

FLORIDA PARK CONDO ASSOC

AS OF AUGUST 31, 2017

ASSETS

CASH

| | |
|---------------------|------------------|
| 1012 CASH-US BANK | 18,398.74 |
| 1036 RES-US BANK MM | <u>90,601.26</u> |

| | |
|-------------------|-------------------|
| TOTAL CASH | <u>109,000.00</u> |
|-------------------|-------------------|

ACCOUNTS RECEIVABLE

| | |
|-------------------------|-------------------|
| 1110 DUES RECEIVABLE | 3,434.80 |
| 1115 ALLOW FOR BAD DEBT | <u>(8,000.00)</u> |

| | |
|--------------------------|-------------------|
| TOTAL RECEIVABLES | <u>(4,565.20)</u> |
|--------------------------|-------------------|

| | |
|---------------------|--------------------------|
| TOTAL ASSETS | <u><u>104,434.80</u></u> |
|---------------------|--------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|---------------|
| 2115 PREPAID ASSESSMENTS | 11,473.72 |
| 2130 COMCAST AGREEMENT | 18,500.00 |
| 2160 PAYROLL TAX PAYABLE | <u>170.83</u> |

| | |
|--------------------------|------------------|
| TOTAL LIABILITIES | <u>30,144.55</u> |
|--------------------------|------------------|

EQUITY

| | |
|---------------------------|--------------------|
| 2940 CURRENT EARNINGS | (26,261.31) |
| 2941 CURRENT EARNINGS | 26,261.31 |
| 2950 RESERVE FUND-PRIOR | 81,616.01 |
| 2955 RESERVE FUND-CURRENT | (11,611.94) |
| 2960 OPERATING FUND-PRIOR | 18,935.55 |
| 2965 OPERATING FD-CURRENT | <u>(14,649.37)</u> |

| | |
|---------------------|------------------|
| TOTAL EQUITY | <u>74,290.25</u> |
|---------------------|------------------|

| | |
|---------------------------------|--------------------------|
| TOT LIABILITY AND EQUITY | <u><u>104,434.80</u></u> |
|---------------------------------|--------------------------|

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF AUGUST 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 | \$209,568.00 | \$209,568.00 | \$0.00 |
| 5111 UTILITIES REIMBURSED | (153.00) | (153.00) | 0.00 | (1,224.00) | (1,224.00) | 0.00 |
| 5210 LATE FEE CHARGE | 0.00 | 60.00 | 60.00 | 0.00 | (20.00) | (20.00) |
| 5215 NSF FEE | 0.00 | 20.00 | 20.00 | 0.00 | 20.00 | 20.00 |
| 5220 COLLECTION COST REC | 675.00 | 338.80 | (336.20) | 5,400.00 | 11,595.44 | 6,195.44 |
| 5225 KEY & CARD FEES | 0.00 | 10.00 | 10.00 | 0.00 | 79.00 | 79.00 |
| 5235 LAUNDRY INCOME | 920.00 | 833.15 | (86.85) | 7,360.00 | 6,694.16 | (665.84) |
| 5245 BANK INTEREST INCOME | 0.00 | 0.52 | 0.52 | 0.00 | 7.65 | 7.65 |
| 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 | (50,704.00) | (80,704.00) | (30,000.00) |
| TOTAL INCOME | 21,300.00 | 20,967.47 | (332.53) | 170,400.00 | 146,335.25 | (24,064.75) |
| EXPENSES | | | | | | |
| 7010 PAYROLL-JANITORIAL | 325.00 | 322.00 | 3.00 | 2,600.00 | 2,518.50 | 81.50 |
| 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 | 14,920.00 | 14,919.00 | 1.00 |
| 7040 LEGAL FEES | 0.00 | 0.00 | 0.00 | 250.00 | 571.80 | (321.80) |
| 7045 LEGAL COLLECTIONS | 675.00 | 338.80 | 336.20 | 5,400.00 | 11,596.74 | (6,196.74) |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 300.00 | 0.00 | 300.00 |
| 7060 PRINTING & COPYING | 120.00 | 35.60 | 84.40 | 960.00 | 632.79 | 327.21 |
| 7062 POSTAGE | 30.00 | 27.86 | 2.14 | 240.00 | 166.81 | 73.19 |
| 7086 BAD DEBT EXPENSE | 1,000.00 | 0.00 | 1,000.00 | 2,000.00 | 0.00 | 2,000.00 |
| 7090 MISC ADMINISTRATIVE | 75.00 | 83.00 | (8.00) | 600.00 | 736.96 | (136.96) |
| TOTAL ADMINISTRATIVE | 4,090.00 | 2,672.26 | 1,417.74 | 27,595.00 | 31,564.60 | (3,969.60) |
| 7130 INSURANCE | 3,360.00 | 6,579.00 | (3,219.00) | 26,880.00 | 29,777.95 | (2,897.95) |
| TOTAL TAXES & INS | 3,360.00 | 6,579.00 | (3,219.00) | 26,880.00 | 29,777.95 | (2,897.95) |
| 7230 BLDG REPAIR-INTERIOR | 400.00 | 0.00 | 400.00 | 3,200.00 | 1,025.00 | 2,175.00 |
| 7235 BLDG REPAIR-EXTERIOR | 400.00 | 1,823.86 | (1,423.86) | 3,200.00 | 4,470.31 | (1,270.31) |
| 7250 LIGHTING MAINT. | 300.00 | 269.50 | 30.50 | 2,400.00 | 2,029.00 | 371.00 |
| 7255 JANITORIAL SUPPLIES | 5.00 | 0.00 | 5.00 | 40.00 | 19.47 | 20.53 |
| 7260 GUTTER MAINT | 0.00 | 0.00 | 0.00 | 3,000.00 | 185.00 | 2,815.00 |
| 7270 ROOF REPAIRS | 300.00 | 0.00 | 300.00 | 2,400.00 | 1,145.00 | 1,255.00 |

