

## CENTRE POINTE STATION CONDOS

AS OF JUNE 30, 2020

## ASSETS

## CASH

1012 CASH-US BANK	1,787.49	
1031 RES-US BANK	198,578.77	
		<u>200,366.26</u>

## TOTAL CASH

1110 DUES RECEIVABLE	1,118.85	
1130 DUE FROM OPERATING	28,000.00	
		<u>29,118.85</u>

## TOTAL RECEIVABLES

## 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)	
		<u>377,587.33</u>

## TOTAL FIXED ASSETS

## TOTAL ASSETS

607,072.44

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,068.41	
2120 PAYROLL TAX PAYABLE	(541.76)	
2190 DUE TO RESERVES	28,000.00	
		<u>33,526.65</u>

## TOTAL LIABILITIES

## EQUITY

2930 WORKING CAPITAL	13,053.43	
2935 RETAINED EARNINGS	300,128.03	
2940 CURRENT EARNINGS	1,452.88	
2941 CURRENT EARNINGS	(1,452.88)	
2950 RESERVE FUND-PRIOR	226,852.73	
2955 RESERVE FUND-CURRENT	17,169.36	
2960 OPERATING FUND-PRIOR	32,058.72	
2965 OPERATING FD-CURRENT	(15,716.48)	
		<u>573,545.79</u>

