

FLORIDA PARK CONDO ASSOC

FEBRUARY 29, 2008

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	2,446.76	
1035 RES-DAIN RAUSCHER		82,174.97	
1040 PETTY CASH		100.00	

TOTAL CASH			84,721.73
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		32,198.22	
1115 ALLOW FOR BAD DEBT		(8,000.00)	
1118 INCOME TAX RECEIV.		1,960.00	

TOTAL RECEIVABLES			26,158.22
OTHER ASSETS			
1220 PREPAID INSURANCE		16,327.00	
1222 DUE FROM OPERATING		22,017.39	

TOTAL OTHER ASSETS			38,344.39
LONG TERM ASSETS			

TOTAL ASSETS			<u>149,224.34</u>

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LIABILITIES

ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	6,402.63
2116 UNIT 03B OVERPMT	2,228.10
2160 PAYROLL TAX PAYABLE	17.14
2170 DUE TO RESERVES	22,017.39

TOTAL PAYABLES

30,665.26

EQUITY

2940 CURRENT EARNINGS	11,040.06
2941 CURRENT EARNINGS	(11,040.06)
2950 RESERVE FUND-PRIOR	108,868.05
2955 RESERVE FUND-CURRENT	6,309.76
2960 OPERATING FUND-PRIOR	(1,349.03)
2965 OPERATING FD-CURRENT	4,730.30

TOTAL EQUITY

118,559.08

TOT LIABILITY AND EQUITY

149,224.34

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FLORIDA PARK CONDO ASSOC
 Budget Comparison Report
 FEBRUARY 29, 2008
 PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$ 20,720.00	\$ 20,720.00	\$ 0.00	\$ 41,440.00	\$ 41,440.00	\$ 0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(306.00)	(306.00)	0.00
5210 LATE FEE CHARGE	0.00	140.00	140.00	0.00	140.00	140.00
5220 COLLECTION COST REC	900.00	82.00	(818.00)	1,800.00	2,116.71	316.71
5225 KEY & CARD FEES	0.00	10.00	10.00	0.00	10.00	10.00
5230 VENDING INCOME	10.00	0.00	(10.00)	20.00	57.36	37.36
5235 LAUNDRY INCOME	860.00	905.63	45.63	1,720.00	1,777.88	57.88
5299 WATER DAMAGE 11C	0.00	0.00	0.00	0.00	5,351.04	5,351.04
5450 TRANSFERS TO RESERVE	(4,324.00)	(4,324.00)	0.00	(8,648.00)	(8,648.00)	0.00
TOTAL INCOME	18,013.00	17,380.63	(632.37)	36,026.00	41,938.99	5,912.99
EXPENSES						
7010 PAYROLL-JANITORIAL	230.00	224.00	6.00	460.00	224.00	236.00
7020 PAYROLL TAXES	20.00	0.00	20.00	40.00	0.00	40.00
7030 MANAGEMENT FEES	1,554.00	1,554.00	0.00	3,108.00	3,108.00	0.00
7040 LEGAL FEES	0.00	451.00	(451.00)	0.00	451.00	(451.00)
7045 LEGAL COLLECTIONS	900.00	82.00	818.00	1,800.00	82.00	1,718.00
7060 PRINTING & COPYING	110.00	45.50	64.50	220.00	64.30	155.70
7062 POSTAGE	0.00	34.46	(34.46)	0.00	64.96	(64.96)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	2,867.60	(2,867.60)
7090 MISC ADMINISTRATIVE	35.00	175.19	(140.19)	70.00	215.19	(145.19)
TOTAL ADMINISTRATIVE	2,849.00	2,566.15	282.85	5,698.00	7,077.05	(1,379.05)
7130 INSURANCE	3,100.00	2,749.24	350.76	6,200.00	5,498.57	701.43
TOTAL TAXES & INS	3,100.00	2,749.24	350.76	6,200.00	5,498.57	701.43

