

FLORIDA PARK CONDO ASSOC

AS OF SEPTEMBER 30, 2019

ASSETS

CASH

1012 CASH-US BANK	6,527.60
1036 RES-US BANK MM	<u>202,729.72</u>

TOTAL CASH	<u>209,257.32</u>
-------------------	-------------------

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	1,200.20
1115 ALLOW FOR BAD DEBT	(8,000.00)
1222 DUE FROM OPERATING	<u>9,300.00</u>

TOTAL RECEIVABLES	<u>2,500.20</u>
--------------------------	-----------------

TOTAL ASSETS	<u><u>211,757.52</u></u>
---------------------	--------------------------

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	15,221.72
2130 COMCAST AGREEMENT	18,500.00
2160 PAYROLL TAX PAYABLE	207.26
2170 DUE TO RESERVES	<u>9,300.00</u>

TOTAL LIABILITIES	<u>43,228.98</u>
--------------------------	------------------

EQUITY

2940 CURRENT EARNINGS	31,590.25
2941 CURRENT EARNINGS	(31,590.25)
2950 RESERVE FUND-PRIOR	153,803.55
2955 RESERVE FUND-CURRENT	37,628.98
2960 OPERATING FUND-PRIOR	(16,865.26)
2965 OPERATING FD-CURRENT	<u>(6,038.73)</u>

TOTAL EQUITY	<u>168,528.54</u>
---------------------	-------------------

TOT LIABILITY AND EQUITY	<u><u>211,757.52</u></u>
---------------------------------	--------------------------

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF SEPTEMBER 30, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$28,564.00	\$28,564.00	\$0.00	\$257,076.00	\$257,076.00	\$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	80.00	80.00	0.00	470.00	470.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	400.00	0.00	(400.00)	3,600.00	832.00	(2,768.00)
5225 KEY & CARD FEES	0.00	50.00	50.00	0.00	120.00	120.00
5235 LAUNDRY INCOME	875.00	1,468.69	593.69	7,875.00	9,191.02	1,316.02
5245 BANK INTEREST INCOME	0.00	0.22	0.22	0.00	7.32	7.32
5255 MISC INCOME	0.00	0.00	0.00	0.00	150.00	150.00
5450 TRANSFERS TO RESERVE	(6,775.00)	(3,075.00)	3,700.00	(60,975.00)	(60,975.00)	0.00
TOTAL INCOME	22,911.00	26,934.91	4,023.91	206,199.00	205,514.34	(684.66)
EXPENSES						
7010 PAYROLL-JANITORIAL	335.00	337.50	(2.50)	3,015.00	3,037.50	(22.50)
7025 WORKERS COMPENSATION	0.00	0.00	0.00	310.00	355.00	(45.00)
7030 MANAGEMENT FEES	2,156.00	2,156.00	0.00	19,404.00	19,404.00	0.00
7040 LEGAL FEES	250.00	1,180.00	(930.00)	500.00	1,580.00	(1,080.00)
7045 LEGAL COLLECTIONS	400.00	0.00	400.00	3,600.00	832.00	2,768.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	80.00	46.95	33.05	720.00	864.50	(144.50)
7062 POSTAGE	30.00	16.50	13.50	270.00	214.64	55.36
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	100.00	92.00	8.00	900.00	906.00	(6.00)
TOTAL ADMINISTRATIVE	3,351.00	3,828.95	(477.95)	31,019.00	27,193.64	3,825.36
7130 INSURANCE	4,463.00	2,209.81	2,253.19	37,554.00	29,255.99	8,298.01
TOTAL TAXES & INS	4,463.00	2,209.81	2,253.19	37,554.00	29,255.99	8,298.01
7230 BLDG REPAIR-INTERIOR	500.00	1,570.50	(1,070.50)	4,500.00	8,310.99	(3,810.99)
7235 BLDG REPAIR-EXTERIOR	500.00	2,270.62	(1,770.62)	4,500.00	4,261.75	238.25
7250 LIGHTING MAINT.	225.00	80.00	145.00	2,025.00	1,074.54	950.46
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	45.00	34.96	10.04
7260 GUTTER MAINT	1,000.00	60.00	940.00	4,000.00	3,060.00	940.00
7270 ROOF REPAIRS	400.00	0.00	400.00	3,600.00	1,775.00	1,825.00
7280 PLBG & SEWER MAINT	100.00	4,073.00	(3,973.00)	935.00	7,879.53	(6,944.53)
TOTAL BUILDING MAINT.	2,730.00	8,054.12	(5,324.12)	19,605.00	26,396.77	(6,791.77)

