

CENTRE POINTE STATION CONDOS

AS OF NOVEMBER 30, 2018

ASSETS

CASH

| | | |
|-------------------|------------|-------------------|
| 1012 CASH-US BANK | (456.85) | |
| 1031 RES-US BANK | 176,183.84 | |
| TOTAL CASH | | <u>175,726.99</u> |

| | | |
|--------------------------|-----------|------------------|
| 1110 DUES RECEIVABLE | 2,504.48 | |
| 1130 DUE FROM OPERATING | 18,000.00 | |
| TOTAL RECEIVABLES | | <u>20,504.48</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 | |
| 1310 CLEARING ACCOUNT | 517.67 | |
| 1312 LAND SALE-BRIDGE | (21,149.86) | |
| TOTAL FIXED ASSETS | | <u>377,587.33</u> |

| | | |
|---------------------|--|--------------------------|
| TOTAL ASSETS | | <u><u>573,818.80</u></u> |
|---------------------|--|--------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | | |
|--------------------------|-----------|------------------|
| 2115 PREPAID ASSESSMENTS | 6,774.56 | |
| 2120 PAYROLL TAX PAYABLE | (955.57) | |
| 2190 DUE TO RESERVES | 18,000.00 | |
| TOTAL LIABILITIES | | <u>23,818.99</u> |

EQUITY

| | | |
|---------------------------|-------------|-------------------|
| 2930 WORKING CAPITAL | 13,053.43 | |
| 2935 RETAINED EARNINGS | 300,128.03 | |
| 2940 CURRENT EARNINGS | 10,477.35 | |
| 2941 CURRENT EARNINGS | (10,477.35) | |
| 2950 RESERVE FUND-PRIOR | 193,185.08 | |
| 2955 RESERVE FUND-CURRENT | 18,442.08 | |
| 2960 OPERATING FUND-PRIOR | 33,155.92 | |
| 2965 OPERATING FD-CURRENT | (7,964.73) | |
| TOTAL EQUITY | | <u>549,999.81</u> |

| | | |
|---------------------------------|--|--------------------------|
| TOT LIABILITY AND EQUITY | | <u><u>573,818.80</u></u> |
|---------------------------------|--|--------------------------|

CENTRE POINTE STATION CONDOS

Budget Comparison Report
AS OF NOVEMBER 30, 2018
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 | \$163,449.00 | \$163,449.00 | \$0.00 |
| 5210 LATE FEE CHARGE | 38.00 | 48.75 | 10.75 | 418.00 | 465.67 | 47.67 |
| 5220 COLLECTION COST REC | 350.00 | 81.00 | (269.00) | 3,850.00 | 1,432.00 | (2,418.00) |
| 5240 CAPITALIZATION | 75.00 | 116.16 | 41.16 | 825.00 | 331.88 | (493.12) |
| 5245 INTEREST INCOME | 0.00 | 0.85 | 0.85 | 1.00 | 14.78 | 13.78 |
| 5250 LAUNDRY INCOME | 600.00 | 623.00 | 23.00 | 6,600.00 | 7,310.10 | 710.10 |
| 5252 VERIZON LEASE | 958.00 | 958.32 | 0.32 | 10,538.00 | 10,541.52 | 3.52 |
| 5255 MISC INCOME | 10.00 | 0.00 | (10.00) | 110.00 | 125.00 | 15.00 |
| 5261 #104 MAINT FEE | (223.00) | (226.00) | (3.00) | (2,453.00) | (2,486.00) | (33.00) |
| 5450 TRANSFERS TO RESERVE | (2,850.00) | (2,850.00) | 0.00 | (31,350.00) | (31,350.00) | 0.00 |
| TOTAL INCOME | 13,817.00 | 13,611.08 | (205.92) | 151,988.00 | 149,833.95 | (2,154.05) |

EXPENSES

| | | | | | | |
|-----------------------------|-----------------|-----------------|--------------|------------------|------------------|-----------------|
| 7030 MANAGEMENT FEES | 1,100.00 | 1,100.00 | 0.00 | 12,100.00 | 12,100.00 | 0.00 |
| 7040 LEGAL FEES | 25.00 | 0.00 | 25.00 | 275.00 | 0.00 | 275.00 |
| 7045 LEGAL COLLECTIONS | 350.00 | 0.00 | 350.00 | 3,850.00 | 1,351.00 | 2,499.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 400.00 | 400.00 | 0.00 |
| 7060 PRINTING & COPYING | 35.00 | 217.67 | (182.67) | 385.00 | 718.65 | (333.65) |
| 7062 POSTAGE | 25.00 | 25.04 | (0.04) | 275.00 | 371.11 | (96.11) |
| 7075 LICENSE, PERMITS, DUES | 100.00 | 0.00 | 100.00 | 1,100.00 | 997.00 | 103.00 |
| 7085 ANNUAL MEETING | 0.00 | 0.00 | 0.00 | 120.00 | 0.00 | 120.00 |
| 7090 MISC ADMINISTRATIVE | 75.00 | 350.13 | (275.13) | 825.00 | 1,285.13 | (460.13) |
| TOTAL ADMINISTRATIVE | 1,710.00 | 1,692.84 | 17.16 | 19,330.00 | 17,222.89 | 2,107.11 |

