

CENTRE POINTE STATION CONDOS

AS OF APRIL 30, 2022

ASSETS

CASH

1012 CASH-US BANK	8,596.52
1013 CASH-SOUTHSTATE BANK	100.00
1030 RES-SOUTHSTATE BANK	100.00
1031 RES-US BANK	<u>146,878.65</u>

TOTAL CASH	<u>155,675.17</u>
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1110 DUES RECEIVABLE	4,821.82
1130 DUE FROM OPERATING	<u>52,000.00</u>

TOTAL RECEIVABLES	<u>56,821.82</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	<u>(21,149.86)</u>

TOTAL FIXED ASSETS	<u>377,587.33</u>
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TOTAL ASSETS		<u>590,084.32</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,267.44
2120 PAYROLL TAX PAYABLE	(381.50)
2190 DUE TO RESERVES	<u>52,000.00</u>

TOTAL LIABILITIES	<u>57,885.94</u>
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EQUITY

2930 WORKING CAPITAL	13,053.43
2935 RETAINED EARNINGS	300,128.03
2940 CURRENT EARNINGS	6,314.14
2941 CURRENT EARNINGS	(6,314.14)
2950 RESERVE FUND-PRIOR	206,011.70
2955 RESERVE FUND-CURRENT	10,310.27
2960 OPERATING FUND-PRIOR	6,691.08
2965 OPERATING FD-CURRENT	<u>(3,996.13)</u>

TOTAL EQUITY	<u>532,198.38</u>
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TOT LIABILITY AND EQUITY		<u>590,084.32</u>
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$18,378.00	\$18,378.00	\$0.00	\$73,512.00	\$73,512.00	\$0.00
5210 LATE FEE CHARGE	25.00	12.55	(12.45)	100.00	303.17	203.17
5220 COLLECTION COST REC	30.00	416.00	386.00	120.00	616.00	496.00
5240 CAPITALIZATION	18.00	231.90	213.90	72.00	231.90	159.90
5245 INTEREST INCOME	0.00	0.07	0.07	0.00	0.28	0.28
5250 LAUNDRY INCOME	600.00	463.97	(136.03)	2,400.00	1,619.66	(780.34)
5252 VERIZON LEASE	1,010.00	1,009.43	(0.57)	4,040.00	4,037.72	(2.28)
5255 MISC INCOME	11.00	0.00	(11.00)	44.00	125.00	81.00
5261 #104 MAINT FEE	(279.00)	(279.00)	0.00	(1,116.00)	(1,116.00)	0.00
5450 TRANSFERS TO RESERVE	(3,277.00)	(3,277.00)	0.00	(13,108.00)	(13,108.00)	0.00
TOTAL INCOME	16,516.00	16,955.92	439.92	66,064.00	66,221.73	157.73
EXPENSES						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	4,400.00	4,400.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	150.00	(150.00)
7045 LEGAL COLLECTIONS	24.00	266.00	(242.00)	96.00	466.00	(370.00)
7055 AUDIT FEES	0.00	0.00	0.00	395.00	0.00	396.00
7060 PRINTING & COPYING	82.00	16.16	65.84	328.00	543.99	(215.99)
7062 POSTAGE	24.00	15.30	8.70	96.00	79.39	16.61
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	200.00	257.00	(57.00)
7090 MISC ADMINISTRATIVE	99.00	123.00	(24.00)	396.00	667.00	(271.00)
TOTAL ADMINISTRATIVE	1,379.00	1,520.46	(141.46)	5,912.00	6,563.38	(651.38)
7120 INCOME TAXES	0.00	221.00	(221.00)	1,200.00	701.00	499.00
7121 PROPERTY TAXES	0.00	0.00	0.00	800.00	0.00	800.00
7130 INSURANCE	3,769.00	6,044.75	(2,275.75)	15,076.00	12,089.50	2,986.50
7131 WORKERS COMP	0.00	0.00	0.00	253.00	415.00	(162.00)

