

FLORIDA PARK CONDO ASSOC

AS OF FEBRUARY 28, 2018

ASSETS

CASH

1012 CASH-US BANK	30,802.28
1036 RES-US BANK MM	<u>125,302.50</u>

TOTAL CASH	<u>156,104.78</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,660.36
1115 ALLOW FOR BAD DEBT	<u>(8,000.00)</u>

TOTAL RECEIVABLES	<u>(5,339.64)</u>
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TOTAL ASSETS	<u><u>150,765.14</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	13,806.82
2130 COMCAST AGREEMENT	18,500.00
2160 PAYROLL TAX PAYABLE	<u>50.45</u>

TOTAL LIABILITIES	<u>32,357.27</u>
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EQUITY

2940 CURRENT EARNINGS	25,914.77
2941 CURRENT EARNINGS	(25,914.77)
2950 RESERVE FUND-PRIOR	91,127.28
2955 RESERVE FUND-CURRENT	13,578.03
2960 OPERATING FUND-PRIOR	1,365.82
2965 OPERATING FD-CURRENT	<u>12,336.74</u>

TOTAL EQUITY	<u>118,407.87</u>
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TOT LIABILITY AND EQUITY	<u><u>150,765.14</u></u>
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FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF FEBRUARY 28, 2018

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$26,936.00	\$26,936.00	\$0.00	\$53,872.00	\$53,872.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(306.00)	(306.00)	0.00
5210 LATE FEE CHARGE	0.00	80.00	80.00	0.00	80.00	80.00
5220 COLLECTION COST REC	800.00	30.00	(770.00)	1,600.00	45.00	(1,555.00)
5235 LAUNDRY INCOME	900.00	0.00	(900.00)	1,800.00	1,904.26	104.26
5245 BANK INTEREST INCOME	0.00	0.82	0.82	0.00	1.65	1.65
5450 TRANSFERS TO RESERVE	(6,775.00)	(6,775.00)	0.00	(13,550.00)	(13,550.00)	0.00
TOTAL INCOME	21,708.00	20,118.82	(1,589.18)	43,416.00	42,046.91	(1,369.09)
EXPENSES						
7010 PAYROLL-JANITORIAL	325.00	337.50	(12.50)	650.00	659.50	(9.50)
7030 MANAGEMENT FEES	1,960.00	1,960.00	0.00	3,920.00	3,920.00	0.00
7045 LEGAL COLLECTIONS	800.00	30.00	770.00	1,600.00	45.00	1,555.00
7060 PRINTING & COPYING	90.00	30.25	59.75	180.00	465.97	(285.97)
7062 POSTAGE	30.00	28.40	1.60	60.00	50.99	9.01
7090 MISC ADMINISTRATIVE	85.00	113.00	(28.00)	170.00	281.00	(111.00)
TOTAL ADMINISTRATIVE	3,290.00	2,499.15	790.85	6,580.00	5,422.46	1,157.54
7130 INSURANCE	0.00	0.00	0.00	3,620.00	3,289.50	330.50
TOTAL TAXES & INS	0.00	0.00	0.00	3,620.00	3,289.50	330.50
7230 BLDG REPAIR-INTERIOR	200.00	2,128.29	(1,928.29)	400.00	2,783.29	(2,383.29)
7235 BLDG REPAIR-EXTERIOR	500.00	0.00	500.00	1,000.00	0.00	1,000.00
7250 LIGHTING MAINT.	275.00	294.80	(19.80)	550.00	484.30	65.70
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	10.00	0.00	10.00
7270 ROOF REPAIRS	275.00	0.00	275.00	550.00	785.00	(235.00)
7280 PLBG & SEWER MAINT	100.00	0.00	100.00	200.00	376.00	(176.00)
TOTAL BUILDING MAINT.	1,355.00	2,423.09	(1,068.09)	2,710.00	4,428.59	(1,718.59)
7320 GAS/ELECTRIC	556.00	571.58	(15.58)	1,112.00	1,088.42	23.58
7370 WATER/SEWER	5,435.00	3,743.60	1,691.40	10,870.00	7,636.20	3,233.80
7380 TRASH REMOVAL	1,305.00	40.00	1,265.00	2,610.00	40.00	2,570.00

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TOTAL UTILITIES	7,296.00	4,355.18	2,940.82	14,592.00	8,764.62	5,827.38
7415 LANDSCAPE CONTRACT	2,431.00	2,315.00	116.00	4,862.00	4,630.00	232.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	140.00	(140.00)
7520 PET CLEANUP	110.00	110.00	0.00	220.00	110.00	110.00
7535 FENCE REPAIR/PAINTG	400.00	120.00	280.00	800.00	120.00	680.00
7550 SNOW REMOVAL	1,720.00	1,285.00	435.00	3,440.00	2,055.00	1,385.00
7590 MISC GROUNDS	0.00	320.00	(320.00)	0.00	750.00	(750.00)
TOTAL GROUNDS MAINT.	4,661.00	4,150.00	511.00	9,322.00	7,805.00	1,517.00
8100 CLUBHOUSE REPAIRS	50.00	0.00	50.00	100.00	0.00	100.00
TOTAL REC FACILITIES	50.00	0.00	50.00	100.00	0.00	100.00
TOTAL EXPENSES	16,652.00	13,427.42	3,224.58	36,924.00	29,710.17	7,213.83
NET PROFIT/LOSS	5,056.00	6,691.40	1,635.40	6,492.00	12,336.74	5,844.74

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RESERVE REVENUE						
9280 TRANSFER TO RESERVES	(6,775.00)	(6,775.00)	0.00	(13,550.00)	(13,550.00)	0.00
9350 INTEREST INCOME	0.00	13.80	13.80	0.00	28.03	28.03
TOTAL REVENUE	6,775.00	6,788.80	13.80	13,550.00	13,578.03	28.03
RESERVE EXPENSE						
EXCESS/LOSS OF REVENUE	6,775.00	6,788.80	13.80	13,550.00	13,578.03	28.03