

## CENTRE POINTE STATION CONDOS

AS OF AUGUST 31, 2019

## ASSETS

## CASH

1012 CASH-US BANK	8,778.02	
1031 RES-US BANK	192,686.98	

**TOTAL CASH** 201,465.00

1110 DUES RECEIVABLE	495.00	
1130 DUE FROM OPERATING	28,000.00	

**TOTAL RECEIVABLES** 28,495.00

## 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** 377,587.33

**TOTAL ASSETS** 607,547.33

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,548.01	
2120 PAYROLL TAX PAYABLE	(701.20)	
2190 DUE TO RESERVES	28,000.00	

**TOTAL LIABILITIES** 36,846.81

## EQUITY

2930 WORKING CAPITAL	13,053.43	
2935 RETAINED EARNINGS	300,128.03	
2940 CURRENT EARNINGS	17,807.12	
2941 CURRENT EARNINGS	(17,807.12)	
2950 RESERVE FUND-PRIOR	214,574.02	
2955 RESERVE FUND-CURRENT	23,556.28	
2960 OPERATING FUND-PRIOR	25,137.92	
2965 OPERATING FD-CURRENT	(5,749.16)	

**TOTAL EQUITY** 570,700.52

**TOT LIABILITY AND EQUITY** 607,547.33

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Budget Comparison Report  
AS OF AUGUST 31, 2019  
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	\$118,872.00	\$118,872.00	\$0.00
5210 LATE FEE CHARGE	40.00	0.00	(40.00)	320.00	214.10	(105.90)
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)	1,600.00	713.00	(887.00)
5240 CAPITALIZATION	10.00	108.98	98.98	80.00	325.56	245.56
5245 INTEREST INCOME	1.00	0.09	(0.91)	8.00	2.82	(5.18)
5250 LAUNDRY INCOME	650.00	601.00	(49.00)	5,200.00	5,208.96	8.96
5252 VERIZON LEASE	938.00	958.32	0.32	7,664.00	7,666.56	2.56
5255 MISC INCOME	10.00	0.00	(10.00)	80.00	375.00	295.00
5261 #104 MAINT FEE	(223.00)	(226.00)	(3.00)	(1,784.00)	(1,808.00)	(24.00)
5450 TRANSFERS TO RESERVE	(2,850.00)	(2,850.00)	0.00	(22,800.00)	(22,800.00)	0.00
<b>TOTAL INCOME</b>	<b>13,655.00</b>	<b>13,451.39</b>	<b>(203.61)</b>	<b>109,240.00</b>	<b>108,790.00</b>	<b>(450.00)</b>

**EXPENSES**

7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	8,800.00	8,800.00	0.00
7040 LEGAL FEES	25.00	0.00	25.00	200.00	84.00	116.00
7045 LEGAL COLLECTIONS	350.00	0.00	350.00	2,800.00	713.00	2,087.00
7055 AUDIT FEES	0.00	0.00	0.00	400.00	400.00	0.00
7060 PRINTING & COPYING	50.00	30.30	19.70	400.00	338.21	61.79
7062 POSTAGE	35.00	34.75	0.25	280.00	223.09	56.91
7075 LICENSE, PERMITS, DUES	100.00	257.00	(157.00)	800.00	872.00	(72.00)
7085 ANNUAL MEETING	0.00	0.00	0.00	120.00	44.37	75.63
7090 MISC ADMINISTRATIVE	75.00	113.00	(38.00)	600.00	764.00	(164.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,735.00</b>	<b>1,535.05</b>	<b>199.95</b>	<b>14,400.00</b>	<b>12,238.67</b>	<b>2,161.33</b>

**TOTAL ADMINISTRATIVE**

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	0.00	0.00	0.00	600.00	0.00	600.00
7130 INSURANCE	7,550.00	0.00	7,550.00	24,450.00	21,816.25	2,633.75
7131 WORKERS COMP	0.00	0.00	0.00	900.00	1,155.00	(255.00)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>7,550.00</b>	<b>0.00</b>	<b>7,550.00</b>	<b>29,600.00</b>	<b>25,606.21</b>	<b>3,993.79</b>

**TOTAL TAXES & INSURANCE**

7230 BLDG & FACILITY RPR	250.00	147.84	102.16	2,000.00	4,586.01	(2,586.01)
7235 PAINTING INTERIOR	0.00	0.00	0.00	200.00	0.00	200.00
7240 LIGHTING SUPPLIES	25.00	0.00	25.00	200.00	562.95	(362.95)
7250 LIGHT MAINTENANCE	75.00	0.00	75.00	600.00	0.00	600.00
7265 ELEVATOR CONTRACT	376.00	375.51	0.49	3,008.00	3,004.08	3.92

