

FLORIDA PARK CONDO ASSOC

AS OF OCTOBER 31, 2017

**ASSETS**

**CASH**

|                     |                   |
|---------------------|-------------------|
| 1012 CASH-US BANK   | 19,216.28         |
| 1036 RES-US BANK MM | <u>103,296.34</u> |

|                   |                   |
|-------------------|-------------------|
| <b>TOTAL CASH</b> | <u>122,512.62</u> |
|-------------------|-------------------|

**ACCOUNTS RECEIVABLE**

|                         |                   |
|-------------------------|-------------------|
| 1110 DUES RECEIVABLE    | 1,991.80          |
| 1115 ALLOW FOR BAD DEBT | <u>(8,000.00)</u> |

|                          |                   |
|--------------------------|-------------------|
| <b>TOTAL RECEIVABLES</b> | <u>(6,008.20)</u> |
|--------------------------|-------------------|

|                     |                          |
|---------------------|--------------------------|
| <b>TOTAL ASSETS</b> | <u><u>116,504.42</u></u> |
|---------------------|--------------------------|

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

|                          |               |
|--------------------------|---------------|
| 2115 PREPAID ASSESSMENTS | 10,532.87     |
| 2130 COMCAST AGREEMENT   | 18,500.00     |
| 2160 PAYROLL TAX PAYABLE | <u>212.74</u> |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL LIABILITIES</b> | <u>29,245.61</u> |
|--------------------------|------------------|

**EQUITY**

|                           |                    |
|---------------------------|--------------------|
| 2940 CURRENT EARNINGS     | (13,292.75)        |
| 2941 CURRENT EARNINGS     | 13,292.75          |
| 2950 RESERVE FUND-PRIOR   | 81,616.01          |
| 2955 RESERVE FUND-CURRENT | 1,083.14           |
| 2960 OPERATING FUND-PRIOR | 18,935.55          |
| 2965 OPERATING FD-CURRENT | <u>(14,375.89)</u> |

|                     |                  |
|---------------------|------------------|
| <b>TOTAL EQUITY</b> | <u>87,258.81</u> |
|---------------------|------------------|

|                                 |                          |
|---------------------------------|--------------------------|
| <b>TOT LIABILITY AND EQUITY</b> | <u><u>116,504.42</u></u> |
|---------------------------------|--------------------------|

