

FLORIDA PARK CONDO ASSOC

AS OF SEPTEMBER 30, 2017

**ASSETS**

**CASH**

1012 CASH-US BANK	9,553.58	
1036 RES-US BANK MM	<u>96,946.93</u>	
<b>TOTAL CASH</b>		<u>106,500.51</u>

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	3,481.80	
1115 ALLOW FOR BAD DEBT	<u>(8,000.00)</u>	
<b>TOTAL RECEIVABLES</b>		<u>(4,518.20)</u>

<b>TOTAL ASSETS</b>		<u><u>101,982.31</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	9,509.92	
2130 COMCAST AGREEMENT	18,500.00	
2160 PAYROLL TAX PAYABLE	<u>188.11</u>	
<b>TOTAL LIABILITIES</b>		<u>28,198.03</u>

**EQUITY**

2940 CURRENT EARNINGS	(26,767.28)	
2941 CURRENT EARNINGS	26,767.28	
2950 RESERVE FUND-PRIOR	81,616.01	
2955 RESERVE FUND-CURRENT	(5,266.27)	
2960 OPERATING FUND-PRIOR	18,935.55	
2965 OPERATING FD-CURRENT	<u>(21,501.01)</u>	
<b>TOTAL EQUITY</b>		<u>73,784.28</u>

<b>TOT LIABILITY AND EQUITY</b>		<u><u>101,982.31</u></u>
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FLORIDA PARK CONDO ASSOC

Budget Comparison Report

AS OF SEPTEMBER 30, 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	\$235,764.00	\$235,764.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(152.00)	1.00	(1,377.00)	(1,376.00)	1.00
5210 LATE FEE CHARGE	0.00	90.00	90.00	0.00	70.00	70.00
5215 NSF FEE	0.00	20.00	20.00	0.00	40.00	40.00
5220 COLLECTION COST REC	675.00	494.00	(181.00)	6,075.00	12,089.44	6,014.44
5225 KEY & CARD FEES	0.00	5.00	5.00	0.00	84.00	84.00
5235 LAUNDRY INCOME	920.00	0.00	(920.00)	8,280.00	6,694.16	(1,585.84)
5245 BANK INTEREST INCOME	0.00	0.46	0.46	0.00	8.11	8.11
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	(57,042.00)	(87,042.00)	(30,000.00)
<b>TOTAL INCOME</b>	<b>21,300.00</b>	<b>20,315.46</b>	<b>(984.54)</b>	<b>191,700.00</b>	<b>166,650.71</b>	<b>(25,049.29)</b>
<b>EXPENSES</b>						
7010 PAYROLL-JANITORIAL	325.00	322.00	3.00	2,925.00	2,840.50	84.50
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	16,785.00	16,784.00	1.00
7040 LEGAL FEES	250.00	0.00	250.00	500.00	571.80	(71.80)
7045 LEGAL COLLECTIONS	675.00	392.00	283.00	6,075.00	11,988.74	(5,913.74)
7055 AUDIT FEES	0.00	250.00	(250.00)	300.00	250.00	50.00
7060 PRINTING & COPYING	120.00	37.25	82.75	1,080.00	670.04	409.96
7062 POSTAGE	30.00	22.88	7.12	270.00	189.69	80.31
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)	675.00	819.96	(144.96)
<b>TOTAL ADMINISTRATIVE</b>	<b>3,340.00</b>	<b>2,972.13</b>	<b>367.87</b>	<b>30,935.00</b>	<b>34,536.73</b>	<b>(3,601.73)</b>
7130 INSURANCE	3,360.00	3,289.50	70.50	30,240.00	33,067.45	(2,827.45)
<b>TOTAL TAXES &amp; INS</b>	<b>3,360.00</b>	<b>3,289.50</b>	<b>70.50</b>	<b>30,240.00</b>	<b>33,067.45</b>	<b>(2,827.45)</b>
7230 BLDG REPAIR-INTERIOR	400.00	0.00	400.00	3,600.00	1,025.00	2,575.00
7235 BLDG REPAIR-EXTERIOR	400.00	954.30	(554.30)	3,600.00	5,424.61	(1,824.61)
7250 LIGHTING MAINT.	300.00	178.45	121.55	2,700.00	2,207.45	492.55
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	45.00	19.47	25.53
7260 GUTTER MAINT	1,000.00	1,000.00	0.00	4,000.00	1,185.00	2,815.00
7270 ROOF REPAIRS	300.00	1,145.00	(845.00)	2,700.00	2,290.00	410.00

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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	1,800.00	889.75	910.25
<b>TOTAL BUILDING MAINT.</b>	2,605.00	3,277.75	(672.75)	18,445.00	13,041.28	5,403.72
7320 GAS/ELECTRIC	525.00	686.62	(161.62)	4,725.00	4,921.45	(196.45)
7370 WATER/SEWER	5,250.00	9,909.27	(4,659.27)	47,250.00	45,199.46	2,050.54
7380 TRASH REMOVAL	1,365.00	2,772.00	(1,407.00)	12,285.00	11,785.00	500.00
<b>TOTAL UTILITIES</b>	7,140.00	13,367.89	(6,227.89)	64,260.00	61,905.91	2,354.09
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	20,835.00	20,835.00	0.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	2,631.00	0.00	2,631.00
7435 EXTERMINATING	0.00	0.00	0.00	500.00	0.00	500.00
7440 SPRINKLER SYS MAINT	386.00	629.64	(243.64)	2,558.00	2,079.40	478.60
7535 FENCE REPAIR/PAINTG	450.00	0.00	450.00	4,050.00	3,490.95	559.05
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)	700.00	2,921.81	(2,221.81)
<b>TOTAL GROUNDS MAINT.</b>	3,251.00	3,054.64	196.36	37,734.00	36,390.66	1,343.34
8100 CLUBHOUSE REPAIRS	50.00	0.00	50.00	450.00	662.50	(212.50)
8105 POOL MAINT CONTRACT	665.00	662.50	2.50	3,990.00	3,312.50	677.50
8110 POOL CHEMICALS	0.00	542.69	(542.69)	2,700.00	1,950.35	749.65
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	1,205.19	(490.19)	8,540.00	9,209.69	(669.69)
<b>TOTAL EXPENSES</b>	20,411.00	27,167.10	(6,756.10)	190,154.00	188,151.72	2,002.28
<b>NET PROFIT/LOSS</b>	889.00	(6,851.64)	(7,740.64)	1,546.00	(21,501.01)	(23,047.01)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
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	(57,042.00)	(72,042.00)	15,000.00
9350 INTEREST INCOME	0.00	7.67	7.67	0.00	52.71	52.71
<b>TOTAL REVENUE</b>	6,338.00	6,345.67	7.67	57,042.00	87,094.71	30,052.71
<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	6,345.67	7.67	57,042.00	(5,266.27)	(62,308.27)