

Jasmine Park East Condo Assoc

AS OF FEBRUARY 28, 2010

**ASSETS**

<b>CASH</b>		
1010 CASH-BANK OF CHOICE	\$1,972.45	
1024 RES-BANK OF CHOICE	133,599.34	
1040 PETTY CASH	300.00	
		<u>135,871.79</u>
<b>TOTAL CASH</b>		
<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	3,416.00	
1115 ALLOW FOR BAD DEBT	(1,000.00)	
1135 PREPAID EXPENSE	563.00	
		<u>2,979.00</u>
<b>TOTAL RECEIVABLES</b>		
<b>FIXED ASSETS</b>		
1140 UNIT #109	38,200.00	
1145 ACCUM DEPREC #109	(17,472.00)	20,728.00
		<u>20,728.00</u>
<b>TOTAL FIXED ASSETS</b>		
<b>TOTAL ASSETS</b>		<u>159,578.79</u>

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	8,495.24	
2162 #109 SEC DEPOSIT	650.00	
2165 PAYROLL PAYABLE	225.74	
		<u>9,370.98</u>
<b>TOTAL LIABILITIES</b>		

**EQUITY**

2930 WORKING CAPITAL	39,778.24	
2940 CURRENT EARNINGS	1,440.56	
2941 CURRENT EARNINGS	(1,440.56)	
2950 RESERVE FUND-PRIOR	118,364.93	
2955 RESERVE FUND-CURRENT	9,221.06	
2960 OPERATING FUND-PRIOR	(9,375.92)	
2965 OPERATING FD-CURRENT	(7,780.50)	
		<u>150,207.81</u>
<b>TOTAL EQUITY</b>		

**TOT LIABILITY AND EQUITY**

159,578.79

Budget Comparison Report  
AS OF FEBRUARY 28, 2010  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$12,226.00	\$12,226.00	\$0.00	\$24,452.00	\$24,452.00	\$0.00
5115 APT #109 RENT	650.00	700.00	50.00	1,300.00	1,375.00	75.00
5210 LATE FEE CHARGE	40.00	20.00	(20.00)	40.00	20.00	(20.00)
5211 MOVE IN/OUT CHARGE	200.00	0.00	(200.00)	300.00	0.00	(300.00)
5216 CELLULAR RENT	1,583.00	1,590.68	7.68	3,166.00	3,181.36	15.36
5217 UTILITY REIMBURSED	458.00	317.33	(140.67)	916.00	696.37	(219.63)
5220 COLLECTION COST REC	125.00	60.00	(65.00)	250.00	60.00	(190.00)
5230 STORAGE INCOME	25.00	30.00	5.00	50.00	60.00	10.00
5255 MISC INCOME	0.00	30.00	30.00	0.00	60.00	60.00
5450 TRANSFERS TO RESERVE	(4,530.00)	(4,530.00)	0.00	(9,060.00)	(9,060.00)	0.00
<b>TOTAL INCOME</b>	<b>10,777.00</b>	<b>10,444.01</b>	<b>(332.99)</b>	<b>21,414.00</b>	<b>20,844.73</b>	<b>(569.27)</b>

<b>EXPENSES</b>						
7030 MANAGEMENT FEES	800.00	800.00	0.00	1,600.00	1,600.00	0.00
7040 LEGAL FEES	125.00	0.00	(125.00)	250.00	0.00	(250.00)
7045 LEGAL COLLECTIONS	125.00	60.00	(65.00)	250.00	60.00	(190.00)
7055 AUDIT FEES	0.00	325.00	(325.00)	0.00	325.00	(325.00)
7060 PRINTING & COPYING	40.00	28.10	(11.90)	80.00	169.69	(89.69)
7062 POSTAGE	30.00	35.16	(5.16)	60.00	88.72	(28.72)
7070 BANK CHARGES	20.00	46.88	(26.88)	40.00	81.65	(41.65)
7075 LICENSE,PERMITS,DUES	0.00	0.00	0.00	50.00	0.00	50.00
7076 MANAGER SALARY	1,542.00	1,449.00	93.00	3,084.00	2,897.99	186.01
7079 MGR CELL PHONE	47.00	46.01	0.99	94.00	92.02	1.98
7082 INTERCOM PHONE	175.00	166.27	8.73	350.00	333.51	16.49
7090 MISC ADMINISTRATIVE	40.00	45.00	(5.00)	80.00	70.00	10.00
<b>TOTAL ADMINISTRATIVE</b>	<b>2,944.00</b>	<b>3,001.42</b>	<b>(57.42)</b>	<b>5,938.00</b>	<b>5,718.58</b>	<b>219.42</b>

