

CENTRE POINTE STATION CONDOS

DECEMBER 31, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 2,658.06	
1030 RES-BANK OF CHOICE	28,978.18	

TOTAL CASH		31,636.24
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	10,581.06	
1130 DUE TO RESERVES	22,000.00	

TOTAL RECEIVABLES		32,581.06

OTHER 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	

TOTAL CURRENT ASSETS		398,737.19

TOTAL ASSETS		462,954.49
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LIABILITIES

ACCOUNTS PAYABLE

2110 ACCOUNTS PAYABLE	\$	1,730.48
2115 PREPAID ASSESSMENTS		1,031.74
2170 UNIT 104 LOAN		100,000.00
2190 DUE FROM OPERATING		22,000.00

TOTAL LIABILITIES

124,762.22

EQUITY

2930 WORKING CAPITAL	13,053.43
2935 RETAINED EARNINGS	300,128.03
2940 CURRENT EARNINGS	10,475.56
2941 CURRENT EARNINGS	(10,475.56)
2950 RESERVE FUND-PRIOR	14,535.25
2955 RESERVE FUND-CURRENT	3,250.40
2965 OPERATING FD-CURRENT	7,225.16

TOTAL EQUITY

338,192.27

TOT LIABILITY AND EQUITY

462,954.49

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Budget Comparison Report
 DECEMBER 31, 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	\$ 146,235.60	\$ 146,235.60	\$ 0.00
5210 LATE FEE CHARGE	20.00	0.00	(20.00)	240.00	892.47	652.47
5220 COLLECTION COST REC	150.00	64.62	(85.38)	1,800.00	2,355.04	555.04
5240 CAPITALIZATION	0.00	0.00	0.00	1,500.00	3,550.88	2,050.88
5245 INTEREST INCOME	15.00	3.35	(11.65)	180.00	106.31	(73.69)
5250 LAUNDRY INCOME	467.00	735.25	268.25	5,600.00	7,681.70	2,081.70
5252 VERIZON LEASE	792.00	792.00	0.00	9,504.00	9,504.00	0.00
5254 COMCAST DOOR FEES	0.00	0.00	0.00	0.00	4,500.00	4,500.00
5255 MISC INCOME	15.00	25.00	10.00	180.00	278.57	98.57
5450 TRANSFERS TO RESERVE	(1,000.00)	(1,000.00)	0.00	(12,000.00)	(12,000.00)	0.00
TOTAL INCOME	12,645.30	12,806.52	161.22	153,239.60	163,104.57	9,864.97

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
EXPENSES						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	12,000.00	12,000.00	0.00
7040 LEGAL FEES	20.00	0.00	(20.00)	240.00	29.66	210.34
7045 LEGAL COLLECTIONS	150.00	64.62	(85.38)	1,800.00	2,384.24	(584.24)
7050 OFFICE EXPENSE	0.00	0.00	0.00	0.00	52.12	(52.12)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	300.00	100.00
7060 PRINTING & COPYING	50.00	460.85	(410.85)	600.00	699.85	(99.85)
7062 POSTAGE	27.00	23.04	3.96	320.00	383.89	(63.89)
7075 LICENSE, PERMITS, DUES	34.00	0.00	34.00	400.00	897.00	(497.00)
7085 ANNUAL MEETING	10.00	0.00	10.00	120.00	0.00	120.00
7086 BAD DEBT EXPENSE	167.00	0.00	167.00	2,000.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	34.00	352.00	(318.00)	400.00	779.59	(379.59)
TOTAL ADMINISTRATIVE	1,492.00	1,900.51	(408.51)	18,280.00	17,526.35	753.65
7120 INCOME TAXES	0.00	0.00	0.00	0.00	1,658.38	(1,658.38)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7121 PROPERTY TAXES	0.00	0.00	0.00	440.00	513.28	(73.28)
7122 PAYROLL TAXES	0.00	168.94	(168.94)	0.00	168.94	(168.94)
7130 INSURANCE	1,770.00	0.00	1,770.00	22,000.00	15,772.72	6,227.28
TOTAL TAXES & INSURANCE	1,770.00	168.94	1,601.06	22,440.00	18,113.32	4,326.68
7230 BLDG & FACILITY RPR	600.00	0.00	600.00	7,200.00	2,661.50	4,538.50
7235 PAINTING INTERIOR	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7240 LIGHTING SUPPLIES	30.00	584.54	(554.54)	360.00	1,136.49	(776.49)
7250 LIGHT MAINTENANCE	30.00	0.00	30.00	360.00	813.36	(453.36)
7265 ELEVATOR CONTRACT	235.00	249.31	(14.31)	2,820.00	2,970.96	(150.96)
7266 ELEVATOR REPAIRS	25.00	0.00	25.00	300.00	0.00	300.00
7267 FIRE ALARM MONITOR	0.00	330.00	(330.00)	500.00	330.00	170.00
7275 BOILER REPAIR	500.00	1,212.28	(712.28)	5,000.00	17,060.54	(12,060.54)
7280 PUG & SEWER MAINT	200.00	0.00	200.00	2,400.00	2,901.20	(501.20)
7284 ELECTRICAL REPAIRS	50.00	0.00	50.00	600.00	0.00	600.00
7290 INTERNET FEES	100.00	0.00	100.00	1,200.00	5,444.95	(4,244.95)
7295 ON SITE MGMT	2,000.00	500.00	1,500.00	24,000.00	19,750.00	4,250.00
TOTAL BUILDING MAINT	3,770.00	2,876.13	893.87	45,740.00	53,069.00	(7,329.00)
7321 GAS	2,500.00	748.55	1,751.45	20,000.00	15,574.90	4,425.10
7322 ELECTRIC	750.00	1,888.22	(1,138.22)	9,000.00	10,534.09	(1,534.09)
7370 WATER/SEWER	0.00	1,172.80	(1,172.80)	8,800.00	9,103.56	(303.56)
7376 STORM SEWER	0.00	0.00	0.00	1,140.00	0.00	1,140.00
7380 TRASH REMOVAL	250.00	253.00	(3.00)	3,000.00	2,952.00	48.00
TOTAL UTILITIES	3,500.00	4,062.57	(562.57)	41,940.00	38,164.55	3,775.45
7410 LANDSCAPE MAINT	0.00	0.00	0.00	600.00	2,512.73	(1,912.73)
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	3,600.00	2,243.01	1,356.99
7425 TREE PRUNING	0.00	0.00	0.00	400.00	0.00	400.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	400.00	0.00	400.00

