

## 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/>
<b>TOTAL CASH</b>		157,518.44

1110 DUES RECEIVABLE	8,440.87	
1130 DUE FROM OPERATING	43,000.00	
		<hr/>
<b>TOTAL RECEIVABLES</b>		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/>
<b>TOTAL FIXED ASSETS</b>		377,587.33

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

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	4,024.18	
2190 DUE TO RESERVES	43,000.00	
		<hr/>
<b>TOTAL LIABILITIES</b>		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/>
<b>TOTAL EQUITY</b>		539,522.46

<b>TOT LIABILITY AND EQUITY</b>		<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
<b>INCOME</b>						
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
<b>TOTAL INCOME</b>	<b>14,478.00</b>	<b>14,122.51</b>	<b>(355.49)</b>	<b>173,737.00</b>	<b>171,138.40</b>	<b>(2,598.60)</b>
<b>EXPENSES</b>						
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)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,520.00</b>	<b>2,428.53</b>	<b>(908.53)</b>	<b>18,760.00</b>	<b>21,839.66</b>	<b>(3,079.66)</b>
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
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>750.00</b>	<b>1,211.49</b>	<b>(461.49)</b>	<b>39,200.00</b>	<b>33,019.67</b>	<b>6,180.33</b>
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

CENTRE POINTE STATION CONDOS

Budget Comparison Report  
AS OF DECEMBER 31, 2017  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CJRR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
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
<b>TOTAL BUILDING MAINT</b>	<b>3,353.00</b>	<b>1,350.38</b>	<b>2,002.62</b>	<b>35,320.00</b>	<b>37,263.51</b>	<b>(1,943.51)</b>
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)
<b>TOTAL UTILITIES</b>	<b>5,719.00</b>	<b>1,276.47</b>	<b>4,442.53</b>	<b>50,435.00</b>	<b>49,207.19</b>	<b>1,227.81</b>
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
<b>TOTAL LANDSCAPE MAINT</b>	<b>0.00</b>	<b>75.00</b>	<b>(75.00)</b>	<b>5,220.00</b>	<b>5,484.08</b>	<b>(264.08)</b>
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)
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>258.00</b>	<b>0.00</b>	<b>258.00</b>	<b>5,496.00</b>	<b>2,171.91</b>	<b>3,324.09</b>
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
<b>TOTAL SNOW/ROAD MAINT</b>	<b>860.00</b>	<b>360.72</b>	<b>499.28</b>	<b>5,720.00</b>	<b>2,705.72</b>	<b>3,014.28</b>

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
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
<b>TOTAL OTHER EXPENSES</b>	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
<b>TOTAL REC/FACILITY EXP</b>	25.00	0.00	25.00	300.00	0.00	300.00
<b>TOTAL EXPENSES</b>	13,541.00	6,940.47	6,600.53	173,123.00	159,328.54	13,794.46
<b>NET PROFIT/LOSS</b>	937.00	7,182.04	6,245.04	614.00	11,809.86	11,195.86

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
<b>RESERVE REVENUE</b>						
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
<b>TOTAL REVENUE</b>	<b>2,568.00</b>	<b>2,582.73</b>	<b>14.73</b>	<b>30,816.00</b>	<b>136,829.88</b>	<b>106,013.88</b>
<b>EXPENSE</b>						
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
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,600.00</b>	<b>1,437.53</b>	<b>11,162.47</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>2,568.00</b>	<b>2,582.73</b>	<b>14.73</b>	<b>18,216.00</b>	<b>135,392.35</b>	<b>117,176.35</b>