

Jasmine Park East Condo Assoc

AS OF SEPTEMBER 30, 2009

ASSETS		
CASH		
1010 CASH-BANK OF CHOICE	\$	32,649.54
1023 RES-FIRST BANK		96,494.31
1040 PETTY CASH		300.00
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TOTAL CASH		129,443.85
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ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		1,004.00
1115 ALLOW FOR BAD DEBT		(1,000.00)
1135 PREPAID EXPENSE		563.00
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TOTAL RECEIVABLES		567.00
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FIXED ASSETS		
1140 UNIT #109		38,200.00
1145 ACCUM DEPREC. #109		(17,472.00)
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TOTAL FIXED ASSETS		20,728.00
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TOTAL ASSETS		150,738.85
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LIABILITIES & EQUITY		
CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS		8,555.99
2162 #109 SEC DEPOSIT		650.00
2165 PAYROLL PAYABLE		(1,159.28)
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TOTAL LIABILITIES		8,046.71
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EQUITY		
2930 WORKING CAPITAL		39,778.24
2940 CURRENT EARNINGS		47,366.67
2941 CURRENT EARNINGS		(47,366.67)
2950 RESERVE FUND-PRIOR		68,209.00
2955 RESERVE FUND-CURRENT		22,271.96
2960 OPERATING FUND-PRIOR		(12,661.77)
2965 OPERATING FD-CURRENT		25,094.71
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TOTAL EQUITY		142,692.14
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TOT LIABILITY AND EQUITY		150,738.85
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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	\$ 110,034.00	\$ 110,034.00	\$ 0.00
5115 APT #109 RENT	675.00	650.00	(25.00)	5,950.00	4,975.00	(975.00)
5210 LATE FEE CHARGE	40.00	(10.00)	(50.00)	320.00	250.00	(70.00)
5211 MOVE IN/OUT CHARGE	200.00	200.00	0.00	1,600.00	1,200.00	(400.00)
5216 CELLULAR RENT	1,583.00	1,590.68	7.68	14,247.00	14,236.06	(10.94)
5217 UTILITY REIMBURSED	497.00	100.00	(397.00)	4,473.00	2,625.58	(1,847.42)
5220 COLLECTION COST REC	100.00	141.00	41.00	900.00	1,826.70	926.70
5230 STORAGE INCOME	25.00	40.00	15.00	225.00	260.00	35.00
5255 MISC INCOME	0.00	30.00	30.00	200.00	299.00	99.00
5450 TRANSFERS TO RESERVE	(2,500.00)	(2,500.00)	0.00	(22,500.00)	(22,500.00)	0.00
<b>TOTAL INCOME</b>	<b>12,846.00</b>	<b>12,467.68</b>	<b>(378.32)</b>	<b>115,449.00</b>	<b>113,206.34</b>	<b>(2,242.66)</b>
EXPENSES						
7030 MANAGEMENT FEES	800.00	800.00	0.00	7,200.00	7,200.00	0.00
7040 LEGAL FEES	62.50	502.00	(439.50)	562.50	686.00	(123.50)
7045 LEGAL COLLECTIONS	108.33	141.00	(32.67)	974.97	1,496.70	(521.73)
7055 AUDIT FEES	0.00	0.00	0.00	250.00	300.00	(50.00)
7060 PRINTING & COPYING	60.00	17.50	42.50	570.00	197.20	372.80
7062 POSTAGE	35.41	23.24	12.17	318.69	235.45	83.24
7075 LICENSE, PERMITS, DUES	50.00	0.00	50.00	450.00	150.00	300.00
7076 MANAGER SALARY	1,490.00	1,449.00	41.00	13,410.00	13,041.00	369.00
7077 PAYROLL TAX EXPENSE	168.00	0.00	168.00	1,512.00	0.00	1,512.00
7080 NEWSLETTER PRODUCT	100.00	0.00	100.00	200.00	0.00	200.00
7082 INTERCOM PHONE	175.00	167.30	7.70	1,575.00	1,505.88	69.12
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	170.90	79.10
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	250.00	0.00	250.00
7090 MISC ADMINISTRATIVE	50.00	25.00	25.00	450.00	260.00	190.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL ADMINISTRATIVE	3,159.24	3,171.05	(11.81)	28,518.16	25,657.22	2,860.94
7120 TAXES	0.00	0.00	0.00	630.00	1,038.94	(408.94)
7130 INSURANCE	773.00	934.36	(161.36)	6,957.00	7,371.00	(414.00)
TOTAL TAXES & INSURANCE	773.00	934.36	(161.36)	7,587.00	8,409.94	(822.94)
7230 BLDG & FACILITY RPR	500.00	0.00	500.00	3,100.00	412.50	2,687.50
7231 UNIT 109 EXPENSES	0.00	0.00	0.00	250.00	75.40	174.60
7235 FIRE ALARM	200.00	128.00	72.00	1,900.00	2,509.54	(609.54)
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	287.03	(87.03)
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	0.00	28.66	(28.66)
7256 GARAGE REPAIRS	0.00	193.10	(193.10)	1,500.00	193.10	1,306.90
7270 ROOF REPAIRS	500.00	0.00	500.00	750.00	352.65	397.35
7275 ELEVATOR	300.00	318.00	(18.00)	2,700.00	2,852.00	(152.00)
7280 PLBG & SEWER MAINT	150.00	194.00	(44.00)	1,500.00	1,307.00	193.00
7290 OTHER BUILDING MAINT	100.00	48.12	51.88	400.00	118.12	281.88
7295 GENERAL SUPPLIES	0.00	0.00	0.00	233.32	398.91	(165.59)
7296 CARPET & PAINT	0.00	0.00	0.00	750.00	1,109.48	(359.48)
TOTAL BUILDING MAINT	1,750.00	881.22	868.78	13,283.32	9,644.39	3,638.93
7320 ELECTRIC	2,950.00	2,032.47	917.53	26,550.00	17,254.34	9,295.66
7321 GAS	2,225.00	430.13	1,794.87	20,025.00	9,924.60	10,100.40
7340 HVAC	500.00	0.00	500.00	4,500.00	3,587.76	912.24
7370 WATER/SEWER	0.00	965.43	(965.43)	8,500.00	7,485.97	1,014.03
7380 TRASH REMOVAL	540.00	492.66	47.34	4,860.00	4,258.74	601.26
TOTAL UTILITIES	6,215.00	3,920.69	2,294.31	64,435.00	42,511.41	21,923.59
7410 LANDSCAPE MAINT	100.00	44.00	56.00	900.00	1,459.39	(559.39)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	100.00	279.28	(179.28)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL LANDSCAPE MAINT	100.00	44.00	56.00	1,000.00	1,738.67	(738.67)
7630 SNOW REMOVAL	0.00	0.00	0.00	375.00	150.00	225.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	375.00	150.00	225.00
TOTAL EXPENSES	11,997.24	8,951.32	3,045.92	115,198.48	88,111.63	27,086.85
NET PROFIT/LOSS	848.76	3,516.36	2,667.60	250.52	25,094.71	24,844.19

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	2,500.00	2,500.00	0.00	22,500.00	22,500.00	0.00
9350 INTEREST INCOME	0.00	48.62	48.62	0.00	531.96	531.96
TOTAL REVENUE	2,500.00	2,548.62	48.62	22,500.00	23,031.96	531.96
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	2,548.62	48.62	22,500.00	22,271.96	(228.04)