

Jasmine Park East Condo Assoc

AS OF SEPTEMBER 30, 2011

ASSETS

CASH

1012 CASH-US BANK	6,640.84	
1025 RES-US BANK	119,465.48	
1040 PETTY CASH	<u>300.00</u>	
TOTAL CASH		<u>126,406.32</u>

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	412.00	
1115 ALLOW FOR BAD DEBT	(1,000.00)	
1135 PREPAID EXPENSE	<u>563.00</u>	
TOTAL RECEIVABLES		<u>(25.00)</u>

FIXED ASSETS

1140 UNIT #109	38,200.00	
1145 ACCUM DEPREC. #109	<u>(17,472.00)</u>	20,728.00
TOTAL FIXED ASSETS		<u>20,728.00</u>

TOTAL ASSETS		<u><u>147,109.32</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,243.80	
2162 #109 SEC DEPOSIT	650.00	
2165 PAYROLL PAYABLE	<u>(1,111.11)</u>	
TOTAL LIABILITIES		<u>8,782.69</u>

EQUITY

2930 WORKING CAPITAL	39,778.24	
2940 CURRENT EARNINGS	(13,809.06)	
2941 CURRENT EARNINGS	13,809.06	
2950 RESERVE FUND-PRIOR	126,459.14	
2955 RESERVE FUND-CURRENT	(13,007.01)	
2960 OPERATING FUND-PRIOR	(14,101.69)	
2965 OPERATING FD-CURRENT	<u>(802.05)</u>	
TOTAL EQUITY		<u>138,326.63</u>

TOT LIABILITY AND EQUITY		<u><u>147,109.32</u></u>
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Jasmine Park East Condo Assoc
 Budget Comparison Report
 AS OF SEPTEMBER 30, 2011
 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	675.00	0.00	6,075.00	6,100.00	25.00
5210 LATE FEE CHARGE	25.00	40.00	15.00	225.00	220.00	(5.00)
5211 MOVE IN/OUT CHARGE	0.00	200.00	200.00	800.00	1,500.00	700.00
5216 CELLULAR RENT	0.00	(13,318.28)	(13,318.28)	0.00	0.00	0.00
5217 UTILITY REIMBURSED	415.00	600.39	185.39	3,735.00	4,076.75	341.75
5220 COLLECTION COST REC	40.00	0.00	(40.00)	360.00	167.50	(192.50)
5225 VERIZON CELL RENT	1,092.00	10,043.89	8,951.89	9,828.00	10,043.89	215.89
5226 T MOBILE CELL RENT	550.00	4,950.00	4,400.00	4,950.00	4,950.00	0.00
5230 STORAGE INCOME	30.00	30.00	0.00	270.00	270.00	0.00
5245 INTEREST INCOME	0.00	0.21	0.21	0.00	1.57	1.57
5255 MISC INCOME	0.00	30.00	30.00	200.00	395.00	195.00
5450 TRANSFERS TO RESERVE	(3,600.00)	(3,600.00)	0.00	(32,400.00)	(32,400.00)	0.00
TOTAL INCOME	11,453.00	11,877.21	424.21	104,077.00	105,358.71	1,281.71

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	7,650.00	7,650.00	0.00
7040 LEGAL FEES	200.00	0.00	200.00	1,400.00	962.72	437.28
7045 LEGAL COLLECTIONS	40.00	0.00	40.00	360.00	167.50	192.50
7055 AUDIT FEES	0.00	0.00	0.00	375.00	325.00	50.00
7060 PRINTING & COPYING	35.00	18.45	16.55	350.00	279.41	70.59
7062 POSTAGE	25.00	26.88	(1.88)	250.00	222.11	27.89
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	200.00	460.00	(260.00)
7076 MANAGER SALARY	1,542.00	1,949.00	(407.00)	13,878.00	14,041.00	(163.00)
7079 MGR CELL PHONE	47.00	63.54	(16.54)	423.00	544.09	(121.09)
7080 NEWSLETTER PRODUCT	150.00	0.00	150.00	450.00	0.00	450.00
7082 INTERCOM PHONE	170.00	166.45	3.55	1,530.00	1,896.12	(366.12)
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	463.42	(213.42)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	250.00	0.00	250.00
7090 MISC ADMINISTRATIVE	33.00	120.21	(87.21)	301.00	360.21	(59.21)
TOTAL ADMINISTRATIVE	3,092.00	3,194.53	(102.53)	27,667.00	27,371.58	295.42

