

## CENTRE POINTE STATION CONDOS

AS OF FEBRUARY 28, 2018

<b>ASSETS</b>		
<b>CASH</b>		
1012 CASH-US BANK	30,250.57	
1031 RES-US BANK	124,901.14	
<b>TOTAL CASH</b>		155,151.71
1110 DUES RECEIVABLE	8,846.72	
1130 DUE FROM OPERATING	43,000.00	
<b>TOTAL RECEIVABLES</b>		51,846.72
<b>FIXED ASSETS</b>		
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)	
<b>TOTAL FIXED ASSETS</b>		377,587.33
<b>TOTAL ASSETS</b>		584,585.76
<b>LIABILITIES &amp; EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	8,489.58	
2120 PAYROLL TAX PAYABLE	(156.82)	
2190 DUE TO RESERVES	43,000.00	
<b>TOTAL LIABILITIES</b>		51,332.76
<b>EQUITY</b>		
2930 WORKING CAPITAL	13,053.43	
2935 RETAINED EARNINGS	300,128.03	
2940 CURRENT EARNINGS	(6,269.46)	
2941 CURRENT EARNINGS	6,269.46	
2950 RESERVE FUND-PRIOR	193,185.08	
2955 RESERVE FUND-CURRENT	(7,840.62)	
2960 OPERATING FUND-PRIOR	33,155.92	
2965 OPERATING FD-CURRENT	1,571.16	
<b>TOTAL EQUITY</b>		533,253.00
<b>TOT LIABILITY AND EQUITY</b>		584,585.76

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$14,859.00	\$14,859.00	\$0.00	\$29,718.00	\$29,718.00	\$0.00
5210 LATE FEE CHARGE	38.00	73.06	35.06	76.00	73.06	(2.94)
5220 COLLECTION COST REC	350.00	243.00	(107.00)	700.00	534.00	(166.00)
5240 CAPITALIZATION	75.00	59.00	(16.00)	150.00	59.00	(91.00)
5245 INTEREST INCOME	0.00	0.94	0.94	1.00	1.85	0.85
5250 LAUNDRY INCOME	600.00	807.25	207.25	1,200.00	1,480.11	280.11
5252 VERIZON LEASE	958.00	958.32	0.32	1,916.00	1,916.64	0.64
5255 MISC INCOME	10.00	0.00	(10.00)	20.00	75.00	55.00
5261 #104 MAINT FEE	(223.00)	(226.00)	(3.00)	(446.00)	(452.00)	(6.00)
5450 TRANSFERS TO RESERVE	(2,850.00)	(2,850.00)	0.00	(5,700.00)	(5,700.00)	0.00
<b>TOTAL INCOME</b>	<b>13,817.00</b>	<b>13,924.57</b>	<b>107.57</b>	<b>27,635.00</b>	<b>27,705.66</b>	<b>70.66</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	2,200.00	2,200.00	0.00
7040 LEGAL FEES	25.00	0.00	25.00	50.00	0.00	50.00
7045 LEGAL COLLECTIONS	350.00	324.00	26.00	700.00	534.00	166.00
7060 PRINTING & COPYING	35.00	6.80	28.20	70.00	406.13	(336.13)
7062 POSTAGE	25.00	35.68	(10.68)	50.00	66.19	(16.19)
7075 LICENSE,PERMITS,DUES	100.00	0.00	100.00	200.00	0.00	200.00
7085 ANNUAL MEETING	0.00	0.00	0.00	120.00	0.00	120.00
7090 MISC ADMINISTRATIVE	75.00	83.00	(8.00)	150.00	246.00	(96.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,710.00</b>	<b>1,549.48</b>	<b>160.52</b>	<b>3,540.00</b>	<b>3,452.32</b>	<b>87.68</b>
7121 PROPERTY TAXES	600.00	651.01	(51.01)	600.00	651.01	(51.01)
7130 INSURANCE	9,350.00	4,308.06	5,041.94	9,350.00	4,308.06	5,041.94
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>9,950.00</b>	<b>4,959.07</b>	<b>4,990.93</b>	<b>9,950.00</b>	<b>4,959.07</b>	<b>4,990.93</b>
7230 BLDG & FACILITY RPR	250.00	1,484.34	(1,234.34)	500.00	1,601.10	(1,101.10)
7235 PAINTING INTERIOR	0.00	123.25	(123.25)	0.00	123.25	(123.25)
7240 LIGHTING SUPPLIES	60.00	0.00	60.00	120.00	0.00	120.00
7250 LIGHT MAINTENANCE	100.00	0.00	100.00	200.00	0.00	200.00
7265 ELEVATOR CONTRACT	350.00	360.72	(10.72)	700.00	721.44	(21.44)
7266 ELEVATOR REPAIRS	33.00	0.00	33.00	66.00	0.00	66.00
7267 FIRE ALARM MONITOR	200.00	0.00	200.00	400.00	330.00	70.00