TOTAL ADMINISTRATIVE

| | | | | | | |
|------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|
| 7120 INCOME TAXES | 0.00 | 0.00 | 0.00 | 3,000.00 | 19,042.31 | (16,042.31) |
| 7121 PROPERTY TAXES | 0.00 | 0.00 | 0.00 | 600.00 | 651.01 | (51.01) |
| 7122 PAYROLL TAXES | 0.00 | 0.00 | 0.00 | 900.00 | 0.00 | 900.00 |
| 7130 INSURANCE | 7,550.00 | 1,994.09 | 5,555.91 | 32,000.00 | 23,246.85 | 8,753.15 |
| 7131 WORKERS COMP | 0.00 | 0.00 | 0.00 | 1,350.00 | 1,317.00 | 33.00 |
| TOTAL TAXES & INSURANCE | 7,550.00 | 1,994.09 | 5,555.91 | 37,850.00 | 44,257.17 | (6,407.17) |

TOTAL TAXES & INSURANCE

| | | | | | | |
|--------------------------|--------|--------|----------|----------|----------|----------|
| 7230 BLDG & FACILITY RPR | 250.00 | 65.32 | 184.68 | 2,750.00 | 3,249.09 | (499.09) |
| 7235 PAINTING INTERIOR | 0.00 | 0.00 | 0.00 | 600.00 | 123.25 | 476.75 |
| 7240 LIGHTING SUPPLIES | 60.00 | 608.58 | (548.58) | 660.00 | 608.58 | 51.42 |
| 7250 LIGHT MAINTENANCE | 100.00 | 0.00 | 100.00 | 1,100.00 | 0.00 | 1,100.00 |
| 7265 ELEVATOR CONTRACT | 350.00 | 375.51 | (25.51) | 3,850.00 | 4,285.29 | (435.29) |
| 7266 ELEVATOR REPAIRS | 34.00 | 100.00 | (66.00) | 366.00 | 100.00 | 266.00 |

