

FLORIDA PARK CONDO ASSOC

AS OF OCTOBER 31, 2019

ASSETS

| | | |
|----------------------------|-------------------|--------------------------|
| CASH | | |
| 1012 CASH-US BANK | 8,309.38 | |
| 1036 RES-US BANK MM | <u>202,384.78</u> | |
| TOTAL CASH | | <u>210,694.16</u> |
| ACCOUNTS RECEIVABLE | | |
| 1110 DUES RECEIVABLE | 1,385.50 | |
| 1115 ALLOW FOR BAD DEBT | (8,000.00) | |
| 1222 DUE FROM OPERATING | <u>11,800.00</u> | |
| TOTAL RECEIVABLES | | <u>5,185.50</u> |
| TOTAL ASSETS | | <u><u>215,879.66</u></u> |

LIABILITIES & EQUITY

| | | |
|---------------------------------|-------------------|--------------------------|
| CURRENT LIABILITIES | | |
| 2115 PREPAID ASSESSMENTS | 12,425.02 | |
| 2130 COMCAST AGREEMENT | 18,500.00 | |
| 2160 PAYROLL TAX PAYABLE | 233.08 | |
| 2170 DUE TO RESERVES | <u>11,800.00</u> | |
| TOTAL LIABILITIES | | <u>42,958.10</u> |
| EQUITY | | |
| 2940 CURRENT EARNINGS | 35,983.27 | |
| 2941 CURRENT EARNINGS | (35,983.27) | |
| 2950 RESERVE FUND-PRIOR | 153,803.55 | |
| 2955 RESERVE FUND-CURRENT | 39,784.04 | |
| 2960 OPERATING FUND-PRIOR | (16,865.26) | |
| 2965 OPERATING FD-CURRENT | <u>(3,800.77)</u> | |
| TOTAL EQUITY | | <u>172,921.56</u> |
| TOT LIABILITY AND EQUITY | | <u><u>215,879.66</u></u> |

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF OCTOBER 31, 2019

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|---------------------------|------------------|------------------|----------------|-------------------|-------------------|---------------|
| INCOME | | | | | | |
| 5110 HOMEOWNERS DUES | \$28,564.00 | \$28,564.00 | \$0.00 | \$285,640.00 | \$285,640.00 | \$0.00 |
| 5111 UTILITIES REIMBURSED | (153.00) | (153.00) | 0.00 | (1,530.00) | (1,530.00) | 0.00 |
| 5210 LATE FEE CHARGE | 0.00 | 70.00 | 70.00 | 0.00 | 540.00 | 540.00 |
| 5215 NSF FEE | 0.00 | 0.00 | 0.00 | 0.00 | 20.00 | 20.00 |
| 5220 COLLECTION COST REC | 400.00 | 0.00 | (400.00) | 4,000.00 | 832.00 | (3,168.00) |
| 5225 KEY & CARD FEES | 0.00 | 15.00 | 15.00 | 0.00 | 135.00 | 135.00 |
| 5235 LAUNDRY INCOME | 875.00 | 1,870.78 | 995.78 | 8,750.00 | 11,061.80 | 2,311.80 |
| 5245 BANK INTEREST INCOME | 0.00 | 0.13 | 0.13 | 0.00 | 7.45 | 7.45 |
| 5255 MISC INCOME | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 | 150.00 |
| 5450 TRANSFERS TO RESERVE | (6,775.00) | (6,775.00) | 0.00 | (67,750.00) | (67,750.00) | 0.00 |
| TOTAL INCOME | 22,911.00 | 23,591.91 | 680.91 | 229,110.00 | 229,106.25 | (3.75) |

EXPENSES

| | | | | | | |
|-----------------------------|-----------------|-----------------|---------------|------------------|------------------|-----------------|
| 7010 PAYROLL-JANITORIAL | 335.00 | 337.50 | (2.50) | 3,350.00 | 3,375.00 | (25.00) |
| 7025 WORKERS COMPENSATION | 0.00 | 0.00 | 0.00 | 310.00 | 355.00 | (45.00) |
| 7030 MANAGEMENT FEES | 2,156.00 | 2,156.00 | 0.00 | 21,560.00 | 21,560.00 | 0.00 |
| 7040 LEGAL FEES | 0.00 | 0.00 | 0.00 | 500.00 | 1,580.00 | (1,080.00) |
| 7045 LEGAL COLLECTIONS | 400.00 | 0.00 | 400.00 | 4,000.00 | 832.00 | 3,168.00 |
| 7055 AUDIT FEES | 0.00 | 275.00 | (275.00) | 300.00 | 275.00 | 25.00 |
| 7060 PRINTING & COPYING | 80.00 | 22.10 | 57.90 | 800.00 | 886.60 | (86.60) |
| 7062 POSTAGE | 30.00 | 25.95 | 4.05 | 300.00 | 240.59 | 59.41 |
| 7086 BAD DEBT EXPENSE | 0.00 | 0.00 | 0.00 | 2,000.00 | 0.00 | 2,000.00 |
| 7090 MISC ADMINISTRATIVE | 100.00 | 92.00 | 8.00 | 1,000.00 | 998.00 | 2.00 |
| TOTAL ADMINISTRATIVE | 3,101.00 | 2,908.55 | 192.45 | 34,120.00 | 30,102.19 | 4,017.81 |

7130 INSURANCE

| | | | | | | |
|--|----------|----------|----------|-----------|-----------|-----------|
| | 4,463.00 | 2,209.81 | 2,253.19 | 42,017.00 | 31,465.80 | 10,551.20 |
|--|----------|----------|----------|-----------|-----------|-----------|

