

FLORIDA PARK CONDO ASSOC

AS OF SEPTEMBER 30, 2018

ASSETS

CASH

1012 CASH-US BANK	6,633.20	
1036 RES-US BANK MM	156,326.63	
		<u>162,959.83</u>

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	1,624.00	
1115 ALLOW FOR BAD DEBT	(8,000.00)	
		<u>(6,376.00)</u>

<b>TOTAL ASSETS</b>		<u><u>156,583.83</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	12,205.26	
2130 COMCAST AGREEMENT	18,500.00	
2160 PAYROLL TAX PAYABLE	212.45	
		<u>30,917.71</u>

EQUITY

2940 CURRENT EARNINGS	33,173.02	
2941 CURRENT EARNINGS	(33,173.02)	
2950 RESERVE FUND-PRIOR	91,127.28	
2955 RESERVE FUND-CURRENT	44,602.16	
2960 OPERATING FUND-PRIOR	1,365.82	
2965 OPERATING FD-CURRENT	(11,429.14)	
		<u>125,666.12</u>

<b>TOT LIABILITY AND EQUITY</b>		<u><u>156,583.83</u></u>
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FLORIDA PARK CONDO ASSOC

Budget Comparison Report  
AS OF SEPTEMBER 30, 2018

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 HOMEOWNERS DUES	\$26,936.00	\$26,936.00	\$0.00	\$242,424.00	\$242,424.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(1,377.00)	(1,377.00)	0.00
5210 LATE FEE CHARGE	0.00	40.00	40.00	0.00	590.00	590.00
5220 COLLECTION COST REC	800.00	81.00	(719.00)	7,200.00	382.00	(6,818.00)
5225 KEY & CARD FEES	0.00	20.00	20.00	0.00	60.00	60.00
5235 LAUNDRY INCOME	900.00	0.00	(900.00)	8,100.00	7,881.70	(218.30)
5245 BANK INTEREST INCOME	0.00	1.26	1.26	0.00	13.44	13.44
5255 MISC INCOME	0.00	0.00	0.00	0.00	(25.00)	(25.00)
5450 TRANSFERS TO RESERVE	(6,775.00)	(6,775.00)	0.00	(60,975.00)	(60,975.00)	0.00
<b>TOTAL INCOME</b>	<b>21,708.00</b>	<b>20,150.26</b>	<b>(1,557.74)</b>	<b>195,372.00</b>	<b>188,974.14</b>	<b>(6,397.86)</b>
<b>EXPENSES</b>						
7010 PAYROLL-JANITORIAL	325.00	337.50	(12.50)	2,925.00	3,022.00	(97.00)
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	17,640.00	17,640.00	0.00
7040 LEGAL FEES	250.00	0.00	250.00	500.00	0.00	500.00
7045 LEGAL COLLECTIONS	800.00	162.00	638.00	7,200.00	301.00	6,899.00
7055 AUDIT FEES	0.00	250.00	(250.00)	300.00	250.00	50.00
7060 PRINTING & COPYING	90.00	39.00	51.00	810.00	651.67	158.33
7062 POSTAGE	30.00	24.78	5.22	270.00	225.07	44.93
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	85.00	233.82	(148.82)	765.00	1,055.82	(290.82)
<b>TOTAL ADMINISTRATIVE</b>	<b>3,540.00</b>	<b>3,007.10</b>	<b>532.90</b>	<b>32,830.00</b>	<b>23,454.56</b>	<b>9,375.44</b>
7130 INSURANCE	3,620.00	0.00	3,620.00	31,053.00	30,170.76	882.24
<b>TOTAL TAXES &amp; INS</b>	<b>3,620.00</b>	<b>0.00</b>	<b>3,620.00</b>	<b>31,053.00</b>	<b>30,170.76</b>	<b>882.24</b>
7230 BLDG REPAIR-INTERIOR	200.00	1,607.25	(1,407.25)	1,800.00	11,979.66	(10,179.66)
7235 BLDG REPAIR-EXTERIOR	500.00	1,769.29	(1,269.29)	4,500.00	3,136.05	1,363.95
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	0.00	4,517.00	(4,517.00)
7250 LIGHTING MAINT.	275.00	501.34	(226.34)	2,475.00	1,499.36	975.64
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	45.00	6.49	38.51
7260 GUTTER MAINT	1,000.00	3,000.00	(2,000.00)	4,000.00	3,360.00	640.00
7270 ROOF REPAIRS	275.00	1,580.00	(1,305.00)	2,475.00	4,595.00	(2,120.00)
7280 PLBG & SEWER MAINT	100.00	0.00	100.00	900.00	3,448.60	(2,548.60)
<b>TOTAL BUILDING MAINT.</b>	<b>2,355.00</b>	<b>8,457.88</b>	<b>(6,102.88)</b>	<b>16,195.00</b>	<b>32,542.16</b>	<b>(16,347.16)</b>

