

FLORIDA PARK CONDO ASSOC

AS OF MARCH 31, 2019

ASSETS

CASH		
1012 CASH-US BANK	19,171.03	
1036 RES-US BANK MM	188,584.69	
		<u>207,755.72</u>
TOTAL CASH		
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	1,077.00	
1115 ALLOW FOR BAD DEBT	(8,000.00)	
1222 DUE FROM OPERATING	2,100.00	
		<u>(4,823.00)</u>
TOTAL RECEIVABLES		
TOTAL ASSETS		<u><u>202,932.72</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	18,157.26	
2130 COMCAST AGREEMENT	18,500.00	
2160 PAYROLL TAX PAYABLE	64.90	
2170 DUE TO RESERVES	2,100.00	
		<u>38,822.16</u>
TOTAL LIABILITIES		
EQUITY		
2940 CURRENT EARNINGS	27,172.27	
2941 CURRENT EARNINGS	(27,172.27)	
2950 RESERVE FUND-PRIOR	153,803.55	
2955 RESERVE FUND-CURRENT	16,283.95	
2960 OPERATING FUND-PRIOR	(16,865.26)	
2965 OPERATING FD-CURRENT	10,888.32	
		<u>164,110.56</u>
TOTAL EQUITY		
TOT LIABILITY AND EQUITY		<u><u>202,932.72</u></u>

FLORIDA PARK CONDO ASSOC

Budget Comparison Report
AS OF MARCH 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	\$85,692.00	\$85,692.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(459.00)	(459.00)	0.00
5210 LATE FEE CHARGE	0.00	80.00	80.00	0.00	130.00	130.00
5220 COLLECTION COST REC	400.00	0.00	(400.00)	1,200.00	442.00	(758.00)
5225 KEY & CARD FEES	0.00	5.00	5.00	0.00	10.00	10.00
5235 LAUNDRY INCOME	875.00	1,503.62	628.62	2,625.00	3,193.99	568.99
5245 BANK INTEREST INCOME	0.00	1.38	1.38	0.00	3.24	3.24
5450 TRANSFERS TO RESERVE	(6,775.00)	(6,775.00)	0.00	(20,325.00)	(20,325.00)	0.00
TOTAL INCOME	22,911.00	23,226.00	315.00	68,733.00	68,687.23	(45.77)
EXPENSES						
7010 PAYROLL-JANITORIAL	335.00	337.50	(2.50)	1,005.00	1,012.50	(7.50)
7025 WORKERS COMPENSATION	0.00	(71.00)	71.00	0.00	(71.00)	71.00
7030 MANAGEMENT FEES	2,156.00	2,156.00	0.00	6,468.00	6,468.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	232.00	(232.00)
7045 LEGAL COLLECTIONS	400.00	162.00	238.00	1,200.00	442.00	758.00
7060 PRINTING & COPYING	80.00	342.46	(262.46)	240.00	686.92	(446.92)
7062 POSTAGE	30.00	19.50	10.50	90.00	68.34	21.66
7086 BAD DEBT EXPENSE	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
7090 MISC ADMINISTRATIVE	100.00	117.00	(17.00)	300.00	336.00	(36.00)
TOTAL ADMINISTRATIVE	4,101.00	3,063.46	1,037.54	10,303.00	9,174.76	1,128.24
7130 INSURANCE	0.00	0.00	0.00	4,105.00	8,209.50	(4,104.50)
TOTAL TAXES & INS	0.00	0.00	0.00	4,105.00	8,209.50	(4,104.50)
7230 BLDG REPAIR-INTERIOR	500.00	1,476.87	(976.87)	1,500.00	3,225.67	(1,725.67)
7235 BLDG REPAIR-EXTERIOR	500.00	0.00	500.00	1,500.00	0.00	1,500.00
7250 LIGHTING MAINT.	225.00	0.00	225.00	675.00	135.12	539.88
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	15.00	0.00	15.00
7270 ROOF REPAIRS	400.00	0.00	400.00	1,200.00	855.00	345.00
7280 PLBG & SEWER MAINT	100.00	0.00	100.00	335.00	330.00	5.00
TOTAL BUILDING MAINT.	1,730.00	1,476.87	253.13	5,225.00	4,545.79	679.21
7320 GAS/ELECTRIC	635.00	567.31	67.69	1,905.00	1,530.93	374.07
7370 WATER/SEWER	5,100.00	5,086.10	13.90	15,300.00	13,767.18	1,532.82
7380 TRASH REMOVAL	1,350.00	1,407.00	(57.00)	4,050.00	4,145.00	(95.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL UTILITIES						
7415 LANDSCAPE CONTRACT	7,085.00	7,060.41	24.59	21,255.00	19,443.11	1,811.89
7420 LANDSCAPE RENOVATION	2,674.00	2,674.00	0.00	8,022.00	8,022.00	0.00
7435 EXTERMINATING	0.00	0.00	0.00	0.00	700.00	(700.00)
7520 PET CLEANUP	225.00	125.00	100.00	675.00	615.00	60.00
7535 FENCE REPAIR/PAINTG	110.00	110.00	0.00	330.00	330.00	0.00
7550 SNOW REMOVAL	400.00	0.00	400.00	1,200.00	78.75	1,121.25
7590 MISC GROUNDS	1,720.00	2,534.00	(814.00)	5,160.00	6,230.00	(1,070.00)
	100.00	0.00	100.00	300.00	450.00	(150.00)
TOTAL GROUNDS MAINT.	5,229.00	5,443.00	(214.00)	15,687.00	16,425.75	(738.75)
8100 CLUBHOUSE REPAIRS	50.00	0.00	50.00	150.00	0.00	150.00
TOTAL REC FACILITIES	50.00	0.00	50.00	150.00	0.00	150.00
TOTAL EXPENSES	18,195.00	17,043.74	1,151.26	56,725.00	57,798.91	(1,073.91)
NET PROFIT/LOSS	4,716.00	6,182.26	1,466.26	12,008.00	10,888.32	(1,119.68)

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RESERVE REVENUE						
9280 TRANSFER TO RESERVES	(6,775.00)	(6,775.00)	0.00	(20,325.00)	(20,325.00)	0.00
9350 INTEREST INCOME	0.00	101.06	101.06	0.00	281.72	281.72
TOTAL REVENUE	6,775.00	6,876.06	101.06	20,325.00	20,606.72	281.72
RESERVE EXPENSE						
9536 FENCE/BALCONY	0.00	0.00	0.00	0.00	4,322.77	(4,322.77)
TOTAL RESERVE EXPENSE	0.00	0.00	0.00	0.00	4,322.77	(4,322.77)
EXCESS/LOSS OF REVENUE	6,775.00	6,876.06	101.06	20,325.00	16,283.95	(4,041.05)