

Accrual Balance Sheet

Properties: Kings Park Condominium Garden Apartments - 4025 N Federal Hwy Fort Lauderdale, FL 33308

As of: 01/31/2020

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Balance
ASSETS		
Cash		
1010	Operating Cash	227,963.71
1030	Petty Cash	200.00
KP Accounts		
1070-1	KP - BBT SPA 7663	5,059.51
1070-2	KP - BBT Res 9379	114,703.69
Total KP Accounts		119,763.20
Total Cash		347,926.91
1200	Accounts Receivable	872.64
1310	Prepaid Insurance	57,847.12
1330	Utility Deposits	514.56
TOTAL ASSETS		407,161.23
LIABILITIES & CAPITAL		
Liabilities		
3030	Prepaid Assessments	35,870.39
3040	Accrued Expense	3,925.00
Total Liabilities		39,795.39
Capital		
3300	Retained Earnings	60,149.45
3350	Prior Years Retained Earnings	140,285.41
Capital Reserve		
5030	Reserve - Paving	1,896.73
5040	Reserve - Roof	46,654.05
5050	Reserve - Elevators	51,777.00
5070	Reserve - Painting	14,450.88
5090	Reserve - Electrical	-1,375.00
5100	Reserve - Interest	1,300.03
Total Capital Reserve		114,703.69
Calculated Retained Earnings		8,837.65
Calculated Prior Years Retained Earnings		43,389.64
Total Capital		367,365.84
TOTAL LIABILITIES & CAPITAL		407,161.23

Acct Financial Actual vs Budget

Properties: Kings Park Condominium Garden Apartments - 4025 N Federal Hwy Fort Lauderdale, FL 33308

As of: Jan 2020

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
Maintenance Income	6310	51,246.00	51,253.84	-7.84	51,246.00	51,253.84	-7.84	615,046.00
Other Income	6325	378.42	0.00	378.42	378.42	0.00	378.42	0.00
Late Fee Income	6330	25.00	202.75	-177.75	25.00	202.75	-177.75	2,433.00
Laundry Income	6350	3,240.00	2,208.34	1,031.66	3,240.00	2,208.34	1,031.66	26,500.00
Application Fee Income	6360	100.00	287.50	-187.50	100.00	287.50	-187.50	3,450.00
Interest Income	6400	1.75	5.84	-4.09	1.75	5.84	-4.09	70.00
Total Operating Income		54,991.17	53,958.27	1,032.90	54,991.17	53,958.27	1,032.90	647,499.00
Expense								
Management Fees	7010	1,916.25	1,916.25	0.00	1,916.25	1,916.25	0.00	22,995.00
Accounting Fees	7020	375.00	375.00	0.00	375.00	375.00	0.00	4,500.00
Professional Fees	7030	737.50	208.34	-529.16	737.50	208.34	-529.16	2,500.00
Legal Fees	7040	1,300.00	166.67	-1,133.33	1,300.00	166.67	-1,133.33	2,000.00
License & Permits	7050	0.00	62.50	62.50	0.00	62.50	62.50	750.00
Contingency	7055	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
Office Supplies / Postage	7060	658.80	333.34	-325.46	658.80	333.34	-325.46	4,000.00
Bank Charges	7090	0.00	6.42	6.42	0.00	6.42	6.42	77.00
Screening Expense	7100	50.00	150.00	100.00	50.00	150.00	100.00	1,800.00
Insurance	7110	11,276.57	12,713.34	1,436.77	11,276.57	12,713.34	1,436.77	152,560.00
Insurance Flood	7120	2,548.17	2,558.09	9.92	2,548.17	2,558.09	9.92	30,697.00
Maintenance & Repair	7200	1,497.26	7,083.34	5,586.08	1,497.26	7,083.34	5,586.08	85,000.00
Maint/Repair Electrical	7220	399.00	250.00	-149.00	399.00	250.00	-149.00	3,000.00
Maint/Repair Plumbing	7230	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
Roof Expense	7275	775.00	0.00	-775.00	775.00	0.00	-775.00	0.00
Pest Control	7280	599.75	416.67	-183.08	599.75	416.67	-183.08	5,000.00
Elevator Service	7290	0.00	1,024.00	1,024.00	0.00	1,024.00	1,024.00	12,288.00
Elevator Repair	7300	900.00	416.67	-483.33	900.00	416.67	-483.33	5,000.00
Lawn Maintenance	7310	2,160.00	2,160.00	0.00	2,160.00	2,160.00	0.00	25,920.00
Landscaping	7320	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00

Acct Financial Actual vs Budget

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Tree Trimming	7330	0.00	583.34	583.34	0.00	583.34	583.34	7,000.00
Lawn Pest Control	7340	0.00	392.50	392.50	0.00	392.50	392.50	4,710.00
Pool Maintenance	7350	338.52	320.84	-17.68	338.52	320.84	-17.68	3,850.00
Pool Repairs	7360	341.78	291.67	-50.11	341.78	291.67	-50.11	3,500.00
Janitorial/Maintenance	7370	1,627.00	1,500.00	-127.00	1,627.00	1,500.00	-127.00	18,000.00
Laundry Repair and Maintenance	7385	0.00	241.67	241.67	0.00	241.67	241.67	2,900.00
Fire Alarm/Equipment	7390	0.00	333.34	333.34	0.00	333.34	333.34	4,000.00
Payroll	7400	2,680.00	3,347.50	667.50	2,680.00	3,347.50	667.50	40,170.00
Payroll Taxes	7440	223.78	332.92	109.14	223.78	332.92	109.14	3,995.00
Utility - Electric	7500	1,670.94	1,358.34	-312.60	1,670.94	1,358.34	-312.60	16,300.00
Utility - Water	7510	8,352.38	8,333.34	-19.04	8,352.38	8,333.34	-19.04	100,000.00
Utility - Trash	7520	724.92	558.34	-166.58	724.92	558.34	-166.58	6,700.00
Utility - Telephone	7530	543.70	441.67	-102.03	543.70	441.67	-102.03	5,300.00
Reserve - Paving	8030	82.33	82.34	0.01	82.33	82.34	0.01	988.00
Reserve - Roof	8040	1,522.05	1,522.09	0.04	1,522.05	1,522.09	0.04	18,265.00
Reserve - Elevators	8050	2,175.94	2,175.92	-0.02	2,175.94	2,175.92	-0.02	26,111.00
Reserve - Painting	8070	676.88	676.92	0.04	676.88	676.92	0.04	8,123.00
Total Operating Expense		46,153.52	53,958.37	7,804.85	46,153.52	53,958.37	7,804.85	647,499.00
Total Operating Income		54,991.17	53,958.27	1,032.90	54,991.17	53,958.27	1,032.90	647,499.00
Total Operating Expense		46,153.52	53,958.37	7,804.85	46,153.52	53,958.37	7,804.85	647,499.00
NOI - Net Operating Income		8,837.65	-0.10	8,837.75	8,837.65	-0.10	8,837.75	0.00
Total Income		54,991.17	53,958.27	1,032.90	54,991.17	53,958.27	1,032.90	647,499.00
Total Expense		46,153.52	53,958.37	7,804.85	46,153.52	53,958.37	7,804.85	647,499.00
Net Income		8,837.65	-0.10	8,837.75	8,837.65	-0.10	8,837.75	0.00