

CENTRE POINTE STATION CONDOS

APRIL 30, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$	2,278.42
1030 RES-BANK OF CHOICE		40,499.40

TOTAL CASH		42,777.82
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		6,807.51
1130 DUE TO RESERVES		22,000.00

TOTAL RECEIVABLES		28,807.51

OTHER ASSETS		
1300 LAND		252,000.00
1301 APPLIANCES		2,500.00
1302 ART		5,960.00
1303 HEALTH EQUIPMENT		15,153.00
1310 CLEARING ACCOUNT		517.67

TOTAL CURRENT ASSETS		276,130.67

TOTAL ASSETS		347,716.00
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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	3,132.26
2190 DUE FROM OPERATING	22,000.00

TOTAL LIABILITIES

25,132.26

EQUITY

2930 WORKING CAPITAL	13,053.43
2935 RETAINED EARNINGS	300,128.03
2940 CURRENT EARNINGS	(5,132.97)
2941 CURRENT EARNINGS	5,132.97
2950 RESERVE FUND-PRIOR	14,535.25
2955 RESERVE FUND-CURRENT	(5,387.86)
2965 OPERATING FD-CURRENT	254.89

TOTAL EQUITY

322,583.74

TOT LIABILITY AND EQUITY

347,716.00

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Budget Comparison Report
APRIL 30, 2007

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 12,186.30	\$ 12,186.30	\$ 0.00	\$ 48,745.20	\$ 48,745.20	\$ 0.00
5210 LATE FEE CHARGE	20.00	208.79	188.79	80.00	530.72	450.72
5220 COLLECTION COST REC	150.00	0.00	(150.00)	600.00	1,190.84	590.84
5240 CAPITALIZATION	300.00	1,194.04	894.04	1,200.00	1,959.08	759.08
5245 INTEREST INCOME	15.00	6.90	(8.10)	60.00	34.99	(25.01)
5250 LAUNDRY INCOME	466.00	539.25	73.25	1,864.00	2,813.80	949.80
5252 VERIZON LEASE	792.00	3,168.00	2,376.00	3,168.00	3,168.00	0.00
5255 MISC INCOME	15.00	0.00	(15.00)	60.00	150.11	90.11
5450 TRANSFERS TO RESERVE	(1,000.00)	(1,000.00)	0.00	(4,000.00)	(4,000.00)	0.00
TOTAL INCOME	12,944.30	16,303.28	3,358.98	51,777.20	54,592.74	2,815.54
EXPENSES						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	4,000.00	4,000.00	0.00
7040 LEGAL FEES	20.00	0.00	20.00	80.00	0.00	80.00
7045 LEGAL COLLECTIONS	150.00	0.00	150.00	600.00	1,190.84	(590.84)
7055 AUDIT FEES	0.00	0.00	0.00	0.00	300.00	(300.00)
7060 PRINTING & COPYING	50.00	14.15	35.85	200.00	117.55	82.45
7062 POSTAGE	26.00	39.55	(13.55)	104.00	145.52	(41.52)
7075 LICENSE, PERMITS, DUES	33.00	360.00	(327.00)	132.00	562.00	(430.00)
7085 ANNUAL MEETING	10.00	0.00	10.00	40.00	0.00	40.00
7086 BAD DEBT EXPENSE	166.00	0.00	166.00	664.00	0.00	664.00
7090 MISC ADMINISTRATIVE	33.00	12.00	21.00	132.00	113.60	18.40
TOTAL ADMINISTRATIVE	1,488.00	1,425.70	62.30	5,952.00	6,429.51	(477.51)
7120 INCOME TAXES	0.00	0.00	0.00	0.00	2,266.00	(2,266.00)
7121 PROPERTY TAXES	0.00	0.00	0.00	440.00	513.28	(73.28)
7130 INSURANCE	1,770.00	2,929.02	(1,159.02)	7,080.00	5,859.98	1,220.02

