

FLORIDA PARK CONDO ASSOC

AS OF DECEMBER 31, 2018

ASSETS

CASH		
1012 CASH-US BANK	1,134.81	
1036 RES-US BANK MM	<u>172,300.74</u>	
TOTAL CASH		<u>173,435.55</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	2,753.30	
1115 ALLOW FOR BAD DEBT	(8,000.00)	
1222 DUE FROM OPERATING	<u>2,100.00</u>	
TOTAL RECEIVABLES		<u>(3,146.70)</u>
TOTAL ASSETS		<u><u>170,288.85</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	12,750.56	
2130 COMCAST AGREEMENT	18,500.00	
2170 DUE TO RESERVES	<u>2,100.00</u>	
TOTAL LIABILITIES		<u>33,350.56</u>
EQUITY		
2940 CURRENT EARNINGS	44,445.19	
2941 CURRENT EARNINGS	(44,445.19)	
2950 RESERVE FUND-PRIOR	91,127.28	
2955 RESERVE FUND-CURRENT	62,676.27	
2960 OPERATING FUND-PRIOR	1,365.82	
2965 OPERATING FD-CURRENT	<u>(18,231.08)</u>	
TOTAL EQUITY		<u>136,938.29</u>
TOT LIABILITY AND EQUITY		<u><u>170,288.85</u></u>

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF DECEMBER 31, 2018

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$26,936.00	\$26,936.00	\$0.00	\$323,232.00	\$323,232.00	\$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	730.00	730.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	800.00	420.00	(380.00)	9,600.00	802.00	(8,798.00)
5225 KEY & CARD FEES	0.00	0.00	0.00	0.00	65.00	65.00
5235 LAUNDRY INCOME	900.00	197.35	(702.65)	10,800.00	9,926.03	(873.97)
5245 BANK INTEREST INCOME	0.00	0.38	0.38	0.00	14.58	14.58
5255 MISC INCOME	0.00	0.00	0.00	0.00	75.00	75.00
5450 TRANSFERS TO RESERVE	(6,775.00)	(6,775.00)	0.00	(81,300.00)	(81,300.00)	0.00
TOTAL INCOME	21,708.00	20,665.73	(1,042.27)	260,496.00	251,728.61	(8,767.39)

EXPENSES						
7010 PAYROLL-JANITORIAL	325.00	337.50	(12.50)	3,900.00	4,034.50	(134.50)
7020 PAYROLL TAXES	350.00	351.60	(1.60)	350.00	351.60	(1.60)
7025 WORKERS COMPENSATION	0.00	0.00	0.00	420.00	309.00	111.00
7030 MANAGEMENT FEES	1,960.00	1,960.00	0.00	23,520.00	23,520.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	500.00	0.00	500.00
7045 LEGAL COLLECTIONS	800.00	420.00	380.00	9,600.00	802.00	8,798.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	250.00	50.00
7060 PRINTING & COPYING	1,055.00	716.60	338.40	2,045.00	1,917.20	127.80
7062 POSTAGE	30.00	18.93	11.07	360.00	289.12	70.88
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	85.00	148.00	(63.00)	1,020.00	1,379.82	(359.82)
TOTAL ADMINISTRATIVE	4,605.00	3,952.63	652.37	44,015.00	32,853.24	11,161.76
7130 INSURANCE	3,620.00	4,104.75	(484.75)	41,913.00	42,485.01	(572.01)
TOTAL TAXES & INS	3,620.00	4,104.75	(484.75)	41,913.00	42,485.01	(572.01)
7230 BLDG REPAIR-INTERIOR	200.00	835.00	(635.00)	2,400.00	14,050.65	(11,650.65)
7235 BLDG REPAIR-EXTERIOR	500.00	0.00	500.00	6,000.00	3,292.10	2,707.90
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	0.00	4,517.00	(4,517.00)
7250 LIGHTING MAINT.	275.00	646.00	(371.00)	3,300.00	2,225.36	1,074.64
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	60.00	25.17	34.83
7260 GUTTER MAINT	0.00	3,000.00	(3,000.00)	7,000.00	6,360.00	640.00
7270 ROOF REPAIRS	275.00	0.00	275.00	3,300.00	4,595.00	(1,295.00)
7280 PLBG & SEWER MAINT	100.00	0.00	100.00	1,200.00	4,926.60	(3,726.60)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL BUILDING MAINT.						
7320 GAS/ELECTRIC	1,355.00	4,481.00	(3,126.00)	23,260.00	39,991.88	(16,731.88)
7370 WATER/SEWER	556.00	414.30	141.70	6,672.00	6,797.83	(125.83)
7380 TRASH REMOVAL	5,435.00	3,815.14	1,619.86	65,220.00	63,301.81	1,918.19
	1,305.00	2,598.00	(1,293.00)	15,660.00	14,425.00	1,235.00
TOTAL UTILITIES	7,296.00	6,827.44	468.56	87,552.00	84,524.64	3,027.36
7415 LANDSCAPE CONTRACT	2,431.00	2,431.00	0.00	29,172.00	29,172.00	0.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	2,600.00	2,029.78	570.22
7425 TREE PRUNING	0.00	1,360.00	(1,360.00)	0.00	1,360.00	(1,360.00)
7435 EXTERMINATING	0.00	0.00	0.00	500.00	2,655.00	(2,155.00)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,944.00	2,948.17	(4.17)
7520 PET CLEANUP	110.00	110.00	0.00	1,320.00	1,656.52	(336.52)
7535 FENCE REPAIR/PAINTG	400.00	660.00	(260.00)	4,800.00	10,163.78	(5,363.78)
7550 SNOW REMOVAL	1,720.00	383.00	1,337.00	11,620.00	4,566.50	7,053.50
7590 MISC GROUNDS	0.00	0.00	0.00	700.00	4,376.25	(3,676.25)
	4,661.00	4,944.00	(283.00)	53,656.00	58,928.00	(5,272.00)
TOTAL GROUNDS MAINT.	50.00	0.00	50.00	600.00	3,042.99	(2,442.99)
8100 CLUBHOUSE REPAIRS	0.00	0.00	0.00	5,400.00	5,400.00	0.00
8105 POOL MAINT CONTRACT	0.00	0.00	0.00	2,700.00	1,322.47	1,377.53
8110 POOL CHEMICALS	0.00	0.00	0.00	1,400.00	1,411.46	(11.46)
8115 POOL REPAIRS	50.00	0.00	50.00	10,100.00	11,176.92	(1,076.92)
TOTAL REC FACILITIES	21,587.00	24,309.82	(2,722.82)	260,496.00	269,959.69	(9,463.69)
TOTAL EXPENSES	121.00	(3,644.09)	(3,765.09)	0.00	(18,231.08)	(18,231.08)
NET PROFIT/LOSS						

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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	(81,300.00)	(81,300.00)	0.00
9350 INTEREST INCOME	0.00	93.16	93.16	0.00	803.27	803.27
TOTAL REVENUE	6,775.00	6,868.16	93.16	81,300.00	82,103.27	803.27
9540 CONCRETE						
	0.00	0.00	0.00	0.00	19,427.00	(19,427.00)
TOTAL RESERVE EXPENSE	0.00	0.00	0.00	0.00	19,427.00	(19,427.00)
EXCESS/LOSS OF REVENUE	6,775.00	6,868.16	93.16	81,300.00	62,676.27	(18,623.73)