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7266 ELEVATOR REPAIRS	25.00	0.00	25.00	200.00	0.00	200.00
7267 FIRE ALARM MONITOR	133.00	0.00	133.00	1,064.00	1,183.66	(119.66)
7275 BOILER REPAIR	267.00	0.00	267.00	2,136.00	444.88	1,691.12
7280 PLBG & SEWER MAINT	75.00	0.00	75.00	600.00	717.00	(117.00)
7284 ELECTRICAL REPAIRS	20.00	0.00	20.00	160.00	0.00	160.00
7290 INTERNET FEES	0.00	89.00	(89.00)	0.00	356.00	(356.00)
7295 ON SITE MGMT	1,125.00	1,100.00	25.00	9,000.00	9,300.00	(300.00)
<b>TOTAL BUILDING MAINT</b>	<b>2,371.00</b>	<b>1,712.35</b>	<b>658.65</b>	<b>19,168.00</b>	<b>20,154.58</b>	<b>(986.58)</b>
7320 GAS/ELECTRIC	0.00	0.00	0.00	0.00	971.04	(971.04)
7321 GAS	600.00	0.00	600.00	12,800.00	16,282.49	(3,482.49)
7322 ELECTRIC	833.00	887.58	(54.58)	6,664.00	6,247.36	416.64
7370 WATER/SEWER	1,800.00	1,459.58	340.42	11,800.00	12,105.01	(305.01)
7376 STORM SEWER	0.00	0.00	0.00	1,030.00	1,131.67	(101.67)
7380 TRASH REMOVAL	433.00	535.47	(102.47)	3,464.00	3,252.47	211.53
<b>TOTAL UTILITIES</b>	<b>3,666.00</b>	<b>2,882.63</b>	<b>783.37</b>	<b>35,758.00</b>	<b>39,990.04</b>	<b>(4,232.04)</b>
7410 LANDSCAPE MAINT	200.00	83.75	116.25	1,000.00	519.25	480.75
7415 LANDSCAPE CONTRACT	343.00	413.84	(70.84)	1,715.00	1,951.95	(236.95)
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	80.00	0.00	80.00	240.00	57.50	182.50
<b>TOTAL LANDSCAPE MAINT</b>	<b>623.00</b>	<b>497.59</b>	<b>125.41</b>	<b>3,915.00</b>	<b>2,528.70</b>	<b>1,386.30</b>
7520 JANITORIAL	25.00	0.00	25.00	200.00	135.49	64.51
7521 CARPET CLEANING	0.00	0.00	0.00	1,200.00	0.00	1,200.00
7522 LAUNDRY EQUIPMENT	75.00	0.00	75.00	600.00	1,034.93	(434.93)
7526 PEST CONTROL	58.00	58.00	0.00	464.00	464.00	0.00
<b>TOTAL GROUNDS MAINTENAN</b>	<b>158.00</b>	<b>58.00</b>	<b>100.00</b>	<b>2,464.00</b>	<b>1,634.42</b>	<b>829.58</b>
7615 ASPHALT REPAIRS	0.00	0.00	0.00	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	2,930.00	(2,930.00)	4,000.00	5,140.00	(1,140.00)
<b>TOTAL SNOW/ROAD MAINT</b>	<b>0.00</b>	<b>2,930.00</b>	<b>(2,930.00)</b>	<b>4,660.00</b>	<b>5,140.00</b>	<b>(480.00)</b>
7710 SECURITY SERVICE	20.00	0.00	20.00	160.00	125.00	35.00
7712 BUILDING DOOR LOCKS	0.00	0.00	0.00	0.00	(150.00)	150.00
7717 TELEPHONE	250.00	275.96	(25.96)	2,000.00	1,754.42	245.58
7718 CABLE	200.00	146.04	53.96	1,600.00	1,343.70	256.30
7719 WASHING MACHINES	0.00	0.00	0.00	0.00	530.00	(530.00)

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<b>TOTAL OTHER EXPENSES</b>	470.00	422.00	48.00	3,760.00	3,603.12	156.88
7825 SPA REPAIRS	0.00	229.68	(229.68)	0.00	229.68	(229.68)
7827 HEALTH CLUB	50.00	0.00	50.00	400.00	3,413.74	(3,013.74)
<b>TOTAL REC/FACILITY EXP</b>	50.00	229.68	(179.68)	400.00	3,643.42	(3,243.42)
<b>TOTAL EXPENSES</b>	16,623.00	10,267.30	6,355.70	114,125.00	114,539.16	(414.16)
<b>NET PROFIT/LOSS</b>	(2,968.00)	3,184.09	6,152.09	(4,885.00)	(5,749.16)	(864.16)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	2,850.00	2,850.00	0.00	22,800.00	22,800.00	0.00
9350 INTEREST INCOME	54.00	65.19	11.19	432.00	756.28	324.28
<b>TOTAL REVENUE</b>	<b>2,904.00</b>	<b>2,915.19</b>	<b>11.19</b>	<b>23,232.00</b>	<b>23,556.28</b>	<b>324.28</b>
<b>EXPENSE</b>						
9516 ENTRY DOORS	0.00	0.00	0.00	7,200.00	0.00	7,200.00
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
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,600.00</b>	<b>0.00</b>	<b>11,600.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>2,904.00</b>	<b>2,915.19</b>	<b>11.19</b>	<b>11,632.00</b>	<b>23,556.28</b>	<b>11,924.28</b>