7120 INCOME TAXES	0.00	0.00	0.00	750.00	503.00	247.00
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7121 PROPERTY TAXES	0.00	0.00	0.00	630.00	631.95	(1.95)
7130 INSURANCE	600.00	632.75	(32.75)	6,300.00	8,755.25	(2,455.25)
TOTAL TAXES & INSURANCE	600.00	632.75	(32.75)	7,680.00	9,890.20	(2,210.20)
7230 BLDG & FACILITY RPR	250.00	2,284.06	(2,034.06)	2,250.00	2,284.06	(34.06)
7231 UNIT 109 EXPENSES	0.00	0.00	0.00	775.00	1,049.93	(274.93)
7235 FIRE ALARM	175.00	120.00	55.00	1,575.00	2,217.34	(642.34)
7256 GARAGE REPAIRS	0.00	0.00	0.00	1,500.00	565.00	935.00
7270 ROOF REPAIRS	500.00	0.00	500.00	750.00	0.00	750.00
7275 ELEVATOR	380.00	963.00	(583.00)	3,460.00	5,821.50	(2,361.50)
7280 PLBG & SEWER MAINT	150.00	100.00	50.00	1,500.00	1,410.00	90.00
7290 OTHER BUILDING MAINT	50.00	0.00	50.00	250.00	270.00	(20.00)
7294 KEYS	0.00	0.00	0.00	0.00	540.50	(540.50)
7295 GENERAL SUPPLIES	140.00	114.85	25.15	1,280.00	954.10	325.90
7296 CARPET & PAINT	0.00	0.00	0.00	1,200.00	1,182.00	18.00
TOTAL BUILDING MAINT	1,645.00	3,581.91	(1,936.91)	14,540.00	16,294.43	(1,754.43)
7320 ELECTRIC	2,450.00	3,086.39	(636.39)	22,175.00	22,341.96	(166.96)
7321 GAS	1,520.00	460.25	1,059.75	13,680.00	12,029.46	1,650.54
7340 HVAC	250.00	108.60	141.40	2,250.00	1,281.25	968.75
7370 WATER/SEWER	950.00	2,232.87	(1,282.87)	8,550.00	9,361.39	(811.39)
7380 TRASH REMOVAL	540.00	628.43	(88.43)	4,880.00	5,519.70	(639.70)
TOTAL UTILITIES	5,710.00	6,516.54	(806.54)	51,535.00	50,533.76	1,001.24
7410 LANDSCAPE MAINT	300.00	314.60	(14.60)	1,500.00	1,611.52	(111.52)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	100.00	36.81	63.19
TOTAL LANDSCAPE MAINT	300.00	314.60	(14.60)	1,600.00	1,648.33	(48.33)
7630 SNOW REMOVAL	0.00	0.00	0.00	500.00	422.46	77.54
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	500.00	422.46	77.54

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TOTAL EXPENSES	11,347.00	14,240.33	(2,893.33)	103,522.00	106,160.76	(2,638.76)
NET PROFIT/LOSS	106.00	(2,363.12)	(2,469.12)	555.00	(802.05)	(1,357.05)

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Budget Comparison Report
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	3,600.00	3,600.00	0.00	32,400.00	32,400.00	0.00
9350 INTEREST INCOME	0.00	5.09	5.09	0.00	103.63	103.63
TOTAL REVENUE	3,600.00	3,605.09	5.09	32,400.00	32,503.63	103.63
EXPENSE						
RESERVE EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)
9515 HVAC	0.00	15,500.00	(15,500.00)	0.00	37,134.00	(37,134.00)
9560 SPECIAL EQUIPMENT	0.00	1,198.64	(1,198.64)	0.00	4,376.64	(4,376.64)
9563 ELEVATOR	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)
TOTAL EXPENSES	0.00	16,698.64	(16,698.64)	0.00	45,510.64	(45,510.64)
EXCESS/LOSS OF RESERVES	3,600.00	(13,093.55)	(16,693.55)	32,400.00	(13,007.01)	(45,407.01)