

CENTRE POINTE STATION CONDOS

AS OF DECEMBER 31, 2019

ASSETS

CASH

1012 CASH-US BANK	18,819.66	
1031 RES-US BANK	181,409.41	
TOTAL CASH		<u>200,229.07</u>

1110 DUES RECEIVABLE	472.94	
1130 DUE FROM OPERATING	28,000.00	
TOTAL RECEIVABLES		<u>28,472.94</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>606,289.34</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,196.43	
2190 DUE TO RESERVES	28,000.00	
TOTAL LIABILITIES		<u>34,196.43</u>

EQUITY

2930 WORKING CAPITAL	13,053.43	
2935 RETAINED EARNINGS	300,128.03	
2940 CURRENT EARNINGS	19,199.51	
2941 CURRENT EARNINGS	(19,199.51)	
2950 RESERVE FUND-PRIOR	214,574.02	
2955 RESERVE FUND-CURRENT	12,278.71	
2960 OPERATING FUND-PRIOR	25,137.92	
2965 OPERATING FD-CURRENT	6,920.80	
TOTAL EQUITY		<u>572,092.91</u>

TOT LIABILITY AND EQUITY		<u><u>606,289.34</u></u>
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CENTRE POINTE STATION CONDOS
Budget Comparison Report
AS OF DECEMBER 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	\$178,308.00	\$178,308.00	\$0.00
5210 LATE FEE CHARGE	40.00	22.54	(17.46)	480.00	246.57	(233.43)
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)	2,400.00	713.00	(1,687.00)
5240 CAPITALIZATION	10.00	8.00	(2.00)	120.00	367.56	247.56
5245 INTEREST INCOME	1.00	0.19	(0.81)	12.00	3.49	(8.51)
5250 LAUNDRY INCOME	650.00	787.25	137.25	7,800.00	7,846.01	46.01
5252 VERIZON LEASE	958.00	958.32	0.32	11,496.00	11,499.84	3.84
5255 MISC INCOME	10.00	150.00	140.00	120.00	525.00	405.00
5261 #104 MAINT FEE	(223.00)	(226.00)	(3.00)	(2,676.00)	(2,712.00)	(36.00)
5450 TRANSFERS TO RESERVE	(2,850.00)	(2,850.00)	0.00	(34,200.00)	(34,200.00)	0.00
TOTAL INCOME	13,655.00	13,709.30	54.30	163,860.00	162,617.47	(1,242.53)
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	84.00	216.00
7045 LEGAL COLLECTIONS	350.00	0.00	350.00	4,200.00	713.00	3,487.00
7055 AUDIT FEES	0.00	0.00	0.00	400.00	400.00	0.00
7060 PRINTING & COPYING	50.00	689.37	(639.37)	600.00	1,049.73	(449.73)
7062 POSTAGE	35.00	22.50	12.50	420.00	327.44	92.56
7075 LICENSE, PERMITS, DUES	100.00	0.00	100.00	1,200.00	872.00	328.00
7085 ANNUAL MEETING	0.00	0.00	0.00	120.00	44.37	75.63
7090 MISC ADMINISTRATIVE	75.00	148.00	(73.00)	900.00	1,176.00	(276.00)
TOTAL ADMINISTRATIVE	1,735.00	1,959.87	(224.87)	21,340.00	17,866.54	3,473.46
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	300.00	1,090.34	(790.34)	1,200.00	1,090.34	109.66
7130 INSURANCE	0.00	0.00	0.00	32,000.00	28,976.00	3,024.00
7131 WORKERS COMP	450.00	0.00	450.00	1,800.00	1,124.00	676.00
TOTAL TAXES & INSURANCE	750.00	1,090.34	(340.34)	38,650.00	33,825.30	4,824.70
7230 BLDG & FACILITY RPR	250.00	525.03	(275.03)	3,000.00	5,375.24	(2,375.24)
7235 PAINTING INTERIOR	0.00	0.00	0.00	300.00	0.00	300.00
7240 LIGHTING SUPPLIES	25.00	0.00	25.00	300.00	562.95	(262.95)
7250 LIGHT MAINTENANCE	75.00	0.00	75.00	900.00	0.00	900.00
7265 ELEVATOR CONTRACT	376.00	384.38	(8.38)	4,512.00	4,541.60	(29.60)

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WESTERN STATES PROPERTY SERVICES, INC.**