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Budget Comparison Report
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7230 BLDG REPAIR-INTERIOR	\$ 480.00	\$ 1,363.70	(883.70)	\$ 960.00	\$ 992.67	\$(32.67)
7235 BLDG REPAIR-EXTERIOR	550.00	840.07	(290.07)	1,100.00	840.07	259.93
7250 LIGHTING MAINT.	215.00	52.50	162.50	430.00	52.50	377.50
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	10.00	0.00	10.00
7270 ROOF REPAIRS	80.00	0.00	80.00	160.00	0.00	160.00
7280 PLBG & SEWER MAINT	105.00	540.00	(435.00)	210.00	540.00	(330.00)
7293 WATER DAMAGE	0.00	0.00	0.00	0.00	6,351.04	(6,351.04)
7297 HOMEOWNER REPAIRS	0.00	0.00	0.00	0.00	(278.02)	278.02
TOTAL BUILDING MAINT.	1,435.00	2,796.27	(1,361.27)	2,870.00	8,498.26	(5,628.26)
7320 GAS/ELECTRIC	605.00	551.19	53.81	1,210.00	551.19	658.81
7370 WATER/SEWER	3,500.00	2,825.83	674.17	7,000.00	5,535.57	1,464.43
7380 TRASH REMOVAL	870.00	872.78	(2.78)	1,740.00	1,712.57	27.43
TOTAL UTILITIES	4,975.00	4,249.80	725.20	9,950.00	7,799.33	2,150.67
7415 LANDSCAPE CONTRACT	1,750.00	1,716.09	33.91	3,500.00	3,432.18	67.82
7535 FENCE REPAIR/PAINTG	650.00	2,850.80	(2,200.80)	1,300.00	2,850.80	(1,550.80)
7550 SNOW REMOVAL	1,720.00	1,672.50	47.50	3,440.00	1,842.50	1,597.50
7590 MISC GROUNDS	50.00	210.00	(160.00)	50.00	210.00	(160.00)
TOTAL GROUNDS MAINT.	4,170.00	6,449.39	(2,279.39)	8,290.00	8,335.48	(45.48)
8100 CLUBHOUSE REPAIRS	120.00	0.00	120.00	120.00	0.00	120.00
TOTAL REC FACILITIES	120.00	0.00	120.00	120.00	0.00	120.00
TOTAL EXPENSES	16,649.00	18,810.85	(2,161.85)	33,128.00	37,208.69	(4,080.69)
NET PROFIT/LOSS	1,364.00	(1,430.22)	(2,794.22)	2,898.00	4,730.30	1,832.30

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Budget Comparison Report
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 ASPHALT OVERLAY	\$ 245.00	\$ 245.00	\$ 0.00	\$ 490.00	\$ 490.00	\$ 0.00
9210 ASPHALT SEAL	125.00	125.00	0.00	250.00	250.00	0.00
9220 POOL	94.00	94.00	0.00	188.00	188.00	0.00
9225 FENCE/BALCONY	333.00	333.00	0.00	666.00	666.00	0.00
9226 STAIRS	79.00	79.00	0.00	158.00	158.00	0.00
9230 ROOFING	312.00	312.00	0.00	624.00	624.00	0.00
9235 PAINTING	1,900.00	1,900.00	0.00	3,800.00	3,800.00	0.00
9245 EXTERIOR LIGHTING	59.00	59.00	0.00	118.00	118.00	0.00
9250 CONCRETE	214.00	214.00	0.00	428.00	428.00	0.00
9255 MAJOR PRUNING	75.00	75.00	0.00	150.00	150.00	0.00
9270 MAINTENANCE CONT.	888.00	888.00	0.00	1,776.00	1,776.00	0.00
9350 INTEREST INCOME	0.00	184.94	184.94	0.00	411.76	411.76
TOTAL REVENUE	4,324.00	4,508.94	184.94	8,648.00	9,059.76	411.76
9555 MAJOR PRUNING	0.00	2,750.00	(2,750.00)	0.00	2,750.00	(2,750.00)
TOTAL RESERVE EXPENSE	0.00	2,750.00	(2,750.00)	0.00	2,750.00	(2,750.00)
EXCESS/LOSS OF REVENUE	4,324.00	1,758.94	(2,565.06)	8,648.00	6,309.76	(2,338.24)