

CENTRE POINTE STATION CONDOS

JULY 31, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 3,727.45	
1030 RES-BANK OF CHOICE	45,756.81	

TOTAL CASH		49,484.26
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	8,873.98	
1130 DUE TO RESERVES	22,000.00	

TOTAL RECEIVABLES		30,873.98

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		=====
		356,488.91

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	3,608.21
2190 DUE FROM OPERATING	22,000.00

TOTAL LIABILITIES

25,608.21

EQUITY

2930 WORKING CAPITAL	13,053.43
2935 RETAINED EARNINGS	300,128.03
2940 CURRENT EARNINGS	3,163.99
2941 CURRENT EARNINGS	(3,163.99)
2950 RESERVE FUND-PRIOR	14,535.25
2955 RESERVE FUND-CURRENT	(2,089.53)
2965 OPERATING FD-CURRENT	5,253.52

TOTAL EQUITY

330,880.70

TOT LIABILITY AND EQUITY

356,488.91

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Budget Comparison Report
 JULY 31, 2007
 PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$ 12,186.30	\$ 12,186.30	\$ 0.00	\$ 85,304.10	\$ 85,304.10	\$ 0.00
5210 LATE FEE CHARGE	20.00	64.44	44.44	140.00	655.20	515.20
5220 COLLECTION COST REC	150.00	142.36	(7.64)	1,050.00	1,654.24	604.24
5240 CAPITALIZATION	0.00	0.00	0.00	1,500.00	2,356.28	856.28
5245 INTEREST INCOME	15.00	0.00	(15.00)	105.00	44.45	(60.55)
5250 LAUNDRY INCOME	467.00	590.75	123.75	3,265.00	4,645.55	1,380.55
5252 VERIZON LEASE	792.00	792.00	0.00	5,544.00	5,544.00	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	0.00	(15.00)	105.00	153.27	48.27
5450 TRANSFERS TO RESERVE	(1,000.00)	(1,000.00)	0.00	(7,000.00)	(7,000.00)	0.00
TOTAL INCOME	12,645.30	12,775.85	130.55	90,013.10	97,857.09	7,843.99
EXPENSES						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	7,000.00	7,000.00	0.00
7040 LEGAL FEES	20.00	0.00	20.00	140.00	0.00	140.00
7045 LEGAL COLLECTIONS	150.00	142.36	7.64	1,050.00	1,654.24	(604.24)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	300.00	100.00
7060 PRINTING & COPYING	50.00	26.20	23.80	350.00	201.75	148.25
7062 POSTAGE	27.00	20.66	6.34	185.00	259.44	(74.44)
7075 LICENSE, PERMITS, DUES	33.00	0.00	33.00	231.00	832.00	(601.00)
7085 ANNUAL MEETING	10.00	0.00	10.00	70.00	0.00	70.00
7086 BAD DEBT EXPENSE	167.00	0.00	167.00	1,165.00	0.00	1,165.00
7090 MISC ADMINISTRATIVE	33.00	12.00	21.00	231.00	460.35	(229.35)
TOTAL ADMINISTRATIVE	1,490.00	1,201.22	288.78	10,822.00	10,707.78	114.22
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)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7130 INSURANCE	1,770.00	0.00	1,770.00	12,390.00	10,795.71	1,594.29
TOTAL TAXES & INSURANCE	1,770.00	0.00	1,770.00	12,830.00	13,574.99	(744.99)
7230 BIDG & FACILITY RPR	600.00	130.00	470.00	4,200.00	1,782.08	2,417.92
7235 PAINTING INTERIOR	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7240 LIGHTING SUPPLIES	30.00	0.00	30.00	210.00	551.95	(341.95)
7250 LIGHT MAINTENANCE	30.00	0.00	30.00	210.00	0.00	210.00
