

FLORIDA PARK CONDO ASSOC

AS OF DECEMBER 31, 2020

ASSETS

<b>CASH</b>		
1012 CASH-US BANK	4,067.36	
1036 RES-US BANK MM	181,900.79	
		<u>185,968.15</u>
<b>TOTAL CASH</b>		
<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	1,324.31	
1115 ALLOW FOR BAD DEBT	(8,000.00)	
1222 DUE FROM OPERATING	9,300.00	
		<u>2,624.31</u>
<b>TOTAL RECEIVABLES</b>		
<b>TOTAL ASSETS</b>		<u><u>188,592.46</u></u>

LIABILITIES & EQUITY

<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	14,938.02	
2130 COMCAST AGREEMENT	18,500.00	
2170 DUE TO RESERVES	9,300.00	
		<u>42,738.02</u>
<b>TOTAL LIABILITIES</b>		
<b>EQUITY</b>		
2940 CURRENT EARNINGS	(37,268.60)	
2941 CURRENT EARNINGS	37,268.60	
2950 RESERVE FUND-PRIOR	205,200.79	
2955 RESERVE FUND-CURRENT	(34,597.19)	
2960 OPERATING FUND-PRIOR	(22,077.75)	
2965 OPERATING FD-CURRENT	(2,671.41)	
		<u>145,854.44</u>
<b>TOTAL EQUITY</b>		
<b>TOT LIABILITY AND EQUITY</b>		<u><u>188,592.46</u></u>

FLORIDA PARK CONDO ASSOC

Budget Comparison Report  
AS OF DECEMBER 31, 2020

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD.BUDGET	YTD.ACTUAL	YTD.VARIANCE
<b>INCOME</b>						
5110 HOMEOWNERS DUES	\$28,564.00	\$28,564.00	\$0.00	\$342,768.00	\$342,768.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(1,836.00)	(1,836.00)	0.00
5210 LATE FEE CHARGE	0.00	70.00	70.00	0.00	670.00	670.00
5220 COLLECTION COST REC	250.00	0.00	(250.00)	3,000.00	1,751.80	(1,248.20)
5225 KEY & CARD FEES	0.00	10.00	10.00	0.00	150.00	150.00
5235 LAUNDRY INCOME	920.00	669.54	(250.46)	11,040.00	11,323.86	283.86
5245 BANK INTEREST INCOME	0.00	0.09	0.09	0.00	2.80	2.80
5255 MISC INCOME	0.00	0.00	0.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(6,775.00)	(6,775.00)	0.00	(81,300.00)	(81,300.00)	0.00
<b>TOTAL INCOME</b>	<b>22,806.00</b>	<b>22,385.63</b>	<b>(420.37)</b>	<b>273,672.00</b>	<b>273,580.46</b>	<b>(91.54)</b>
<b>EXPENSES</b>						
7010 PAYROLL-JANITORIAL	365.00	364.50	0.50	4,380.00	4,374.00	6.00
7020 PAYROLL TAXES	350.00	386.28	(36.28)	350.00	386.28	(36.28)
7025 WORKERS COMPENSATION	0.00	0.00	0.00	310.00	215.00	95.00
7030 MANAGEMENT FEES	2,264.00	2,264.00	0.00	27,168.00	27,168.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	131.75	468.25
7045 LEGAL COLLECTIONS	250.00	0.00	250.00	3,000.00	1,751.80	1,248.20
7055 AUDIT FEES	0.00	300.00	(300.00)	300.00	300.00	0.00
7060 PRINTING & COPYING	1,125.00	579.91	545.09	2,115.00	2,050.22	64.78
7062 POSTAGE	30.00	27.15	2.85	360.00	315.80	44.20
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7090 MISC ADMINISTRATIVE	100.00	193.00	(93.00)	1,200.00	1,447.00	(247.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>4,484.00</b>	<b>4,114.84</b>	<b>369.16</b>	<b>40,783.00</b>	<b>38,139.85</b>	<b>2,643.15</b>
7130 INSURANCE	2,430.00	4,116.67	(1,686.67)	39,825.00	43,485.73	(3,660.73)
<b>TOTAL TAXES &amp; INS</b>	<b>2,430.00</b>	<b>4,116.67</b>	<b>(1,686.67)</b>	<b>39,825.00</b>	<b>43,485.73</b>	<b>(3,660.73)</b>
7230 BLDG REPAIR-INTERIOR	650.00	0.00	650.00	7,800.00	3,196.24	4,603.76
7235 BLDG REPAIR-EXTERIOR	375.00	365.14	9.86	4,500.00	3,946.88	553.12
7250 LIGHTING MAINT.	175.00	175.76	(0.76)	2,100.00	1,561.52	538.48
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	60.00	44.06	15.94
7260 GUTTER MAINT	0.00	4,000.00	(4,000.00)	7,000.00	7,000.00	0.00
7270 ROOF REPAIRS	310.00	325.00	(15.00)	3,720.00	2,705.00	1,015.00
7280 PLBG & SEWER MAINT	200.00	129.50	70.50	2,400.00	4,797.16	(2,397.16)
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	320.00	(320.00)
<b>TOTAL BUILDING MAINT.</b>	<b>1,715.00</b>	<b>4,995.40</b>	<b>(3,280.40)</b>	<b>27,580.00</b>	<b>23,570.86</b>	<b>4,009.14</b>

