

## CENTRE POINTE STATION CONDOS

AS OF MAY 31, 2021

## ASSETS

## CASH

1012 CASH-US BANK	(8,803.19)	
1031 RES-US BANK	155,444.23	
		<u>146,641.04</u>

## TOTAL CASH

1110 DUES RECEIVABLE	1,961.33	
1130 DUE FROM OPERATING	30,000.00	
		<u>31,961.33</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		<u><u>556,189.70</u></u>
--------------	--	--------------------------

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,253.69	
2120 PAYROLL TAX PAYABLE	(384.40)	
2190 DUE TO RESERVES	30,000.00	
		<u>35,869.29</u>

## TOTAL LIABILITIES

## EQUITY

2930 WORKING CAPITAL	13,053.43	
2935 RETAINED EARNINGS	300,128.03	
2940 CURRENT EARNINGS	(71,078.44)	
2941 CURRENT EARNINGS	71,078.44	
2950 RESERVE FUND-PRIOR	261,132.43	
2955 RESERVE FUND-CURRENT	(58,244.88)	
2960 OPERATING FUND-PRIOR	17,084.96	
2965 OPERATING FD-CURRENT	(12,833.56)	
		<u>520,320.41</u>

## TOTAL EQUITY

TOT LIABILITY AND EQUITY		<u><u>556,189.70</u></u>
--------------------------	--	--------------------------

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$15,978.00	\$15,978.00	\$0.00	\$79,890.00	\$79,890.00	\$0.00
5210 LATE FEE CHARGE	25.00	81.41	56.41	125.00	233.26	108.26
5220 COLLECTION COST REC	30.00	0.00	(30.00)	150.00	100.00	(50.00)
5240 CAPITALIZATION	18.00	0.00	(18.00)	90.00	485.44	395.44
5245 INTEREST INCOME	0.00	0.16	0.16	0.00	0.57	0.57
5250 LAUNDRY INCOME	600.00	479.75	(120.25)	3,000.00	2,635.50	(364.50)
5252 VERIZON LEASE	1,010.00	1,009.43	(0.57)	5,050.00	5,047.15	(2.85)
5255 MISC INCOME	10.00	0.00	(10.00)	50.00	50.00	0.00
5261 #104 MAINT FEE	(2,260.00)	(2,430.00)	(17.00)	(1,130.00)	(1,215.00)	(85.00)
5450 TRANSFERS TO RESERVE	(2,850.00)	(2,850.00)	0.00	(14,250.00)	(14,250.00)	0.00
<b>TOTAL INCOME</b>	<b>14,595.00</b>	<b>14,455.75</b>	<b>(139.25)</b>	<b>72,975.00</b>	<b>72,976.92</b>	<b>1.92</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	5,500.00	5,500.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	672.00	(672.00)
7045 LEGAL COLLECTIONS	22.00	0.00	22.00	110.00	100.00	10.00
7055 AUDIT FEES	0.00	0.00	0.00	400.00	400.00	0.00
7060 PRINTING & COPYING	75.00	18.86	56.14	375.00	1,233.50	(858.50)
7062 POSTAGE	22.00	20.20	1.80	110.00	119.68	(9.68)
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	75.00	600.00	(525.00)
7085 ANNUAL MEETING	0.00	0.00	0.00	100.00	0.00	100.00
7090 MISC. ADMINISTRATIVE	90.00	118.00	(28.00)	450.00	690.00	(240.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,309.00</b>	<b>1,257.06</b>	<b>51.94</b>	<b>7,120.00</b>	<b>9,315.18</b>	<b>(2,195.18)</b>
7120 INCOME TAXES	0.00	153.00	(153.00)	2,991.00	416.98	2,574.02
7121 PROPERTY TAXES	0.00	0.00	0.00	800.00	810.22	(10.22)
7130 INSURANCE	4,435.00	6,916.33	(2,481.33)	17,775.00	15,025.82	2,749.18
7131 WORKERS COMP	0.00	0.00	0.00	230.00	435.00	(205.00)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>4,435.00</b>	<b>7,069.33</b>	<b>(2,634.33)</b>	<b>21,796.00</b>	<b>16,688.02</b>	<b>5,107.98</b>
7230 BLDG & FACILITY RPR	600.00	1,939.97	(1,339.97)	3,000.00	4,699.68	(1,699.68)
7250 LIGHT MAINTENANCE	36.00	0.00	36.00	180.00	21.09	158.91
7265 ELEVATOR CONTRACT	400.00	200.00	200.00	2,000.00	1,000.00	1,000.00
7266 ELEVATOR REPAIRS	0.00	969.00	(969.00)	0.00	969.00	(969.00)
7267 FIRE ALARM MONITOR	185.00	0.00	185.00	925.00	1,099.04	(174.04)
7275 BOILER REPAIR	150.00	0.00	150.00	750.00	0.00	750.00
7280 PLBG & SEWER MAINT	250.00	0.00	250.00	1,250.00	982.95	267.05

