

FLORIDA PARK CONDO ASSOC

AS OF JANUARY 31, 2010

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$18,439.38	
1035 RES-RBC WEALTH MGMT	84,839.14	
1040 PETTY CASH	100.00	
	<u> </u>	
TOTAL CASH		103,378.52
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	5,925.22	
1115 ALLOW FOR BAD DEBT	(8,000.00)	
1118 INCOME TAX RECEIV.	1,960.00	
1220 PREPAID INSURANCE	16,327.00	
1222 DUE FROM OPERATING	22,017.39	
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TOTAL RECEIVABLES		38,229.61
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TOTAL ASSETS		141,608.13
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LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	7,545.16	
2116 UNIT 03B OVERPMT	2,228.10	
2140 2009 INS CLAIM-HAIL	8,616.93	
2170 DUE TO RESERVES	22,017.39	
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TOTAL LIABILITIES		40,407.58
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EQUITY		
2940 CURRENT EARNINGS	10,980.50	
2941 CURRENT EARNINGS	(10,980.50)	
2950 RESERVE FUND-PRIOR	99,560.25	
2955 RESERVE FUND-CURRENT	4,379.90	
2960 OPERATING FUND-PRIOR	(9,340.20)	
2965 OPERATING FD-CURRENT	6,600.60	
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TOTAL EQUITY		101,200.55
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TOT LIABILITY AND EQUITY		141,608.13
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FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF JANUARY 31, 2010
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$21,608.00	\$21,608.00	\$0.00	\$21,608.00	\$21,608.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(153.00)	(153.00)	0.00
5210 LATE FEE CHARGE	0.00	(10.00)	(10.00)	0.00	(10.00)	(10.00)
5220 COLLECTION COST REC	600.00	0.00	(600.00)	600.00	0.00	(600.00)
5225 KEY & CARD FEES	0.00	5.00	5.00	0.00	5.00	5.00
5235 LAUNDRY INCOME	950.00	916.13	(33.87)	950.00	916.13	(33.87)
5450 TRANSFERS TO RESERVE	(4,367.00)	(4,367.00)	0.00	(4,367.00)	(4,367.00)	0.00
TOTAL INCOME	18,638.00	17,999.13	(638.87)	18,638.00	17,999.13	(638.87)
EXPENSES						
7010 PAYROLL-JANITORIAL	230.00	0.00	230.00	230.00	0.00	230.00
7030 MANAGEMENT FEES	1,554.00	1,554.00	0.00	1,554.00	1,554.00	0.00
7045 LEGAL COLLECTIONS	600.00	0.00	600.00	600.00	0.00	600.00
7060 PRINTING & COPYING	160.00	11.45	148.55	160.00	11.45	148.55
7062 POSTAGE	0.00	26.89	(26.89)	0.00	26.89	(26.89)
7070 BANK CHARGES	0.00	32.00	(32.00)	0.00	32.00	(32.00)
7090 MISC ADMINISTRATIVE	60.00	30.00	30.00	60.00	30.00	30.00
TOTAL ADMINISTRATIVE	2,604.00	1,654.34	949.66	2,604.00	1,654.34	949.66
7130 INSURANCE	2,930.00	2,901.32	28.68	2,930.00	2,901.32	28.68
TOTAL TAXES & INS	2,930.00	2,901.32	28.68	2,930.00	2,901.32	28.68
7230 BLDG REPAIR-INTERIOR	452.00	1,031.55	(579.55)	452.00	1,031.55	(579.55)
7235 BLDG REPAIR-EXTERIOR	550.00	0.00	550.00	550.00	0.00	550.00
7250 LIGHTING MAINT.	215.00	127.00	88.00	215.00	127.00	88.00
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	5.00	0.00	5.00
7270 ROOF REPAIRS	80.00	0.00	80.00	80.00	0.00	80.00
7280 PLBG & SEWER MAINT	125.00	250.00	(125.00)	125.00	250.00	(125.00)
TOTAL BUILDING MAINT.	1,427.00	1,408.55	18.45	1,427.00	1,408.55	18.45
7320 GAS/ELECTRIC	600.00	0.00	600.00	600.00	0.00	600.00

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7370 WATER/SEWER	4,000.00	0.00	4,000.00	4,000.00	0.00	4,000.00
7380 TRASH REMOVAL	1,150.00	2,374.83	(1,224.83)	1,150.00	2,374.83	(1,224.83)
TOTAL UTILITIES	5,750.00	2,374.83	3,375.17	5,750.00	2,374.83	3,375.17
7415 LANDSCAPE CONTRACT	1,860.00	1,859.99	0.01	1,860.00	1,859.99	0.01
7535 FENCE REPAIR/PAINTG	800.00	0.00	800.00	800.00	0.00	800.00
7550 SNOW REMOVAL	1,720.00	1,199.50	520.50	1,720.00	1,199.50	520.50
TOTAL GROUNDS MAINT.	4,380.00	3,059.49	1,320.51	4,380.00	3,059.49	1,320.51
TOTAL EXPENSES	17,091.00	11,398.53	5,692.47	17,091.00	11,398.53	5,692.47
NET PROFIT/LOSS	1,547.00	6,600.60	5,053.60	1,547.00	6,600.60	5,053.60

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RESERVE REVENUE						
9210 ASPHALT SEAL	518.00	518.00	0.00	518.00	518.00	0.00
9220 POOL	94.00	94.00	0.00	94.00	94.00	0.00
9225 FENCE/BALCONY	333.00	333.00	0.00	333.00	333.00	0.00
9226 STAIRS	79.00	79.00	0.00	79.00	79.00	0.00
9230 ROOFING	312.00	312.00	0.00	312.00	312.00	0.00
9235 PAINTING	1,900.00	1,900.00	0.00	1,900.00	1,900.00	0.00
9250 CONCRETE	273.00	273.00	0.00	273.00	273.00	0.00
9255 MAJOR PRUNING	75.00	75.00	0.00	75.00	75.00	0.00
9270 MAINTENANCE CONT.	783.00	783.00	0.00	783.00	783.00	0.00
9350 INTEREST INCOME	0.00	12.90	12.90	0.00	12.90	12.90
TOTAL REVENUE	4,367.00	4,379.90	12.90	4,367.00	4,379.90	12.90

RESERVE EXPENSE

EXCESS/LOSS OF REVENUE	4,367.00	4,379.90	12.90	4,367.00	4,379.90	12.90
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