

FLORIDA PARK CONDO ASSOC

AS OF NOVEMBER 30, 2009

**ASSETS**

**CASH**

1010 CASH-BANK OF CHOICE	\$12,978.95
1035 RES-RBC WEALTH MGMT	155,985.76
1040 PETTY CASH	100.00

**TOTAL CASH** 169,064.71

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	4,880.03
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

**TOTAL RECEIVABLES** 37,184.42

**TOTAL ASSETS** 206,249.13

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	5,179.97
2116 UNIT 03B OVERPMT	2,228.10
2140 2009 INS CLAIM-HAIL	88,616.93
2160 PAYROLL TAX PAYABLE	14.22
2170 DUE TO RESERVES	22,017.39

**TOTAL LIABILITIES** 118,056.61

**EQUITY**

2940 CURRENT EARNINGS	(14,007.74)
2941 CURRENT EARNINGS	14,007.74
2950 RESERVE FUND-PRIOR	103,549.29
2955 RESERVE FUND-CURRENT	(8,462.52)
2960 OPERATING FUND-PRIOR	(1,349.03)
2965 OPERATING FD-CURRENT	(5,545.22)

**TOTAL EQUITY** 88,192.52

**TOT LIABILITY AND EQUITY** 206,249.13

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Budget Comparison Report  
AS OF NOVEMBER 30, 2009

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 HOMEOWNERS DUES	\$21,608.00	\$21,608.00	\$0.00	\$237,688.00	\$237,688.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(1,683.00)	(1,683.00)	0.00
5210 LATE FEE CHARGE	0.00	90.00	90.00	0.00	750.00	750.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	20.00
5220 COLLECTION COST REC	1,100.00	153.00	(947.00)	12,100.00	3,378.72	(8,721.28)
5225 KEY & CARD FEES	0.00	5.00	5.00	0.00	105.00	105.00
5230 VENDING INCOME	0.00	0.00	0.00	50.00	0.00	(50.00)
5235 LAUNDRY INCOME	900.00	1,006.88	106.88	9,900.00	10,453.90	553.90
5255 MISC INCOME	0.00	(50.00)	(50.00)	0.00	(24.00)	(24.00)
5298 WATER DAMAGE CLAIM	0.00	0.00	0.00	0.00	2,317.55	2,317.55
5300 INS CLAIM	0.00	0.00	0.00	0.00	3,317.55	(3,317.55)
5450 TRANSFERS TO RESERVE	(4,472.00)	(4,472.00)	0.00	(49,192.00)	(49,192.00)	0.00
<b>TOTAL INCOME</b>	<b>18,983.00</b>	<b>18,207.88</b>	<b>(775.12)</b>	<b>208,863.00</b>	<b>200,496.62</b>	<b>(8,366.38)</b>

<b>EXPENSES</b>						
7010 PAYROLL-JANITORIAL	230.00	224.00	6.00	2,530.00	2,440.00	90.00
7020 PAYROLL TAXES	20.00	0.00	20.00	220.00	0.00	220.00
7025 WORKERS COMPENSATION	0.00	0.00	0.00	280.00	170.00	110.00
7030 MANAGEMENT FEES	1,554.00	1,554.00	0.00	17,094.00	17,094.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	500.00	12.00	488.00
7045 LEGAL COLLECTIONS	1,100.00	165.00	935.00	12,100.00	3,872.22	8,227.78
7055 AUDIT FEES	0.00	0.00	0.00	1,250.00	450.00	800.00
7060 PRINTING & COPYING	100.00	13.55	86.45	1,100.00	1,275.46	(175.46)
7062 POSTAGE	0.00	27.76	(27.76)	0.00	261.40	(261.40)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	5,000.00	17,339.96	(12,339.96)
7090 MISC ADMINISTRATIVE	50.00	30.00	20.00	550.00	634.25	(84.25)
<b>TOTAL ADMINISTRATIVE</b>	<b>3,054.00</b>	<b>2,014.31</b>	<b>1,039.69</b>	<b>40,624.00</b>	<b>43,549.29</b>	<b>(2,925.29)</b>
7130 INSURANCE	2,878.00	2,901.32	(23.32)	31,658.00	32,029.02	(371.02)
<b>TOTAL TAXES &amp; INS</b>	<b>2,878.00</b>	<b>2,901.32</b>	<b>(23.32)</b>	<b>31,658.00</b>	<b>32,029.02</b>	<b>(371.02)</b>
7230 BLDG REPAIR-INTERIOR	452.00	0.00	452.00	4,972.00	3,611.77	1,360.23