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7295 ON SITE MGMT	1,125.00	1,100.00	25.00	5,625.00	5,500.00	125.00
<b>TOTAL BUILDING MAINT</b>	2,746.00	4,208.97	(1,462.97)	13,730.00	14,271.76	(541.76)
7320 GAS/ELECTRIC	1,720.00	725.12	994.88	8,600.00	19,326.07	(10,726.07)
7321 GAS	0.00	1,971.44	(1,971.44)	0.00	1,971.44	(1,971.44)
7370 WATER/SEWER	1,950.00	1,411.35	538.65	9,750.00	7,720.41	2,029.59
7376 STORM SEWER	0.00	0.00	0.00	0.00	1,283.68	(1,283.68)
7380 TRASH REMOVAL	515.00	0.00	515.00	2,575.00	2,715.26	(140.26)
<b>TOTAL UTILITIES</b>	4,185.00	4,107.91	77.09	20,925.00	33,016.86	(12,091.86)
7410 LANDSCAPE MAINT	165.00	0.00	165.00	825.00	230.75	594.25
7415 LANDSCAPE CONTRACT	340.00	(500.00)	840.00	1,700.00	1,500.00	200.00
7425 TREE PRUNING	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7440 SPRINKLER SYS MAINT	44.00	0.00	44.00	220.00	0.00	220.00
<b>TOTAL LANDSCAPE MAINT</b>	549.00	(500.00)	1,049.00	3,745.00	1,730.75	2,014.25
7520 JANITORIAL	45.00	71.00	(26.00)	225.00	127.57	97.43
7521 CARPET CLEANING	195.00	0.00	195.00	975.00	15.21	959.79
7522 LAUNDRY EQUIPMENT	50.00	390.74	(340.74)	250.00	390.74	(140.74)
7526 PEST CONTROL	70.00	0.00	70.00	350.00	280.00	70.00
<b>TOTAL GROUNDS MAINTENANCE</b>	360.00	461.74	(101.74)	1,800.00	813.52	986.48
7630 SNOW REMOVAL	0.00	4,800.00	(4,800.00)	6,000.00	7,170.00	(1,170.00)
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	4,800.00	(4,800.00)	6,000.00	7,170.00	(1,170.00)
7712 BUILDING DOOR LOCKS	0.00	0.00	0.00	0.00	(150.00)	150.00
7717 TELEPHONE	290.00	317.77	(27.77)	1,450.00	1,741.10	(291.10)
7718 CABLE	114.00	0.00	114.00	570.00	114.42	455.58
7721 UNIT 104	129.00	146.33	(17.33)	645.00	567.10	77.90
<b>TOTAL OTHER EXPENSES</b>	533.00	464.10	68.90	2,665.00	2,272.62	392.38
7827 HEALTH CLUB	0.00	132.95	(132.95)	0.00	531.77	(531.77)
<b>TOTAL REC/FACILITY EXP</b>	0.00	132.95	(132.95)	0.00	531.77	(531.77)
<b>TOTAL EXPENSES</b>	14,117.00	22,002.06	(7,885.06)	77,781.00	85,810.48	(8,029.48)
<b>NET PROFIT/LOSS</b>	478.00	(7,546.31)	(8,024.31)	(4,806.00)	(12,833.56)	(8,027.56)

	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	14,250.00	14,250.00	0.00
9350 INTEREST INCOME	7.00	0.65	(6.35)	35.00	5.12	(29.88)
<b>TOTAL REVENUE</b>	<b>2,857.00</b>	<b>2,850.65</b>	<b>(6.35)</b>	<b>14,285.00</b>	<b>14,255.12</b>	<b>(29.88)</b>
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
9520 ASPHALT OVERLAY	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
9556 MAJOR PRUNE	0.00	0.00	0.00	5,000.00	0.00	5,000.00
9559 BOILER	1,000.00	0.00	1,000.00	2,000.00	72,500.00	(70,500.00)
<b>TOTAL EXPENSES</b>	<b>3,000.00</b>	<b>0.00</b>	<b>3,000.00</b>	<b>9,000.00</b>	<b>72,500.00</b>	<b>(63,500.00)</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>(143.00)</b>	<b>2,850.65</b>	<b>2,993.65</b>	<b>5,285.00</b>	<b>(58,244.88)</b>	<b>(63,529.88)</b>