

FLORIDA PARK CONDO ASSOC

AS OF SEPTEMBER 30, 2009

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	10,849.17
1035 RES--RBC WEALTH MGMT		69,481.29
1040 PETTY CASH		100.00

TOTAL CASH		80,430.46

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		7,317.32
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		39,621.71

TOTAL ASSETS		120,052.17
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LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS		6,871.54
2116 UNIT 03B OVERPMT		2,228.10
2160 PAYROLL TAX PAYABLE		13.62
2170 DUE TO RESERVES		22,017.39

TOTAL LIABILITIES		31,130.65

EQUITY		
2940 CURRENT EARNINGS		(13,278.74)
2941 CURRENT EARNINGS		13,278.74
2950 RESERVE FUND-PRIOR		103,549.29
2955 RESERVE FUND-CURRENT		(6,350.06)
2960 OPERATING FUND-PRIOR		(1,349.03)
2965 OPERATING FD-CURRENT		(6,928.68)

TOTAL EQUITY		88,921.52

TOT LIABILITY AND EQUITY		120,052.17
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FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF SEPTEMBER 30, 2009
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
1110 HOMEOWNERS DUES	\$ 21,608.00	\$ 21,608.00	\$ 0.00	\$ 194,472.00	\$ 194,472.00	\$ 0.00
1111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(1,377.00)	(1,377.00)	0.00
2210 LATE FEE CHARGE	0.00	80.00	80.00	0.00	540.00	540.00
2220 COLLECTION COST REC	1,100.00	12.00	(1,088.00)	9,900.00	3,225.72	(6,674.28)
2225 KEY & CARD FEES	0.00	20.00	20.00	0.00	100.00	100.00
2230 VENDING INCOME	0.00	0.00	0.00	40.00	0.00	(40.00)
2235 LAUNDRY INCOME	900.00	865.50	(34.50)	8,100.00	8,517.77	417.77
2255 MISC INCOME	0.00	(74.00)	(74.00)	0.00	26.00	26.00
2298 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	(40,248.00)	(40,248.00)	0.00
TOTAL INCOME	18,983.00	17,886.50	(1,096.50)	170,887.00	164,256.49	(6,630.51)
EXPENSES						
7010 PAYROLL-JANITORIAL	230.00	224.00	6.00	2,070.00	1,984.00	86.00
7020 PAYROLL TAXES	20.00	0.00	20.00	180.00	0.00	180.00
7025 WORKERS COMPENSATION	0.00	(29.00)	29.00	280.00	170.00	110.00
7030 MANAGEMENT FEES	1,554.00	1,554.00	0.00	13,986.00	13,986.00	0.00
7040 LEGAL FEES	250.00	0.00	250.00	500.00	12.00	488.00
7045 LEGAL COLLECTIONS	1,100.00	141.00	959.00	9,900.00	3,707.22	6,192.78
7055 AUDIT FEES	0.00	450.00	(450.00)	1,250.00	450.00	800.00
7060 PRINTING & COPYING	100.00	17.05	82.95	900.00	1,222.66	(322.66)
7062 POSTAGE	0.00	28.35	(28.35)	0.00	211.59	(211.59)
7086 RAD DEBT EXPENSE	0.00	0.00	0.00	5,000.00	14,664.84	(9,664.84)
7090 MISC ADMINISTRATIVE	50.00	30.00	20.00	450.00	574.25	(124.25)
TOTAL ADMINISTRATIVE	3,304.00	2,415.40	888.60	34,516.00	36,982.56	(2,466.56)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7130 INSURANCE	2,878.00	2,857.41	20.59	25,902.00	26,226.22	(324.22)
TOTAL TAXES & INS	2,878.00	2,857.41	20.59	25,902.00	26,226.22	(324.22)
7230 BLDG REPAIR-INTERIOR	452.00	0.00	452.00	4,068.00	3,611.77	456.23
7235 BLDG REPAIR-EXTERIOR	550.00	891.53	(341.53)	4,950.00	5,918.95	(968.95)
7250 LIGHTING MAINT.	215.00	0.00	215.00	1,935.00	1,901.32	33.68
7255 JANITORIAL SUPPLIES	5.00	22.68	(17.68)	45.00	52.75	(7.75)
7260 GUTTER MAINT	900.00	0.00	900.00	3,130.00	4,550.00	(1,420.00)
7270 ROOF REPAIRS	80.00	0.00	80.00	720.00	1,379.00	(659.00)
7280 PLBG & SEWER MAINT	105.00	350.00	(245.00)	945.00	1,580.00	(635.00)
TOTAL BUILDING MAINT.	2,307.00	1,264.21	1,042.79	15,793.00	18,993.79	(3,200.79)
7320 GAS/ELECTRIC	730.00	723.66	6.34	6,570.00	4,723.16	1,846.84
7370 WATER/SEWER	3,850.00	4,070.49	(220.49)	34,650.00	32,567.38	2,082.62
7380 TRASH REMOVAL	950.00	940.11	9.89	8,550.00	10,085.51	(1,535.51)
TOTAL UTILITIES	5,530.00	5,734.26	(204.26)	49,770.00	47,376.05	2,393.95
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	16,245.00	15,750.00	495.00
7420 LANDSCAPE RENOVATION	1,200.00	0.00	1,200.00	6,000.00	0.00	6,000.00
7435 EXTERMINATING	100.00	0.00	100.00	400.00	168.00	232.00
7440 SPRINKLER SYS MAINT	360.00	581.10	(221.10)	2,160.00	2,732.34	(572.34)
7535 FENCE REPAIR/PAINTG	650.00	913.54	(263.54)	5,850.00	7,515.16	(1,665.16)
7550 SNOW REMOVAL	0.00	0.00	0.00	5,160.00	2,955.10	2,204.90
7590 MISC GROUNDS	50.00	175.00	(125.00)	450.00	1,744.68	(1,294.68)
TOTAL GROUNDS MAINT.	4,165.00	3,419.64	745.36	36,265.00	32,516.88	3,748.12
8100 CLUBHOUSE REPAIRS	0.00	0.00	0.00	480.00	445.00	35.00
8105 POOL MAINT CONTRACT	563.00	562.50	0.50	3,374.00	3,375.00	(1.00)