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL TAXES & INSURANCE	1,770.00	2,929.02	(1,159.02)	7,520.00	8,639.26	(1,119.26)
7230 BLDG & FACILITY RPR	600.00	359.70	240.30	2,400.00	809.25	1,590.75
7240 LIGHTING SUPPLIES	30.00	0.00	30.00	120.00	551.95	(431.95)
7250 LIGHT MAINTENANCE	30.00	0.00	30.00	120.00	0.00	120.00
7265 ELEVATOR CONTRACT	235.00	234.70	0.30	940.00	1,034.92	(94.92)
7266 ELEVATOR REPAIRS	25.00	0.00	25.00	100.00	0.00	100.00
7267 FIRE ALARM MONITOR	0.00	0.00	0.00	500.00	0.00	500.00
7275 BOILER REPAIR	400.00	333.26	66.74	1,900.00	5,767.01	(3,867.01)
7280 PLBG & SEWER MAINT	200.00	0.00	200.00	800.00	460.00	340.00
7284 ELECTRICAL REPAIRS	50.00	0.00	50.00	200.00	0.00	200.00
7290 INTERNET FEES	100.00	0.00	100.00	400.00	1,252.87	(852.87)
7295 ON SITE MGMT	2,000.00	0.00	2,000.00	8,000.00	6,000.00	2,000.00
TOTAL BUILDING MAINT	3,670.00	927.66	2,742.34	15,480.00	15,876.00	(396.00)
7321 GAS	1,500.00	717.17	782.83	8,700.00	9,949.00	(1,249.00)
7322 ELECTRIC	750.00	1,618.37	(868.37)	3,000.00	3,957.94	(957.94)
7370 WATER/SEWER	0.00	0.00	0.00	2,600.00	1,203.04	1,396.96
7380 TRASH REMOVAL	250.00	239.00	11.00	1,000.00	956.00	44.00
TOTAL UTILITIES	2,500.00	2,574.54	(74.54)	15,300.00	16,065.98	(765.98)
7410 LANDSCAPE MAINT	100.00	0.00	100.00	100.00	0.00	100.00
7415 LANDSCAPE CONTRACT	600.00	320.43	279.57	600.00	320.43	279.57
7425 TREE PRUNING	0.00	0.00	0.00	400.00	0.00	400.00
7428 FLOWERS	500.00	0.00	500.00	500.00	0.00	500.00
7440 SPRINKLER SYS MAINT	140.00	45.75	94.25	140.00	45.75	94.25
7460 FENCE REPAIRS	20.00	0.00	20.00	80.00	0.00	80.00
TOTAL LANDSCAPE MAINT	1,360.00	366.18	993.82	1,820.00	366.18	1,453.82

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7520 JANITORIAL	\$ 733.00	\$ 757.03	(24.03)	\$ 2,932.00	\$ 2,224.79	\$ 707.21
7521 CARPET CLEANING	300.00	0.00	300.00	600.00	0.00	600.00
7522 LAUNDRY EQUIPMENT	50.00	0.00	50.00	200.00	261.99	(61.99)
7526 PEST CONTROL	58.00	58.00	0.00	232.00	174.00	58.00
TOTAL GROUNDS MAINTENANCE	1,141.00	815.03	325.97	3,964.00	2,660.78	1,303.22
7630 SNOW REMOVAL	100.00	21.25	78.75	1,500.00	2,478.51	(978.51)
TOTAL SNOW/ROAD MAINT	100.00	21.25	78.75	1,500.00	2,478.51	(978.51)
7710 SECURITY SERVICE	60.00	0.00	60.00	240.00	324.00	(84.00)
7717 TELEPHONE	226.00	296.75	(70.75)	904.00	731.05	172.95
7718 CABLE/INTERNET	81.00	342.81	(261.81)	324.00	766.58	(442.58)
TOTAL OTHER EXPENSES	367.00	639.56	(272.56)	1,468.00	1,821.63	(353.63)
7827 HEALTH CLUB	20.00	0.00	20.00	80.00	0.00	80.00
TOTAL REC/FACILITY EXP	20.00	0.00	20.00	80.00	0.00	80.00
TOTAL EXPENSES	12,416.00	9,698.94	2,717.06	53,084.00	54,337.85	(1,253.85)
NET PROFIT/LOSS	528.30	6,604.34	6,076.04	(1,306.80)	254.89	1,561.69

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,000.00	\$ 1,000.00	\$ 0.00	\$ 4,000.00	\$ 4,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	99.12	99.12	0.00	403.36	403.36
TOTAL REVENUE	1,000.00	1,099.12	99.12	4,000.00	4,403.36	403.36
EXPENSE						
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	9,791.22	(9,791.22)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	9,791.22	(9,791.22)
EXCESS/LOSS OF RESERVES	1,000.00	1,099.12	99.12	4,000.00	(5,387.86)	(9,387.86)