7120 INCOME TAXES	0.00	753.00	(753.00)	0.00	753.00	(753.00)
7121 PROPERTY TAXES	650.00	618.17	31.83	650.00	618.17	31.83
7130 INSURANCE	765.00	2,049.46	(1,284.46)	1,530.00	4,363.46	(2,833.46)

<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,415.00</b>	<b>3,420.63</b>	<b>(2,005.63)</b>	<b>2,180.00</b>	<b>5,734.63</b>	<b>(3,554.63)</b>
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7230 BLDG & FACILITY RPR	183.00	0.00	183.00	366.00	0.00	366.00
7235 FIRE ALARM	216.00	38.00	178.00	432.00	583.50	(151.50)
7256 GARAGE REPAIRS	500.00	0.00	500.00	500.00	0.00	500.00
7275 ELEVATOR	325.00	318.00	7.00	650.00	636.00	14.00
7280 PLBG & SEWER MAINT	300.00	0.00	300.00	450.00	106.00	344.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	50.00	0.00	50.00
7295 GENERAL SUPPLIES	50.00	328.46	(278.46)	100.00	506.12	(406.12)
<b>TOTAL BUILDING MAINT</b>	<b>1,574.00</b>	<b>684.46</b>	<b>889.54</b>	<b>2,548.00</b>	<b>1,831.62</b>	<b>716.38</b>
7320 ELECTRIC	2,000.00	2,533.20	(533.20)	4,000.00	5,286.50	(1,286.50)
7321 GAS	1,250.00	3,794.65	(2,544.65)	2,500.00	7,627.08	(5,127.08)
7340 HVAC	500.00	0.00	500.00	1,000.00	0.00	1,000.00
7370 WATER/SEWER	833.00	672.41	160.59	1,666.00	1,299.51	366.49
7380 TRASH REMOVAL	500.00	499.29	0.71	1,000.00	996.31	3.69
<b>TOTAL UTILITIES</b>	<b>5,083.00</b>	<b>7,499.55</b>	<b>(2,416.55)</b>	<b>10,166.00</b>	<b>15,209.40</b>	<b>(5,043.40)</b>
7410 LANDSCAPE MAINT	0.00	0.00	0.00	0.00	131.00	(131.00)
<b>TOTAL LANDSCAPE MAINT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>131.00</b>	<b>(131.00)</b>
7630 SNOW REMOVAL	250.00	0.00	250.00	250.00	0.00	250.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>250.00</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>0.00</b>	<b>250.00</b>
<b>TOTAL EXPENSES</b>	<b>11,266.00</b>	<b>14,606.06</b>	<b>(3,340.06)</b>	<b>21,082.00</b>	<b>28,625.23</b>	<b>(7,543.23)</b>
<b>NET PROFIT/LOSS</b>	<b>(489.00)</b>	<b>(4,162.05)</b>	<b>(3,673.05)</b>	<b>332.00</b>	<b>(7,780.50)</b>	<b>(8,112.50)</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	4,530.00	4,530.00	0.00	9,060.00	9,060.00	0.00
9350 INTEREST INCOME	0.00	76.85	76.85	0.00	161.06	161.06
<b>TOTAL REVENUE</b>	<b>4,530.00</b>	<b>4,606.85</b>	<b>76.85</b>	<b>9,060.00</b>	<b>9,221.06</b>	<b>161.06</b>

**RESERVE EXPENSE**

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	<b>4,530.00</b>	<b>4,606.85</b>	<b>76.85</b>	<b>9,060.00</b>	<b>9,221.06</b>	<b>161.06</b>