

FLORIDA PARK CONDO ASSOC

AS OF DECEMBER 31, 2017

ASSETS

CASH		
1012 CASH-US BANK	18,167.65	
1036 RES-US BANK MM	<u>111,724.47</u>	
TOTAL CASH		<u>129,892.12</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	1,808.60	
1115 ALLOW FOR BAD DEBT	<u>(8,000.00)</u>	
TOTAL RECEIVABLES		<u>(6,191.40)</u>
TOTAL ASSETS		<u><u>123,700.72</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	12,707.62	
2130 COMCAST AGREEMENT	<u>18,500.00</u>	
TOTAL LIABILITIES		<u>31,207.62</u>
EQUITY		
2940 CURRENT EARNINGS	(8,058.46)	
2941 CURRENT EARNINGS	8,058.46	
2950 RESERVE FUND-PRIOR	81,616.01	
2955 RESERVE FUND-CURRENT	9,511.27	
2960 OPERATING FUND-PRIOR	18,935.55	
2965 OPERATING FD-CURRENT	<u>(17,569.73)</u>	
TOTAL EQUITY		<u>92,493.10</u>
TOT LIABILITY AND EQUITY		<u><u>123,700.72</u></u>

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF DECEMBER 31, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$26,196.00	\$26,196.00	\$0.00	\$314,352.00	\$314,352.00	\$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	40.00	40.00	0.00	240.00	240.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	40.00
5220 COLLECTION COST REC	675.00	0.00	(675.00)	8,100.00	12,213.44	4,113.44
5225 KEY & CARD FEES	0.00	0.00	0.00	0.00	84.00	84.00
5235 LAUNDRY INCOME	920.00	0.00	(920.00)	11,040.00	9,419.40	(1,620.60)
5245 BANK INTEREST INCOME	0.00	0.68	0.68	0.00	9.56	9.56
5255 MISC INCOME	0.00	0.00	0.00	0.00	369.00	369.00
5450 TRANSFERS TO RESERVE	(6,338.00)	(6,338.00)	0.00	(76,056.00)	(106,056.00)	(30,000.00)
TOTAL INCOME	21,300.00	19,745.68	(1,554.32)	255,600.00	228,835.40	(26,764.60)
EXPENSES						
7010 PAYROLL-JANITORIAL	325.00	322.00	3.00	3,900.00	3,795.00	105.00
7020 PAYROLL TAXES	350.00	349.58	0.42	350.00	349.58	0.42
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	22,380.00	22,379.00	1.00
7040 LEGAL FEES	0.00	0.00	0.00	500.00	571.80	(71.80)
7045 LEGAL COLLECTIONS	675.00	0.00	675.00	8,100.00	12,199.74	(4,099.74)
7055 AUDIT FEES	0.00	0.00	0.00	300.00	250.00	50.00
7060 PRINTING & COPYING	1,080.00	986.66	93.34	2,400.00	1,681.85	718.15
7062 POSTAGE	30.00	22.42	7.58	360.00	257.83	102.17
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)	900.00	1,068.96	(168.96)
TOTAL ADMINISTRATIVE	4,400.00	3,628.66	771.34	41,515.00	42,975.76	(1,460.76)
7130 INSURANCE	3,360.00	6,579.00	(3,219.00)	40,320.00	42,935.95	(2,615.95)
TOTAL TAXES & INS	3,360.00	6,579.00	(3,219.00)	40,320.00	42,935.95	(2,615.95)
7230 BLDG REPAIR-INTERIOR	400.00	632.09	(232.09)	4,800.00	1,657.09	3,142.91
7235 BLDG REPAIR-EXTERIOR	400.00	268.37	131.63	4,800.00	6,555.40	(1,755.40)
7250 LIGHTING MAINT.	300.00	200.00	100.00	3,600.00	2,901.30	698.70
7255 JANITORIAL SUPPLIES	5.00	6.99	(1.99)	60.00	26.46	33.54
7260 GUTTER MAINT	0.00	3,000.00	(3,000.00)	7,000.00	4,185.00	2,815.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7270 ROOF REPAIRS	300.00	325.00	(25.00)	3,600.00	2,615.00	985.00
7280 PLBG & SEWER MAINT	200.00	241.00	(41.00)	2,400.00	1,535.75	864.25
TOTAL BUILDING MAINT.	1,605.00	4,673.45	(3,068.45)	26,260.00	19,476.00	6,784.00
7320 GASELECTRIC	525.00	430.73	94.27	6,300.00	6,206.23	93.77
7370 WATER/SEWER	5,250.00	3,415.80	1,834.20	63,000.00	60,810.86	2,189.14
7380 TRASH REMOVAL	1,365.00	4,068.00	(2,703.00)	16,380.00	17,094.00	(714.00)
TOTAL UTILITIES	7,140.00	7,914.53	(774.53)	85,680.00	84,111.09	1,568.91
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	27,780.00	27,780.00	0.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	2,631.00	0.00	2,631.00
7435 EXTERMINATING	125.00	0.00	125.00	750.00	260.00	490.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,944.00	2,675.75	268.25
7535 FENCE REPAIR/PAINTG	450.00	90.00	360.00	5,400.00	3,770.95	1,629.05
7550 SNOW REMOVAL	1,720.00	0.00	1,720.00	11,620.00	3,880.50	7,739.50
7590 MISC GROUNDS	0.00	320.00	(320.00)	700.00	3,461.81	(2,761.81)
TOTAL GROUNDS MAINT.	4,610.00	2,725.00	1,885.00	51,825.00	45,515.01	6,309.99
8100 CLUBHOUSE REPAIRS	50.00	0.00	50.00	600.00	662.50	(62.50)
8105 POOL MAINT CONTRACT	0.00	0.00	0.00	5,300.00	4,637.50	662.50
8110 POOL CHEMICALS	0.00	0.00	0.00	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)
TOTAL REC FACILITIES	50.00	0.00	50.00	10,000.00	11,391.32	(1,391.32)
TOTAL EXPENSES	21,165.00	25,520.64	(4,355.64)	255,600.00	246,405.13	9,194.87
NET PROFIT/LOSS	135.00	(5,774.96)	(5,909.96)	0.00	(17,569.73)	(17,569.73)

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RESERVE REVENUE						
9280 TRANSFER TO RESERVES	(6,338.00)	(6,338.00)	0.00	(76,056.00)	(106,056.00)	30,000.00
9350 INTEREST INCOME	0.00	13.96	13.96	0.00	91.25	91.25
TOTAL REVENUE	6,338.00	6,351.96	13.96	76,056.00	106,147.25	30,091.25
RESERVE EXPENSE						
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	4,275.00	(4,275.00)	0.00	19,667.98	(19,667.98)
TOTAL RESERVE EXPENSE	0.00	4,275.00	(4,275.00)	0.00	96,635.98	(96,635.98)
EXCESS/LOSS OF REVENUE	6,338.00	2,076.96	(4,261.04)	76,056.00	9,511.27	(66,544.73)