FLORIDA PARK CONDO ASSOC

Budget Comparison Report  
AS OF OCTOBER 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                              | BUDGET           | ACTUAL           | CURR. VARIANCE  | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE       |
|------------------------------|------------------|------------------|-----------------|-------------------|-------------------|--------------------|
| <b>INCOME</b>                |                  |                  |                 |                   |                   |                    |
| 5110 HOMEOWNERS DUES         | \$26,196.00      | \$26,196.00      | \$0.00          | \$261,960.00      | \$261,960.00      | \$0.00             |
| 5111 UTILITIES REIMBURSED    | (153.00)         | (154.00)         | (1.00)          | (1,530.00)        | (1,530.00)        | 0.00               |
| 5210 LATE FEE CHARGE         | 0.00             | 50.00            | 50.00           | 0.00              | 120.00            | 120.00             |
| 5215 NSF FEE                 | 0.00             | 0.00             | 0.00            | 0.00              | 40.00             | 40.00              |
| 5220 COLLECTION COST REC     | 675.00           | 109.00           | (566.00)        | 6,750.00          | 12,198.44         | 5,448.44           |
| 5225 KEY & CARD FEES         | 0.00             | 0.00             | 0.00            | 0.00              | 84.00             | 84.00              |
| 5235 LAUNDRY INCOME          | 920.00           | 1,643.90         | 723.90          | 9,200.00          | 8,338.06          | (861.94)           |
| 5245 BANK INTEREST INCOME    | 0.00             | 0.36             | 0.36            | 0.00              | 8.47              | 8.47               |
| 5255 MISC INCOME             | 0.00             | 0.00             | 0.00            | 0.00              | 319.00            | 319.00             |
| 5450 TRANSFERS TO RESERVE    | (6,338.00)       | (6,338.00)       | 0.00            | (63,380.00)       | (93,380.00)       | (30,000.00)        |
| <b>TOTAL INCOME</b>          | <b>21,300.00</b> | <b>21,507.26</b> | <b>207.26</b>   | <b>213,000.00</b> | <b>188,157.97</b> | <b>(24,842.03)</b> |
| <b>EXPENSES</b>              |                  |                  |                 |                   |                   |                    |
| 7010 PAYROLL-JANITORIAL      | 325.00           | 322.00           | 3.00            | 3,250.00          | 3,162.50          | 87.50              |
| 7025 WORKERS COMPENSATION    | 0.00             | 0.00             | 0.00            | 325.00            | 422.00            | (97.00)            |
| 7030 MANAGEMENT FEES         | 1,865.00         | 1,865.00         | 0.00            | 18,650.00         | 18,649.00         | 1.00               |
| 7040 LEGAL FEES              | 0.00             | 0.00             | 0.00            | 500.00            | 571.80            | (71.80)            |
| 7045 LEGAL COLLECTIONS       | 675.00           | 115.00           | 560.00          | 6,750.00          | 12,103.74         | (5,353.74)         |
| 7055 AUDIT FEES              | 0.00             | 0.00             | 0.00            | 300.00            | 250.00            | 50.00              |
| 7060 PRINTING & COPYING      | 120.00           | 18.65            | 101.35          | 1,200.00          | 688.69            | 511.31             |
| 7062 POSTAGE                 | 30.00            | 24.01            | 5.99            | 300.00            | 213.70            | 86.30              |
| 7086 BAD DEBT EXPENSE        | 0.00             | 0.00             | 0.00            | 2,000.00          | 0.00              | 2,000.00           |
| 7090 MISC ADMINISTRATIVE     | 75.00            | 83.00            | (8.00)          | 750.00            | 902.96            | (152.96)           |
| <b>TOTAL ADMINISTRATIVE</b>  | <b>3,090.00</b>  | <b>2,427.66</b>  | <b>662.34</b>   | <b>34,025.00</b>  | <b>36,964.39</b>  | <b>(2,939.39)</b>  |
| 7130 INSURANCE               | 3,360.00         | 0.00             | 3,360.00        | 33,600.00         | 33,067.45         | 532.55             |
| <b>TOTAL TAXES &amp; INS</b> | <b>3,360.00</b>  | <b>0.00</b>      | <b>3,360.00</b> | <b>33,600.00</b>  | <b>33,067.45</b>  | <b>532.55</b>      |
| 7230 BLDG REPAIR-INTERIOR    | 400.00           | 0.00             | 400.00          | 4,000.00          | 1,025.00          | 2,975.00           |
| 7235 BLDG REPAIR-EXTERIOR    | 400.00           | 764.06           | (364.06)        | 4,000.00          | 6,188.67          | (2,188.67)         |
| 7250 LIGHTING MAINT.         | 300.00           | 261.70           | 38.30           | 3,000.00          | 2,469.15          | 530.85             |
| 7255 JANITORIAL SUPPLIES     | 5.00             | 0.00             | 5.00            | 50.00             | 19.47             | 30.53              |
| 7260 GUTTER MAINT            | 0.00             | 0.00             | 0.00            | 4,000.00          | 1,185.00          | 2,815.00           |
| 7270 ROOF REPAIRS            | 300.00           | 0.00             | 300.00          | 3,000.00          | 2,290.00          | 710.00             |

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WESTERN STATES PROPERTY SERVICES, INC.

