

FLORIDA PARK CONDO ASSOC

AS OF JANUARY 31, 2019

ASSETS

CASH

1012 CASH-US BANK	5,668.72	
1036 RES-US BANK MM	179,170.88	
		<u>184,839.60</u>
TOTAL CASH		

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,295.00	
1115 ALLOW FOR BAD DEBT	(8,000.00)	
1222 DUE FROM OPERATING	2,100.00	
		<u>(3,605.00)</u>
TOTAL RECEIVABLES		

TOTAL ASSETS

181,234.60

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	16,920.26	
2130 COMCAST AGREEMENT	18,500.00	
2160 PAYROLL TAX PAYABLE	19.54	
2170 DUE TO RESERVES	2,100.00	
		<u>37,539.80</u>
TOTAL LIABILITIES		

EQUITY

2940 CURRENT EARNINGS	6,756.51	
2941 CURRENT EARNINGS	(6,756.51)	
2950 RESERVE FUND-PRIOR	153,803.55	
2955 RESERVE FUND-CURRENT	6,870.14	
2960 OPERATING FUND-PRIOR	(16,865.26)	
2965 OPERATING FD-CURRENT	(113.63)	
		<u>143,694.80</u>
TOTAL EQUITY		

TOT LIABILITY AND EOUIY

181,234.60

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF JANUARY 31, 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	\$28,564.00	\$28,564.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(153.00)	(153.00)	0.00
5220 COLLECTION COST REC	400.00	280.00	(120.00)	400.00	280.00	(120.00)
5225 KEY & CARD FEES	0.00	5.00	5.00	0.00	5.00	5.00
5235 LAUNDRY INCOME	875.00	1,391.97	516.97	875.00	1,391.97	516.97
5245 BANK INTEREST INCOME	0.00	0.59	0.59	0.00	0.59	0.59
5450 TRANSFERS TO RESERVE	(6,775.00)	(6,775.00)	0.00	(6,775.00)	(6,775.00)	0.00
TOTAL INCOME	<u>22,911.00</u>	<u>23,313.56</u>	<u>402.56</u>	<u>22,911.00</u>	<u>23,313.56</u>	<u>402.56</u>
EXPENSES						
7010 PAYROLL-JANITORIAL	335.00	337.50	(2.50)	335.00	337.50	(2.50)
7030 MANAGEMENT FEES	2,156.00	2,156.00	0.00	2,156.00	2,156.00	0.00
7040 LEGAL FEES	0.00	232.00	(232.00)	0.00	232.00	(232.00)
7045 LEGAL COLLECTIONS	400.00	280.00	120.00	400.00	280.00	120.00
7060 PRINTING & COPYING	80.00	318.01	(238.01)	80.00	318.01	(238.01)
7062 POSTAGE	30.00	21.92	8.08	30.00	21.92	8.08
7090 MISC ADMINISTRATIVE	100.00	127.00	(27.00)	100.00	127.00	(27.00)
TOTAL ADMINISTRATIVE	<u>3,101.00</u>	<u>3,472.43</u>	<u>(371.43)</u>	<u>3,101.00</u>	<u>3,472.43</u>	<u>(371.43)</u>
7130 INSURANCE	4,105.00	8,209.50	(4,104.50)	4,105.00	8,209.50	(4,104.50)
TOTAL TAXES & INS	<u>4,105.00</u>	<u>8,209.50</u>	<u>(4,104.50)</u>	<u>4,105.00</u>	<u>8,209.50</u>	<u>(4,104.50)</u>
7230 BLDG REPAIR-INTERIOR	500.00	290.00	210.00	500.00	290.00	210.00
7235 BLDG REPAIR-EXTERIOR	500.00	0.00	500.00	500.00	0.00	500.00
7250 LIGHTING MAINT.	225.00	135.12	89.88	225.00	135.12	89.88
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	5.00	0.00	5.00
7270 ROOF REPAIRS	400.00	0.00	400.00	400.00	0.00	400.00
7280 PLBG & SEWER MAINT	135.00	330.00	(195.00)	135.00	330.00	(195.00)
TOTAL BUILDING MAINT.	<u>1,765.00</u>	<u>755.12</u>	<u>1,009.88</u>	<u>1,765.00</u>	<u>755.12</u>	<u>1,009.88</u>
7320 GAS/ELECTRIC	635.00	488.00	147.00	635.00	488.00	147.00
7370 WATER/SEWER	5,100.00	4,525.14	574.86	5,100.00	4,525.14	574.86
7380 TRASH REMOVAL	1,350.00	1,379.00	(29.00)	1,350.00	1,379.00	(29.00)
TOTAL UTILITIES	<u>7,085.00</u>	<u>6,392.14</u>	<u>692.86</u>	<u>7,085.00</u>	<u>6,392.14</u>	<u>692.86</u>

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7415 LANDSCAPE CONTRACT	2,674.00	2,674.00	0.00	2,674.00	2,674.00	0.00
7420 LANDSCAPE RENOVATION	0.00	700.00	(700.00)	0.00	700.00	(700.00)
7435 EXTERMINATING	225.00	490.00	(265.00)	225.00	490.00	(265.00)
7520 PET CLEANUP	110.00	110.00	0.00	110.00	110.00	0.00
7535 FENCE REPAIR/PAINTG	400.00	0.00	400.00	400.00	0.00	400.00
7550 SNOW REMOVAL	1,720.00	384.00	1,336.00	1,720.00	384.00	1,336.00
7590 MISC GROUNDS	100.00	240.00	(140.00)	100.00	240.00	(140.00)
TOTAL GROUNDS MAINT.	5,229.00	4,598.00	631.00	5,229.00	4,598.00	631.00
8100 CLUBHOUSE REPAIRS	50.00	0.00	50.00	50.00	0.00	50.00
TOTAL REC FACILITIES	50.00	0.00	50.00	50.00	0.00	50.00
TOTAL EXPENSES	21,335.00	23,427.19	(2,092.19)	21,335.00	23,427.19	(2,092.19)
NET PROFIT/LOSS	1,576.00	(113.63)	(1,689.63)	1,576.00	(113.63)	(1,689.63)

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RESERVE REVENUE						
9280 TRANSFER TO RESERVES	(6,775.00)	(6,775.00)	0.00	(6,775.00)	(6,775.00)	0.00
9350 INTEREST INCOME	0.00	95.14	95.14	0.00	95.14	95.14
TOTAL REVENUE	6,775.00	6,870.14	95.14	6,775.00	6,870.14	95.14
RESERVE EXPENSE						
EXCESS/LOSS OF REVENUE	6,775.00	6,870.14	95.14	6,775.00	6,870.14	95.14