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Budget Comparison Report  
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7320 GAS/ELECTRIC	556.00	632.73	(76.73)	5,004.00	5,577.72	(573.72)
7370 WATER/SEWER	5,435.00	3,910.61	1,524.39	48,915.00	41,651.25	7,263.75
7380 TRASH REMOVAL	1,305.00	1,284.00	21.00	11,745.00	10,458.00	1,287.00
<b>TOTAL UTILITIES</b>	7,296.00	5,827.34	1,468.66	65,664.00	57,686.97	7,977.03
7415 LANDSCAPE CONTRACT	2,431.00	2,431.00	0.00	21,879.00	21,879.00	0.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	2,600.00	2,029.78	570.22
7435 EXTERMINATING	0.00	300.00	(300.00)	375.00	2,030.00	(1,655.00)
7440 SPRINKLER SYS MAINT	386.00	456.80	(70.80)	2,558.00	2,288.91	269.09
7520 PET CLEANUP	110.00	110.00	0.00	990.00	1,326.52	(336.52)
7535 FENCE REPAIR/PAINTG	400.00	5,801.12	(5,401.12)	3,600.00	9,434.05	(5,834.05)
7550 SNOW REMOVAL	0.00	0.00	0.00	6,460.00	4,087.50	2,372.50
7590 MISC GROUNDS	100.00	1,872.50	(1,772.50)	700.00	3,896.25	(3,196.25)
<b>TOTAL GROUNDS MAINT.</b>	3,427.00	10,971.42	(7,544.42)	39,162.00	46,972.01	(7,810.01)
8100 CLUBHOUSE REPAIRS	50.00	0.00	50.00	450.00	3,042.99	(2,592.99)
8105 POOL MAINT CONTRACT	675.00	675.00	0.00	4,050.00	4,050.00	0.00
8110 POOL CHEMICALS	0.00	0.00	0.00	2,700.00	1,322.47	1,377.53
8115 POOL REPAIRS	0.00	236.35	(236.35)	1,400.00	1,161.36	238.64
<b>TOTAL REC FACILITIES</b>	725.00	911.35	(186.35)	8,600.00	9,576.82	(976.82)
<b>TOTAL EXPENSES</b>	20,963.00	29,175.09	(8,212.09)	193,504.00	200,403.28	(6,899.28)
<b>NET PROFIT/LOSS</b>	745.00	(9,024.83)	(9,769.83)	1,868.00	(11,429.14)	(13,297.14)

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<b>RESERVE REVENUE</b>						
9280 TRANSFER TO RESERVES	(6,775.00)	(6,775.00)	0.00	(60,975.00)	(60,975.00)	0.00
9350 INTEREST INCOME	0.00	85.17	85.17	0.00	534.16	534.16
<b>TOTAL REVENUE</b>	6,775.00	6,860.17	85.17	60,975.00	61,509.16	534.16
9540 CONCRETE	0.00	16,907.00	(16,907.00)	0.00	16,907.00	(16,907.00)
<b>TOTAL RESERVE EXPENSE</b>	0.00	16,907.00	(16,907.00)	0.00	16,907.00	(16,907.00)
<b>EXCESS/LOSS OF REVENUE</b>	6,775.00	(10,046.83)	(16,821.83)	60,975.00	44,602.16	(16,372.84)