

FLORIDA PARK CONDO ASSOC

AS OF MARCH 31, 2020

ASSETS

CASH

1012 CASH-US BANK	25,401.79	
1036 RES-US BANK MM	193,056.51	
		<u>218,458.30</u>
TOTAL CASH		

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,848.50	
1115 ALLOW FOR BAD DEBT	(8,000.00)	
1222 DUE FROM OPERATING	16,300.00	
		<u>12,148.50</u>
TOTAL RECEIVABLES		

TOTAL ASSETS		<u><u>230,606.80</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	17,397.02	
2130 COMCAST AGREEMENT	18,500.00	
2160 PAYROLL TAX PAYABLE	81.11	
2170 DUE TO RESERVES	16,300.00	
		<u>52,278.13</u>
TOTAL LIABILITIES		

EQUITY

2940 CURRENT EARNINGS	(4,794.37)	
2941 CURRENT EARNINGS	4,794.37	
2950 RESERVE FUND-PRIOR	205,200.79	
2955 RESERVE FUND-CURRENT	(16,441.47)	
2960 OPERATING FUND-PRIOR	(22,077.75)	
2965 OPERATING FD-CURRENT	11,647.10	
		<u>178,328.67</u>
TOTAL EQUITY		

TOT LIABILITY AND EQUITY		<u><u>230,606.80</u></u>
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FLORIDA PARK CONDO ASSOC

Budget Comparison Report

AS OF MARCH 31, 2020

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	0.00	0.00	0.00	130.00	130.00
5220 COLLECTION COST REC	250.00	276.00	26.00	750.00	519.00	(231.00)
5225 KEY & CARD FEES	0.00	0.00	0.00	0.00	5.00	5.00
5235 LAUNDRY INCOME	920.00	1,532.80	612.80	2,760.00	3,626.00	866.00
5245 BANK INTEREST INCOME	0.00	0.26	0.26	0.00	0.68	0.68
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	(20,325.00)	(20,325.00)	0.00
TOTAL INCOME	22,806.00	23,445.06	639.06	68,418.00	69,238.68	820.68
EXPENSES						
7010 PAYROLL-JANITORIAL	365.00	364.50	0.50	1,095.00	1,093.50	1.50
7025 WORKERS COMPENSATION	0.00	(57.00)	57.00	0.00	(57.00)	57.00
7030 MANAGEMENT FEES	2,264.00	2,264.00	0.00	6,792.00	6,792.00	0.00
7045 LEGAL COLLECTIONS	250.00	81.00	169.00	750.00	243.00	507.00
7060 PRINTING & COPYING	90.00	25.70	64.30	270.00	409.66	(139.66)
7062 POSTAGE	30.00	24.10	5.90	90.00	103.10	(13.10)
7086 BAD DEBT EXPENSE	500.00	0.00	500.00	500.00	0.00	500.00
7090 MISC ADMINISTRATIVE	100.00	97.00	3.00	300.00	330.00	(30.00)
TOTAL ADMINISTRATIVE	3,599.00	2,799.30	799.70	9,797.00	8,914.26	882.74
7130 INSURANCE	2,430.00	2,209.82	220.18	7,290.00	6,629.44	660.56
TOTAL TAXES & INS	2,430.00	2,209.82	220.18	7,290.00	6,629.44	660.56
7230 BLDG REPAIR-INTERIOR	650.00	420.15	229.85	1,950.00	1,519.94	430.06
7235 BLDG REPAIR-EXTERIOR	375.00	0.00	375.00	1,125.00	625.00	500.00
7250 LIGHTING MAINT.	175.00	0.00	175.00	525.00	310.00	215.00
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	15.00	44.06	(29.06)
7270 ROOF REPAIRS	310.00	0.00	310.00	930.00	910.00	20.00
7280 PLBG & SEWER MAINT	200.00	0.00	200.00	600.00	766.91	(166.91)
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	320.00	(320.00)
TOTAL BUILDING MAINT.	1,715.00	420.15	1,294.85	5,145.00	4,495.91	649.09
7320 GAS/ELECTRIC	600.00	492.57	107.43	1,800.00	1,493.46	306.54
7370 WATER/SEWER	5,350.00	4,717.70	632.30	16,050.00	14,584.40	1,465.60
7380 TRASH REMOVAL	1,420.00	1,252.24	167.76	4,260.00	3,764.31	495.69

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL UTILITIES						
7415 LANDSCAPE CONTRACT	7,370.00	6,462.51	907.49	22,110.00	19,842.17	2,267.83
7435 EXTERMINATING	2,755.00	2,431.00	324.00	8,265.00	7,292.00	973.00
7440 SPRINKLER SYS MAINT	275.00	375.00	(100.00)	825.00	600.00	225.00
7520 PET CLEANUP	0.00	0.00	0.00	0.00	1,130.00	(1,130.00)
7535 FENCE REPAIR/PAINTG	110.00	115.00	(5.00)	330.00	340.00	(10.00)
7550 SNOW REMOVAL	480.00	0.00	480.00	1,440.00	350.00	1,090.00
7590 MISC GROUNDS	1,920.00	1,839.50	80.50	5,760.00	7,637.80	(1,877.80)
	235.00	360.00	(125.00)	705.00	360.00	345.00
TOTAL GROUNDS MAINT.	5,775.00	5,120.50	654.50	17,325.00	17,709.80	(384.80)
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	20,939.00	17,012.28	3,926.72	61,817.00	57,591.58	4,225.42
NET PROFIT/LOSS	1,867.00	6,432.78	4,565.78	6,601.00	11,647.10	5,046.10

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Budget Comparison Report
AS OF MARCH 31, 2020
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
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	7.97	7.97	0.00	71.53	71.53
TOTAL REVENUE	6,775.00	6,782.97	7.97	20,325.00	20,396.53	71.53
RESERVE EXPENSE						
9535 PAINTING	0.00	11,238.00	(11,238.00)	0.00	11,238.00	(11,238.00)
9555 MAJOR PRUNING	0.00	25,600.00	(25,600.00)	0.00	25,600.00	(25,600.00)
TOTAL RESERVE EXPENSE	0.00	36,838.00	(36,838.00)	0.00	36,838.00	(36,838.00)
EXCESS/LOSS OF REVENUE	6,775.00	(30,055.03)	(36,830.03)	20,325.00	(16,441.47)	(36,766.47)