	118.35
EXPENSE						
9546 DECKS	0.00	(38,433.15)	38,433.15	0.00	57,624.76	(57,624.76)
TOTAL EXPENSES	0.00	(38,433.15)	38,433.15	0.00	57,624.76	(57,624.76)
EXCESS/LOSS OF RESERVES	3,333.00	41,823.29	38,490.29	6,666.00	(50,840.41)	(57,506.41)