

CENTRE POINTE STATION CONDOS

AS OF JANUARY 31, 2021

ASSETS

CASH

| | | |
|-------------------|------------|-------------------|
| 1012 CASH-US BANK | 1,600.61 | |
| 1031 RES-US BANK | 218,540.94 | |
| | | <u>220,141.55</u> |

TOTAL CASH

| | | |
|-------------------------|-----------|------------------|
| 1110 DUES RECEIVABLE | 1,267.82 | |
| 1130 DUE FROM OPERATING | 28,000.00 | |
| | | <u>29,267.82</u> |

TOTAL RECEIVABLES

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 | |
| 1310 CLEARING ACCOUNT | 517.67 | |
| 1312 LAND SALE-BRIDGE | (21,149.86) | |
| | | <u>377,587.33</u> |

TOTAL FIXED ASSETS

TOTAL ASSETS

626,996.70

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | | |
|--------------------------|-----------|------------------|
| 2115 PREPAID ASSESSMENTS | 6,450.81 | |
| 2120 PAYROLL TAX PAYABLE | (58.41) | |
| 2190 DUE TO RESERVES | 28,000.00 | |
| | | <u>34,392.40</u> |

TOTAL LIABILITIES

EQUITY

| | | |
|---------------------------|------------|-------------------|
| 2930 WORKING CAPITAL | 13,053.43 | |
| 2935 RETAINED EARNINGS | 300,128.03 | |
| 2940 CURRENT EARNINGS | 1,205.45 | |
| 2941 CURRENT EARNINGS | (1,205.45) | |
| 2950 RESERVE FUND-PRIOR | 261,132.43 | |
| 2955 RESERVE FUND-CURRENT | 2,851.83 | |
| 2960 OPERATING FUND-PRIOR | 17,084.96 | |
| 2965 OPERATING FD-CURRENT | (1,646.38) | |
| | | <u>592,604.30</u> |

TOTAL EQUITY

TOT LIABILITY AND EQUITY

626,996.70

CENTRE POINTE STATION CONDOS

Budget Comparison Report
AS OF JANUARY 31, 2021
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|------------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$15,978.00 | \$15,978.00 | \$0.00 | \$15,978.00 | \$15,978.00 | \$0.00 |
| 5210 LATE FEE CHARGE | 25.00 | 0.00 | (25.00) | 25.00 | 0.00 | (25.00) |
| 5220 COLLECTION COST REC | 30.00 | 0.00 | (30.00) | 30.00 | 0.00 | (30.00) |
| 5240 CAPITALIZATION | 18.00 | 182.72 | 164.72 | 18.00 | 182.72 | 164.72 |
| 5245 INTEREST INCOME | 0.00 | 0.04 | 0.04 | 0.00 | 0.04 | 0.04 |
| 5250 LAUNDRY INCOME | 600.00 | 512.75 | (87.25) | 600.00 | 512.75 | (87.25) |
| 5252 VERIZON LEASE | 1,010.00 | 1,009.43 | (0.57) | 1,010.00 | 1,009.43 | (0.57) |
| 5255 MISC INCOME | 10.00 | 0.00 | (10.00) | 10.00 | 0.00 | (10.00) |
| 5261 /#104 MAINT FEE | (226.00) | (243.00) | (17.00) | (226.00) | (243.00) | (17.00) |
| 5450 TRANSFERS TO RESERVE | (2,850.00) | (2,850.00) | 0.00 | (2,850.00) | (2,850.00) | 0.00 |
| TOTAL INCOME | 14,595.00 | 14,589.94 | (5.06) | 14,595.00 | 14,589.94 | (5.06) |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,100.00 | 1,100.00 | 0.00 | 1,100.00 | 1,100.00 | 0.00 |
| 7040 LEGAL FEES | 0.00 | 504.00 | (504.00) | 0.00 | 504.00 | (504.00) |
| 7045 LEGAL COLLECTIONS | 22.00 | 0.00 | 22.00 | 22.00 | 0.00 | 22.00 |
| 7060 PRINTING & COPYING | 75.00 | 730.30 | (655.30) | 75.00 | 730.30 | (655.30) |
| 7062 POSTAGE | 22.00 | 17.78 | 4.22 | 22.00 | 17.78 | 4.22 |
| 7075 LICENSE,PERMITS,DUES | 75.00 | 0.00 | 75.00 | 75.00 | 0.00 | 75.00 |
| 7085 ANNUAL MEETING | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 |
| 7090 MISC ADMINISTRATIVE | 90.00 | 168.00 | (78.00) | 90.00 | 168.00 | (78.00) |
| TOTAL ADMINISTRATIVE | 1,484.00 | 2,520.08 | (1,036.08) | 1,484.00 | 2,520.08 | (1,036.08) |
| 7130 INSURANCE | 3,335.00 | 4,409.37 | (1,074.37) | 3,335.00 | 4,409.37 | (1,074.37) |
| TOTAL TAXES & INSURANCE | 3,335.00 | 4,409.37 | (1,074.37) | 3,335.00 | 4,409.37 | (1,074.37) |
| 7230 BLDG & FACILITY RPR | 600.00 | 300.00 | 300.00 | 600.00 | 300.00 | 300.00 |
| 7250 LIGHT MAINTENANCE | 36.00 | 0.00 | 36.00 | 36.00 | 0.00 | 36.00 |
| 7265 ELEVATOR CONTRACT | 400.00 | 200.00 | 200.00 | 400.00 | 200.00 | 200.00 |
| 7267 FIRE ALARM MONITOR | 185.00 | 373.02 | (188.02) | 185.00 | 373.02 | (188.02) |
| 7275 BOILER REPAIR | 150.00 | 0.00 | 150.00 | 150.00 | 0.00 | 150.00 |
| 7280 PLBG & SEWER MAINT | 250.00 | 129.50 | 120.50 | 250.00 | 129.50 | 120.50 |
| 7295 ON SITE MGMT | 1,125.00 | 1,100.00 | 25.00 | 1,125.00 | 1,100.00 | 25.00 |
| TOTAL BUILDING MAINT | 2,746.00 | 2,102.52 | 643.48 | 2,746.00 | 2,102.52 | 643.48 |
| 7320 GAS/ELECTRIC | 1,720.00 | 2,809.32 | (1,089.32) | 1,720.00 | 2,809.32 | (1,089.32) |

