

## CENTRE POINTE STATION CONDOS

AS OF MARCH 31, 2018

## ASSETS

## CASH

|                   |            |
|-------------------|------------|
| 1012 CASH-US BANK | 34,640.11  |
| 1031 RES-US BANK  | 127,767.28 |

|                   |  |                   |
|-------------------|--|-------------------|
| <b>TOTAL CASH</b> |  | <u>162,407.39</u> |
|-------------------|--|-------------------|

|                         |           |
|-------------------------|-----------|
| 1110 DUES RECEIVABLE    | 7,641.17  |
| 1130 DUE FROM OPERATING | 43,000.00 |

|                          |  |                  |
|--------------------------|--|------------------|
| <b>TOTAL RECEIVABLES</b> |  | <u>50,641.17</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) |

|                           |  |                   |
|---------------------------|--|-------------------|
| <b>TOTAL FIXED ASSETS</b> |  | <u>377,587.33</u> |
|---------------------------|--|-------------------|

|                     |  |                          |
|---------------------|--|--------------------------|
| <b>TOTAL ASSETS</b> |  | <u><u>590,635.89</u></u> |
|---------------------|--|--------------------------|

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

|                          |           |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 9,501.94  |
| 2120 PAYROLL TAX PAYABLE | (266.25)  |
| 2190 DUE TO RESERVES     | 43,000.00 |

|                          |  |                  |
|--------------------------|--|------------------|
| <b>TOTAL LIABILITIES</b> |  | <u>52,235.69</u> |
|--------------------------|--|------------------|

## EQUITY

|                           |            |
|---------------------------|------------|
| 2930 WORKING CAPITAL      | 13,053.43  |
| 2935 RETAINED EARNINGS    | 300,128.03 |
| 2940 CURRENT EARNINGS     | (1,122.26) |
| 2941 CURRENT EARNINGS     | 1,122.26   |
| 2950 RESERVE FUND-PRIOR   | 193,185.08 |
| 2955 RESERVE FUND-CURRENT | (4,974.48) |
| 2960 OPERATING FUND-PRIOR | 33,155.92  |
| 2965 OPERATING FD-CURRENT | 3,852.22   |

|                     |  |                   |
|---------------------|--|-------------------|
| <b>TOTAL EQUITY</b> |  | <u>538,400.20</u> |
|---------------------|--|-------------------|

|                                 |  |                          |
|---------------------------------|--|--------------------------|
| <b>TOT LIABILITY AND EQUITY</b> |  | <u><u>590,635.89</u></u> |
|---------------------------------|--|--------------------------|

CENTRE POINTE STATION CONDOS

Budget Comparison Report  
AS OF MARCH 31, 2018

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          | \$44,577.00      | \$44,577.00      | \$0.00          |
| 5210 LATE FEE CHARGE               | 38.00            | 58.04            | 20.04           | 114.00           | 131.10           | 17.10           |
| 5220 COLLECTION COST REC           | 350.00           | 282.00           | (68.00)         | 1,050.00         | 816.00           | (234.00)        |
| 5240 CAPITALIZATION                | 75.00            | 0.00             | (75.00)         | 225.00           | 59.00            | (166.00)        |
| 5245 INTEREST INCOME               | 0.00             | 0.93             | 0.93            | 1.00             | 2.78             | 1.78            |
| 5250 LAUNDRY INCOME                | 600.00           | 840.25           | 240.25          | 1,800.00         | 2,320.36         | 520.36          |
| 5252 VERIZON LEASE                 | 958.00           | 958.32           | 0.32            | 2,874.00         | 2,874.96         | 0.96            |
| 5255 MISC INCOME                   | 10.00            | 40.00            | 30.00           | 30.00            | 115.00           | 85.00           |
| 5261 #104 MAINT FEE                | (223.00)         | (226.00)         | (3.00)          | (669.00)         | (678.00)         | (9.00)          |
| 5450 TRANSFERS TO RESERVE          | (2,850.00)       | (2,850.00)       | 0.00            | (8,550.00)       | (8,550.00)       | 0.00            |
| <b>TOTAL INCOME</b>                | <b>13,817.00</b> | <b>13,962.54</b> | <b>145.54</b>   | <b>41,452.00</b> | <b>41,668.20</b> | <b>216.20</b>   |
| <b>EXPENSES</b>                    |                  |                  |                 |                  |                  |                 |
| 7030 MANAGEMENT FEES               | 1,100.00         | 1,100.00         | 0.00            | 3,300.00         | 3,300.00         | 0.00            |
| 7040 LEGAL FEES                    | 25.00            | 0.00             | (25.00)         | 75.00            | 0.00             | (75.00)         |
| 7045 LEGAL COLLECTIONS             | 350.00           | 201.00           | (149.00)        | 1,050.00         | 735.00           | (315.00)        |
| 7055 AUDIT FEES                    | 400.00           | 0.00             | (400.00)        | 400.00           | 0.00             | (400.00)        |
| 7060 PRINTING & COPYING            | 35.00            | 11.50            | (23.50)         | 105.00           | 417.63           | (312.63)        |
| 7062 POSTAGE                       | 25.00            | 30.52            | (5.52)          | 75.00            | 96.71            | (21.71)         |
| 7075 LICENSE, PERMITS, DUES        | 100.00           | 75.00            | (25.00)         | 300.00           | 75.00            | (225.00)        |
| 7085 ANNUAL MEETING                | 0.00             | 0.00             | 0.00            | 120.00           | 0.00             | (120.00)        |
| 7090 MISC. ADMINISTRATIVE          | 75.00            | 83.00            | (8.00)          | 225.00           | 329.00           | (104.00)        |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>2,110.00</b>  | <b>1,501.02</b>  | <b>608.98</b>   | <b>5,650.00</b>  | <b>4,953.34</b>  | <b>696.66</b>   |
| 7120 INCOME TAXES                  | 3,000.00         | 0.00             | (3,000.00)      | 3,000.00         | 0.00             | (3,000.00)      |
| 7121 PROPERTY TAXES                | 0.00             | 0.00             | 0.00            | 600.00           | 651.01           | (51.01)         |
| 7122 PAYROLL TAXES                 | 300.00           | 0.00             | (300.00)        | 300.00           | 0.00             | (300.00)        |
| 7130 INSURANCE                     | 0.00             | 0.00             | 0.00            | 9,350.00         | 4,308.06         | 5,041.94        |
| 7131 WORKERS COMP                  | 450.00           | 515.00           | (65.00)         | 450.00           | 515.00           | (65.00)         |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>3,750.00</b>  | <b>515.00</b>    | <b>3,235.00</b> | <b>13,700.00</b> | <b>5,474.07</b>  | <b>8,225.93</b> |
| 7230 BLDG & FACILITY RPR           | 250.00           | 150.07           | (99.93)         | 750.00           | 1,751.17         | (1,001.17)      |
| 7235 PAINTING INTERIOR             | 200.00           | 0.00             | (200.00)        | 200.00           | 123.25           | 76.75           |
| 7240 LIGHTING SUPPLIES             | 60.00            | 0.00             | (60.00)         | 180.00           | 0.00             | 180.00          |

