

FLORIDA PARK CONDO ASSOC

AS OF JANUARY 31, 2011

ASSETS

CASH		
1012 CASH-US BANK	7,415.37	
1035 RES-RBC WEALTH MGMT	63,509.66	
1040 PETTY CASH	100.00	
	<u> </u>	
TOTAL CASH		71,025.03
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	8,228.69	
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	
	<u> </u>	
TOTAL RECEIVABLES		40,533.08
TOTAL ASSETS		<u>111,558.11</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2110 ACCOUNTS PAYABLE	4,367.00	
2115 PREPAID ASSESSMENTS	7,298.24	
2116 UNIT 03B OVERPMT	2,228.10	
2160 PAYROLL TAX PAYABLE	19.27	
2170 DUE TO RESERVES	22,017.39	
	<u> </u>	
TOTAL LIABILITIES		35,930.00
EQUITY		
2940 CURRENT EARNINGS	2,360.63	
2941 CURRENT EARNINGS	(2,360.63)	
2950 RESERVE FUND-PRIOR	78,243.67	
2955 RESERVE FUND-CURRENT	4,367.00	
2960 OPERATING FUND-PRIOR	(4,976.19)	
2965 OPERATING FD-CURRENT	(2,006.37)	
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TOTAL EQUITY		75,628.11
TOT LIABILITY AND EQUITY		<u>111,558.11</u>

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF JANUARY 31, 2011
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
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	20.00
5220 COLLECTION COST REC	425.00	717.08	292.08	425.00	717.08	292.08
5225 KEY & CARD FEES	0.00	20.00	20.00	0.00	20.00	20.00
5235 LAUNDRY INCOME	950.00	952.88	2.88	950.00	952.88	2.88
5245 BANK INTEREST INCOME	0.00	0.42	0.42	0.00	0.42	0.42
5450 TRANSFERS TO RESERVE	(4,367.00)	(4,367.00)	0.00	(4,367.00)	(4,367.00)	0.00
TOTAL INCOME	18,463.00	18,798.38	335.38	18,463.00	18,798.38	335.38
EXPENSES						
7010 PAYROLL-JANITORIAL	260.00	252.00	8.00	260.00	252.00	8.00
7030 MANAGEMENT FEES	1,655.00	1,655.00	0.00	1,655.00	1,655.00	0.00
7045 LEGAL COLLECTIONS	425.00	717.08	(292.08)	425.00	717.08	(292.08)
7060 PRINTING & COPYING	100.00	500.36	(400.36)	100.00	500.36	(400.36)
7062 POSTAGE	0.00	30.20	(30.20)	0.00	30.20	(30.20)
7090 MISC ADMINISTRATIVE	60.00	35.00	25.00	60.00	35.00	25.00
TOTAL ADMINISTRATIVE	2,500.00	3,189.64	(689.64)	2,500.00	3,189.64	(689.64)
7130 INSURANCE	5,215.00	6,390.18	(1,175.18)	5,215.00	6,390.18	(1,175.18)
TOTAL TAXES & INS	5,215.00	6,390.18	(1,175.18)	5,215.00	6,390.18	(1,175.18)
7230 BLDG REPAIR-INTERIOR	452.00	0.00	452.00	452.00	0.00	452.00
7235 BLDG REPAIR-EXTERIOR	550.00	635.00	(85.00)	550.00	635.00	(85.00)
7250 LIGHTING MAINT.	215.00	255.00	(40.00)	215.00	255.00	(40.00)
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	1,300.00	(1,175.00)	125.00	1,300.00	(1,175.00)
TOTAL BUILDING MAINT.	1,427.00	2,190.00	(763.00)	1,427.00	2,190.00	(763.00)
7320 GAS/ELECTRIC	600.00	556.57	43.43	600.00	556.57	43.43

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7370 WATER/SEWER	5,000.00	3,231.92	1,768.08	5,000.00	3,231.92	1,768.08
7380 TRASH REMOVAL	1,000.00	915.00	85.00	1,000.00	915.00	85.00
TOTAL UTILITIES	6,600.00	4,703.49	1,896.51	6,600.00	4,703.49	1,896.51
7415 LANDSCAPE CONTRACT	1,860.00	1,859.98	0.02	1,860.00	1,859.98	0.02
7535 FENCE REPAIR/PAINTG	1,000.00	1,407.46	(407.46)	1,000.00	1,407.46	(407.46)
7550 SNOW REMOVAL	1,720.00	1,064.00	656.00	1,720.00	1,064.00	656.00
TOTAL GROUNDS MAINT.	4,580.00	4,331.44	248.56	4,580.00	4,331.44	248.56
8100 CLUBHOUSE REPAIRS	40.00	0.00	40.00	40.00	0.00	40.00
TOTAL REC FACILITIES	40.00	0.00	40.00	40.00	0.00	40.00
TOTAL EXPENSES	20,362.00	20,804.75	(442.75)	20,362.00	20,804.75	(442.75)
NET PROFIT/LOSS	(1,899.00)	(2,006.37)	(107.37)	(1,899.00)	(2,006.37)	(107.37)

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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
TOTAL REVENUE	4,367.00	4,367.00	0.00	4,367.00	4,367.00	0.00

RESERVE EXPENSE

EXCESS/LOSS OF REVENUE	4,367.00	4,367.00	0.00	4,367.00	4,367.00	0.00
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