

CENTRE POINTE STATION CONDOS

AS OF DECEMBER 31, 2017

ASSETS

CASH

| | | |
|-------------------|------------|------------|
| 1012 CASH-US BANK | 24,776.68 | |
| 1031 RES-US BANK | 132,741.76 | |
| | | <hr/> |
| TOTAL CASH | | 157,518.44 |

| | | |
|--------------------------|-----------|-----------|
| 1110 DUES RECEIVABLE | 8,440.87 | |
| 1130 DUE FROM OPERATING | 43,000.00 | |
| | | <hr/> |
| TOTAL RECEIVABLES | | 51,440.87 |

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) | |
| | | <hr/> |
| TOTAL FIXED ASSETS | | 377,587.33 |

| | | | |
|---------------------|--|-------------|------------|
| TOTAL ASSETS | | <hr/> <hr/> | 586,546.64 |
|---------------------|--|-------------|------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | | |
|--------------------------|-----------|-----------|
| 2115 PREPAID ASSESSMENTS | 4,024.18 | |
| 2190 DUE TO RESERVES | 43,000.00 | |
| | | <hr/> |
| TOTAL LIABILITIES | | 47,024.18 |

EQUITY

| | | |
|---------------------------|--------------|------------|
| 2930 WORKING CAPITAL | 13,053.43 | |
| 2935 RETAINED EARNINGS | 300,128.03 | |
| 2940 CURRENT EARNINGS | 147,202.21 | |
| 2941 CURRENT EARNINGS | (147,202.21) | |
| 2950 RESERVE FUND-PRIOR | 57,792.73 | |
| 2955 RESERVE FUND-CURRENT | 135,392.35 | |
| 2960 OPERATING FUND-PRIOR | 21,346.06 | |
| 2965 OPERATING FD-CURRENT | 11,809.86 | |
| | | <hr/> |
| TOTAL EQUITY | | 539,522.46 |

| | | | |
|---------------------------------|--|-------------|------------|
| TOT LIABILITY AND EQUITY | | <hr/> <hr/> | 586,546.64 |
|---------------------------------|--|-------------|------------|

CENTRE POINTE STATION CONDOS

Budget Comparison Report
AS OF DECEMBER 31, 2017

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$14,651.00 | \$14,651.00 | \$0.00 | \$175,812.00 | \$175,812.00 | \$0.00 |
| 5210 LATE FEE CHARGE | 35.00 | 54.87 | 19.87 | 420.00 | 473.25 | 53.25 |
| 5220 COLLECTION COST REC | 200.00 | 571.40 | 371.40 | 2,400.00 | 4,703.80 | 2,303.80 |
| 5240 CAPITALIZATION | 35.00 | 0.00 | (35.00) | 420.00 | 1,331.08 | 911.08 |
| 5245 INTEREST INCOME | 0.00 | 0.67 | 0.67 | 1.00 | 5.36 | 4.36 |
| 5250 LAUNDRY INCOME | 600.00 | 655.25 | 55.25 | 7,200.00 | 7,547.75 | 347.75 |
| 5252 VERIZON LEASE | 958.00 | 958.32 | 0.32 | 11,496.00 | 12,458.16 | 962.16 |
| 5255 MISC INCOME | 5.00 | 20.00 | 15.00 | 60.00 | 180.00 | 120.00 |
| 5260 #210 RENT | 985.00 | 0.00 | (985.00) | 11,820.00 | 2,955.00 | (8,865.00) |
| 5261 #104 MAINT FEE | (425.00) | (223.00) | 202.00 | (5,100.00) | (3,536.00) | 1,564.00 |
| 5450 TRANSFERS TO RESERVE | (2,566.00) | (2,566.00) | 0.00 | (30,792.00) | (30,792.00) | 0.00 |
| TOTAL INCOME | 14,478.00 | 14,122.51 | (355.49) | 173,737.00 | 171,138.40 | (2,598.60) |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,100.00 | 1,100.00 | 0.00 | 13,200.00 | 13,200.00 | 0.00 |
| 7040 LEGAL FEES | 25.00 | 0.00 | 25.00 | 300.00 | 0.00 | 300.00 |
| 7045 LEGAL COLLECTIONS | 200.00 | 571.40 | (371.40) | 2,400.00 | 4,690.80 | (2,290.80) |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 400.00 | 400.00 | 0.00 |
| 7060 PRINTING & COPYING | 50.00 | 297.95 | (247.95) | 600.00 | 500.45 | 99.55 |
| 7062 POSTAGE | 35.00 | 28.24 | 6.76 | 420.00 | 315.57 | 104.43 |
| 7075 LICENSE/PERMITS/DUES | 50.00 | 0.00 | 50.00 | 600.00 | 1,290.50 | (690.50) |
| 7085 ANNUAL MEETING | 0.00 | 351.94 | (351.94) | 120.00 | 351.94 | (231.94) |
| 7090 MISC ADMINISTRATIVE | 60.00 | 79.00 | (19.00) | 720.00 | 1,090.40 | (370.40) |
| TOTAL ADMINISTRATIVE | 1,520.00 | 2,428.53 | (908.53) | 18,760.00 | 21,839.66 | (3,079.66) |
| 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 | 1,200.00 | 1,063.37 | 136.63 |
| 7122 PAYROLL TAXES | 300.00 | 1,211.49 | (911.49) | 1,200.00 | 1,211.49 | (11.49) |
| 7130 INSURANCE | 0.00 | 0.00 | 0.00 | 30,000.00 | 29,576.81 | 423.19 |
| 7131 WORKERS COMP | 450.00 | 0.00 | 450.00 | 1,800.00 | 1,168.00 | 632.00 |
| TOTAL TAXES & INSURANCE | 750.00 | 1,211.49 | (461.49) | 39,200.00 | 33,019.67 | 6,180.33 |
| 7230 BLDG & FACILITY RPR | 500.00 | 28.62 | 471.38 | 6,000.00 | 3,931.54 | 2,068.46 |
| 7235 PAINTING INTERIOR | 0.00 | 0.00 | 0.00 | 600.00 | 0.00 | 600.00 |