7265 ELEVATOR CONTRACT	235.00	234.70	0.30	1,645.00	1,739.02	(94.02)
7266 ELEVATOR REPAIRS	25.00	0.00	25.00	175.00	0.00	175.00
7267 FIRE ALARM MONITOR	0.00	0.00	0.00	500.00	0.00	500.00
7275 BOILER REPAIR	300.00	686.63	(386.63)	2,900.00	9,372.67	(6,472.67)
7280 PIBC & SEWER MAINT	200.00	815.00	(615.00)	1,400.00	1,275.00	125.00
7284 ELECTRICAL REPAIRS	50.00	0.00	50.00	350.00	0.00	350.00
7290 INTERNET FEES	100.00	17.13	82.87	700.00	2,599.05	(1,899.05)
7295 ON SITE MGMT	2,000.00	2,000.00	0.00	14,000.00	12,000.00	2,000.00
TOTAL BUILDING MAINT	3,570.00	3,883.46	(313.46)	27,290.00	29,319.77	(2,029.77)
7321 GAS	600.00	352.11	247.89	11,100.00	12,873.86	(1,773.86)
7322 ELECTRIC	750.00	674.54	75.46	5,250.00	6,078.33	(828.33)
7370 WATER/SEWER	1,600.00	1,335.54	264.46	5,700.00	3,781.31	1,918.69
7380 TRASH REMOVAL	250.00	253.00	(3.00)	1,750.00	1,687.00	63.00
TOTAL UTILITIES	3,200.00	2,615.19	584.81	23,800.00	24,420.50	(620.50)
7410 LANDSCAPE MAINT	100.00	230.00	(130.00)	400.00	230.00	170.00
7415 LANDSCAPE CONTRACT	600.00	0.00	600.00	2,400.00	961.29	1,438.71
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
7428 FLOWERS	100.00	0.00	100.00	600.00	0.00	600.00
7440 SPRINKLER SYS MAINT	30.00	0.00	30.00	240.00	45.75	194.25
7460 FENCE REPAIRS	20.00	0.00	20.00	140.00	0.00	140.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL LANDSCAPE MAINT	\$ 850.00	\$ 230.00	\$ 620.00	\$ 4,580.00	\$ 1,237.04	\$ 3,342.96
7520 JANITORIAL	733.00	710.97	22.03	5,131.00	5,091.60	39.40
7521 CARPET CLEANING	300.00	0.00	300.00	900.00	0.00	900.00
7522 LAUNDRY EQUIPMENT	50.00	0.00	50.00	350.00	417.66	(67.66)
7526 PEST CONTROL	58.00	58.00	0.00	406.00	348.00	58.00
TOTAL GROUNDS MAINTENANCE	1,141.00	768.97	372.03	6,787.00	5,857.26	929.74
7610 STREET PAINTING	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	1,500.00	2,478.51	(978.51)
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	32.43	(32.43)
TOTAL SNOW/ROAD MAINT	0.00	1,000.00	(1,000.00)	1,500.00	3,510.94	(2,010.94)
7710 SECURITY SERVICE	60.00	0.00	60.00	420.00	654.00	(234.00)
7717 TELEPHONE	227.00	228.09	(1.09)	1,585.00	1,415.45	169.55
7718 CABLE/INTERNET	81.00	351.27	(270.27)	567.00	1,739.21	(1,172.21)
TOTAL OTHER EXPENSES	368.00	579.36	(211.36)	2,572.00	3,808.66	(1,236.66)
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	140.00	0.00	140.00
TOTAL REC/FACILITY EXP	20.00	0.00	20.00	140.00	166.63	(26.63)
TOTAL EXPENSES	12,409.00	10,278.20	2,130.80	90,321.00	92,603.57	(2,282.57)
NET PROFIT/LOSS	236.30	2,497.65	2,261.35	(307.90)	5,253.52	5,561.42

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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	\$ 7,000.00	\$ 7,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	101.51	101.51	0.00	701.69	701.69
TOTAL REVENUE	1,000.00	1,101.51	101.51	7,000.00	7,701.69	701.69
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	1,101.51	101.51	7,000.00	(2,089.53)	(9,089.53)