

JASMINE ASSOCIATION
Income/Expense Statement
Period: 09/01/20 to 09/30/20

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
04010	Homeowner Dues	52,114.16	52,114.08	.08	469,027.44	469,026.72	.72	625,369.00
04015	Gas Billing	7,500.00	7,500.00	.00	67,500.00	67,500.00	.00	90,000.00
04020	Loan fees	15,000.00	15,000.00	.00	135,000.00	135,000.00	.00	180,000.00
04025	Water/ Sewer Billing	5,833.38	5,833.33	.05	52,500.42	52,499.97	.45	70,000.00
04040	Late Fee Income	150.00	75.00	75.00	769.78	675.00	94.78	900.00
04050	Legal Fee Income	861.75	.00	861.75	2,204.45	.00	2,204.45	.00
04060	Misc Homeowner Income	5,510.00	500.00	5,010.00	8,271.75	4,500.00	3,771.75	6,000.00
04080	Misc Administration Fees	.00	.00	.00	140.00	.00	140.00	.00
04090	Homeowner interest	276.83	175.00	101.83	932.73	1,575.00	(642.27)	2,100.00
04210	Interest Income-Operating	1.44	5.00	(3.56)	29.96	45.00	(15.04)	60.00
04215	Comcast Easment Money	673.95	125.00	548.95	1,712.44	1,125.00	587.44	1,500.00
04220	Laundry Income	294.15	1,100.00	(805.85)	8,166.01	9,900.00	(1,733.99)	13,200.00
04230	Rental Income	1,150.00	1,000.00	150.00	7,641.38	9,000.00	(1,358.62)	12,000.00
04250	Parking Income	180.00	75.00	105.00	1,230.00	675.00	555.00	900.00
04300	(Reserve Transfer)	(16,480.00)	(16,480.00)	.00	(148,320.00)	(148,320.00)	.00	(197,760.00)
04330	(Bad Debt)	.00	(500.00)	500.00	(44.48)	(4,500.00)	4,455.52	(6,000.00)
	Subtotal Income	73,065.66	66,522.41	6,543.25	606,761.88	598,701.69	8,060.19	798,269.00
EXPENSES								
ADMINISTRATION								
05010	Copying/Printing/Postage	518.15	300.00	(218.15)	1,287.75	2,700.00	1,412.25	3,600.00
05020	Management fees	3,448.00	3,447.66	(.34)	31,032.00	31,028.94	(3.06)	41,372.00
05025	Bank Fees	10.00	15.00	5.00	140.00	135.00	(5.00)	180.00
05040	Office supplies	.00	40.00	40.00	.00	360.00	360.00	480.00
05050	Telephone and answering serv	989.78	1,000.00	10.22	9,664.68	9,000.00	(664.68)	12,000.00
05070	Legal-General	.00	250.00	250.00	1,305.00	2,250.00	945.00	3,000.00
05080	Legal-Collections	.00	.00	.00	917.95	.00	(917.95)	.00
05090	Consultant fees	.00	75.00	75.00	365.15	675.00	309.85	900.00
05095	Audit/Accounting fees	.00	.00	.00	2,500.00	2,250.00	(250.00)	2,250.00
05099	Miscellaneous expense	.00	100.00	100.00	133.00	900.00	767.00	1,200.00
	TOTAL ADMINISTRATION	4,965.93	5,227.66	261.73	47,345.53	49,298.94	1,953.41	64,982.00
BUILDING MAINTENANCE								
05110	Carpet cleaning/Repairs	.00	75.00	75.00	.00	675.00	675.00	900.00
05120	Elevator contract	812.66	800.00	(12.66)	7,260.78	7,200.00	(60.78)	9,600.00
05125	Elevator maintenance	.00	500.00	500.00	1,453.50	4,500.00	3,046.50	6,000.00
05130	Cleaning and janitorial	4,700.00	2,000.00	(2,700.00)	25,900.00	18,000.00	(7,900.00)	24,000.00
05150	Electrical	405.00	250.00	(155.00)	1,365.00	2,250.00	885.00	3,000.00
05160	Plumbing	2,085.34	1,850.00	(235.34)	32,218.25	16,650.00	(15,568.25)	22,200.00
05170	HVAC maintenance	.00	550.00	550.00	1,875.00	4,950.00	3,075.00	6,600.00
05180	Pool maintenance	(319.00)	625.00	944.00	2,310.65	5,625.00	3,314.35	7,500.00
05200	Roof and Gutter repairs	.00	175.00	175.00	3,450.00	1,575.00	(1,875.00)	2,100.00
05210	Fire panel monitoring	.00	100.00	100.00	379.00	900.00	521.00	1,200.00
05220	Trash removal	90.00	1,433.33	1,343.33	11,797.94	12,899.97	1,102.03	17,200.00
05225	Exterminating	756.00	750.00	(6.00)	5,687.00	6,750.00	1,063.00	9,000.00
05230	Interior painting and wall re	.00	125.00	125.00	7,270.00	1,125.00	(6,145.00)	1,500.00
05240	Screens and glass	.00	30.00	30.00	.00	270.00	270.00	360.00
05250	Entry system/Locks & keys	679.05	500.00	(179.05)	20,945.83	4,500.00	(16,445.83)	6,000.00
05260	Exterior painting	.00	100.00	100.00	1,225.00	900.00	(325.00)	1,200.00
05270	Other repairs and maintenance	90.00	1,000.00	910.00	11,665.00	9,000.00	(2,665.00)	12,000.00