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7320 GAS/ELECTRIC	600.00	467.01	132.99	7,200.00	5,843.63	1,356.37
7370 WATER/SEWER	5,350.00	4,590.70	759.30	64,200.00	73,307.83	(9,107.83)
7380 TRASH REMOVAL	1,420.00	0.00	1,420.00	17,040.00	14,289.23	2,750.77
<b>TOTAL UTILITIES</b>	7,370.00	5,057.71	2,312.29	88,440.00	93,440.69	(5,000.69)
7415 LANDSCAPE CONTRACT	2,755.00	2,431.00	324.00	33,060.00	29,201.00	3,859.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	4,080.00	1,616.60	2,463.40
7435 EXTERMINATING	275.00	2,450.00	(2,175.00)	3,300.00	4,235.00	(935.00)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,944.00	4,080.15	(1,136.15)
7520 PET CLEANUP	110.00	115.00	(5.00)	1,320.00	1,375.00	(55.00)
7535 FENCE REPAIR/PAINTG	480.00	0.00	480.00	5,760.00	6,947.19	(1,187.19)
7550 SNOW REMOVAL	1,920.00	600.00	1,320.00	13,020.00	11,650.30	1,369.70
7590 MISC GROUNDS	235.00	400.00	(165.00)	2,820.00	6,364.40	(3,544.40)
<b>TOTAL GROUNDS MAINT.</b>	5,775.00	5,996.00	(221.00)	66,304.00	65,469.64	834.36
8100 CLUBHOUSE REPAIRS	50.00	0.00	50.00	600.00	2,334.07	(1,734.07)
8105 POOL MAINT CONTRACT	0.00	0.00	0.00	5,800.00	5,075.00	725.00
8110 POOL CHEMICALS	0.00	0.00	0.00	2,700.00	3,051.55	(351.55)
8115 POOL REPAIRS	0.00	0.00	0.00	1,640.00	1,684.48	(44.48)
<b>TOTAL REC FACILITIES</b>	50.00	0.00	50.00	10,740.00	12,145.10	(1,405.10)
<b>TOTAL EXPENSES</b>	21,824.00	24,280.62	(2,456.62)	273,672.00	276,251.87	(2,579.87)
<b>NET PROFIT/LOSS</b>	982.00	(1,894.99)	(2,876.99)	0.00	(2,671.41)	(2,671.41)

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<b>RESERVE REVENUE</b>						
9280 TRANSFER TO RESERVES	(6,775.00)	(6,775.00)	0.00	(81,300.00)	(81,300.00)	0.00
9350 INTEREST INCOME	0.00	1.52	1.52	0.00	86.81	86.81
<b>TOTAL REVENUE</b>	6,775.00	6,776.52	1.52	81,300.00	81,386.81	86.81
<b>RESERVE EXPENSE</b>						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	7,780.00	(7,780.00)
9510 ASPHALT SEAL	0.00	0.00	0.00	0.00	1,474.00	(1,474.00)
9535 PAINTING	0.00	0.00	0.00	0.00	44,838.00	(44,838.00)
9540 CONCRETE	0.00	0.00	0.00	0.00	19,752.00	(19,752.00)
9555 MAJOR PRUNING	0.00	0.00	0.00	0.00	36,540.00	(36,540.00)
9560 CONTINGENCY	0.00	0.00	0.00	0.00	5,600.00	(5,600.00)
<b>TOTAL RESERVE EXPENSE</b>	0.00	0.00	0.00	0.00	115,984.00	(115,984.00)
<b>EXCESS/LOSS OF REVENUE</b>	6,775.00	6,776.52	1.52	81,300.00	(34,597.19)	(115,897.19)