

FLORIDA PARK CONDO ASSOC

JANUARY 31, 2007

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$	5,142.09
1035 RES-DAIN RAUSCHER		53,488.81
1040 PETTY CASH		100.00

TOTAL CASH		58,730.90
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE		22,389.03
1115 ALLOW FOR BAD DEBT		(8,000.00)
1118 INCOME TAX RECEIV.		1,960.00

TOTAL RECEIVABLES		16,349.03
OTHER ASSETS		
1220 PREPAID INSURANCE		16,327.00
1222 DUE FROM OPERATING		22,017.39

TOTAL OTHER ASSETS		38,344.39
LONG TERM ASSETS		

TOTAL ASSETS		113,424.32
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LIABILITIES

ACCOUNTS PAYABLE

2110 ACCOUNTS PAYABLE	\$	4,324.00
2115 PREPAID ASSESSMENTS		7,154.83
2170 DUE TO RESERVES		22,017.39

TOTAL PAYABLES

33,496.22

EQUITY

2940 CURRENT EARNINGS		9,988.83
2941 CURRENT EARNINGS		(9,988.83)
2950 RESERVE FUND-PRIOR		71,288.30
2955 RESERVE FUND-CURRENT		4,324.00
2960 OPERATING FUND-PRIOR		(1,349.03)
2965 OPERATING FD-CURRENT		5,664.83

TOTAL EQUITY

79,928.10

TOT LIABILITY AND EQUITY

113,424.32

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
 JANUARY 31, 2007

PREPARED BY
 WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$ 20,720.00	\$ 20,720.00	\$ 0.00	\$ 20,720.00	\$ 20,720.00	\$ 0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(153.00)	(153.00)	0.00
5220 COLLECTION COST REC	800.00	758.55	(41.45)	800.00	758.55	(41.45)
5225 KEY & CARD FEES	0.00	5.00	5.00	0.00	5.00	5.00
5230 VENDING INCOME	5.00	63.98	58.98	5.00	63.98	58.98
5235 LAUNDRY INCOME	790.00	803.38	13.38	790.00	803.38	13.38
5245 BANK INTEREST INCOME	13.00	10.61	(2.39)	13.00	10.61	(2.39)
5450 TRANSFERS TO RESERVE	(4,324.00)	(4,324.00)	0.00	(4,324.00)	(4,324.00)	0.00
TOTAL INCOME	17,851.00	17,884.52	33.52	17,851.00	17,884.52	33.52
EXPENSES						
7010 PAYROLL-JANITORIAL	190.00	0.00	190.00	190.00	0.00	190.00
7020 PAYROLL TAXES	20.00	0.00	20.00	20.00	0.00	20.00
7030 MANAGEMENT FEES	1,406.00	1,406.00	0.00	1,406.00	1,406.00	0.00
7045 LEGAL COLLECTIONS	800.00	0.00	800.00	800.00	0.00	800.00
7060 PRINTING & COPYING	110.00	25.50	84.50	110.00	25.50	84.50
7062 POSTAGE	0.00	90.41	(90.41)	0.00	90.41	(90.41)
7090 MISC ADMINISTRATIVE	10.00	12.00	(2.00)	10.00	12.00	(2.00)
TOTAL ADMINISTRATIVE	2,536.00	1,533.91	1,002.09	2,536.00	1,533.91	1,002.09
7130 INSURANCE	4,035.00	4,048.03	(13.03)	4,035.00	4,048.03	(13.03)
TOTAL TAXES & INS	4,035.00	4,048.03	(13.03)	4,035.00	4,048.03	(13.03)
7230 BLDG REPAIR-INTERIOR	550.00	0.00	550.00	550.00	0.00	550.00
7235 BLDG REPAIR-EXTERIOR	550.00	229.91	320.09	550.00	229.91	320.09
7250 LIGHTING MAINT.	215.00	0.00	215.00	215.00	0.00	215.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7255 JANITORIAL SUPPLIES	\$ 5.00	\$ 0.00	\$ 5.00	\$ 5.00	\$ 0.00	\$ 5.00
7270 ROOF REPAIRS	105.00	0.00	105.00	105.00	0.00	105.00
7280 PLBG & SEWER MAINT	160.00	0.00	160.00	160.00	0.00	160.00
TOTAL BUILDING MAINT.	1,585.00	229.91	1,355.09	1,585.00	229.91	1,355.09
7320 GAS/ELECTRIC	650.00	590.39	59.61	650.00	590.39	59.61
7370 WATER/SEWER	3,175.00	2,351.26	823.74	3,175.00	2,351.26	823.74
7380 TRASH REMOVAL	805.00	758.02	46.98	805.00	758.02	46.98
TOTAL UTILITIES	4,630.00	3,699.67	930.33	4,630.00	3,699.67	930.33
7415 LANDSCAPE CONTRACT	1,698.00	1,666.17	31.83	1,698.00	1,666.17	31.83
7535 FENCE REPAIR/PAINTG	400.00	0.00	400.00	400.00	0.00	400.00
7550 SNOW REMOVAL	1,350.00	1,042.00	308.00	1,350.00	1,042.00	308.00
7590 MISC GROUNDS	50.00	0.00	50.00	50.00	0.00	50.00
TOTAL GROUNDS MAINT.	3,498.00	2,708.17	789.83	3,498.00	2,708.17	789.83
TOTAL EXPENSES	16,284.00	12,219.69	4,064.31	16,284.00	12,219.69	4,064.31
NET PROFIT/LOSS	1,567.00	5,664.83	4,097.83	1,567.00	5,664.83	4,097.83