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7235 BLDG REPAIR-EXTERIOR	550.00	1,786.43	(1,236.43)	6,050.00	7,705.38	(1,655.38)
7250 LIGHTING MAINT.	215.00	224.00	(9.00)	2,365.00	2,281.11	83.89
7255 JANITORIAL SUPPLIES	5.00	5.99	(0.99)	55.00	58.74	(3.74)
7260 GUTTER MAINT	3,000.00	0.00	3,000.00	6,130.00	4,550.00	1,580.00
7270 ROOF REPAIRS	80.00	0.00	80.00	880.00	1,379.00	(499.00)
7280 PLBG & SEWER MAINT	105.00	600.00	(495.00)	1,155.00	2,690.00	(1,535.00)
<b>TOTAL BUILDING MAINT.</b>	4,407.00	2,616.42	1,790.58	21,607.00	22,276.00	(669.00)
7320 GAS/ELECTRIC	730.00	446.65	283.35	8,030.00	5,651.53	2,378.47
7370 WATER/SEWER	3,850.00	3,220.29	629.71	42,350.00	39,482.11	2,867.89
7380 TRASH REMOVAL	950.00	0.00	950.00	10,450.00	11,022.59	(572.59)
<b>TOTAL UTILITIES</b>	5,530.00	3,666.94	1,863.06	60,830.00	56,156.23	4,673.77
7410 LANDSCAPE MAINT	0.00	0.00	0.00	0.00	1,651.60	(1,651.60)
7415 LANDSCAPE CONTRACT	1,805.00	1,750.00	55.00	19,855.00	19,250.00	605.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	6,000.00	238.00	5,762.00
7435 EXTERMINATING	0.00	250.00	(250.00)	400.00	418.00	(18.00)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,520.00	3,233.65	(713.65)
7535 FENCE REPAIR/PAINTG	650.00	0.00	650.00	7,150.00	10,869.15	(3,719.15)
7550 SNOW REMOVAL	1,720.00	1,000.00	720.00	8,600.00	3,955.10	4,644.90
7590 MISC GROUNDS	50.00	0.00	50.00	550.00	1,744.68	(1,194.68)
<b>TOTAL GROUNDS MAINT.</b>	4,225.00	3,000.00	1,225.00	45,075.00	41,360.18	3,714.82
8100 CLUBHOUSE REPAIRS	0.00	0.00	0.00	600.00	767.30	(167.30)
8105 POOL MAINT CONTRACT	563.00	562.50	0.50	4,500.00	4,483.60	16.40
8110 POOL CHEMICALS	0.00	0.00	0.00	2,600.00	1,903.19	696.81
8115 POOL REPAIRS	0.00	0.00	0.00	2,400.00	3,517.03	(1,117.03)
<b>TOTAL REC FACILITIES</b>	563.00	562.50	0.50	10,100.00	10,671.12	(571.12)
<b>TOTAL EXPENSES</b>	20,657.00	14,761.49	5,895.51	209,894.00	206,041.84	3,852.16
<b>NET PROFIT/LOSS</b>	(1,674.00)	3,446.39	5,120.39	(1,031.00)	(5,545.22)	(4,514.22)

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<b>RESERVE REVENUE</b>						
9210 ASPHALT SEAL	518.00	518.00	0.00	5,698.00	5,698.00	0.00
9220 POOL	94.00	94.00	0.00	1,034.00	1,034.00	0.00
9225 FENCE/BALCONY	333.00	333.00	0.00	3,663.00	3,663.00	0.00
9226 STAIRS	79.00	79.00	0.00	869.00	869.00	0.00
9230 ROOFING	312.00	312.00	0.00	3,432.00	3,432.00	0.00
9235 PAINTING	1,900.00	1,900.00	0.00	20,900.00	20,900.00	0.00
9250 CONCRETE	273.00	273.00	0.00	3,003.00	3,003.00	0.00
9255 MAJOR PRUNING	75.00	75.00	0.00	825.00	825.00	0.00
9270 MAINTENANCE CONT.	888.00	888.00	0.00	9,768.00	9,768.00	0.00
9350 INTEREST INCOME	0.00	0.00	0.00	21.48	21.48	21.48
<b>TOTAL REVENUE</b>	<b>4,472.00</b>	<b>4,472.00</b>	<b>0.00</b>	<b>49,192.00</b>	<b>49,213.48</b>	<b>21.48</b>
<b>RESERVE EXPENSE</b>						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	900.00	(900.00)
9526 STAIRWAY EXPENSE	0.00	1,098.00	(1,098.00)	0.00	1,098.00	(1,098.00)
9535 PAINTING	0.00	0.00	0.00	0.00	39,318.00	(39,318.00)
9540 CONCRETE	0.00	3,700.00	(3,700.00)	0.00	3,700.00	(3,700.00)
9555 MAJOR PRUNING	0.00	2,825.00	(2,825.00)	0.00	9,225.00	(9,225.00)
9563 MAINT CONTINGENCY	0.00	0.00	0.00	0.00	3,435.00	(3,435.00)
<b>TOTAL RESERVE EXPENSE</b>	<b>0.00</b>	<b>7,623.00</b>	<b>(7,623.00)</b>	<b>0.00</b>	<b>57,676.00</b>	<b>(57,676.00)</b>
<b>EXCESS/LOSS OF REVENUE</b>	<b>4,472.00</b>	<b>(3,151.00)</b>	<b>(7,623.00)</b>	<b>49,192.00</b>	<b>(8,462.52)</b>	<b>(57,654.52)</b>