CENTRE POINTE STATION CONDOS

Budget Comparison Report
AS OF JANUARY 31, 2021
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|-----------|------------|----------------|------------|------------|--------------|
| 7370 WATER/SEWER | 1,950.00 | 1,622.41 | 327.59 | 1,950.00 | 1,622.41 | 327.59 |
| 7380 TRASH REMOVAL | 515.00 | 515.37 | (0.37) | 515.00 | 515.37 | (0.37) |
| TOTAL UTILITIES | 4,185.00 | 4,947.10 | (762.10) | 4,185.00 | 4,947.10 | (762.10) |
| 7410 LANDSCAPE MAINT | 165.00 | 0.00 | 165.00 | 165.00 | 0.00 | 165.00 |
| 7415 LANDSCAPE CONTRACT | 340.00 | 1,000.00 | (660.00) | 340.00 | 1,000.00 | (660.00) |
| 7440 SPRINKLER SYS MAINT | 44.00 | 0.00 | 44.00 | 44.00 | 0.00 | 44.00 |
| TOTAL LANDSCAPE MAINT | 549.00 | 1,000.00 | (451.00) | 549.00 | 1,000.00 | (451.00) |
| 7520 JANITORIAL | 45.00 | 0.00 | 45.00 | 45.00 | 0.00 | 45.00 |
| 7521 CARPET CLEANING | 195.00 | 0.00 | 195.00 | 195.00 | 0.00 | 195.00 |
| 7522 LAUNDRY EQUIPMENT | 50.00 | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 |
| 7526 PEST CONTROL | 70.00 | 0.00 | 70.00 | 70.00 | 0.00 | 70.00 |
| TOTAL GROUNDS MAINTENAN | 360.00 | 0.00 | 360.00 | 360.00 | 0.00 | 360.00 |
| 7630 SNOW REMOVAL | 1,500.00 | 785.00 | 715.00 | 1,500.00 | 785.00 | 715.00 |
| TOTAL SNOW/ROAD MAINT | 1,500.00 | 785.00 | 715.00 | 1,500.00 | 785.00 | 715.00 |
| 7712 BUILDING DOOR LOCKS | 0.00 | (100.00) | 100.00 | 0.00 | (100.00) | 100.00 |
| 7717 TELEPHONE | 290.00 | 308.51 | (18.51) | 290.00 | 308.51 | (18.51) |
| 7718 CABLE | 114.00 | 114.42 | (0.42) | 114.00 | 114.42 | (0.42) |
| 7721 UNIT 104 | 129.00 | 149.32 | (20.32) | 129.00 | 149.32 | (20.32) |
| TOTAL OTHER EXPENSES | 533.00 | 472.25 | 60.75 | 533.00 | 472.25 | 60.75 |
| TOTAL EXPENSES | 14,692.00 | 16,236.32 | (1,544.32) | 14,692.00 | 16,236.32 | (1,544.32) |
| NET PROFIT/LOSS | (97.00) | (1,646.38) | (1,549.38) | (97.00) | (1,646.38) | (1,549.38) |

CENTRE POINTE STATION CONDOS

Budget Comparison Report
AS OF JANUARY 31, 2021
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|-----------------|-----------------|----------------|-----------------|-----------------|---------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVES | 2,850.00 | 2,850.00 | 0.00 | 2,850.00 | 2,850.00 | 0.00 |
| 9350 INTEREST INCOME | 7.00 | 1.83 | (5.17) | 7.00 | 1.83 | (5.17) |
| TOTAL REVENUE | 2,857.00 | 2,851.83 | (5.17) | 2,857.00 | 2,851.83 | (5.17) |
| EXPENSE | | | | | | |
| RESERVE EXPENSE | | | | | | |
| EXCESS/LOSS OF RESERVES | 2,857.00 | 2,851.83 | (5.17) | 2,857.00 | 2,851.83 | (5.17) |