

CENTRE POINTE STATION CONDOS

AS OF OCTOBER 31, 2016

ASSETS

CASH		
1012 CASH-US BANK	9,844.96	
1031 RES-US BANK	<u>46,779.02</u>	
TOTAL CASH		<u>56,623.98</u>
1110 DUES RECEIVABLE	12,895.35	
1130 DUE FROM OPERATING	<u>43,000.00</u>	
TOTAL RECEIVABLES		<u>55,895.35</u>
FIXED ASSETS		
1300 LAND	252,000.00	
1301 APPLIANCES	2,500.00	
1302 ART	5,960.00	
1303 HEALTH EQUIPMENT	15,153.00	
1305 EARNEST MONEY 104	22,606.52	
1306 UNIT 104	100,000.00	
1307 UNIT 210 REDEMPTION	33,413.92	
1310 CLEARING ACCOUNT	517.67	
1312 LAND SALE-BRIDGE	<u>(21,149.86)</u>	
TOTAL FIXED ASSETS		<u>411,001.25</u>
TOTAL ASSETS		<u><u>523,520.58</u></u>

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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,724.64
2120 PAYROLL TAX PAYABLE	(898.46)
2170 UNIT 104 LOAN	83,922.39
2175 UNIT 210 SEC DEP	500.00
2190 DUE TO RESERVES	<u>43,000.00</u>

TOTAL LIABILITIES

132,248.57

EQUITY

2930 WORKING CAPITAL	13,053.43
2935 RETAINED EARNINGS	300,128.03
2940 CURRENT EARNINGS	(2,258.50)
2941 CURRENT EARNINGS	2,258.50
2950 RESERVE FUND-PRIOR	45,164.42
2955 RESERVE FUND-CURRENT	11,549.45
2960 OPERATING FUND-PRIOR	35,184.63
2965 OPERATING FD-CURRENT	<u>(13,807.95)</u>

TOTAL EQUITY

391,272.01

TOT LIABILITY AND EQUITY

523,520.58

CENTRE POINTE STATION CONDOS

Budget Comparison Report
AS OF OCTOBER 31, 2016
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CJRR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$14,221.00	\$14,221.00	\$0.00	\$142,210.00	\$142,210.00	\$0.00
5210 LATE FEE CHARGE	50.00	54.21	4.21	500.00	396.15	(103.85)
5215 NSF FEE	2.00	0.00	(2.00)	20.00	0.00	(20.00)
5220 COLLECTION COST REC	100.00	72.00	(28.00)	1,000.00	2,406.30	1,406.30
5240 CAPITALIZATION	50.00	46.00	(4.00)	500.00	375.42	(124.58)
5245 INTEREST INCOME	0.00	0.21	0.21	4.00	1.42	(2.58)
5250 LAUNDRY INCOME	600.00	416.50	(183.50)	6,000.00	5,785.75	(214.25)
5252 VERIZON LEASE	871.00	958.32	87.32	8,710.00	9,670.32	960.32
5255 MISC INCOME	10.00	0.00	(10.00)	100.00	50.00	(50.00)
5260 #210 RENT	1,000.00	985.00	(15.00)	10,000.00	7,070.00	(2,930.00)
5261 #210#104 MAINT FEE	(425.00)	(425.00)	0.00	(4,250.00)	(4,250.00)	0.00
5450 TRANSFERS TO RESERVE	(2,000.00)	(2,000.00)	0.00	(20,000.00)	(20,000.00)	0.00
TOTAL INCOME	14,479.00	14,328.24	(150.76)	144,794.00	143,715.36	(1,078.64)

EXPENSES						
7030 MANAGEMENT FEES	1,050.00	1,050.00	0.00	10,500.00	10,500.00	0.00
7040 LEGAL FEES	25.00	0.00	(25.00)	250.00	0.00	(250.00)
7045 LEGAL COLLECTIONS	100.00	72.00	(28.00)	1,000.00	2,406.30	(1,406.30)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	395.00	(5.00)
7060 PRINTING & COPYING	75.00	33.80	(41.20)	750.00	407.96	(342.04)
7062 POSTAGE	40.00	32.75	(7.25)	400.00	344.63	(55.37)
7075 LICENSE,PERMITS,DUES	100.00	0.00	(100.00)	1,000.00	527.00	(473.00)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	88.06	(88.06)
7086 BAD DEBT EXPENSE	50.00	0.00	(50.00)	500.00	0.00	(500.00)
7090 MISC ADMINISTRATIVE	75.00	54.00	(21.00)	750.00	625.00	(125.00)
TOTAL ADMINISTRATIVE	1,515.00	1,242.55	(272.45)	15,550.00	15,293.95	(256.05)

7120 INCOME TAXES	0.00	0.00	0.00	5,000.00	0.00	(5,000.00)
7121 PROPERTY TAXES	0.00	0.00	0.00	1,300.00	1,018.78	(281.22)
7122 PAYROLL TAXES	0.00	0.00	0.00	900.00	0.00	(900.00)
7130 INSURANCE	0.00	0.00	0.00	22,950.00	25,306.32	(2,356.32)
7131 WORKERS COMP	0.00	0.00	0.00	0.00	1,457.00	(1,457.00)