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7275 BOILER REPAIR	267.00	221.76	45.24	534.00	221.76	312.24
7280 PLBG & SEWER MAINT	100.00	122.50	(22.50)	200.00	122.50	77.50
7284 ELECTRICAL REPAIRS	33.00	0.00	33.00	66.00	0.00	66.00
7290 INTERNET FEES	10.00	0.00	10.00	20.00	0.00	20.00
7295 ON SITE MGMT	1,125.00	1,600.00	(475.00)	2,250.00	2,700.00	(450.00)
<b>TOTAL BUILDING MAINT</b>	<b>2,528.00</b>	<b>3,912.57</b>	<b>(1,384.57)</b>	<b>5,056.00</b>	<b>5,820.05</b>	<b>(764.05)</b>
7321 GAS	4,000.00	1,938.08	2,061.92	8,000.00	3,276.13	4,723.87
7322 ELECTRIC	1,300.00	1,902.23	(602.23)	2,700.00	1,951.07	748.93
7370 WATER/SEWER	1,200.00	1,435.83	(235.83)	2,400.00	2,740.13	(340.13)
7380 TRASH REMOVAL	433.00	395.00	38.00	866.00	790.00	76.00
<b>TOTAL UTILITIES</b>	<b>6,933.00</b>	<b>5,671.14</b>	<b>1,261.86</b>	<b>13,966.00</b>	<b>8,757.33</b>	<b>5,208.67</b>
7410 LANDSCAPE MAINT	0.00	83.75	(83.75)	0.00	143.75	(143.75)
<b>TOTAL LANDSCAPE MAINT</b>	<b>0.00</b>	<b>83.75</b>	<b>(83.75)</b>	<b>0.00</b>	<b>143.75</b>	<b>(143.75)</b>
7520 JANITORIAL	50.00	0.00	50.00	100.00	0.00	100.00
7522 LAUNDRY EQUIPMENT	75.00	200.65	(125.65)	150.00	200.65	(50.65)
7526 PEST CONTROL	58.00	58.00	0.00	116.00	116.00	0.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>183.00</b>	<b>258.65</b>	<b>(75.65)</b>	<b>366.00</b>	<b>316.65</b>	<b>49.35</b>
7625 ICEMELT & SAND	0.00	0.00	0.00	60.00	0.00	60.00
7630 SNOW REMOVAL	1,500.00	1,420.00	80.00	3,300.00	1,420.00	1,880.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>1,500.00</b>	<b>1,420.00</b>	<b>80.00</b>	<b>3,360.00</b>	<b>1,420.00</b>	<b>1,940.00</b>
7710 SECURITY SERVICE	20.00	0.00	20.00	40.00	352.65	(312.65)
7717 TELEPHONE	250.00	296.48	(46.48)	500.00	615.83	(115.83)
7718 CABLE	150.00	207.85	(57.85)	300.00	296.85	3.15
<b>TOTAL OTHER EXPENSES</b>	<b>420.00</b>	<b>504.33</b>	<b>(84.33)</b>	<b>840.00</b>	<b>1,265.33</b>	<b>(425.33)</b>
7827 HEALTH CLUB	25.00	0.00	25.00	50.00	0.00	50.00
<b>TOTAL REC/FACILITY EXP</b>	<b>25.00</b>	<b>0.00</b>	<b>25.00</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>
<b>TOTAL EXPENSES</b>	<b>23,249.00</b>	<b>18,358.99</b>	<b>4,890.01</b>	<b>37,128.00</b>	<b>26,134.50</b>	<b>10,993.50</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>NET PROFIT/LOSS</b>	(9,432.00)	(4,434.42)	4,997.58	(9,493.00)	1,571.16	11,064.16

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	2,850.00	2,850.00	0.00	5,700.00	5,700.00	0.00
9350 INTEREST INCOME	8.00	14.47	6.47	16.00	31.38	15.38
<b>TOTAL REVENUE</b>	<b>2,858.00</b>	<b>2,864.47</b>	<b>6.47</b>	<b>5,716.00</b>	<b>5,731.38</b>	<b>15.38</b>
<b>EXPENSE</b>						
9559 BOILER	0.00	13,572.00	(13,572.00)	0.00	13,572.00	(13,572.00)
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>13,572.00</b>	<b>(13,572.00)</b>	<b>0.00</b>	<b>13,572.00</b>	<b>(13,572.00)</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>2,858.00</b>	<b>(10,707.53)</b>	<b>(13,565.53)</b>	<b>5,716.00</b>	<b>(7,840.62)</b>	<b>(13,556.62)</b>