

## CENTRE POINTE STATION CONDOS

AS OF FEBRUARY 29, 2020

## ASSETS

## CASH

1012 CASH-US BANK	16,755.13	
1031 RES-US BANK	187,164.17	

<b>TOTAL CASH</b>		<u>203,919.30</u>
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1110 DUES RECEIVABLE	302.59	
1130 DUE FROM OPERATING	28,000.00	

<b>TOTAL RECEIVABLES</b>		<u>28,302.59</u>
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## 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)	

<b>TOTAL FIXED ASSETS</b>		<u>377,587.33</u>
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<b>TOTAL ASSETS</b>		<u><u>609,809.22</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,039.73	
2120 PAYROLL TAX PAYABLE	(116.82)	
2190 DUE TO RESERVES	28,000.00	

<b>TOTAL LIABILITIES</b>		<u>36,922.91</u>
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## EQUITY

2930 WORKING CAPITAL	13,053.43	
2935 RETAINED EARNINGS	300,128.03	
2940 CURRENT EARNINGS	793.40	
2941 CURRENT EARNINGS	(793.40)	
2950 RESERVE FUND-PRIOR	226,852.73	
2955 RESERVE FUND-CURRENT	5,754.76	
2960 OPERATING FUND-PRIOR	32,058.72	
2965 OPERATING FD-CURRENT	(4,961.36)	

