

Jasmine Park East Condo Assoc

AS OF APRIL 30, 2010

ASSETS

CASH

1010 CASH-BANK OF CHOICE	\$1,485.99	
1024 RES-BANK OF CHOICE	136,227.01	
1040 PETTY CASH	300.00	

TOTAL CASH		<u>138,013.00</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,438.00	
1115 ALLOW FOR BAD DEBT	(1,000.00)	
1135 PREPAID EXPENSE	563.00	

TOTAL RECEIVABLES		<u>3,001.00</u>
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FIXED ASSETS

1140 UNIT #109	38,200.00	
1145 ACCUM DEPREC. #109	(17,472.00)	20,728.00

TOTAL FIXED ASSETS		<u>20,728.00</u>
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TOTAL ASSETS		<u>161,742.00</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,797.22	
2162 #109 SEC DEPOSIT	650.00	
2165 PAYROLL PAYABLE	(160.67)	

TOTAL LIABILITIES		<u>9,286.55</u>
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EQUITY

2930 WORKING CAPITAL	39,778.24	
2940 CURRENT EARNINGS	3,688.20	
2941 CURRENT EARNINGS	(3,688.20)	
2950 RESERVE FUND-PRIOR	118,364.93	
2955 RESERVE FUND-CURRENT	11,848.73	
2960 OPERATING FUND-PRIOR	(9,375.92)	
2965 OPERATING FD-CURRENT	(8,160.53)	

TOTAL EQUITY		<u>152,455.45</u>
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TOT LIABILITY AND EQUITY		<u>161,742.00</u>
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Budget Comparison Report
AS OF APRIL 30, 2010

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$12,226.00	\$12,226.00	\$0.00	\$48,904.00	\$48,904.00	\$0.00
5115 APT #109 RENT	650.00	650.00	0.00	2,675.00	2,675.00	75.00
5210 LATE FEE CHARGE	40.00	60.00	20.00	120.00	100.00	(20.00)
5211 MOVE IN/OUT CHARGE	100.00	0.00	(100.00)	500.00	200.00	(300.00)
5216 CELLULAR RENT	1,583.00	1,632.31	49.31	6,332.00	6,445.98	113.98
5217 UTILITY REIMBURSED	458.00	409.89	(48.11)	1,832.00	1,430.30	(401.70)
5220 COLLECTION COST REC	125.00	129.00	4.00	500.00	189.00	(311.00)
5230 STORAGE INCOME	25.00	30.00	5.00	100.00	120.00	20.00
5255 MISC INCOME	0.00	30.00	30.00	100.00	145.00	45.00
5450 TRANSFERS TO RESERVE	(4,530.00)	(4,530.00)	0.00	(18,120.00)	(18,120.00)	0.00
TOTAL INCOME	10,677.00	10,637.20	(39.80)	42,868.00	42,089.28	(778.72)

EXPENSES

7030 MANAGEMENT FEES	800.00	800.00	0.00	3,200.00	3,200.00	0.00
7040 LEGAL FEES	125.00	0.00	125.00	500.00	0.00	500.00
7045 LEGAL COLLECTIONS	125.00	129.00	(4.00)	500.00	189.00	311.00
7055 AUDIT FEES	0.00	0.00	0.00	325.00	325.00	0.00
7060 PRINTING & COPYING	40.00	36.05	3.95	160.00	237.59	(77.59)
7062 POSTAGE	30.00	20.53	9.47	120.00	132.12	(12.12)
7070 BANK CHARGES	20.00	34.50	(14.50)	80.00	140.05	(60.05)
7075 LICENSE,PERMITS,DUES	50.00	0.00	50.00	150.00	0.00	150.00
7076 MANAGER SALARY	1,542.00	1,449.00	93.00	6,168.00	5,795.99	372.01
7079 MGR CELL PHONE	47.00	46.01	0.99	188.00	184.04	3.96
7082 INTERCOM PHONE	175.00	167.01	7.99	700.00	665.88	34.12
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	172.77	77.23
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	250.00	0.00	250.00
7090 MISC ADMINISTRATIVE	40.00	25.00	15.00	160.00	120.00	40.00
TOTAL ADMINISTRATIVE	2,994.00	2,707.10	286.90	12,751.00	11,162.44	1,588.56
7120 INCOME TAXES	0.00	0.00	0.00	500.00	753.00	(253.00)
7121 PROPERTY TAXES	0.00	0.00	0.00	650.00	618.17	31.83
7130 INSURANCE	765.00	0.00	765.00	3,060.00	5,003.52	(1,943.52)

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TOTAL TAXES & INSURANCE	765.00	0.00	765.00	4,210.00	6,374.69	(2,164.69)
7230 BLDG & FACILITY RPR	183.00	0.00	183.00	732.00	0.00	732.00
7235 FIRE ALARM	216.00	38.00	178.00	864.00	659.50	204.50
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	100.00	0.00	100.00
7256 GARAGE REPAIRS	0.00	300.00	(300.00)	500.00	300.00	200.00
7270 ROOF REPAIRS	250.00	0.00	250.00	250.00	0.00	250.00
7275 ELEVATOR	325.00	337.00	(12.00)	1,300.00	1,803.00	(503.00)
7280 PLBG & SEWER MAINT	150.00	397.00	(247.00)	750.00	617.50	132.50
7290 OTHER BUILDING MAINT	50.00	0.00	50.00	100.00	0.00	100.00
7295 GENERAL SUPPLIES	50.00	0.00	50.00	200.00	709.53	(509.53)
7296 CARPET & PAINT	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00
TOTAL BUILDING MAINT	2,424.00	1,072.00	1,352.00	5,996.00	4,089.53	1,906.47
7320 ELECTRIC	2,000.00	2,174.19	(174.19)	8,000.00	9,814.14	(1,814.14)
7321 GAS	1,250.00	2,001.96	(751.96)	5,000.00	12,703.84	(7,703.84)
7340 HVAC	500.00	0.00	500.00	2,000.00	715.00	1,285.00
7370 WATER/SEWER	833.00	579.56	253.44	3,332.00	2,500.43	831.57
7380 TRASH REMOVAL	500.00	537.14	(37.14)	2,000.00	2,032.74	(32.74)
TOTAL UTILITIES	5,083.00	5,292.85	(209.85)	20,332.00	27,766.15	(7,434.15)
7410 LANDSCAPE MAINT	300.00	386.00	(86.00)	300.00	517.00	(217.00)
7440 SPRINKLER SYS MAINT	150.00	0.00	150.00	150.00	0.00	150.00
TOTAL LANDSCAPE MAINT	450.00	386.00	64.00	450.00	517.00	(67.00)
7630 SNOW REMOVAL	125.00	340.00	(215.00)	375.00	340.00	35.00
TOTAL SNOW/ROAD MAINT	125.00	340.00	(215.00)	375.00	340.00	35.00
TOTAL EXPENSES	11,841.00	9,797.95	2,043.05	44,114.00	50,249.81	(6,135.81)
NET PROFIT/LOSS	(1,164.00)	839.25	2,003.25	(1,246.00)	(8,160.53)	(6,914.53)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,530.00	4,530.00	0.00	18,120.00	18,120.00	0.00
9350 INTEREST INCOME	0.00	80.21	80.21	0.00	328.73	328.73
TOTAL REVENUE	4,530.00	4,610.21	80.21	18,120.00	18,448.73	328.73
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	6,600.00	(6,600.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	6,600.00	(6,600.00)
EXCESS/LOSS OF RESERVES	4,530.00	4,610.21	80.21	18,120.00	11,848.73	(6,271.27)