

FLORIDA PARK CONDO ASSOC

AS OF FEBRUARY 28, 2022

ASSETS

CASH

1012 CASH-US BANK	17,356.70
1036 RES-US BANK MM	<u>162,076.25</u>

TOTAL CASH	<u>179,432.95</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	1,413.00
1115 ALLOW FOR BAD DEBT	(8,000.00)
1222 DUE FROM OPERATING	<u>47,300.00</u>

TOTAL RECEIVABLES	<u>40,713.00</u>
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TOTAL ASSETS	<u>220,145.95</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	18,779.97
2130 COMCAST AGREEMENT	18,500.00
2160 PAYROLL TAX PAYABLE	(318.72)
2170 DUE TO RESERVES	<u>47,300.00</u>

TOTAL LIABILITIES	<u>84,261.25</u>
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EQUITY

2940 CURRENT EARNINGS	7,928.81
2941 CURRENT EARNINGS	(7,928.81)
2950 RESERVE FUND-PRIOR	179,225.18
2955 RESERVE FUND-CURRENT	9,553.88
2960 OPERATING FUND-PRIOR	(51,269.29)
2965 OPERATING FD-CURRENT	<u>(1,625.07)</u>

TOTAL EQUITY	<u>135,884.70</u>
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TOT LIABILITY AND EQUITY	<u>220,145.95</u>
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Budget Comparison Report
AS OF FEBRUARY 28, 2022

FLORIDA PARK CONDO ASSOC

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$31,672.00	\$31,672.00	\$0.00	\$63,344.00	\$63,344.00	\$0.00
5111 UTILITIES REIMBURSED	(153.00)	(153.00)	0.00	(306.00)	(306.00)	0.00
5210 LATE FEE CHARGE	0.00	90.00	90.00	0.00	90.00	90.00
5220 COLLECTION COST REC	100.00	64.00	(36.00)	200.00	367.00	167.00
5235 LAUNDRY INCOME	935.00	1,150.59	215.59	1,870.00	1,586.36	(283.64)
5245 BANK INTEREST INCOME	0.00	0.12	0.12	0.00	0.24	0.24
5450 TRANSFERS TO RESERVE	(6,775.00)	(6,775.00)	0.00	(13,550.00)	(13,550.00)	0.00
TOTAL INCOME	25,779.00	26,048.71	269.71	51,558.00	51,531.60	(26.40)
EXPENSES						
7010 PAYROLL-JANITORIAL	390.00	0.00	390.00	780.00	0.00	780.00
7026 JANITORIAL CONTRACT	0.00	400.00	(400.00)	0.00	800.00	(800.00)
7030 MANAGEMENT FEES	2,490.00	2,490.00	0.00	4,980.00	4,980.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	720.00	(720.00)
7045 LEGAL COLLECTIONS	100.00	64.00	36.00	200.00	467.00	(267.00)
7060 PRINTING & COPYING	165.00	22.90	142.10	330.00	53.44	276.56
7062 POSTAGE	30.00	29.08	0.92	60.00	70.65	(10.65)
7090 MISC ADMINISTRATIVE	125.00	130.00	(5.00)	250.00	385.00	(135.00)
TOTAL ADMINISTRATIVE	3,300.00	3,135.98	164.02	6,600.00	7,476.09	(876.09)
7130 INSURANCE	5,810.00	5,810.66	(0.66)	11,620.00	11,621.32	(1.32)
TOTAL TAXES & INS	5,810.00	5,810.66	(0.66)	11,620.00	11,621.32	(1.32)
7230 BLDG REPAIR-INTERIOR	500.00	4,501.23	(4,001.23)	1,000.00	4,571.23	(3,571.23)
7235 BLDG REPAIR-EXTERIOR	230.00	0.00	230.00	460.00	81.25	378.75
7250 LIGHTING MAINT.	130.00	0.00	130.00	260.00	502.10	(242.10)
7255 JANITORIAL SUPPLIES	5.00	0.00	5.00	10.00	0.00	10.00
7270 ROOF REPAIRS	320.00	325.00	(5.00)	640.00	710.00	(70.00)

Budget Comparison Report
AS OF FEBRUARY 28, 2022

FLORIDA PARK CONDO ASSOC

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7280 PLBG & SEWER MAINT	260.00	0.00	260.00	520.00	1,473.00	(953.00)
TOTAL BUILDING MAINT.	1,445.00	4,826.23	(3,381.23)	2,890.00	7,337.58	(4,447.58)
7320 GAS/ELECTRIC	585.00	561.56	23.44	1,170.00	1,090.34	79.66
7370 WATER/SEWER	5,200.00	3,912.42	1,287.58	10,400.00	8,360.12	2,039.88
7380 TRASH REMOVAL	1,342.00	1,341.96	0.04	2,684.00	2,683.92	0.08
TOTAL UTILITIES	7,127.00	5,815.94	1,311.06	14,254.00	12,134.38	2,119.62
7415 LANDSCAPE CONTRACT	2,729.00	2,761.00	(32.00)	5,458.00	5,522.00	(64.00)
7435 EXTERMINATING	235.00	0.00	235.00	470.00	203.30	266.70
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	157.00	(157.00)
7520 PET CLEANUP	115.00	110.25	4.75	230.00	340.25	(110.25)
7535 FENCE REPAIR/PAINTG	680.00	0.00	680.00	1,360.00	292.50	1,067.50
7550 SNOW REMOVAL	2,495.00	7,924.33	(5,429.33)	4,990.00	7,924.33	(2,934.33)
7590 MISC GROUNDS	400.00	0.00	400.00	800.00	147.92	652.08
TOTAL GROUNDS MAINT.	6,654.00	10,795.58	(4,141.58)	13,308.00	14,587.30	(1,279.30)
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	24,386.00	30,384.39	(5,998.39)	48,772.00	53,156.67	(4,384.67)
NET PROFIT/LOSS	1,993.00	(4,335.68)	(5,728.68)	2,786.00	(1,625.07)	(4,411.07)

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
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	0.60	0.60	0.00	1.24	1.24
TOTAL REVENUE	6,775.00	6,775.60	0.60	13,550.00	13,551.24	1.24
9536 FENCE/BALCONY						
	0.00	0.00	0.00	0.00	3,997.36	(3,997.36)
TOTAL RESERVE EXPENSE	0.00	0.00	0.00	0.00	3,997.36	(3,997.36)
EXCESS/LOSS OF REVENUE	6,775.00	6,775.60	0.60	13,550.00	9,553.88	(3,996.12)