

FLORIDA PARK CONDO ASSOC

AS OF NOVEMBER 30, 2021

ASSETS

CASH

1012 CASH-US BANK	8,392.98
1036 RES-US BANK MM	<u>145,746.73</u>

TOTAL CASH	<u>154,139.71</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,734.00
1115 ALLOW FOR BAD DEBT	(8,000.00)
1222 DUE FROM OPERATING	<u>47,300.00</u>

TOTAL RECEIVABLES	<u>42,034.00</u>
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TOTAL ASSETS	<u>196,173.71</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	14,389.97
2130 COMCAST AGREEMENT	18,500.00
2160 PAYROLL TAX PAYABLE	241.53
2170 DUE TO RESERVES	<u>47,300.00</u>

TOTAL LIABILITIES	<u>80,431.50</u>
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EQUITY

2940 CURRENT EARNINGS	(30,112.23)
2941 CURRENT EARNINGS	30,112.23
2950 RESERVE FUND-PRIOR	170,603.60
2955 RESERVE FUND-CURRENT	1,845.94
2960 OPERATING FUND-PRIOR	(24,749.16)
2965 OPERATING FD-CURRENT	<u>(31,958.17)</u>

TOTAL EQUITY	<u>115,742.21</u>
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TOT LIABILITY AND EQUITY	<u>196,173.71</u>
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$30,044.00	\$30,044.00	\$0.00	\$330,484.00	\$330,484.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(1,683.00)	(1,683.00)	0.00
5210 LATE FEE CHARGE	0.00	110.00	110.00	0.00	550.00	550.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	225.00	195.00	(30.00)	2,475.00	540.00	(1,935.00)
5225 KEY & CARD FEES	0.00	0.00	0.00	0.00	60.00	60.00
5235 LAUNDRY INCOME	920.00	0.00	(920.00)	10,120.00	8,882.37	(1,237.63)
5245 BANK INTEREST INCOME	0.00	0.09	0.09	0.00	1.15	1.15
5450 TRANSFERS TO RESERVE	(6,775.00)	(6,775.00)	0.00	(74,525.00)	(74,525.00)	0.00
TOTAL INCOME	<u>24,261.00</u>	<u>23,421.09</u>	<u>(839.91)</u>	<u>266,871.00</u>	<u>264,329.52</u>	<u>(2,541.48)</u>
EXPENSES						
7010 PAYROLL-JANITORIAL	390.00	0.00	390.00	4,290.00	3,523.50	766.50
7025 WORKERS COMPENSATION	0.00	0.00	0.00	310.00	415.00	(105.00)
7026 JANITORIAL CONTRACT	0.00	400.00	(400.00)	0.00	800.00	(800.00)
7030 MANAGEMENT FEES	2,375.00	2,375.00	0.00	26,125.00	26,125.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	2,010.00	(1,410.00)
7045 LEGAL COLLECTIONS	225.00	195.00	30.00	2,475.00	590.00	1,885.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	300.00	0.00
7060 PRINTING & COPYING	90.00	1,534.06	(1,444.06)	990.00	1,801.10	(811.10)
7062 POSTAGE	30.00	23.78	6.22	330.00	270.61	59.39
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7090 MISC ADMINISTRATIVE	100.00	125.00	(25.00)	1,100.00	1,900.00	(800.00)
TOTAL ADMINISTRATIVE	<u>3,210.00</u>	<u>4,652.84</u>	<u>(1,442.84)</u>	<u>37,520.00</u>	<u>37,735.21</u>	<u>(215.21)</u>
7130 INSURANCE	4,500.00	5,810.66	(1,310.66)	50,840.00	59,661.39	(8,821.39)
TOTAL TAXES & INS	<u>4,500.00</u>	<u>5,810.66</u>	<u>(1,310.66)</u>	<u>50,840.00</u>	<u>59,661.39</u>	<u>(8,821.39)</u>