|                              | BUDGET    | ACTUAL    | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL  | YTD VARIANCE |
|------------------------------|-----------|-----------|----------------|------------|-------------|--------------|
| 7280 PLBG & SEWER MAINT      | 200.00    | 0.00      | 200.00         | 2,000.00   | 889.75      | 1,110.25     |
| <b>TOTAL BUILDING MAINT.</b> | 1,605.00  | 1,025.76  | 579.24         | 20,060.00  | 14,067.04   | 5,982.96     |
| 7320 GAS/ELECTRIC            | 525.00    | 453.44    | 71.56          | 5,250.00   | 5,374.89    | (124.89)     |
| 7370 WATER/SEWER             | 5,250.00  | 5,799.80  | (549.80)       | 52,500.00  | 50,999.26   | 1,500.74     |
| 7380 TRASH REMOVAL           | 1,365.00  | 0.00      | 1,365.00       | 13,650.00  | 11,785.00   | 1,865.00     |
| <b>TOTAL UTILITIES</b>       | 7,140.00  | 6,253.24  | 886.76         | 71,400.00  | 68,159.15   | 3,240.85     |
| 7410 LANDSCAPE MAINT         | 0.00      | 0.00      | 0.00           | 0.00       | 3,686.00    | (3,686.00)   |
| 7415 LANDSCAPE CONTRACT      | 2,315.00  | 2,315.00  | 0.00           | 23,150.00  | 23,150.00   | 0.00         |
| 7420 LANDSCAPE RENOVATION    | 0.00      | 0.00      | 0.00           | 2,631.00   | 0.00        | 2,631.00     |
| 7435 EXTERMINATING           | 125.00    | 135.00    | (10.00)        | 625.00     | 135.00      | 490.00       |
| 7440 SPRINKLER SYS MAINT     | 386.00    | 596.35    | (210.35)       | 2,944.00   | 2,675.75    | 268.25       |
| 7535 FENCE REPAIR/PAINTG     | 450.00    | 0.00      | 450.00         | 4,500.00   | 3,490.95    | 1,009.05     |
| 7550 SNOW REMOVAL            | 1,720.00  | 0.00      | 1,720.00       | 8,180.00   | 3,377.50    | 4,802.50     |
| 7590 MISC GROUNDS            | 0.00      | 110.00    | (110.00)       | 700.00     | 3,031.81    | (2,331.81)   |
| <b>TOTAL GROUNDS MAINT.</b>  | 4,996.00  | 3,156.35  | 1,839.65       | 42,730.00  | 39,547.01   | 3,182.99     |
| 8100 CLUBHOUSE REPAIRS       | 50.00     | 0.00      | 50.00          | 500.00     | 662.50      | (162.50)     |
| 8105 POOL MAINT CONTRACT     | 665.00    | 662.50    | 2.50           | 4,655.00   | 3,975.00    | 680.00       |
| 8110 POOL CHEMICALS          | 0.00      | 856.63    | (856.63)       | 2,700.00   | 2,806.98    | (106.98)     |
| 8115 POOL REPAIRS            | 0.00      | 0.00      | 0.00           | 1,400.00   | 3,284.34    | (1,884.34)   |
| <b>TOTAL REC FACILITIES</b>  | 715.00    | 1,519.13  | (804.13)       | 9,255.00   | 10,728.82   | (1,473.82)   |
| <b>TOTAL EXPENSES</b>        | 20,906.00 | 14,382.14 | 6,523.86       | 211,060.00 | 202,533.86  | 8,526.14     |
| <b>NET PROFIT/LOSS</b>       | 394.00    | 7,125.12  | 6,731.12       | 1,940.00   | (14,375.89) | (16,315.89)  |

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WESTERN STATES PROPERTY SERVICES, INC.

|                               | BUDGET     | ACTUAL      | CURR. VARIANCE | YTD BUDGET  | YTD ACTUAL  | YTD VARIANCE |
|-------------------------------|------------|-------------|----------------|-------------|-------------|--------------|
| <b>RESERVE REVENUE</b>        |            |             |                |             |             |              |
| 9200 ASPHALT OVERLAY          | 0.00       | (15,000.00) | (15,000.00)    | 0.00        | 0.00        | 0.00         |
| 9280 TRANSFER TO RESERVES     | (6,338.00) | (21,338.00) | 15,000.00      | (63,380.00) | (93,380.00) | 30,000.00    |
| 9350 INTEREST INCOME          | 0.00       | 11.41       | 11.41          | 0.00        | 64.12       | 64.12        |
| <b>TOTAL REVENUE</b>          | 6,338.00   | 6,349.41    | 11.41          | 63,380.00   | 93,444.12   | 30,064.12    |
|                               |            |             |                |             |             |              |
| <b>RESERVE EXPENSE</b>        |            |             |                |             |             |              |
| 9510 ASPHALT SEAL             | 0.00       | 0.00        | 0.00           | 0.00        | 2,500.00    | (2,500.00)   |
| 9526 STAIRS                   | 0.00       | 0.00        | 0.00           | 0.00        | 13,500.00   | (13,500.00)  |
| 9535 PAINTING                 | 0.00       | 0.00        | 0.00           | 0.00        | 43,448.00   | (43,448.00)  |
| 9555 MAJOR PRUNING            | 0.00       | 0.00        | 0.00           | 0.00        | 17,520.00   | (17,520.00)  |
| 9563 MAINT CONTINGENCY        | 0.00       | 0.00        | 0.00           | 0.00        | 15,392.98   | (15,392.98)  |
| <b>TOTAL RESERVE EXPENSE</b>  | 0.00       | 0.00        | 0.00           | 0.00        | 92,360.98   | (92,360.98)  |
| <b>EXCESS/LOSS OF REVENUE</b> | 6,338.00   | 6,349.41    | 11.41          | 63,380.00   | 1,083.14    | (62,296.86)  |