Budget Comparison Report
AS OF APRIL 30, 2022

CENTRE POINTE STATION CONDOS

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL TAXES & INSURANCE	3,769.00	6,265.75	(2,496.75)	17,329.00	13,205.50	4,123.50
7230 BLDG & FACILITY RPR	1,000.00	280.32	719.68	4,000.00	2,501.76	1,498.24
7235 PAINTING INTERIOR	0.00	0.00	0.00	0.00	64.87	(64.87)
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	119.00	0.00	119.00
7265 ELEVATOR CONTRACT	440.00	400.00	40.00	1,760.00	1,020.00	740.00
7266 ELEVATOR REPAIRS	0.00	0.00	0.00	375.00	0.00	375.00
7267 FIRE ALARM MONITOR	0.00	700.89	(700.89)	500.00	1,264.91	(764.91)
7275 BOILER REPAIR	0.00	0.00	0.00	0.00	1,371.00	(1,371.00)
7280 PLBG & SEWER MAINT	250.00	0.00	250.00	1,000.00	884.00	116.00
7284 ELECTRICAL REPAIRS	42.00	424.50	(382.50)	168.00	424.50	(256.50)
7290 INTERNET FEES	98.00	0.00	98.00	392.00	0.00	392.00
7295 ON SITE MGMT	1,237.00	1,100.00	137.00	4,948.00	4,342.17	605.83
TOTAL BUILDING MAINT	3,067.00	2,905.71	161.29	13,262.00	11,873.21	1,388.79
7321 GAS	1,540.00	2,722.11	(1,182.11)	6,160.00	10,534.72	(4,374.72)
7322 ELECTRIC	352.00	667.76	(315.76)	1,408.00	3,867.94	(2,459.94)
7370 WATER/SEWER	2,145.00	1,389.11	755.89	8,580.00	5,796.40	2,783.60
7376 STORM SEWER	225.00	0.00	225.00	900.00	0.00	900.00
7380 TRASH REMOVAL	566.00	632.42	(66.42)	2,264.00	3,162.10	(898.10)
TOTAL UTILITIES	4,828.00	5,411.40	(583.40)	19,312.00	23,361.16	(4,049.16)
7410 LANDSCAPE MAINT	181.00	0.00	181.00	724.00	165.00	559.00
7415 LANDSCAPE CONTRACT	374.00	0.00	374.00	1,496.00	1,500.00	(4.00)
7425 TREE PRUNING	92.00	0.00	92.00	368.00	0.00	368.00
7440 SPRINKLER SYS MAINT	48.00	0.00	48.00	192.00	3,498.00	(3,306.00)
7490 MISC LANDSCAPE	0.00	0.00	0.00	0.00	88.75	(88.75)
TOTAL LANDSCAPE MAINT	695.00	0.00	695.00	2,780.00	5,251.75	(2,471.75)
7520 JANITORIAL	49.00	0.00	49.00	196.00	222.29	(26.29)
7521 CARPET CLEANING	167.00	0.00	167.00	668.00	1,200.00	(532.00)
7526 PEST CONTROL	71.00	0.00	71.00	284.00	850.00	(566.00)

Budget Comparison Report
AS OF APRIL 30, 2022

CENTRE POINTE STATION CONDOS

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL GROUNDS MAINTENANCE						
7630 SNOW REMOVAL	287.00	0.00	287.00	1,148.00	2,272.29	(1,124.29)
	<u>774.00</u>	<u>0.00</u>	<u>774.00</u>	<u>3,096.00</u>	<u>5,525.00</u>	<u>(2,429.00)</u>
TOTAL SNOW/ROAD MAINT	774.00	0.00	774.00	3,096.00	5,525.00	(2,429.00)
7712 BUILDING DOOR LOCKS	0.00	0.00	0.00	0.00	(50.00)	50.00
7717 TELEPHONE	319.00	303.17	15.83	1,276.00	1,206.71	69.29
7718 CABLE IN FITNESS RM	0.00	0.00	0.00	0.00	392.71	(392.71)
7721 UNIT 104	125.00	152.27	(27.27)	500.00	616.15	(116.15)
TOTAL OTHER EXPENSES	444.00	455.44	(11.44)	1,776.00	2,165.57	(389.57)
TOTAL EXPENSES	15,243.00	16,558.76	(1,315.76)	64,615.00	70,217.86	(5,602.86)
NET PROFIT/LOSS	<u>1,273.00</u>	<u>397.16</u>	<u>(875.84)</u>	<u>1,449.00</u>	<u>(3,996.13)</u>	<u>(5,445.13)</u>

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	3,277.00	3,277.00	0.00	13,108.00	13,108.00	0.00
9350 INTEREST INCOME	0.00	0.59	0.59	0.00	2.27	2.27
TOTAL REVENUE	3,277.00	3,277.59	0.59	13,108.00	13,110.27	2.27
EXPENSE						
9558 ELECTRICAL UPGRADE	0.00	0.00	0.00	0.00	2,800.00	(2,800.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	2,800.00	(2,800.00)
EXCESS/LOSS OF RESERVES	3,277.00	3,277.59	0.59	13,108.00	10,310.27	(2,797.73)