Budget Comparison Report
AS OF NOVEMBER 30, 2021

FLORIDA PARK CONDO ASSOC

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7230 BLDG REPAIR-INTERIOR	650.00	0.00	650.00	7,150.00	20,841.47	(13,691.47)
7235 BLDG REPAIR-EXTERIOR	300.00	0.00	300.00	3,300.00	1,418.07	1,881.93
7250 LIGHTING MAINT.	130.00	0.00	130.00	1,430.00	2,235.36	(805.36)
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	55.00	57.30	(2.30)
7260 GUTTER MAINT	3,000.00	4,000.00	(1,000.00)	7,000.00	7,000.00	0.00
7270 ROOF REPAIRS	250.00	0.00	250.00	2,750.00	3,501.00	(751.00)
7280 PLBG & SEWER MAINT	230.00	169.50	60.50	2,530.00	5,588.14	(3,058.14)
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	65.00	(65.00)
TOTAL BUILDING MAINT:	4,565.00	4,169.50	395.50	24,215.00	40,706.34	(16,491.34)
7320 GAS/ELECTRIC	550.00	390.68	159.32	6,050.00	6,124.66	(74.66)
7370 WATER/SEWER	5,490.00	4,866.95	623.05	60,390.00	61,146.50	(756.50)
7380 TRASH REMOVAL	1,315.00	1,341.96	(26.96)	14,276.00	14,969.84	(693.84)
TOTAL UTILITIES	7,355.00	6,599.59	755.41	80,716.00	82,241.00	(1,525.00)
7410 LANDSCAPE MAINT	0.00	0.00	0.00	0.00	50.00	(50.00)
7415 LANDSCAPE CONTRACT	2,840.00	2,761.00	79.00	31,240.00	30,827.00	413.00
7420 LANDSCAPE RENOVATION	0.00	145.00	(145.00)	2,886.00	3,496.50	(610.50)
7435 EXTERMINATING	235.00	180.00	55.00	2,585.00	2,370.00	215.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	3,400.00	3,280.24	119.76
7520 PET CLEANUP	115.00	115.00	0.00	1,265.00	805.00	460.00
7535 FENCE REPAIR/PAINTG	480.00	0.00	480.00	5,280.00	7,394.92	(2,114.92)
7550 SNOW REMOVAL	1,800.00	0.00	1,800.00	12,080.00	11,479.50	600.50
7590 MISC GROUNDS	400.00	0.00	400.00	4,400.00	4,299.50	100.50
TOTAL GROUNDS MAINT:	5,870.00	3,201.00	2,669.00	63,136.00	64,002.66	(866.66)
8100 CLUBHOUSE REPAIRS	50.00	438.00	(388.00)	550.00	804.69	(254.69)
8105 POOL MAINT CONTRACT	735.00	737.50	(2.50)	5,880.00	6,500.00	(620.00)
8110 POOL CHEMICALS	0.00	0.00	0.00	2,700.00	2,452.85	247.15
8115 POOL REPAIRS	0.00	0.00	0.00	1,640.00	2,183.55	(543.55)
TOTAL REC FACILITIES	785.00	1,175.50	(390.50)	10,770.00	11,941.09	(1,171.09)

Budget Comparison Report
AS OF NOVEMBER 30, 2021

FLORIDA PARK CONDO ASSOC

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL EXPENSES	26,285.00	25,609.09	675.91	267,197.00	296,287.69	(29,090.69)
NET PROFIT/LOSS	(2,024.00)	(2,188.00)	(164.00)	(326.00)	(31,958.17)	(31,632.17)

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9280 TRANSFER TO RESERVES	(6,775.00)	(6,775.00)	0.00	(74,525.00)	(74,525.00)	0.00
9350 INTEREST INCOME	0.00	0.60	0.60	0.00	8.94	8.94
TOTAL REVENUE	6,775.00	6,775.60	0.60	74,525.00	74,533.94	8.94
			RESERVE EXPENSE			
9510 ASPHALT SEAL	0.00	850.00	(850.00)	0.00	850.00	(850.00)
9530 ASPHALT SEAL	0.00	6,944.00	(6,944.00)	0.00	6,944.00	(6,944.00)
9535 PAINTING	0.00	0.00	0.00	0.00	49,024.00	(49,024.00)
9540 CONCRETE	0.00	5,790.00	(5,790.00)	0.00	5,790.00	(5,790.00)
9555 MAJOR PRUNING	0.00	0.00	0.00	0.00	10,080.00	(10,080.00)
TOTAL RESERVE EXPENSE	0.00	13,584.00	(13,584.00)	0.00	72,688.00	(72,688.00)
EXCESS/LOSS OF REVENUE	6,775.00	(6,808.40)	(13,583.40)	74,525.00	1,845.94	(72,679.06)