CENTRE POINTE STATION CONDOS

Budget Comparison Report

AS OF MARCH 31, 2018

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

|                                  | BUDGET          | ACTUAL          | CURR. VARIANCE    | YTD BUDGET       | YTD ACTUAL       | YTD VARIANCE    |
|----------------------------------|-----------------|-----------------|-------------------|------------------|------------------|-----------------|
| 7250 LIGHT MAINTENANCE           | 100.00          | 0.00            | 100.00            | 300.00           | 0.00             | 300.00          |
| 7265 ELEVATOR CONTRACT           | 350.00          | 360.72          | (10.72)           | 1,050.00         | 1,082.16         | (32.16)         |
| 7266 ELEVATOR REPAIRS            | 33.00           | 0.00            | 33.00             | 99.00            | 0.00             | 99.00           |
| 7267 FIRE ALARM MONITOR          | 200.00          | 330.00          | (130.00)          | 600.00           | 660.00           | (60.00)         |
| 7275 BOILER REPAIR               | 267.00          | 231.66          | 35.34             | 801.00           | 453.42           | 347.58          |
| 7280 PLBG & SEWER MAINT          | 100.00          | 0.00            | 100.00            | 300.00           | 122.50           | 177.50          |
| 7284 ELECTRICAL REPAIRS          | 33.00           | 0.00            | 33.00             | 99.00            | 0.00             | 99.00           |
| 7290 INTERNET FEES               | 10.00           | 0.00            | 10.00             | 30.00            | 0.00             | 30.00           |
| 7295 ON SITE MGMT                | 1,125.00        | 1,100.00        | 25.00             | 3,375.00         | 3,800.00         | (425.00)        |
| <b>TOTAL BUILDING MAINT</b>      | <b>2,728.00</b> | <b>2,172.45</b> | <b>555.55</b>     | <b>7,784.00</b>  | <b>7,992.50</b>  | <b>(208.50)</b> |
| 7321 GAS                         | 1,800.00        | 4,272.73        | (2,472.73)        | 9,800.00         | 7,548.86         | 2,251.14        |
| 7322 ELECTRIC                    | 1,200.00        | 911.19          | 288.81            | 3,900.00         | 2,862.26         | 1,037.74        |
| 7370 WATER/SEWER                 | 1,200.00        | 1,375.19        | (175.19)          | 3,600.00         | 4,115.32         | (515.32)        |
| 7380 TRASH REMOVAL               | 433.00          | 395.00          | 38.00             | 1,299.00         | 1,185.00         | 114.00          |
| <b>TOTAL UTILITIES</b>           | <b>4,633.00</b> | <b>6,954.11</b> | <b>(2,321.11)</b> | <b>18,599.00</b> | <b>15,711.44</b> | <b>2,887.56</b> |
| 7410 LANDSCAPE MAINT             | 0.00            | 67.00           | (67.00)           | 0.00             | 210.75           | (210.75)        |
| <b>TOTAL LANDSCAPE MAINT</b>     | <b>0.00</b>     | <b>67.00</b>    | <b>(67.00)</b>    | <b>0.00</b>      | <b>210.75</b>    | <b>(210.75)</b> |
| 7520 JANITORIAL                  | 50.00           | 0.00            | 50.00             | 150.00           | 0.00             | 150.00          |
| 7521 CARPET CLEANING             | 1,200.00        | 0.00            | 1,200.00          | 1,200.00         | 0.00             | 1,200.00        |
| 7522 LAUNDRY EQUIPMENT           | 75.00           | 0.00            | 75.00             | 225.00           | 200.65           | 24.35           |
| 7526 PEST CONTROL                | 58.00           | 58.00           | 0.00              | 174.00           | 174.00           | 0.00            |
| <b>TOTAL GROUNDS MAINTENANCE</b> | <b>1,383.00</b> | <b>58.00</b>    | <b>1,325.00</b>   | <b>1,749.00</b>  | <b>374.65</b>    | <b>1,374.35</b> |
| 7625 ICEMELT & SAND              | 0.00            | 0.00            | 0.00              | 60.00            | 0.00             | 60.00           |
| 7630 SNOW REMOVAL                | 700.00          | 0.00            | 700.00            | 4,000.00         | 1,420.00         | 2,580.00        |
| <b>TOTAL SNOW/ROAD MAINT</b>     | <b>700.00</b>   | <b>0.00</b>     | <b>700.00</b>     | <b>4,060.00</b>  | <b>1,420.00</b>  | <b>2,640.00</b> |
| 7710 SECURITY SERVICE            | 20.00           | 0.00            | 20.00             | 60.00            | 352.65           | (292.65)        |
| 7717 TELEPHONE                   | 250.00          | 254.96          | (4.96)            | 750.00           | 870.79           | (120.79)        |
| 7718 CABLE                       | 150.00          | 158.94          | (8.94)            | 450.00           | 455.79           | (5.79)          |
| <b>TOTAL OTHER EXPENSES</b>      | <b>420.00</b>   | <b>413.90</b>   | <b>6.10</b>       | <b>1,260.00</b>  | <b>1,679.23</b>  | <b>(419.23)</b> |
| 7827 HEALTH CLUB                 | 25.00           | 0.00            | 25.00             | 75.00            | 0.00             | 75.00           |