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05280	Maintenance supplies	.00	50.00	50.00	.00	450.00	450.00	600.00
05290	Licenses and taxes	.00	200.00	200.00	1,910.00	1,800.00	(110.00)	2,400.00
05300	Unit owner repairs	.00	50.00	50.00	.00	450.00	450.00	600.00
TOTAL BUILDING MAINT		9,299.05	11,163.33	1,864.28	136,712.95	100,469.97	(36,242.98)	133,960.00
PROPERTY MAINTENANCE								
05410	Street sweeping & striping	.00	62.50	62.50	2,439.00	562.50	(1,876.50)	750.00
05420	Yard and grounds contract	1,595.67	1,600.00	4.33	14,360.99	14,400.00	39.01	19,200.00
05430	Miscellaneous grounds	375.00	900.00	525.00	3,495.00	8,100.00	4,605.00	10,800.00
05440	Sprinkler repair	956.95	500.00	(456.95)	4,953.38	4,500.00	(453.38)	6,000.00
05450	Snow removal	.00	.00	.00	24,392.30	22,000.00	(2,392.30)	33,000.00
05460	Exterior lighting	.00	200.00	200.00	150.00	1,800.00	1,650.00	2,400.00
05470	Concrete/Asphalt repairs	.00	75.00	75.00	.00	675.00	675.00	900.00
05480	Fence repairs	.00	50.00	50.00	.00	450.00	450.00	600.00
TOTAL PROPERTY MAINT		2,927.62	3,387.50	459.88	49,790.67	52,487.50	2,696.83	73,650.00
PAYROLL								
05610	Administration payroll	3,743.26	4,000.00	256.74	34,018.70	36,000.00	1,981.30	48,000.00
05620	Payroll expense	170.52	175.00	4.48	1,454.42	1,575.00	120.58	2,100.00
05630	Payroll taxes	290.36	350.00	59.64	2,786.14	3,150.00	363.86	4,200.00
05640	Workers compensation	.00	50.00	50.00	.00	450.00	450.00	600.00
TOTAL PAYROLL		4,204.14	4,575.00	370.86	38,259.26	41,175.00	2,915.74	54,900.00
TAXES, INSURANCE, INTEREST								
05710	Insurance	8,491.34	6,000.00	(2,491.34)	64,292.44	54,000.00	(10,292.44)	72,000.00
05715	Insurance Claims	.00	.00	.00	1,000.00	.00	(1,000.00)	.00
05720	Income taxes	(399.00)	.00	399.00	(399.00)	4,500.00	4,899.00	4,500.00
05730	Loan interest	5,024.66	5,090.66	66.00	46,931.88	45,815.94	(1,115.94)	61,088.00
05740	Current year loan principal	17,975.34	17,909.33	(66.01)	160,068.12	161,183.97	1,115.85	214,912.00
TOTAL TAXES, INSURANCE, INT		31,092.34	28,999.99	(2,092.35)	271,893.44	265,499.91	(6,393.53)	352,500.00
UTILITIES								
05810	Util-Electric	1,382.03	1,600.00	217.97	12,159.39	14,400.00	2,240.61	19,200.00
05820	Util-Gas	2,272.99	6,750.00	4,477.01	46,472.87	60,750.00	14,277.13	81,000.00
05830	Util-Water	3,527.29	2,500.00	(1,027.29)	25,090.70	22,500.00	(2,590.70)	30,000.00
05840	Util-Sewer	10,298.81	3,450.00	(6,848.81)	41,836.29	31,050.00	(10,786.29)	41,400.00
TOTAL UTILITIES		17,481.12	14,300.00	(3,181.12)	125,559.25	128,700.00	3,140.75	171,600.00
TOTAL OPERATING EXPENSE		69,970.20	67,653.48	(2,316.72)	669,561.10	637,631.32	(31,929.78)	851,592.00
NET OPERATING INCOME (LOSS)		3,095.46	(1,131.07)	4,226.53	(62,799.22)	(38,929.63)	(23,869.59)	(53,323.00)