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|----------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|
| 7240 LIGHTING SUPPLIES | 60.00 | 0.00 | 60.00 | 720.00 | 522.65 | 197.35 |
| 7250 LIGHT MAINTENANCE | 100.00 | 0.00 | 100.00 | 1,200.00 | 3,798.65 | (2,598.65) |
| 7265 ELEVATOR CONTRACT | 350.00 | 0.00 | 350.00 | 4,200.00 | 3,866.88 | 333.12 |
| 7266 ELEVATOR REPAIRS | 34.00 | 0.00 | 34.00 | 400.00 | 0.00 | 400.00 |
| 7267 FIRE ALARM MONITOR | 200.00 | 0.00 | 200.00 | 2,400.00 | 1,494.00 | 906.00 |
| 7275 BOILER REPAIR | 250.00 | 221.76 | 28.24 | 3,000.00 | 2,930.25 | 69.75 |
| 7280 PLBG & SEWER MAINT | 200.00 | 0.00 | 200.00 | 2,400.00 | 367.50 | 2,032.50 |
| 7284 ELECTRICAL REPAIRS | 34.00 | 0.00 | 34.00 | 400.00 | 7,032.80 | (6,632.80) |
| 7290 INTERNET FEES | 0.00 | 0.00 | 0.00 | 0.00 | 119.24 | (119.24) |
| 7295 ON SITE MGMT | 1,625.00 | 1,100.00 | 525.00 | 14,000.00 | 13,200.00 | 800.00 |
| TOTAL BUILDING MAINT | 3,353.00 | 1,350.38 | 2,002.62 | 35,320.00 | 37,263.51 | (1,943.51) |
| 7320 GAS/ELECTRIC | 0.00 | 0.00 | 0.00 | 0.00 | 1,010.46 | (1,010.46) |
| 7321 GAS | 1,900.00 | 0.00 | 1,900.00 | 14,000.00 | 14,711.70 | (711.70) |
| 7322 ELECTRIC | 1,400.00 | 851.47 | 548.53 | 13,000.00 | 9,886.54 | 3,113.46 |
| 7370 WATER/SEWER | 1,200.00 | 0.00 | 1,200.00 | 18,000.00 | 16,395.61 | 1,604.39 |
| 7376 STORM SEWER | 835.00 | 0.00 | 835.00 | 835.00 | 1,854.88 | (1,019.88) |
| 7380 TRASH REMOVAL | 384.00 | 425.00 | (41.00) | 4,600.00 | 5,348.00 | (748.00) |
| TOTAL UTILITIES | 5,719.00 | 1,276.47 | 4,442.53 | 50,435.00 | 49,207.19 | 1,227.81 |
| 7410 LANDSCAPE MAINT | 0.00 | 75.00 | (75.00) | 1,200.00 | 985.79 | 214.21 |
| 7415 LANDSCAPE CONTRACT | 0.00 | 0.00 | 0.00 | 2,400.00 | 2,355.01 | 44.99 |
| 7425 TREE PRUNING | 0.00 | 0.00 | 0.00 | 900.00 | 1,880.00 | (980.00) |
| 7428 FLOWERS | 0.00 | 0.00 | 0.00 | 120.00 | 0.00 | 120.00 |
| 7440 SPRINKLER SYS MAINT | 0.00 | 0.00 | 0.00 | 600.00 | 263.28 | 336.72 |
| TOTAL LANDSCAPE MAINT | 0.00 | 75.00 | (75.00) | 5,220.00 | 5,484.08 | (264.08) |
| 7520 JANITORIAL | 50.00 | 0.00 | 50.00 | 600.00 | 285.42 | 314.58 |
| 7521 CARPET CLEANING | 0.00 | 0.00 | 0.00 | 2,400.00 | 287.00 | 2,113.00 |
| 7522 LAUNDRY EQUIPMENT | 150.00 | 0.00 | 150.00 | 1,800.00 | 353.49 | 1,446.51 |
| 7526 PEST CONTROL | 58.00 | 0.00 | 58.00 | 696.00 | 1,246.00 | (550.00) |
| TOTAL GROUNDS MAINTENANCE | 258.00 | 0.00 | 258.00 | 5,496.00 | 2,171.91 | 3,324.09 |
| 7615 ASPHALT REPAIRS | 0.00 | 0.00 | 0.00 | 600.00 | 0.00 | 600.00 |
| 7625 ICEMELT & SAND | 60.00 | 360.72 | (300.72) | 120.00 | 2,270.72 | (2,150.72) |
| 7630 SNOW REMOVAL | 800.00 | 0.00 | 800.00 | 5,000.00 | 435.00 | 4,565.00 |
| TOTAL SNOW/ROAD MAINT | 860.00 | 360.72 | 499.28 | 5,720.00 | 2,705.72 | 3,014.28 |