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF SEPTEMBER 30, 2019

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7320 GAS/ELECTRIC	635.00	602.78	32.22	5,715.00	4,984.57	730.43
7370 WATER/SEWER	5,100.00	10,615.34	(5,515.34)	45,900.00	51,951.52	(6,051.52)
7380 TRASH REMOVAL	1,350.00	1,328.94	21.06	12,150.00	12,205.88	(55.88)
TOTAL UTILITIES	7,085.00	12,547.06	(5,462.06)	63,765.00	69,141.97	(5,376.97)
7415 LANDSCAPE CONTRACT	2,674.00	2,431.00	243.00	24,066.00	22,638.00	1,428.00
7420 LANDSCAPE RENOVATION	0.00	2,713.00	(2,713.00)	2,600.00	5,833.00	(3,233.00)
7435 EXTERMINATING	225.00	425.00	(200.00)	2,025.00	2,970.00	(945.00)
7440 SPRINKLER SYS MAINT	386.00	522.40	(136.40)	2,558.00	2,924.03	(366.03)
7520 PET CLEANUP	110.00	110.00	0.00	990.00	990.00	0.00
7535 FENCE REPAIR/PAINTG	400.00	305.55	94.45	3,600.00	4,724.12	(1,124.12)
7550 SNOW REMOVAL	0.00	0.00	0.00	6,460.00	8,277.00	(1,817.00)
7590 MISC GROUNDS	100.00	280.00	(180.00)	900.00	3,250.00	(2,350.00)
TOTAL GROUNDS MAINT.	3,895.00	6,786.95	(2,891.95)	43,199.00	51,606.15	(8,407.15)
8100 CLUBHOUSE REPAIRS	50.00	180.00	(130.00)	450.00	180.00	270.00
8105 POOL MAINT CONTRACT	688.00	687.50	0.50	4,128.00	4,125.00	3.00
8110 POOL CHEMICALS	0.00	319.39	(319.39)	2,700.00	1,742.85	957.15
8115 POOL REPAIRS	0.00	62.17	(62.17)	1,400.00	1,910.70	(510.70)
TOTAL REC FACILITIES	738.00	1,249.06	(511.06)	8,678.00	7,958.55	719.45
TOTAL EXPENSES	22,262.00	34,675.95	(12,413.95)	203,820.00	211,553.07	(7,733.07)
NET PROFIT/LOSS	649.00	(7,741.04)	(8,390.04)	2,379.00	(6,038.73)	(8,417.73)

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF SEPTEMBER 30, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9280 TRANSFER TO RESERVES	(6,775.00)	(3,075.00)	(3,700.00)	(60,975.00)	(60,975.00)	0.00
9350 INTEREST INCOME	0.00	62.79	62.79	0.00	860.75	860.75
TOTAL REVENUE	6,775.00	3,137.79	(3,637.21)	60,975.00	61,835.75	860.75
RESERVE EXPENSE						
9500 ROOF REPLACEMENT	0.00	6,040.00	(6,040.00)	0.00	13,340.00	(13,340.00)
9536 FENCE/BALCONY	0.00	0.00	0.00	0.00	4,322.77	(4,322.77)
9560 CONTINGENCY	0.00	6,544.00	(6,544.00)	0.00	6,544.00	(6,544.00)
TOTAL RESERVE EXPENSE	0.00	12,584.00	(12,584.00)	0.00	24,206.77	(24,206.77)
EXCESS/LOSS OF REVENUE	6,775.00	(9,446.21)	(16,221.21)	60,975.00	37,628.98	(23,346.02)