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	\$	\$	\$	\$	\$	\$
7428 FLOWERS	0.00	0.00	0.00	600.00	0.00	600.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	240.00	45.75	194.25
7460 FENCE REPAIRS	20.00	0.00	20.00	240.00	0.00	240.00
TOTAL LANDSCAPE MAINT	20.00	0.00	20.00	6,080.00	4,801.49	1,278.51
7520 JANITORIAL	734.00	733.94	0.06	8,800.00	8,772.65	27.35
7521 CARPET CLEANING	300.00	0.00	300.00	1,500.00	0.00	1,500.00
7522 LAUNDRY EQUIPMENT	50.00	0.00	50.00	600.00	774.71	(174.71)
7526 PEST CONTROL	59.00	128.50	(69.50)	700.00	766.50	(66.50)
TOTAL GROUNDS MAINTENANCE	1,143.00	862.44	280.56	11,600.00	10,313.86	1,286.14
7610 STREET PAINTING	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)
7630 SNOW REMOVAL	500.00	0.00	500.00	2,500.00	2,478.51	21.49
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	32.43	(32.43)
TOTAL SNOW/ROAD MAINT	500.00	0.00	500.00	2,500.00	3,510.94	(1,010.94)
7710 SECURITY SERVICE	60.00	0.00	60.00	720.00	984.00	(264.00)
7717 TELEPHONE	227.00	128.54	98.46	2,720.00	2,511.98	208.02
7718 CABLE/INTERNET	81.00	357.18	(276.18)	972.00	3,519.11	(2,547.11)
7721 UNIT 104	0.00	933.20	(933.20)	0.00	3,198.18	(3,198.18)
TOTAL OTHER EXPENSES	368.00	1,418.92	(1,050.92)	4,412.00	10,213.27	(5,801.27)
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	166.63	(166.63)
7827 HEALTH CLUB	20.00	0.00	20.00	240.00	0.00	240.00
TOTAL REC/FACILITY EXP	20.00	0.00	20.00	240.00	166.63	73.37
TOTAL EXPENSES	12,583.00	11,289.51	1,293.49	153,232.00	155,879.41	(2,647.41)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
NET PROFIT/LOSS	\$ 62.30	\$ 1,517.01	\$ 1,454.71	\$ 7.60	\$ 7,225.16	\$ 7,217.56

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	1,000.00	\$ 1,000.00	\$ 0.00	\$ 12,000.00	\$ 12,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	63.00	63.00	0.00	1,041.62	1,041.62
TOTAL REVENUE	1,000.00	1,063.00	63.00	12,000.00	13,041.62	1,041.62
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	1,063.00	63.00	12,000.00	3,250.40	(8,749.60)