

FLORIDA PARK CONDO ASSOC

AS OF FEBRUARY 28, 2017

**ASSETS**

**CASH**

1012 CASH-US BANK	43,584.04
1036 RES-US BANK MM	106,468.84

<b>TOTAL CASH</b>		<u>150,052.88</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	6,122.28
1115 ALLOW FOR BAD DEBT	(8,000.00)

<b>TOTAL RECEIVABLES</b>		<u>(1,877.72)</u>
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<b>TOTAL ASSETS</b>		<u><u>148,175.16</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	11,196.88
2130 COMCAST AGREEMENT	18,500.00
2160 PAYROLL TAX PAYABLE	41.08

<b>TOTAL LIABILITIES</b>		<u>29,737.96</u>
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**EQUITY**

2940 CURRENT EARNINGS	17,885.64
2941 CURRENT EARNINGS	(17,885.64)
2950 RESERVE FUND-PRIOR	81,616.01
2955 RESERVE FUND-CURRENT	4,255.64
2960 OPERATING FUND-PRIOR	18,935.55
2965 OPERATING FD-CURRENT	13,630.00

<b>TOTAL EQUITY</b>		<u>118,437.20</u>
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<b>TOT LIABILITY AND EQUITY</b>		<u><u>148,175.16</u></u>
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Budget Comparison Report  
AS OF FEBRUARY 28, 2017  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 HOMEOWNERS DUES	\$26,196.00	\$26,196.00	\$0.00	\$52,392.00	\$52,392.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(306.00)	(306.00)	0.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	40.00	40.00
5220 COLLECTION COST REC	675.00	1,176.54	501.54	1,350.00	2,098.14	748.14
5235 LAUNDRY INCOME	920.00	869.61	(50.39)	1,840.00	1,724.62	(115.38)
5245 BANK INTEREST INCOME	0.00	1.07	1.07	0.00	2.15	2.15
5450 TRANSFERS TO RESERVE	(6,338.00)	(6,338.00)	0.00	(12,676.00)	(12,676.00)	0.00
<b>TOTAL INCOME</b>	<b>21,300.00</b>	<b>21,802.22</b>	<b>502.22</b>	<b>42,600.00</b>	<b>43,274.91</b>	<b>674.91</b>
<b>EXPENSES</b>						
7010 PAYROLL-JANITORIAL	325.00	322.00	3.00	650.00	632.50	17.50
7030 MANAGEMENT FEES	1,865.00	1,865.00	0.00	3,730.00	3,729.00	1.00
7045 LEGAL COLLECTIONS	675.00	1,176.54	(501.54)	1,350.00	1,936.14	(586.14)
7060 PRINTING & COPYING	120.00	34.65	85.35	240.00	470.69	(230.69)
7062 POSTAGE	30.00	31.36	(1.36)	60.00	54.73	5.27
7090 MISC ADMINISTRATIVE	75.00	108.00	(33.00)	150.00	227.00	(77.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>3,090.00</b>	<b>3,537.55</b>	<b>(447.55)</b>	<b>6,180.00</b>	<b>7,050.06</b>	<b>(870.06)</b>
7130 INSURANCE	3,360.00	0.00	3,360.00	6,720.00	1,525.49	5,194.51
<b>TOTAL TAXES &amp; INS</b>	<b>3,360.00</b>	<b>0.00</b>	<b>3,360.00</b>	<b>6,720.00</b>	<b>1,525.49</b>	<b>5,194.51</b>
7230 BLDG REPAIR-INTERIOR	400.00	405.00	(5.00)	800.00	405.00	395.00
7235 BLDG REPAIR-EXTERIOR	400.00	0.00	400.00	800.00	0.00	800.00
7250 LIGHTING MAINT.	300.00	60.00	240.00	600.00	334.70	265.30
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	10.00	0.00	10.00
7270 ROOF REPAIRS	300.00	175.00	125.00	600.00	175.00	425.00
7280 PLBG & SEWER MAINT	200.00	85.00	115.00	400.00	85.00	315.00
<b>TOTAL BUILDING MAINT.</b>	<b>1,605.00</b>	<b>725.00</b>	<b>880.00</b>	<b>3,210.00</b>	<b>999.70</b>	<b>2,210.30</b>
7320 GAS/ELECTRIC	525.00	511.99	13.01	1,050.00	1,074.43	(24.43)
7370 WATER/SEWER	5,250.00	3,840.27	1,409.73	10,500.00	7,881.79	2,618.21
7380 TRASH REMOVAL	1,365.00	0.00	1,365.00	2,730.00	1,222.00	1,508.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>TOTAL UTILITIES</b>	7,140.00	4,352.26	2,787.74	14,280.00	10,178.22	4,101.78
7415 LANDSCAPE CONTRACT	2,315.00	2,315.00	0.00	4,630.00	4,630.00	0.00
7435 EXTERMINATING	125.00	0.00	125.00	125.00	0.00	125.00
7535 FENCE REPAIR/PAINTG	450.00	1,510.44	(1,060.44)	900.00	1,510.44	(610.44)
7550 SNOW REMOVAL	1,720.00	987.50	732.50	3,440.00	2,905.00	535.00
7590 MISC GROUNDS	0.00	778.00	(778.00)	0.00	846.00	(846.00)
<b>TOTAL GROUNDS MAINT.</b>	4,610.00	5,590.94	(980.94)	9,095.00	9,891.44	(796.44)
8100 CLUBHOUSE REPAIRS	50.00	0.00	50.00	100.00	0.00	100.00
<b>TOTAL REC FACILITIES</b>	50.00	0.00	50.00	100.00	0.00	100.00
<b>TOTAL EXPENSES</b>	19,855.00	14,205.75	5,649.25	39,585.00	29,644.91	9,940.09
<b>NET PROFIT/LOSS</b>	1,445.00	7,596.47	6,151.47	3,015.00	13,630.00	10,615.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9280 TRANSFER TO RESERVES	(6,338.00)	(6,338.00)	0.00	(12,676.00)	(12,676.00)	0.00
9350 INTEREST INCOME	0.00	3.96	3.96	0.00	4.64	4.64
<b>TOTAL REVENUE</b>	<b>6,338.00</b>	<b>6,341.96</b>	<b>3.96</b>	<b>12,676.00</b>	<b>12,680.64</b>	<b>4.64</b>
<b>RESERVE EXPENSE</b>						
9510 ASPHALT SEAL	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)
9563 MAINT CONTINGENCY	0.00	5,925.00	(5,925.00)	0.00	5,925.00	(5,925.00)
<b>TOTAL RESERVE EXPENSE</b>	<b>0.00</b>	<b>8,425.00</b>	<b>(8,425.00)</b>	<b>0.00</b>	<b>8,425.00</b>	<b>(8,425.00)</b>
<b>EXCESS/LOSS OF REVENUE</b>	<b>6,338.00</b>	<b>(2,083.04)</b>	<b>(8,421.04)</b>	<b>12,676.00</b>	<b>4,255.64</b>	<b>(8,420.36)</b>