TOTAL TAXES & INSURANCE	0.00	0.00	0.00	30,150.00	27,782.10	(2,367.90)
7230 BLDG & FACILITY RPR	300.00	387.96	(87.96)	3,000.00	9,751.57	(6,751.57)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7235 PAINTING INTERIOR	0.00	0.00	0.00	600.00	3,575.23	(2,975.23)
7240 LIGHTING SUPPLIES	50.00	141.45	(91.45)	500.00	793.29	(293.29)
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	500.00	1,458.00	(958.00)
7265 ELEVATOR CONTRACT	350.00	348.09	1.91	3,500.00	3,404.42	95.58
7266 ELEVATOR REPAIRS	34.00	0.00	34.00	332.00	373.00	(41.00)
7267 FIRE ALARM MONITOR	110.00	0.00	110.00	1,100.00	1,770.36	(670.36)
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	2,955.00	(2,955.00)
7275 BOILER REPAIR	250.00	0.00	250.00	2,500.00	6,894.51	(4,394.51)
7280 PLBG & SEWER MAINT	150.00	350.00	(200.00)	1,500.00	3,300.79	(1,800.79)
7284 ELECTRICAL REPAIRS	34.00	0.00	34.00	332.00	525.00	(193.00)
7290 INTERNET FEES	0.00	707.46	(707.46)	0.00	707.46	(707.46)
7295 ON SITE MGMT	1,125.00	1,100.00	25.00	11,250.00	11,000.00	250.00
7297 OTHER BLDG MAINT	0.00	0.00	0.00	0.00	2,904.00	(2,904.00)
TOTAL BUILDING MAINT	2,453.00	3,034.96	(581.96)	25,114.00	49,412.63	(24,298.63)
7320 GAS/ELECTRIC	0.00	0.00	0.00	0.00	2,531.36	(2,531.36)
7321 GAS	500.00	0.00	500.00	14,500.00	7,063.74	7,436.26
7322 ELECTRIC	1,000.00	896.47	103.53	9,600.00	10,134.88	(534.88)
7370 WATER/SEWER	1,800.00	1,204.54	595.46	15,600.00	12,377.39	2,622.61
7376 STORM SEWER	0.00	0.00	0.00	0.00	835.31	(835.31)
7380 TRASH REMOVAL	384.00	417.00	(33.00)	3,832.00	3,845.00	(13.00)
TOTAL UTILITIES	3,684.00	2,518.01	1,165.99	43,532.00	37,387.68	6,144.32
7410 LANDSCAPE MAINT	0.00	60.00	(60.00)	1,800.00	2,670.60	(870.60)
7415 LANDSCAPE CONTRACT	342.00	0.00	342.00	2,400.00	2,018.58	381.42
7425 TREE PRUNING	0.00	0.00	0.00	1,200.00	400.00	800.00
7428 FLOWERS	0.00	0.00	0.00	120.00	0.00	120.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	400.00	1,171.56	(771.56)
TOTAL LANDSCAPE MAINT	342.00	60.00	282.00	5,920.00	6,260.74	(340.74)
7520 JANITORIAL	100.00	35.40	64.60	1,000.00	193.54	806.46
7521 CARPET CLEANING	0.00	0.00	0.00	1,200.00	1,092.00	108.00
7522 LAUNDRY EQUIPMENT	150.00	841.55	(691.55)	1,500.00	1,984.25	(484.25)
7526 PEST CONTROL	58.00	58.00	0.00	580.00	580.00	0.00
TOTAL GROUNDS MAINTENANCE	308.00	934.95	(626.95)	4,280.00	3,949.79	430.21
7615 ASPHALT REPAIRS	0.00	0.00	0.00	600.00	0.00	600.00
7625 ICEMELT & SAND	0.00	0.00	0.00	60.00	41.92	18.08
7630 SNOW REMOVAL	0.00	0.00	0.00	3,000.00	5,100.00	(2,100.00)

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TOTAL SNOW/ROAD MAINT						
	0.00	0.00	0.00	3,660.00	5,141.92	(1,481.92)
7710 SECURITY SERVICE	10.00	0.00	10.00	100.00	207.50	(107.50)
7717 TELEPHONE	200.00	75.24	124.76	2,000.00	1,599.70	400.30
7718 CABLE	120.00	0.00	120.00	1,200.00	1,832.30	(632.30)
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	0.00	1,200.00	(1,200.00)
7721 UNIT 104	700.00	700.00	0.00	7,000.00	7,000.00	0.00
7722 UNIT 210	75.00	0.00	75.00	750.00	405.00	345.00
TOTAL OTHER EXPENSES	1,105.00	775.24	329.76	11,050.00	12,244.50	(1,194.50)
7827 HEALTH CLUB	50.00	0.00	50.00	500.00	150.00	350.00
TOTAL REC/FACILITY EXP	50.00	0.00	50.00	500.00	150.00	350.00
TOTAL EXPENSES	9,457.00	8,565.71	891.29	139,756.00	157,523.31	(17,767.31)
NET PROFIT/LOSS	5,022.00	5,762.53	740.53	5,038.00	(13,807.95)	(18,845.95)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00
9350 INTEREST INCOME	2.00	1.93	(0.07)	20.00	19.09	(0.91)
TOTAL REVENUE	2,002.00	2,001.93	(0.07)	20,020.00	20,019.09	(0.91)
EXPENSE						
9516 ENTRY DOORS	0.00	0.00	0.00	3,600.00	0.00	3,600.00
9557 SECURITY UPGRADES	0.00	0.00	0.00	0.00	5,966.81	(5,966.81)
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	2,502.83	(2,502.83)
TOTAL EXPENSES	0.00	0.00	0.00	3,600.00	8,469.64	(4,869.64)
EXCESS/LOSS OF RESERVES	2,002.00	2,001.93	(0.07)	16,420.00	11,549.45	(4,870.55)