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7266 ELEVATOR REPAIRS	25.00	0.00	25.00	300.00	0.00	300.00
7267 FIRE ALARM MONITOR	134.00	0.00	134.00	1,600.00	1,523.38	76.62
7275 BOILER REPAIR	267.00	0.00	267.00	3,204.00	444.88	2,759.12
7280 PLBG & SEWER MAINT	75.00	204.25	(129.25)	900.00	873.25	26.75
7284 ELECTRICAL REPAIRS	20.00	0.00	20.00	240.00	0.00	240.00
7290 INTERNET FEES	0.00	89.00	(89.00)	0.00	712.00	(712.00)
7295 ON SITE MGMT	1,625.00	1,600.00	25.00	14,000.00	14,200.00	(200.00)
TOTAL BUILDING MAINT	2,872.00	2,802.66	69.34	29,256.00	28,233.30	1,022.70
7320 GAS/ELECTRIC	0.00	0.00	0.00	0.00	1,801.08	(1,801.08)
7321 GAS	1,900.00	1,355.97	544.03	16,000.00	18,611.39	(2,611.39)
7322 ELECTRIC	834.00	739.45	94.55	10,000.00	8,572.53	1,427.47
7370 WATER/SEWER	1,200.00	1,410.70	(210.70)	18,000.00	17,773.81	226.19
7376 STORM SEWER	1,030.00	0.00	1,030.00	2,060.00	2,263.34	(203.34)
7380 TRASH REMOVAL	434.00	489.37	(55.37)	5,200.00	5,287.05	(87.05)
TOTAL UTILITIES	5,398.00	3,995.49	1,402.51	51,260.00	54,309.20	(3,049.20)
7410 LANDSCAPE MAINT	0.00	83.75	(83.75)	1,200.00	804.00	396.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	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	0.00	0.00	240.00	163.50	76.50
TOTAL LANDSCAPE MAINT	0.00	83.75	(83.75)	4,800.00	3,657.13	1,142.87
7520 JANITORIAL	25.00	0.00	25.00	300.00	135.49	164.51
7521 CARPET CLEANING	0.00	500.00	(500.00)	2,400.00	500.00	1,900.00
7522 LAUNDRY EQUIPMENT	75.00	702.03	(627.03)	900.00	1,736.96	(836.96)
7526 PEST CONTROL	58.00	0.00	58.00	696.00	1,038.00	(342.00)
TOTAL GROUNDS MAINTENAN	158.00	1,202.03	(1,044.03)	4,296.00	3,410.45	885.55
7615 ASPHALT REPAIRS	0.00	0.00	0.00	600.00	0.00	600.00
7625 ICEMELT & SAND	60.00	0.00	60.00	120.00	0.00	120.00
7630 SNOW REMOVAL	800.00	0.00	800.00	5,000.00	5,140.00	(140.00)
TOTAL SNOW/ROAD MAINT	860.00	0.00	860.00	5,720.00	5,140.00	580.00
7710 SECURITY SERVICE	20.00	0.00	20.00	240.00	125.00	115.00
7712 BUILDING DOOR LOCKS	0.00	(50.00)	50.00	0.00	(200.00)	200.00
7717 TELEPHONE	250.00	328.32	(78.32)	3,000.00	2,717.14	282.86
7718 CABLE	200.00	108.77	91.23	2,400.00	1,811.70	588.30
7719 WASHING MACHINES	0.00	0.00	0.00	0.00	530.00	(530.00)
7721 UNIT 104	0.00	0.00	0.00	0.00	627.49	(627.49)

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TOTAL OTHER EXPENSES						
7825 SPA REPAIRS	470.00	387.09	82.91	5,640.00	5,611.33	28.67
7827 HEALTH CLUB	0.00	0.00	0.00	0.00	229.68	(229.68)
	50.00	0.00	50.00	600.00	3,413.74	(2,813.74)
TOTAL REC/FACILITY EXP	50.00	0.00	50.00	600.00	3,643.42	(3,043.42)
TOTAL EXPENSES	12,293.00	11,521.23	771.77	161,562.00	155,696.67	5,865.33
NET PROFIT/LOSS	1,362.00	2,188.07	826.07	2,298.00	6,920.80	4,622.80

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	2,850.00	2,850.00	0.00	34,200.00	34,200.00	0.00
9350 INTEREST INCOME	55.00	30.62	(24.38)	650.00	919.86	269.86
TOTAL REVENUE	2,905.00	2,880.62	(24.38)	34,850.00	35,119.86	269.86
EXPENSE						
9516 ENTRY DOORS	0.00	0.00	0.00	7,200.00	0.00	7,200.00
9519 CARPET	0.00	0.00	0.00	0.00	16,843.92	(16,843.92)
9557 SECURITY UPGRADES	0.00	0.00	0.00	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	0.00	0.00	11,600.00	22,841.15	(11,241.15)
EXCESS/LOSS OF RESERVES	2,905.00	2,880.62	(24.38)	23,250.00	12,278.71	(10,971.29)