

FLORIDA PARK CONDO ASSOC

DECEMBER 31, 2006

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	(364.33)
1035 RES-DAIN RAUSCHER		49,164.81
1040 PETTY CASH		100.00
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TOTAL CASH		48,900.48
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		21,255.48
1115 ALLOW FOR BAD DEBT		(8,000.00)
1118 INCOME TAX RECEIV.		1,960.00
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TOTAL RECEIVABLES		15,215.48
OTHER ASSETS		
1220 PREPAID INSURANCE		16,327.00
1222 DUE FROM OPERATING		22,017.39
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TOTAL OTHER ASSETS		38,344.39
LONG TERM ASSETS		
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TOTAL ASSETS		102,460.35
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LIABILITIES

ACCOUNTS PAYABLE

2110 ACCOUNTS PAYABLE	\$	3,779.86
2115 PREPAID ASSESSMENTS		6,723.83
2170 DUE TO RESERVES		22,017.39

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TOTAL PAYABLES		32,521.08
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EQUITY

2940 CURRENT EARNINGS	(12,995.41)
2941 CURRENT EARNINGS	12,995.41
2950 RESERVE FUND-PRIOR	84,283.71
2955 RESERVE FUND-CURRENT	(13,298.66)
2960 OPERATING FUND-PRIOR	(1,349.03)
2965 OPERATING FD-CURRENT	303.25

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TOTAL EQUITY	69,939.27
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TOT LIABILITY AND EQUITY

102,460.35

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FLORIDA PARK CONDO ASSOC

Budget Comparison Report  
DECEMBER 31, 2006

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 HOMEOWNERS DUES	\$ 20,276.00	\$ 20,276.00	\$ 0.00	\$ 243,312.00	\$ 243,312.00	\$ 0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(1,836.00)	(1,836.00)	0.00
5210 LATE FEE CHARGE	0.00	100.00	100.00	0.00	950.00	950.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	800.00	628.17	(171.83)	9,600.00	9,848.89	248.89
5225 KEY & CARD FEES	0.00	10.00	10.00	0.00	105.00	105.00
5230 VENDING INCOME	15.00	0.00	(15.00)	180.00	92.58	(87.42)
5235 LAUNDRY INCOME	865.00	1,045.13	180.13	10,380.00	9,878.91	(501.09)
5245 BANK INTEREST INCOME	16.00	6.12	(9.88)	192.00	149.19	(42.81)
5255 MISC INCOME	0.00	0.00	0.00	0.00	156.00	156.00
5450 TRANSFERS TO RESERVE	(4,224.00)	(4,224.00)	0.00	(50,688.00)	(50,688.00)	0.00
<b>TOTAL INCOME</b>	<b>17,595.00</b>	<b>17,688.42</b>	<b>93.42</b>	<b>211,140.00</b>	<b>211,988.57</b>	<b>848.57</b>
<b>EXPENSES</b>						
7010 PAYROLL-JANITORIAL	200.00	217.00	(17.00)	2,400.00	2,135.00	265.00
7020 PAYROLL TAXES	20.00	180.40	(160.40)	240.00	180.40	59.60
7025 WORKERS COMPENSATION	0.00	0.00	0.00	328.00	317.00	11.00
7030 MANAGEMENT FEES	1,406.00	1,406.00	0.00	16,872.00	16,872.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	500.00	325.85	174.15
7045 LEGAL COLLECTIONS	800.00	1,422.72	(622.72)	9,600.00	10,538.50	(938.50)
7055 AUDIT FEES	0.00	0.00	0.00	1,250.00	200.00	1,050.00
7060 PRINTING & COPYING	785.00	1,195.54	(410.54)	1,280.00	1,764.12	(484.12)
7062 POSTAGE	50.00	25.06	24.94	600.00	561.68	38.32
7085 SB 100 COMPLIANCE	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,100.00	3,911.55	(1,811.55)
7090 MISC ADMINISTRATIVE	10.00	22.70	(12.70)	120.00	74.22	45.78
<b>TOTAL ADMINISTRATIVE</b>	<b>3,271.00</b>	<b>4,469.42</b>	<b>(1,198.42)</b>	<b>36,290.00</b>	<b>36,880.32</b>	<b>(590.32)</b>

