

CENTRE POINTE STATION CONDOS

AS OF OCTOBER 31, 2019

ASSETS

CASH

1012 CASH-US BANK	12,250.43
1031 RES-US BANK	175,649.62

TOTAL CASH	<u>187,900.05</u>
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1130 DUE FROM OPERATING	28,000.00
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TOTAL RECEIVABLES	<u>28,000.00</u>
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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)

TOTAL FIXED ASSETS	<u>377,587.33</u>
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TOTAL ASSETS	<u><u>593,487.38</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,766.11
2120 PAYROLL TAX PAYABLE	(885.08)
2190 DUE TO RESERVES	28,000.00

TOTAL LIABILITIES	<u>33,881.03</u>
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EQUITY

2930 WORKING CAPITAL	13,053.43
2935 RETAINED EARNINGS	300,128.03
2940 CURRENT EARNINGS	6,712.95
2941 CURRENT EARNINGS	(6,712.95)
2950 RESERVE FUND-PRIOR	214,574.02
2955 RESERVE FUND-CURRENT	6,518.92
2960 OPERATING FUND-PRIOR	25,137.92
2965 OPERATING FD-CURRENT	194.03

TOTAL EQUITY	<u>559,606.35</u>
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TOT LIABILITY AND EQUITY	<u><u>593,487.38</u></u>
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Budget Comparison Report
AS OF OCTOBER 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$14,859.00	\$14,859.00	\$0.00	\$148,590.00	\$148,590.00	\$0.00
5210 LATE FEE CHARGE	40.00	0.00	(40.00)	400.00	214.10	(185.90)
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	200.00	0.00	(200.00)	2,000.00	713.00	(1,287.00)
5240 CAPITALIZATION	10.00	20.00	10.00	100.00	353.56	253.56
5245 INTEREST INCOME	1.00	0.14	(0.86)	10.00	3.13	(6.87)
5250 LAUNDRY INCOME	650.00	840.50	190.50	6,500.00	6,621.26	121.26
5252 VERIZON LEASE	958.00	958.32	0.32	9,580.00	9,583.20	3.20
5255 MISC INCOME	10.00	0.00	(10.00)	100.00	375.00	275.00
5261 #104 MAINT FEE	(223.00)	(226.00)	(3.00)	(2,230.00)	(2,260.00)	(30.00)
5450 TRANSFERS TO RESERVE	(2,850.00)	(2,850.00)	0.00	(28,500.00)	(28,500.00)	0.00
TOTAL INCOME	13,655.00	13,601.96	(53.04)	136,550.00	135,713.25	(836.75)

EXPENSES

7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	11,000.00	11,000.00	0.00
7040 LEGAL FEES	25.00	0.00	25.00	250.00	84.00	166.00
7045 LEGAL COLLECTIONS	350.00	0.00	350.00	3,500.00	713.00	2,787.00
7055 AUDIT FEES	0.00	0.00	0.00	400.00	400.00	0.00
7060 PRINTING & COPYING	50.00	5.15	44.85	500.00	355.36	144.64
7062 POSTAGE	35.00	22.25	12.75	350.00	276.44	73.56
7075 LICENSE,PERMITS,DUES	100.00	0.00	100.00	1,000.00	872.00	128.00
7085 ANNUAL MEETING	0.00	0.00	0.00	120.00	44.37	75.63
7090 MISC ADMINISTRATIVE	75.00	88.00	(13.00)	750.00	940.00	(190.00)
TOTAL ADMINISTRATIVE	1,735.00	1,215.40	519.60	17,870.00	14,685.17	3,184.83

TOTAL ADMINISTRATIVE

7120 INCOME TAXES	0.00	0.00	0.00	3,000.00	1,982.00	1,018.00
7121 PROPERTY TAXES	0.00	0.00	0.00	650.00	652.96	(2.96)
7122 PAYROLL TAXES	0.00	0.00	0.00	900.00	0.00	900.00
7130 INSURANCE	0.00	2,386.58	(2,386.58)	24,450.00	26,589.41	(2,139.41)
7131 WORKERS COMP	0.00	0.00	0.00	1,350.00	1,124.00	226.00
TOTAL TAXES & INSURANCE	0.00	2,386.58	(2,386.58)	30,350.00	30,348.37	1.63

TOTAL TAXES & INSURANCE

7230 BLDG & FACILITY RPR	250.00	81.37	168.63	2,500.00	4,667.38	(2,167.38)
7235 PAINTING INTERIOR	0.00	0.00	0.00	300.00	0.00	300.00
7240 LIGHTING SUPPLIES	25.00	0.00	25.00	250.00	562.95	(312.95)
7250 LIGHT MAINTENANCE	75.00	0.00	75.00	750.00	0.00	750.00
7265 ELEVATOR CONTRACT	376.00	384.38	(8.38)	3,760.00	3,772.84	(12.84)