<b>TOTAL EQUITY</b>		<u>572,886.31</u>
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<b>TOT LIABILITY AND EQUITY</b>		<u><u>609,809.22</u></u>
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Budget Comparison Report  
AS OF FEBRUARY 29, 2020  
PREPARED BY  
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	30.00	14.22	(15.78)	60.00	14.22	(45.78)
5220 COLLECTION COST REC	100.00	0.00	(100.00)	200.00	81.00	(119.00)
5240 CAPITALIZATION	30.00	0.00	(30.00)	60.00	0.00	(60.00)
5245 INTEREST INCOME	0.50	0.18	(0.32)	1.00	0.35	(0.65)
5250 LAUNDRY INCOME	650.00	615.00	(35.00)	1,300.00	1,446.85	146.85
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	50.00	30.00
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>13,564.50</b>	<b>13,370.72</b>	<b>(193.78)</b>	<b>27,129.00</b>	<b>27,075.06</b>	<b>(53.94)</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	200.00	81.00	119.00	400.00	81.00	319.00
7060 PRINTING & COPYING	50.00	677.16	(627.16)	100.00	682.46	(582.46)
7062 POSTAGE	35.00	33.00	2.00	70.00	62.87	7.13
7075 LICENSE, PERMITS, DUES	100.00	75.00	25.00	200.00	75.00	125.00
7085 ANNUAL MEETING	0.00	0.00	0.00	120.00	31.85	88.15
7090 MISC ADMINISTRATIVE	100.00	92.00	8.00	200.00	224.00	(24.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,610.00</b>	<b>2,058.16</b>	<b>(448.16)</b>	<b>3,340.00</b>	<b>3,357.18</b>	<b>(17.18)</b>
7121 PROPERTY TAXES	650.00	787.51	(137.51)	650.00	787.51	(137.51)
7130 INSURANCE	9,350.00	4,773.18	4,576.82	9,350.00	7,159.77	2,190.23
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>10,000.00</b>	<b>5,560.69</b>	<b>4,439.31</b>	<b>10,000.00</b>	<b>7,947.28</b>	<b>2,052.72</b>
7230 BLDG & FACILITY RPR	500.00	1,416.48	(916.48)	1,000.00	1,435.42	(435.42)
7240 LIGHTING SUPPLIES	50.00	0.00	50.00	100.00	0.00	100.00
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	100.00	0.00	100.00
7265 ELEVATOR CONTRACT	376.00	384.38	(8.38)	752.00	768.76	(16.76)
7267 FIRE ALARM MONITOR	133.00	0.00	133.00	266.00	339.72	(73.72)
7275 BOILER REPAIR	50.00	0.00	50.00	100.00	2,240.00	(2,140.00)
7280 PLBG & SEWER MAINT	75.00	300.00	(225.00)	150.00	1,674.50	(1,524.50)
7284 ELECTRICAL REPAIRS	10.00	0.00	10.00	20.00	0.00	20.00
7295 ON SITE MGMT	1,125.00	1,100.00	25.00	2,250.00	2,200.00	50.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>TOTAL BUILDING MAINT</b>	2,369.00	3,200.86	(831.86)	4,738.00	8,658.40	(3,920.40)
7320 GAS/ELECTRIC	0.00	795.71	(795.71)	0.00	1,622.83	(1,622.83)
7321 GAS	4,500.00	2,045.95	2,454.05	9,000.00	3,816.33	5,183.67
7322 ELECTRIC	833.00	0.00	833.00	1,666.00	0.00	1,666.00
7370 WATER/SEWER	1,000.00	1,450.04	(450.04)	2,000.00	2,865.94	(865.94)
7380 TRASH REMOVAL	433.00	489.37	(56.37)	866.00	978.74	(112.74)
<b>TOTAL UTILITIES</b>	6,766.00	4,781.07	1,984.93	13,532.00	9,283.84	4,248.16
7410 LANDSCAPE MAINT	75.00	88.75	(13.75)	150.00	155.75	(5.75)
<b>TOTAL LANDSCAPE MAINT</b>	75.00	88.75	(13.75)	150.00	155.75	(5.75)
7520 JANITORIAL	25.00	0.00	25.00	50.00	0.00	50.00
7521 CARPET CLEANING	0.00	1,175.00	(1,175.00)	0.00	1,175.00	(1,175.00)
7522 LAUNDRY EQUIPMENT	150.00	201.68	(51.68)	300.00	201.68	98.32
7526 PEST CONTROL	60.00	70.00	(10.00)	120.00	128.00	(8.00)
<b>TOTAL GROUNDS MAINTENAN</b>	235.00	1,446.68	(1,211.68)	470.00	1,504.68	(1,034.68)
7625 ICEMELT & SAND	0.00	0.00	0.00	60.00	0.00	60.00
7630 SNOW REMOVAL	1,600.00	0.00	1,600.00	3,400.00	0.00	3,400.00
<b>TOTAL SNOW/ROAD MAINT</b>	1,600.00	0.00	1,600.00	3,460.00	0.00	3,460.00
7710 SECURITY SERVICE	20.00	0.00	20.00	40.00	0.00	40.00
7712 BUILDING DOOR LOCKS	0.00	(50.00)	50.00	0.00	(50.00)	50.00
7717 TELEPHONE	210.00	255.40	(45.40)	420.00	653.07	(233.07)
7718 CABLE	170.00	114.09	55.91	340.00	226.80	113.20
7719 WASHING MACHINES	0.00	0.00	0.00	0.00	299.42	(299.42)
<b>TOTAL OTHER EXPENSES</b>	400.00	319.49	80.51	800.00	1,129.29	(329.29)
7827 HEALTH CLUB	50.00	0.00	50.00	100.00	0.00	100.00
<b>TOTAL REC/FACILITY EXP</b>	50.00	0.00	50.00	100.00	0.00	100.00
<b>TOTAL EXPENSES</b>	23,105.00	17,455.70	5,649.30	36,590.00	32,036.42	4,553.58
<b>NET PROFIT/LOSS</b>	(9,540.50)	(4,084.98)	5,455.52	(9,461.00)	(4,961.36)	4,499.64

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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	75.00	24.03	(50.97)	150.00	54.76	(95.24)
<b>TOTAL REVENUE</b>	2,925.00	2,874.03	(50.97)	5,850.00	5,754.76	(95.24)
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	2,925.00	2,874.03	(50.97)	5,850.00	5,754.76	(95.24)