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AS OF AUGUST 31, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|------------------------------|-----------|------------|----------------|------------|-------------|--------------|
| 7280 PLBG & SEWER MAINT | 200.00 | 264.75 | (64.75) | 1,600.00 | 889.75 | 710.25 |
| TOTAL BUILDING MAINT. | 1,605.00 | 2,358.11 | (753.11) | 15,840.00 | 9,763.53 | 6,076.47 |
| 7320 GASELECTRIC | 525.00 | 626.23 | (101.23) | 4,200.00 | 4,234.83 | (34.83) |
| 7370 WATER/SEWER | 5,250.00 | 6,246.80 | (996.80) | 42,000.00 | 35,290.19 | 6,709.81 |
| 7380 TRASH REMOVAL | 1,365.00 | 60.00 | 1,305.00 | 10,920.00 | 9,013.00 | 1,907.00 |
| TOTAL UTILITIES | 7,140.00 | 6,933.03 | 206.97 | 57,120.00 | 48,538.02 | 8,581.98 |
| 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 | 18,520.00 | 18,520.00 | 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 | 500.00 | 0.00 | 500.00 |
| 7440 SPRINKLER SYS MAINT | 386.00 | 589.28 | (203.28) | 2,172.00 | 1,449.76 | 722.24 |
| 7535 FENCE REPAIR/PAINTG | 450.00 | 0.00 | 450.00 | 3,600.00 | 3,490.95 | 109.05 |
| 7550 SNOW REMOVAL | 0.00 | 0.00 | 0.00 | 6,460.00 | 3,377.50 | 3,082.50 |
| 7590 MISC GROUNDS | 100.00 | 110.00 | (10.00) | 600.00 | 2,811.81 | (2,211.81) |
| TOTAL GROUNDS MAINT. | 3,376.00 | 3,014.28 | 361.72 | 34,483.00 | 33,336.02 | 1,146.98 |
| 8100 CLUBHOUSE REPAIRS | 50.00 | 0.00 | 50.00 | 400.00 | 662.50 | (262.50) |
| 8105 POOL MAINT CONTRACT | 665.00 | 662.50 | 2.50 | 3,325.00 | 2,650.00 | 675.00 |
| 8110 POOL CHEMICALS | 700.00 | 297.91 | 402.09 | 2,700.00 | 1,407.66 | 1,292.34 |
| 8115 POOL REPAIRS | 350.00 | 1,084.34 | (734.34) | 1,400.00 | 3,284.34 | (1,884.34) |
| TOTAL REC FACILITIES | 1,765.00 | 2,044.75 | (279.75) | 7,825.00 | 8,004.50 | (179.50) |
| TOTAL EXPENSES | 21,336.00 | 23,601.43 | (2,265.43) | 169,743.00 | 160,984.62 | 8,758.38 |
| NET PROFIT/LOSS | (36.00) | (2,633.96) | (2,597.96) | 657.00 | (14,649.37) | (15,306.37) |

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| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|-------------------------------|-----------------|-----------------|-------------------|------------------|--------------------|--------------------|
| RESERVE REVENUE | | | | | | |
| 9200 ASPHALT OVERLAY | 0.00 | 0.00 | 0.00 | 0.00 | 15,000.00 | 15,000.00 |
| 9280 TRANSFER TO RESERVES | (6,338.00) | (6,338.00) | 0.00 | (50,704.00) | (65,704.00) | 15,000.00 |
| 9350 INTEREST INCOME | 0.00 | 7.54 | 7.54 | 0.00 | 45.04 | 45.04 |
| TOTAL REVENUE | 6,338.00 | 6,345.54 | 7.54 | 50,704.00 | 80,749.04 | 30,045.04 |
| | | | | | | |
| 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 | 5,049.98 | (5,049.98) | 0.00 | 15,392.98 | (15,392.98) |
| TOTAL RESERVE EXPENSE | 0.00 | 5,049.98 | (5,049.98) | 0.00 | 92,360.98 | (92,360.98) |
| | | | | | | |
| EXCESS/LOSS OF REVENUE | 6,338.00 | 1,295.56 | (5,042.44) | 50,704.00 | (11,611.94) | (62,315.94) |