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7266 ELEVATOR REPAIRS	25.00	0.00	25.00	250.00	0.00	250.00
7267 FIRE ALARM MONITOR	134.00	0.00	134.00	1,332.00	1,523.38	(191.38)
7275 BOILER REPAIR	267.00	0.00	267.00	2,670.00	444.88	2,225.12
7280 PLBG & SEWER MAINT	75.00	0.00	75.00	750.00	669.00	81.00
7284 ELECTRICAL REPAIRS	20.00	0.00	20.00	200.00	0.00	200.00
7290 INTERNET FEES	0.00	89.00	(89.00)	0.00	534.00	(534.00)
7295 ON SITE MGMT	1,125.00	1,100.00	25.00	11,250.00	11,500.00	(250.00)
TOTAL BUILDING MAINT	2,372.00	1,654.75	717.25	24,012.00	23,674.43	337.57
7320 GAS/ELECTRIC	0.00	830.04	(830.04)	0.00	1,801.08	(1,801.08)
7321 GAS	400.00	344.40	55.60	13,600.00	16,937.69	(3,337.69)
7322 ELECTRIC	834.00	0.00	834.00	8,332.00	7,084.78	1,247.22
7370 WATER/SEWER	1,800.00	1,470.50	329.50	15,600.00	14,957.61	642.39
7376 STORM SEWER	0.00	0.00	0.00	1,030.00	2,263.34	(1,233.34)
7380 TRASH REMOVAL	434.00	664.75	(230.75)	4,332.00	4,435.69	(103.69)
TOTAL UTILITIES	3,468.00	3,309.69	158.31	42,894.00	47,480.19	(4,586.19)
7410 LANDSCAPE MAINT	0.00	67.00	(67.00)	1,200.00	653.25	546.75
7415 LANDSCAPE CONTRACT	342.00	368.84	(26.84)	2,400.00	2,689.63	(289.63)
7425 TREE PRUNING	0.00	0.00	0.00	900.00	0.00	900.00
7428 FLOWERS	0.00	0.00	0.00	60.00	0.00	60.00
7440 SPRINKLER SYS MAINT	0.00	53.50	(53.50)	240.00	163.50	76.50
TOTAL LANDSCAPE MAINT	342.00	489.34	(147.34)	4,800.00	3,506.38	1,293.62
7520 JANITORIAL	25.00	0.00	25.00	250.00	135.49	114.51
7521 CARPET CLEANING	0.00	0.00	0.00	1,200.00	0.00	1,200.00
7522 LAUNDRY EQUIPMENT	75.00	0.00	75.00	750.00	1,034.93	(284.93)
7526 PEST CONTROL	58.00	58.00	0.00	580.00	980.00	(400.00)
TOTAL GROUNDS MAINTENAN	158.00	58.00	100.00	2,780.00	2,150.42	629.58
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	0.00	60.00
7630 SNOW REMOVAL	0.00	0.00	0.00	4,000.00	5,140.00	(1,140.00)
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	4,660.00	5,140.00	(480.00)
7710 SECURITY SERVICE	20.00	0.00	20.00	200.00	125.00	75.00
7712 BUILDING DOOR LOCKS	0.00	0.00	0.00	0.00	(150.00)	150.00
7717 TELEPHONE	250.00	222.82	27.18	2,500.00	2,164.19	335.81
7718 CABLE	200.00	108.77	91.23	2,000.00	1,594.16	405.84
7719 WASHING MACHINES	0.00	0.00	0.00	0.00	530.00	(530.00)
7721 UNIT 104	0.00	627.49	(627.49)	0.00	627.49	(627.49)

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TOTAL OTHER EXPENSES						
7825 SPA REPAIRS	470.00	959.08	(489.08)	4,700.00	4,890.84	(190.84)
7827 HEALTH CLUB	0.00	0.00	0.00	0.00	229.68	(229.68)
	50.00	0.00	50.00	500.00	3,413.74	(2,913.74)
TOTAL REC/FACILITY EXP	50.00	0.00	50.00	500.00	3,643.42	(3,143.42)
TOTAL EXPENSES	8,595.00	10,072.84	(1,477.84)	132,566.00	135,519.22	(2,953.22)
NET PROFIT/LOSS	5,060.00	3,529.12	(1,530.88)	3,984.00	194.03	(3,789.97)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	2,850.00	2,850.00	0.00	28,500.00	28,500.00	0.00
9350 INTEREST INCOME	54.00	47.12	(6.88)	540.00	860.07	320.07
TOTAL REVENUE	2,904.00	2,897.12	(6.88)	29,040.00	29,360.07	320.07
EXPENSE						
9516 ENTRY DOORS	0.00	0.00	0.00	7,200.00	0.00	7,200.00
9519 CARPET	0.00	8,421.96	(8,421.96)	0.00	16,843.92	(16,843.92)
9557 SECURITY UPGRADES	0.00	5,997.23	(5,997.23)	0.00	5,997.23	(5,997.23)
9558 ELECTRICAL	0.00	0.00	0.00	2,400.00	0.00	2,400.00
9559 BOILER	0.00	0.00	0.00	2,000.00	0.00	2,000.00
TOTAL EXPENSES	0.00	14,419.19	(14,419.19)	11,600.00	22,841.15	(11,241.15)
EXCESS/LOSS OF RESERVES	2,904.00	(11,522.07)	(14,426.07)	17,440.00	6,518.92	(10,921.08)