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B110 POOL CHEMICALS	\$ 0.00	\$ 371.41	\$(371.41)	\$ 2,600.00	\$ 1,903.19	\$ 696.81
B115 POOL REPAIRS	0.00	0.00	0.00	2,400.00	3,366.48	(966.48)
TOTAL REC FACILITIES	563.00	933.91	\$(370.91)	8,854.00	9,089.67	(235.67)
TOTAL EXPENSES	18,747.00	16,624.83	2,122.17	171,100.00	171,185.17	(85.17)
NET PROFIT/LOSS	236.00	1,261.67	1,025.67	(213.00)	(6,928.68)	(6,715.68)

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RESERVE REVENUE						
2210 ASPHALT SEAL	518.00	518.00	0.00	4,662.00	4,662.00	0.00
2220 POOL	94.00	94.00	0.00	846.00	846.00	0.00
2225 FENCE/BALCONY	333.00	333.00	0.00	2,997.00	2,997.00	0.00
2226 STAIRS	79.00	79.00	0.00	711.00	711.00	0.00
2230 ROOFING	312.00	312.00	0.00	2,808.00	2,808.00	0.00
2235 PAINTING	1,900.00	1,900.00	0.00	17,100.00	17,100.00	0.00
2250 CONCRETE	273.00	273.00	0.00	2,457.00	2,457.00	0.00
2255 MAJOR PRUNING	75.00	75.00	0.00	675.00	675.00	0.00
2270 MAINTENANCE CONT.	888.00	888.00	0.00	7,992.00	7,992.00	0.00
9350 INTEREST INCOME	0.00	0.00	0.00	0.00	19.94	19.94
TOTAL REVENUE	4,472.00	4,472.00	0.00	40,248.00	40,267.94	19.94
RESERVE EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	900.00	(900.00)
9555 PAINTING	0.00	0.00	0.00	0.00	39,318.00	(39,318.00)
9555 MAJOR PRUNING	0.00	0.00	0.00	0.00	6,400.00	(6,400.00)
TOTAL RESERVE EXPENSE	0.00	0.00	0.00	0.00	46,618.00	(46,618.00)
EXCESS/LOSS OF REVENUE	4,472.00	4,472.00	0.00	40,248.00	(6,350.06)	(46,598.06)