## TOTAL EQUITY

## TOT LIABILITY AND EQUITY

607,072.44

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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	\$89,154.00	\$89,154.00	\$0.00
5210 LATE FEE CHARGE	30.00	30.30	0.30	180.00	44.52	(135.48)
5220 COLLECTION COST REC	100.00	0.00	(100.00)	600.00	81.00	(519.00)
5240 CAPITALIZATION	30.00	0.00	(30.00)	180.00	0.00	(180.00)
5245 INTEREST INCOME	0.50	0.10	(0.40)	3.00	0.91	(2.09)
5250 LAUNDRY INCOME	650.00	594.75	(55.25)	3,900.00	2,526.41	(1,373.59)
5252 VERIZON LEASE	958.00	958.32	0.32	5,748.00	5,749.92	1.92
5255 MISC INCOME	10.00	0.00	(10.00)	60.00	50.00	(10.00)
5261 /#104 MAINT FEE	(223.00)	(226.00)	(3.00)	(1,338.00)	(1,356.00)	(18.00)
5450 TRANSFERS TO RESERVE	(2,850.00)	(2,850.00)	0.00	(17,100.00)	(17,100.00)	0.00
<b>TOTAL INCOME</b>	<b>13,564.50</b>	<b>13,366.47</b>	<b>(198.03)</b>	<b>81,387.00</b>	<b>79,150.76</b>	<b>(2,236.24)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	6,600.00	6,600.00	0.00
7040 LEGAL FEES	25.00	0.00	25.00	150.00	0.00	150.00
7045 LEGAL COLLECTIONS	200.00	0.00	200.00	1,200.00	81.00	1,119.00
7055 AUDIT FEES	0.00	400.00	(400.00)	400.00	400.00	0.00
7060 PRINTING & COPYING	50.00	5.54	44.46	300.00	711.11	(411.11)
7062 POSTAGE	35.00	12.30	22.70	210.00	139.07	70.93
7075 LICENSE, PERMITS, DUES	100.00	0.00	100.00	600.00	75.00	525.00
7085 ANNUAL MEETING	0.00	0.00	0.00	120.00	31.85	88.15
7090 MISC ADMINISTRATIVE	100.00	116.45	(16.45)	600.00	644.45	(44.45)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,610.00</b>	<b>1,634.29</b>	<b>(24.29)</b>	<b>10,180.00</b>	<b>8,682.48</b>	<b>1,497.52</b>
7120 INCOME TAXES	0.00	2,389.00	(2,389.00)	2,000.00	2,389.00	(389.00)
7121 PROPERTY TAXES	0.00	0.00	0.00	650.00	787.51	(137.51)
7122 PAYROLL TAXES	300.00	0.00	300.00	600.00	0.00	600.00
7130 INSURANCE	0.00	837.82	(837.82)	16,900.00	16,853.25	46.75
7131 WORKERS COMP	375.00	460.00	(85.00)	750.00	229.00	521.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>675.00</b>	<b>3,686.82</b>	<b>(3,011.82)</b>	<b>20,900.00</b>	<b>20,258.76</b>	<b>641.24</b>
7230 BLDG & FACILITY RPR	500.00	1,653.13	(1,153.13)	3,000.00	6,161.54	(3,161.54)
7240 LIGHTING SUPPLIES	50.00	0.00	50.00	300.00	0.00	300.00
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	300.00	364.14	(64.14)
7265 ELEVATOR CONTRACT	376.00	768.76	(392.76)	2,256.00	2,306.28	(50.28)
7267 FIRE ALARM MONITOR	133.00	518.02	(385.02)	798.00	1,382.76	(584.76)
7275 BOILER REPAIR	50.00	0.00	50.00	300.00	2,240.00	(1,940.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7280 PLBG & SEWER MAINT	75.00	808.64	(733.64)	450.00	3,087.64	(2,637.64)
7284 ELECTRICAL REPAIRS	10.00	0.00	10.00	60.00	0.00	60.00
7290 INTERNET FEES	0.00	0.00	0.00	0.00	267.00	(267.00)
7295 ON SITE MGMT	1,125.00	1,100.00	25.00	6,750.00	6,600.00	150.00
7297 OTHER BLDG MAINT	0.00	10.45	(10.45)	0.00	10.45	(10.45)
<b>TOTAL BUILDING MAINT</b>	2,369.00	4,859.00	(2,490.00)	14,214.00	22,419.81	(8,205.81)
7320 GAS/ELECTRIC	0.00	0.00	0.00	0.00	2,457.10	(2,457.10)
7321 GAS	800.00	2,991.31	(2,191.31)	13,800.00	9,857.23	3,942.77
7322 ELECTRIC	833.00	772.58	60.42	4,998.00	2,470.28	2,527.72
7370 WATER/SEWER	1,600.00	2,097.30	(497.30)	7,400.00	11,787.48	(4,387.48)
7376 STORM SEWER	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00
7380 TRASH REMOVAL	433.00	1,038.62	(605.62)	2,598.00	3,048.10	(450.10)
<b>TOTAL UTILITIES</b>	4,866.00	6,899.81	(2,033.81)	29,996.00	29,620.19	375.81
7410 LANDSCAPE MAINT	75.00	142.00	(67.00)	450.00	453.00	(3.00)
7415 LANDSCAPE CONTRACT	343.00	0.00	343.00	1,029.00	0.00	1,029.00
7425 TREE PRUNING	900.00	0.00	900.00	900.00	0.00	900.00
7440 SPRINKLER SYS MAINT	25.00	0.00	25.00	135.00	0.00	135.00
<b>TOTAL LANDSCAPE MAINT</b>	1,343.00	142.00	1,201.00	2,514.00	453.00	2,061.00
7520 JANITORIAL	25.00	0.00	25.00	150.00	400.00	(250.00)
7521 CARPET CLEANING	0.00	0.00	0.00	0.00	1,175.00	(1,175.00)
7522 LAUNDRY EQUIPMENT	150.00	0.00	150.00	900.00	201.68	698.32
7526 PEST CONTROL	60.00	70.00	(10.00)	360.00	338.00	22.00
<b>TOTAL GROUNDS MAINTENAN</b>	235.00	70.00	165.00	1,410.00	2,114.68	(704.68)
7615 ASPHALT REPAIRS	600.00	0.00	600.00	600.00	0.00	600.00
7625 ICEMELT & SAND	0.00	0.00	0.00	60.00	0.00	60.00
7630 SNOW REMOVAL	0.00	690.00	(690.00)	4,400.00	8,325.00	(3,925.00)
<b>TOTAL SNOW/ROAD MAINT</b>	600.00	690.00	(90.00)	5,060.00	8,325.00	(3,265.00)
7710 SECURITY SERVICE	20.00	0.00	20.00	120.00	0.00	120.00
7712 BUILDING DOOR LOCKS	0.00	0.00	0.00	0.00	(50.00)	50.00
7717 TELEPHONE	220.00	283.79	(63.79)	1,280.00	1,783.74	(503.74)
7718 CABLE	165.00	292.09	(127.09)	1,010.00	960.16	49.84
7719 WASHING MACHINES	0.00	0.00	0.00	0.00	299.42	(299.42)
<b>TOTAL OTHER EXPENSES</b>	405.00	575.88	(170.88)	2,410.00	2,993.32	(583.32)
7827 HEALTH CLUB	50.00	0.00	50.00	300.00	0.00	300.00

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<b>TOTAL REC/FACILITY EXP</b>	50.00	0.00	50.00	300.00	0.00	300.00
<b>TOTAL EXPENSES</b>	12,153.00	18,557.80	(6,404.80)	86,984.00	94,867.24	(7,883.24)
<b>NET PROFIT/LOSS</b>	1,411.50	(5,191.33)	(6,602.83)	(5,597.00)	(15,716.48)	(10,119.48)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	2,850.00	2,850.00	0.00	17,100.00	17,100.00	0.00
9350 INTEREST INCOME	75.00	1.61	(73.39)	450.00	69.36	(380.64)
<b>TOTAL REVENUE</b>	2,925.00	2,851.61	(73.39)	17,550.00	17,169.36	(380.64)
<b>EXPENSE</b>						
9516 ENTRY DOORS	2,400.00	0.00	2,400.00	7,200.00	0.00	7,200.00
9520 ASPHALT OVERLAY	0.00	0.00	0.00	2,000.00	0.00	2,000.00
9559 BOILER	0.00	0.00	0.00	2,000.00	0.00	2,000.00
<b>TOTAL EXPENSES</b>	2,400.00	0.00	2,400.00	11,200.00	0.00	11,200.00
<b>EXCESS/LOSS OF RESERVES</b>	525.00	2,851.61	2,326.61	6,350.00	17,169.36	10,819.36