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|--------------------------------|-----------------|------------------|-------------------|------------------|------------------|-------------------|
| 7267 FIRE ALARM MONITOR | 200.00 | 0.00 | 200.00 | 2,200.00 | 1,523.62 | 676.38 |
| 7275 BOILER REPAIR | 267.00 | 221.76 | 45.24 | 2,937.00 | 2,671.02 | 265.98 |
| 7280 PLBG & SEWER MAINT | 100.00 | 0.00 | 100.00 | 1,100.00 | 511.00 | 589.00 |
| 7284 ELECTRICAL REPAIRS | 34.00 | 0.00 | 34.00 | 366.00 | 0.00 | 366.00 |
| 7290 INTERNET FEES | 10.00 | 89.00 | (79.00) | 110.00 | 178.00 | (68.00) |
| 7295 ON SITE MGMT | 1,125.00 | 1,100.00 | 25.00 | 12,375.00 | 12,600.00 | (225.00) |
| TOTAL BUILDING MAINT | 2,530.00 | 2,560.17 | (30.17) | 28,414.00 | 25,849.85 | 2,564.15 |
| 7321 GAS | 500.00 | 0.00 | 500.00 | 14,100.00 | 13,648.45 | 451.55 |
| 7322 ELECTRIC | 1,100.00 | 840.37 | 259.63 | 11,600.00 | 8,947.51 | 2,652.49 |
| 7370 WATER/SEWER | 1,200.00 | 1,439.42 | (239.42) | 16,800.00 | 16,120.00 | 680.00 |
| 7376 STORM SEWER | 0.00 | 0.00 | 0.00 | 465.00 | 2,057.58 | (1,592.58) |
| 7380 TRASH REMOVAL | 433.00 | 0.00 | 433.00 | 4,763.00 | 4,235.00 | 528.00 |
| TOTAL UTILITIES | 3,233.00 | 2,279.79 | 953.21 | 47,728.00 | 45,008.54 | 2,719.46 |
| 7410 LANDSCAPE MAINT | 0.00 | 83.75 | (83.75) | 1,200.00 | 1,049.00 | 151.00 |
| 7415 LANDSCAPE CONTRACT | 0.00 | 0.00 | 0.00 | 2,400.00 | 2,474.51 | (74.51) |
| 7425 TREE PRUNING | 0.00 | 0.00 | 0.00 | 900.00 | 0.00 | 900.00 |
| 7428 FLOWERS | 0.00 | 0.00 | 0.00 | 120.00 | 0.00 | 120.00 |
| 7440 SPRINKLER SYS MAINT | 0.00 | 0.00 | 0.00 | 240.00 | 260.75 | (20.75) |
| TOTAL LANDSCAPE MAINT | 0.00 | 83.75 | (83.75) | 4,860.00 | 3,784.26 | 1,075.74 |
| 7520 JANITORIAL | 50.00 | 0.00 | 50.00 | 550.00 | 0.00 | 550.00 |
| 7521 CARPET CLEANING | 1,200.00 | 0.00 | 1,200.00 | 2,400.00 | 960.00 | 1,440.00 |
| 7522 LAUNDRY EQUIPMENT | 75.00 | 0.00 | 75.00 | 825.00 | 683.26 | 141.74 |
| 7526 PEST CONTROL | 58.00 | 58.00 | 0.00 | 638.00 | 696.00 | (58.00) |
| TOTAL GROUNDS MAINTENAN | 1,383.00 | 58.00 | 1,325.00 | 4,413.00 | 2,339.26 | 2,073.74 |
| 7610 STREET PAINTING | 0.00 | 0.00 | 0.00 | 0.00 | 725.00 | (725.00) |
| 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 | 200.00 | 0.00 | 200.00 | 4,200.00 | 2,725.00 | 1,475.00 |
| TOTAL SNOW/ROAD MAINT | 200.00 | 0.00 | 200.00 | 4,860.00 | 3,450.00 | 1,410.00 |
| 7710 SECURITY SERVICE | 20.00 | 0.00 | 20.00 | 220.00 | 352.65 | (132.65) |
| 7712 BUILDING DOOR LOCKS | 0.00 | 9,612.56 | (9,612.56) | 0.00 | 9,612.56 | (9,612.56) |
| 7717 TELEPHONE | 250.00 | 297.60 | (47.60) | 2,750.00 | 2,636.22 | 113.78 |
| 7718 CABLE | 150.00 | 114.90 | 35.10 | 1,650.00 | 1,917.23 | (267.23) |
| TOTAL OTHER EXPENSES | 420.00 | 10,025.06 | (9,605.06) | 4,620.00 | 14,518.66 | (9,898.66) |

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|-------------------------------|------------|------------|----------------|------------|------------|--------------|
| 7827 HEALTH CLUB | 25.00 | 0.00 | 25.00 | 275.00 | 1,368.05 | (1,093.05) |
| TOTAL REC/FACILITY EXP | 25.00 | 0.00 | 25.00 | 275.00 | 1,368.05 | (1,093.05) |
| TOTAL EXPENSES | 17,051.00 | 18,693.70 | (1,642.70) | 152,350.00 | 157,798.68 | (5,448.68) |
| NET PROFIT/LOSS | (3,234.00) | (5,082.62) | (1,848.62) | (362.00) | (7,964.73) | (7,602.73) |

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|--------------------------------|-----------------|-----------------|----------------|------------------|------------------|-----------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVES | 2,850.00 | 2,850.00 | 0.00 | 31,350.00 | 31,350.00 | 0.00 |
| 9350 INTEREST INCOME | 8.00 | 90.66 | 82.66 | 88.00 | 664.08 | 576.08 |
| TOTAL REVENUE | 2,858.00 | 2,940.66 | 82.66 | 31,438.00 | 32,014.08 | 576.08 |
| EXPENSE | | | | | | |
| 9516 ENTRY DOORS | 0.00 | 0.00 | 0.00 | 3,600.00 | 0.00 | 3,600.00 |
| 9517 PAINTING | 0.00 | 0.00 | 0.00 | 3,000.00 | 0.00 | 3,000.00 |
| 9558 ELECTRICAL | 0.00 | 0.00 | 0.00 | 6,000.00 | 0.00 | 6,000.00 |
| 9559 BOILER | 0.00 | 0.00 | 0.00 | 0.00 | 13,572.00 | (13,572.00) |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 12,600.00 | 13,572.00 | (972.00) |
| EXCESS/LOSS OF RESERVES | 2,858.00 | 2,940.66 | 82.66 | 18,838.00 | 18,442.08 | (395.92) |