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7130 INSURANCE	4,035.00	4,048.03	(13.03)	48,685.00	48,746.00	(61.00)
TOTAL TAXES & INS	4,035.00	4,048.03	(13.03)	48,685.00	48,746.00	(61.00)
7230 BLDG REPAIR-INTERIOR	500.00	0.00	500.00	6,000.00	15,400.85	(9,400.85)
7235 BLDG REPAIR-EXTERIOR	500.00	100.00	400.00	6,000.00	4,394.61	1,605.39
7250 LIGHTING MAINT.	215.00	738.80	(523.80)	2,580.00	2,627.73	(47.73)
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	60.00	34.91	25.09
7260 GUTTER MAINT	0.00	3,000.00	(3,000.00)	6,130.00	6,200.00	(70.00)
7270 ROOF REPAIRS	105.00	0.00	105.00	1,260.00	135.00	1,125.00
7280 PLEB & SEWER MAINT	160.00	380.00	(220.00)	1,920.00	1,332.85	587.15
TOTAL BUILDING MAINT.	1,485.00	4,218.80	(2,733.80)	23,950.00	30,125.95	(6,175.95)
7320 GAS/ELECTRIC	650.00	477.89	172.11	7,800.00	5,945.85	1,854.15
7370 WATER/SEWER	3,175.00	2,378.46	796.54	38,100.00	33,464.91	4,635.09
7380 TRASH REMOVAL	760.00	942.00	(182.00)	9,120.00	9,816.56	(696.56)
TOTAL UTILITIES	4,585.00	3,798.35	786.65	55,020.00	49,227.32	5,792.68
7415 LANDSCAPE CONTRACT	1,698.00	1,617.08	80.92	20,376.00	19,404.88	971.12
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	3,750.00	1,042.00	2,708.00
7435 EXTERMINATING	0.00	0.00	0.00	600.00	489.89	110.11
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	1,400.00	4,680.19	(3,280.19)
7535 FENCE REPAIR/PAINTG	400.00	67.40	332.60	4,800.00	3,898.61	901.39
7550 SNOW REMOVAL	1,350.00	3,320.00	(1,970.00)	8,100.00	6,882.50	1,217.50
7590 MISC GROUNDS	50.00	0.00	50.00	600.00	536.75	63.25
TOTAL GROUNDS MAINT.	3,498.00	5,004.48	(1,506.48)	39,626.00	36,934.82	2,691.18
8100 CLUBHOUSE REPAIRS	120.00	0.00	120.00	720.00	943.68	(223.68)
8105 POOL MAINT CONTRACT	0.00	0.00	0.00	4,300.00	4,300.00	0.00
8110 POOL CHEMICALS	0.00	0.00	0.00	1,500.00	2,263.98	(763.98)

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	\$	\$	\$	\$	\$	\$
8115 POOL REPAIRS	0.00	0.00	0.00	1,050.00	2,263.25	(1,213.25)
TOTAL REC FACILITIES	120.00	0.00	120.00	7,570.00	9,770.91	(2,200.91)
TOTAL EXPENSES	16,994.00	21,539.08	(4,545.08)	211,141.00	211,685.32	(544.32)
NET PROFIT/LOSS	601.00	(3,850.66)	(4,451.66)	(1.00)	303.25	304.25

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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	\$ 2,940.00	\$ 2,940.00	\$ 0.00
9210 ASPHALT SEAL	125.00	125.00	0.00	1,500.00	1,500.00	0.00
9220 POOL	94.00	94.00	0.00	1,128.00	1,128.00	0.00
9225 FENCE/BALCONY	333.00	333.00	0.00	3,996.00	3,996.00	0.00
9226 STAIRS	79.00	79.00	0.00	948.00	948.00	0.00
9230 ROOFING	312.00	312.00	0.00	3,744.00	3,744.00	0.00
9235 PAINTING	1,800.00	1,800.00	0.00	21,600.00	21,600.00	0.00
9245 EXTERIOR LIGHTING	59.00	59.00	0.00	708.00	708.00	0.00
9250 CONCRETE	214.00	214.00	0.00	2,568.00	2,568.00	0.00
9255 MAJOR PRUNING	75.00	75.00	0.00	900.00	900.00	0.00
9270 MAINTENANCE CONT.	888.00	888.00	0.00	10,656.00	10,656.00	0.00
9350 INTEREST INCOME	0.00	164.14	164.14	0.00	1,430.66	1,430.66
TOTAL REVENUE	4,224.00	4,388.14	164.14	50,688.00	52,118.66	1,430.66
9500 ROOF REPLACEMENT	0.00	10,390.00	(10,390.00)	0.00	10,390.00	(10,390.00)
9535 PAINTING	0.00	0.00	0.00	35,000.00	37,940.72	(2,940.72)
9560 CONTINGENCY	0.00	0.00	0.00	0.00	13,725.00	(13,725.00)
9563 MAINT CONTINGENCY	0.00	0.00	0.00	0.00	3,353.60	(3,353.60)
9570 BANK CHARGES	0.00	0.00	0.00	0.00	8.00	(8.00)
TOTAL RESERVE EXPENSE	0.00	10,390.00	(10,390.00)	35,000.00	65,417.32	(30,417.32)
EXCESS/LOSS OF REVENUE	4,224.00	(6,001.86)	(10,225.86)	15,688.00	(13,298.66)	(28,986.66)