TOTAL TAXES & INS

| | | | | | | |
|------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|
| 7230 BLDG REPAIR-INTERIOR | 500.00 | 830.00 | (330.00) | 5,000.00 | 9,140.99 | (4,140.99) |
| 7235 BLDG REPAIR-EXTERIOR | 500.00 | 0.00 | 500.00 | 5,000.00 | 4,261.75 | 738.25 |
| 7250 LIGHTING MAINT. | 225.00 | 667.64 | (442.64) | 2,250.00 | 1,742.18 | 507.82 |
| 7255 JANITORIAL SUPPLIES | 5.00 | 10.00 | (5.00) | 50.00 | 44.96 | 5.04 |
| 7260 GUTTER MAINT | 0.00 | 0.00 | 0.00 | 4,000.00 | 3,060.00 | 940.00 |
| 7270 ROOF REPAIRS | 400.00 | 0.00 | 400.00 | 4,000.00 | 1,775.00 | 2,225.00 |
| 7280 PLBG & SEWER MAINT | 100.00 | 1,025.00 | (925.00) | 1,035.00 | 8,904.53 | (7,869.53) |
| TOTAL BUILDING MAINT. | 1,730.00 | 2,532.64 | (802.64) | 21,335.00 | 28,929.41 | (7,594.41) |

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|-----------------------------|-----------|-----------|----------------|------------|------------|--------------|
| 7320 GAS/ELECTRIC | 635.00 | 428.38 | 206.62 | 6,350.00 | 5,412.95 | 937.05 |
| 7370 WATER/SEWER | 5,100.00 | 7,224.60 | (2,124.60) | 51,000.00 | 59,176.12 | (8,176.12) |
| 7380 TRASH REMOVAL | 1,350.00 | 1,706.18 | (356.18) | 13,500.00 | 13,912.06 | (412.06) |
| TOTAL UTILITIES | 7,085.00 | 9,359.16 | (2,274.16) | 70,850.00 | 78,501.13 | (7,651.13) |
| 7415 LANDSCAPE CONTRACT | 2,674.00 | 2,431.00 | 243.00 | 26,740.00 | 25,069.00 | 1,671.00 |
| 7420 LANDSCAPE RENOVATION | 0.00 | 0.00 | 0.00 | 2,600.00 | 5,833.00 | (3,233.00) |
| 7435 EXTERMINATING | 225.00 | 0.00 | 225.00 | 2,250.00 | 2,970.00 | (720.00) |
| 7440 SPRINKLER SYS MAINT | 386.00 | 455.75 | (69.75) | 2,944.00 | 3,379.78 | (435.78) |
| 7520 PET CLEANUP | 110.00 | 110.00 | 0.00 | 1,100.00 | 1,100.00 | 0.00 |
| 7535 FENCE REPAIR/PAINTG | 400.00 | 0.00 | 400.00 | 4,000.00 | 4,724.12 | (724.12) |
| 7550 SNOW REMOVAL | 1,720.00 | 0.00 | 1,720.00 | 8,180.00 | 8,277.00 | (97.00) |
| 7590 MISC GROUNDS | 100.00 | 280.00 | (180.00) | 1,000.00 | 3,530.00 | (2,530.00) |
| TOTAL GROUNDS MAINT. | 5,615.00 | 3,276.75 | 2,338.25 | 48,814.00 | 54,882.90 | (6,068.90) |
| 8100 CLUBHOUSE REPAIRS | 50.00 | 0.00 | 50.00 | 500.00 | 180.00 | 320.00 |
| 8105 POOL MAINT CONTRACT | 688.00 | 687.50 | 0.50 | 4,816.00 | 4,812.50 | 3.50 |
| 8110 POOL CHEMICALS | 0.00 | 368.98 | (368.98) | 2,700.00 | 2,111.83 | 588.17 |
| 8115 POOL REPAIRS | 0.00 | 10.56 | (10.56) | 1,400.00 | 1,921.26 | (521.26) |
| TOTAL REC FACILITIES | 738.00 | 1,067.04 | (329.04) | 9,416.00 | 9,025.59 | 390.41 |
| TOTAL EXPENSES | 22,732.00 | 21,353.95 | 1,378.05 | 226,552.00 | 232,907.02 | (6,355.02) |
| NET PROFIT/LOSS | 179.00 | 2,237.96 | 2,058.96 | 2,558.00 | (3,800.77) | (6,358.77) |

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| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|-------------------------------|------------|------------|----------------|-------------|-------------|--------------|
| RESERVE REVENUE | | | | | | |
| 9280 TRANSFER TO RESERVES | (6,775.00) | (6,775.00) | 0.00 | (67,750.00) | (67,750.00) | 0.00 |
| 9330 INTEREST INCOME | 0.00 | 50.71 | 50.71 | 0.00 | 911.46 | 911.46 |
| TOTAL REVENUE | 6,775.00 | 6,825.71 | 50.71 | 67,750.00 | 68,661.46 | 911.46 |
| | | | | | | |
| RESERVE EXPENSE | | | | | | |
| 9500 ROOF REPLACEMENT | 0.00 | 0.00 | 0.00 | 0.00 | 13,340.00 | (13,340.00) |
| 9536 FENCE/BALCONY | 0.00 | 0.00 | 0.00 | 0.00 | 4,322.77 | (4,322.77) |
| 9560 CONTINGENCY | 0.00 | 4,670.65 | (4,670.65) | 0.00 | 11,214.65 | (11,214.65) |
| TOTAL RESERVE EXPENSE | 0.00 | 4,670.65 | (4,670.65) | 0.00 | 28,877.42 | (28,877.42) |
| EXCESS/LOSS OF REVENUE | 6,775.00 | 2,155.06 | (4,619.94) | 67,750.00 | 39,784.04 | (27,965.96) |