

Jasmine Park East Condo Assoc

AS OF FEBRUARY 28, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	4,444.09	
1023 RES-FIRST BANK		78,603.53	
1040 PETTY CASH		300.00	
TOTAL CASH			83,347.62
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		5,344.20	
1115 ALLOW FOR BAD DEBT		(1,000.00)	
1135 PREPAID EXPENSE		563.00	
TOTAL RECEIVABLES			4,907.20
FIXED ASSETS			
1140 UNIT #109		38,200.00	
1145 ACCUM DEPREC. #109		(17,472.00)	20,728.00
TOTAL FIXED ASSETS			20,728.00
TOTAL ASSETS			108,982.82
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		6,385.06	
2162 #109 SEC DEPOSIT		500.00	
2165 PAYROLL PAYABLE		283.44	
TOTAL LIABILITIES			7,168.50
EQUITY			
2930 WORKING CAPITAL		39,778.24	
2940 CURRENT EARNINGS		6,488.85	
2941 CURRENT EARNINGS		(6,488.85)	
2950 RESERVE FUND-PRIOR		68,209.00	
2955 RESERVE FUND-CURRENT		4,381.18	
2960 OPERATING FUND-PRIOR		(12,661.77)	
2965 OPERATING FD-CURRENT		2,107.67	
TOTAL EQUITY			101,814.32
TOT LIABILITY AND EQUITY			108,982.82

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Budget Comparison Report
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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	\$ 24,452.00	\$ 24,452.00	\$ 0.00
5115 APT #109 RENT	650.00	975.00	325.00	1,300.00	1,625.00	325.00
5210 LATE FEE CHARGE	40.00	20.00	(20.00)	40.00	20.00	(20.00)
5211 MOVE IN/OUT CHARGE	200.00	100.00	(100.00)	200.00	100.00	(100.00)
5216 CELLULAR RENT	1,583.00	1,550.65	(32.35)	3,166.00	3,101.30	(64.70)
5217 UTILITY REIMBURSED	497.00	286.52	(210.48)	994.00	562.06	(431.94)
5220 COLLECTION COST REC	100.00	183.00	83.00	200.00	513.00	313.00
5230 STORAGE INCOME	25.00	20.00	(5.00)	50.00	40.00	(10.00)
5255 MISC INCOME	0.00	30.00	30.00	0.00	60.00	60.00
5450 TRANSFERS TO RESERVE	(2,500.00)	(2,500.00)	0.00	(5,000.00)	(5,000.00)	0.00
TOTAL INCOME	12,821.00	12,891.17	70.17	25,402.00	25,473.36	71.36
EXPENSES						
7030 MANAGEMENT FEES	800.00	800.00	0.00	1,600.00	1,600.00	0.00
7040 LEGAL FEES	62.50	0.00	62.50	125.00	0.00	125.00
7045 LEGAL COLLECTIONS	108.33	183.00	(74.67)	216.66	183.00	33.66
7055 AUDIT FEES	0.00	300.00	(300.00)	0.00	300.00	(300.00)
7060 PRINTING & COPYING	60.00	26.60	33.40	120.00	39.55	80.45
7062 POSTAGE	35.41	29.97	5.44	70.82	52.14	18.68
7075 LICENSE, PERMITS, DUES	50.00	150.00	(100.00)	100.00	150.00	(50.00)
7076 MANAGER SALARY	1,490.00	1,449.00	41.00	2,980.00	2,898.00	82.00
7077 PAYROLL TAX EXPENSE	168.00	0.00	168.00	336.00	0.00	336.00
7082 INTERCOM PHONE	175.00	167.19	7.81	350.00	334.45	15.55
7090 MISC ADMINISTRATIVE	50.00	25.00	25.00	100.00	50.00	50.00
TOTAL ADMINISTRATIVE	3,059.24	3,176.77	(117.53)	6,118.48	5,699.16	419.32
7120 TAXES	0.00	765.47	(765.47)	0.00	765.47	(765.47)

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	\$	\$	\$	\$	\$	\$
7130 INSURANCE	773.00	470.16	302.84	1,546.00	3,621.66	(2,075.66)
TOTAL TAXES & INSURANCE	773.00	1,235.63	(462.63)	1,546.00	4,387.13	(2,841.13)
7230 BLDG & FACILITY RPR	300.00	0.00	300.00	600.00	0.00	600.00
7235 FIRE ALARM	200.00	644.18	(444.18)	400.00	682.18	(282.18)
7256 GARAGE REPAIRS	500.00	0.00	500.00	500.00	0.00	500.00
7275 ELEVATOR	300.00	294.00	6.00	600.00	588.00	12.00
7280 PLEBG & SEWER MAINT	300.00	750.00	(450.00)	450.00	847.00	(397.00)
7295 GENERAL SUPPLIES	58.33	60.02	(1.69)	58.33	60.02	(1.69)
TOTAL BUILDING MAINT	1,658.33	1,748.20	(89.87)	2,608.33	2,177.20	431.13
7320 ELECTRIC	2,950.00	1,548.87	1,401.13	5,900.00	3,392.72	2,507.28
7321 GAS	2,225.00	2,242.61	(17.61)	4,450.00	4,396.35	53.65
7340 HVAC	500.00	1,391.39	(891.39)	1,000.00	2,118.39	(1,118.39)
7370 WATER/SEWER	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00
7380 TRASH REMOVAL	540.00	482.96	57.04	1,080.00	839.74	240.26
TOTAL UTILITIES	8,715.00	5,665.83	3,049.17	14,930.00	10,747.20	4,182.80
7410 LANDSCAPE MAINT	100.00	355.00	(255.00)	200.00	355.00	(155.00)
TOTAL LANDSCAPE MAINT	100.00	355.00	(255.00)	200.00	355.00	(155.00)
7630 SNOW REMOVAL	250.00	0.00	250.00	250.00	0.00	250.00
TOTAL SNOW/ROAD MAINT	250.00	0.00	250.00	250.00	0.00	250.00
TOTAL EXPENSES	14,555.57	12,181.43	2,374.14	25,652.81	23,365.69	2,287.12

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
NET PROFIT/LOSS	\$ (1,734.57)	\$ 709.74	\$ 2,444.31	\$ (250.81)	\$ 2,107.67	\$ 2,358.48

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	2,500.00	\$ 2,500.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	68.77	68.77	0.00	141.18	141.18
TOTAL REVENUE	2,500.00	2,568.77	68.77	5,000.00	5,141.18	141.18
EXPENSE						
9561 FIRE ALARM	0.00	0.00	0.00	0.00	760.00	(760.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	760.00	(760.00)
EXCESS/LOSS OF RESERVES	2,500.00	2,568.77	68.77	5,000.00	4,381.18	(618.82)