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|-------------------------------|------------------|-----------------|-----------------|-------------------|-------------------|------------------|
| 7710 SECURITY SERVICE | 20.00 | 0.00 | 20.00 | 240.00 | 0.00 | 240.00 |
| 7717 TELEPHONE | 166.00 | 119.03 | 46.97 | 1,992.00 | 2,759.17 | (767.17) |
| 7718 CABLE | 120.00 | 118.85 | 1.15 | 1,440.00 | 2,077.63 | (637.63) |
| 7721 UNIT 104 | 700.00 | 0.00 | 700.00 | 8,400.00 | 2,800.00 | 5,600.00 |
| 7722 UNIT 210 | 50.00 | 0.00 | 50.00 | 600.00 | 0.00 | 600.00 |
| TOTAL OTHER EXPENSES | 1,056.00 | 237.88 | 818.12 | 12,672.00 | 7,636.80 | 5,035.20 |
| 7827 HEALTH CLUB | 25.00 | 0.00 | 25.00 | 300.00 | 0.00 | 300.00 |
| TOTAL REC/FACILITY EXP | 25.00 | 0.00 | 25.00 | 300.00 | 0.00 | 300.00 |
| TOTAL EXPENSES | 13,541.00 | 6,940.47 | 6,600.53 | 173,123.00 | 159,328.54 | 13,794.46 |
| NET PROFIT/LOSS | 937.00 | 7,182.04 | 6,245.04 | 614.00 | 11,809.86 | 11,195.86 |

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|--------------------------------|-----------------|-----------------|----------------|------------------|-------------------|-------------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVES | 2,566.00 | 2,566.00 | 0.00 | 30,792.00 | 30,792.00 | 0.00 |
| 9346 UNIT 210 | 0.00 | 0.00 | 0.00 | 0.00 | 105,902.60 | 105,902.60 |
| 9350 INTEREST INCOME | 2.00 | 16.73 | 14.73 | 24.00 | 135.28 | 111.28 |
| TOTAL REVENUE | 2,568.00 | 2,582.73 | 14.73 | 30,816.00 | 136,829.88 | 106,013.88 |
| 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 |
| 9557 SECURITY UPGRADES | 0.00 | 0.00 | 0.00 | 0.00 | 1,437.53 | (1,437.53) |
| 9558 ELECTRICAL | 0.00 | 0.00 | 0.00 | 6,000.00 | 0.00 | 6,000.00 |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 12,600.00 | 1,437.53 | 11,162.47 |
| EXCESS/LOSS OF RESERVES | 2,568.00 | 2,582.73 | 14.73 | 18,216.00 | 135,392.35 | 117,176.35 |