Florida Park Condominium Association
Operating Budget- 2017

	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
5110 Assessments	314,352	26,196	26,196	26,196	26,196	26,196	26,196	26,196	26,196	26,196	26,196	26,196	26,196
5111 Utility Reimbursement	(1,836)	(153)	(153)	(153)	(153)	(153)	(153)	(153)	(153)	(153)	(153)	(153)	(153)
5220 Collection Cost Recovery	8,100	675	675	675	675	675	675	675	675	675	675	675	675
5235 Laundry Income	11,040	920	920	920	920	920	920	920	920	920	920	920	920
5450 Reserve Transfer	(76,056)	(6,338)	(6,338)	(6,338)	(6,338)	(6,338)	(6,338)	(6,338)	(6,338)	(6,338)	(6,338)	(6,338)	(6,338)
TOTAL INCOME	255,600	21,300	21,300	21,300	21,300	21,300	21,300	21,300	21,300	21,300	21,300	21,300	21,300
ADMINISTRATIVE EXPENSES													
7010 Payroll - Janitorial	3,900	325	325	325	325	325	325	325	325	325	325	325	325
7020 Payroll Taxes	350												350
7025 Workers Compensation	325							325					
7030 Management Fee	22,380	1,865	1,865	1,865	1,865	1,865	1,865	1,865	1,865	1,865	1,865	1,865	1,865
7040 Legal Fees	500				250					250			
7045 Legal Fees - Collection	8,100	675	675	675	675	675	675	675	675	675	675	675	675
7055 Audit/Tax Fees	300				300								
7060 Printing & Copying Costs	2,400	120	120	120	120	120	120	120	120	120	120	120	1,080
7062 Postage	360	30	30	30	30	30	30	30	30	30	30	30	30
7086 Bad Debt Expense	2,000			1,000					1,000				
7090 Miscellaneous	900	75	75	75	75	75	75	75	75	75	75	75	75
Total Administrative Expenses	41,515	3,090	3,090	4,090	3,640	3,090	3,090	3,415	4,090	3,340	3,090	3,090	4,400
TAX & INSURANCE EXPENSE													
7120 Income Taxes	0			0									
7130 Insurance	40,320	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360
Total Tax & Insurance Expenses	40,320	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360
UTILITY EXPENSE													
7320 Gas/Electric	6,300	525	525	525	525	525	525	525	525	525	525	525	525
7370 Water/Sewer	63,000	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250
7380 Trash Removal	16,380	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365
Total Utility Expenses	85,680	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140	7,140

Florida Park Condominium Association
Operating Budget- 2017

	TOTAL	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
BUILDING MAINT. EXPENSES													
7230 Bldg Repairs - Interior	4,800	400	400	400	400	400	400	400	400	400	400	400	400
7235 Bldg Repairs - Exterior	4,800	400	400	400	400	400	400	400	400	400	400	400	400
7250 Lighting Maintenance	3,600	300	300	300	300	300	300	300	300	300	300	300	300
7255 Janitorial Supplies	60	5	5	5	5	5	5	5	5	5	5	5	5
7260 Gutter Cleaning	7,000				3,000				1,000			3,000	
7270 Roof Repair	3,600	300	300	300	300	300	300	300	300	300	300	300	300
7280 Plumbing/Sewer Maint.	2,400	200	200	200	200	200	200	200	200	200	200	200	200
Total Building Maint. Expenses	26,260	1,605	1,605	1,605	4,605	1,605	1,605	1,605	2,605	1,605	1,605	4,605	1,605
LANDSCAPE MAINT. EXPENSES													
7415 Landscape Contract	27,780	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315
7420 Landscape Renovations	2,631					2,631							
7435 Pest Control	750		125		125		125		125		125		125
7440 Irrigation Control	2,944				500	500	400	386	386	386	386		
7535 Fence Repair	5,400	450	450	450	450	450	450	450	450	450	450	450	450
7550 Snow Removal	11,620	1,720	1,720	1,720	1,300						1,720	1,720	1,720
7590 Miscellaneous	700			100	100	100	100	100	100	100			
Total Landscape Maint. Expenses	51,825	4,485	4,610	4,585	4,790	5,996	3,390	3,251	3,376	3,251	4,996	4,485	4,610
REC. FACILITIES EXPENSE													
8100 Clubhouse Repairs	600	50	50	50	50	50	50	50	50	50	50	50	50
8105 Pool Maintenance Contract	5,300				665	665	665	665	665	665	665	645	
8110 Pool Chemicals	2,700					700	650	650	700				
8115 Pool Repairs	1,400					350	350	350	350				
Total Recr. Facilities Exp.	10,000	50	50	50	715	1,765	1,715	1,715	1,765	715	715	695	50
TOTAL EXPENSES	255,600	19,730	19,855	20,830	24,250	22,956	20,300	20,486	22,336	19,411	20,906	23,375	21,165
NET OPERATING INCOME (LOSS)	0	1,570	1,445	470	(2,950)	(1,656)	1,000	814	(1,036)	1,889	394	(2,075)	135

Florida Park Condominium Association
Annual Reserve Budget- 2017

	TOTAL	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
RESERVE REVENUE													
9210 Asphalt	12,696	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058
9220 Pool	8,232	686	686	686	686	686	686	686	686	686	686	686	686
9225 Fence/Balcony	3,996	333	333	333	333	333	333	333	333	333	333	333	333
9226 Stairs	3,348	279	279	279	279	279	279	279	279	279	279	279	279
9230 Roofing	3,744	312	312	312	312	312	312	312	312	312	312	312	312
9235 Painting	22,800	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
9250 Concrete	3,276	273	273	273	273	273	273	273	273	273	273	273	273
9255 Major Pruning	2,676	223	223	223	223	223	223	223	223	223	223	223	223
9265 Emergency Contingency	9,396	783	783	783	783	783	783	783	783	783	783	783	783
Total Reserve Revenue	70,164	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847
RESERVES EXPENSES													
9535 Painting	0												
9536 Fence/Balcony	0												
9540 Concrete	0												
9555 Major Pruning	0												
9565 Pool	0												
9570 Emergency Contingency	0												
Total Reserve Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
EXCESS REVENUE OVER EXPENSES	70,164	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847	5,847