CENTRE POINTE STATION CONDOS

Budget Comparison Report  
AS OF MARCH 31, 2018

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                               | BUDGET     | ACTUAL    | CURR. VARIANCE | YTD BUDGET  | YTD ACTUAL | YTD VARIANCE |
|-------------------------------|------------|-----------|----------------|-------------|------------|--------------|
| <b>TOTAL REC/FACILITY EXP</b> | 25.00      | 0.00      | 25.00          | 75.00       | 0.00       | 75.00        |
| <b>TOTAL EXPENSES</b>         | 15,749.00  | 11,681.48 | 4,067.52       | 52,877.00   | 37,815.98  | 15,061.02    |
| <b>NET PROFIT/LOSS</b>        | (1,932.00) | 2,281.06  | 4,213.06       | (11,425.00) | 3,852.22   | 15,277.22    |

CENTRE POINTE STATION CONDOS

Budget Comparison Report  
AS OF MARCH 31, 2018

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      | 2,850.00          | 2,850.00        | 0.00            | 8,550.00        | 8,550.00          | 0.00              |
| 9350 INTEREST INCOME           | 8.00              | 16.14           | 8.14            | 24.00           | 47.52             | 23.52             |
| <b>TOTAL REVENUE</b>           | <b>2,858.00</b>   | <b>2,866.14</b> | <b>8.14</b>     | <b>8,574.00</b> | <b>8,597.52</b>   | <b>23.52</b>      |
|                                |                   |                 |                 |                 |                   |                   |
| <b>EXPENSE</b>                 |                   |                 |                 |                 |                   |                   |
| 9558 ELECTRICAL                | 6,000.00          | 0.00            | 6,000.00        | 6,000.00        | 0.00              | 6,000.00          |
| 9559 BOILER                    | 0.00              | 0.00            | 0.00            | 0.00            | 13,572.00         | (13,572.00)       |
| <b>TOTAL EXPENSES</b>          | <b>6,000.00</b>   | <b>0.00</b>     | <b>6,000.00</b> | <b>6,000.00</b> | <b>13,572.00</b>  | <b>(7,572.00)</b> |
| <b>EXCESS/LOSS OF RESERVES</b> | <b>(3,142.00)</b> | <b>2,866.14</b> | <b>6,008.14</b> | <b>2,574.00</b> | <b>(4,974.48)</b> | <b>(7,548.48)</b> |