Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
April 2009

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
Maintenance Income	1,057,262.09	1,118,733.00	-61,470.91	-5.49	3,260,846.94	3,356,199.00	-95,352.06	-2.84	4,474,120.00
Legal/ Lien Fees	2,276.40	0.00	2,276.40	0	8,643.63	0.00	8,643.63	0	0.00
Storage	-399.00	0.00	-399.00	0	16,958.15	0.00	16,958.15	0	0.00
Rentals-101/102/103	1,500.00	3,500.00	-2,000.00	-57.14	13,400.00	24,500.00	-11,100.00	-45.31	42,000.00
Late Fees	500.00	1,500.00	-1,000.00	-66.67	3,782.38	4,500.00	-717.62	-15.95	6,000.00
Remote & Gate Card	50.00	0.00	50.00	0	1,540.00	0.00	1,540.00	0	0.00
Medeco Keys	0.00	0.00	0.00	0	1,325.00	0.00	1,325.00	0	0.00
Parking	102.00	0.00	102.00	0	558.67	0.00	558.67	0	0.00
Repairs/Work Orders	2,858.90	3,500.00	-641.10	-18.32	28,006.60	24,500.00	3,506.60	14.31	42,000.00
NSF Fees	100.00	0.00	100.00	0	500.00	0.00	500.00	0	0.00
Copies/Fax/Stamps	119.93	0.00	119.93	0	682.85	0.00	682.85	0	0.00
Application Fees	1,100.00	500.00	600.00	120.0	5,350.00	3,500.00	1,850.00	52.86	6,000.00
Elevator Fees	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
Estoppel	900.00	0.00	900.00	0	4,075.00	0.00	4,075.00	0	0.00
Laundry Income	1,400.00	2,000.00	-600.00	-30.00	8,395.61	14,000.00	-5,604.39	-40.03	24,000.00
Recovered Income	2,884.56	0.00	2,884.56	0	48,292.86	0.00	48,292.86	0	0.00
Interest Income	445.44	0.00	445.44	0	3,740.83	0.00	3,740.83	0	0.00
Misc. Income	2.25	2,500.00	-2,497.75	-99.91	19,742.24	17,500.00	2,242.24	12.81	30,000.00
TOTAL INCOME	1,071,102.57	1,132,233.00	-61,130.43	-5.40	3,426,040.76	3,444,699.00	-18,658.24	-0.54	4,624,120.00
EXPENSES									
ADMINISTRATIVE									
Accounting	0.00	1,000.00	1,000.00	100.0	20,286.00	11,000.00	-9,286.00	-84.42	12,000.00
Application / Screening - Unit	325.00	0.00	-325.00	0	3,200.00	0.00	-3,200.00	0	0.00
Bank Charges	63.90	0.00	-63.90	0	228.13	0.00	-228.13	0	0.00
Employee Gas	40.70	0.00	-40.70	0	120.70	0.00	-120.70	0	0.00
Interest Expense	0.00	0.00	0.00	0	45.01	0.00	-45.01	0	0.00
Insurance-Claims Deductible	0.00	0.00	0.00	0	1,893.70	0.00	-1,893.70	0	0.00
Insurance-Workers Comp.	0.00	2,000.00	2,000.00	100.0	7,454.39	14,000.00	6,545.61	46.75	24,000.00
Legal - Unit Owner Fees	0.00	0.00	0.00	0	9,376.91	0.00	-9,376.91	0	0.00
Legal - Settlement Fees	2,668.99	0.00	-2,668.99	0	3,036.04	0.00	-3,036.04	0	0.00
Legal/Professional Fees	2,841.75	4,500.00	1,658.25	36.85	29,969.13	31,500.00	1,530.87	4.86	54,000.00
Legal Expense - Total	5,510.74	4,500.00	-1,010.74	-22.46	42,382.08	31,500.00	-10,882.08	-34.55	54,000.00
Licenses, Fees & Permits	300.00	250.00	-50.00	-20.00	4,402.85	1,750.00	-2,652.85	-151.5	3,000.00
Maint Fees - Units 104/709	2,450.00	2,450.00	0.00	0.00	11,686.00	7,350.00	-4,336.00	-58.99	9,800.00
Misc. Administrative	1,488.06	0.00	-1,488.06	0	19,229.45	0.00	-19,229.45	0	0.00
New Hire Fees	103.50	0.00	-103.50	0	235.50	0.00	-235.50	0	0.00
Office Equipment - CIT Rental	121.80	0.00	-121.80	0	945.08	0.00	-945.08	0	0.00
Office Equipment Copier Rental	596.38	0.00	-596.38	0	3,389.86	0.00	-3,389.86	0	0.00
Office Expenses	639.12	2,500.00	1,860.88	74.44	5,904.04	17,500.00	11,595.96	66.26	30,000.00
Office Expense - Computers	0.00	0.00	0.00	0	1,432.41	0.00	-1,432.41	0	0.00
Office Expense - Total	1,357.30	2,500.00	1,142.70	45.71	11,671.39	17,500.00	5,828.61	33.31	30,000.00
Postage & Delivery	973.36	600.00	-373.36	-62.23	3,740.70	2,400.00	-1,340.70	-55.86	3,600.00
Taxes	0.00	1,190.00	1,190.00	100.0	4,665.90	1,190.00	-3,475.90	-292.0	1,190.00
Unit 709 Expenses	0.00	0.00	0.00	0	465.09	0.00	-465.09	0	0.00
Walkie-Talkies/Radios	1,014.00	0.00	-1,014.00	0	2,602.27	0.00	-2,602.27	0	0.00
BUILDING MAINTENANCE									
Cleaning Supplies - Chemicals	201.12	500.00	298.88	59.78	569.50	3,500.00	2,930.50	83.73	6,000.00
Cleaning Supplies - Paper	0.00	0.00	0.00	0	620.14	0.00	-620.14	0	0.00
Compactors	0.00	200.00	200.00	100.0	748.36	1,400.00	651.64	46.55	2,400.00
Electrical Room	0.00	0.00	0.00	0	32,974.48	0.00	-32,974.48	0	0.00
Fire Alarm System	175.00	0.00	-175.00	0	352.25	0.00	-352.25	0	0.00
Gym Maintenance	169.40	0.00	-169.40	0	1,409.16	0.00	-1,409.16	0	0.00
Labor Contract - A/C	134.40	0.00	-134.40	0	5,180.37	0.00	-5,180.37	0	0.00
Labor Contract - Electrical	950.00	0.00	-950.00	0	37,976.00	0.00	-37,976.00	0	0.00
Labor Contract - Plumbing	250.00	0.00	-250.00	0	2,610.81	0.00	-2,610.81	0	0.00
Labor Contract - Structural	2,750.00	0.00	-2,750.00	0	8,305.39	0.00	-8,305.39	0	0.00
Labor Contract - Misc	10,804.22	5,000.00	-5,804.22	-116.0	34,992.21	35,000.00	7.79	0.02	60,000.00
Labor Contract - Total	14,888.62	5,000.00	-9,888.62	-197.7	89,064.78	35,000.00	-54,064.78	-154.4	60,000.00
Landscaping Contract	4,143.75	3,900.00	-243.75	-6.25	20,180.14	11,700.00	-8,480.14	-72.48	15,600.00
Pool Maintenance Expense	798.04	2,500.00	1,701.96	68.08	6,303.29	17,500.00	11,196.71	63.98	30,000.00
Pool Equipment Expense	705.62	0.00	-705.62	0	8,745.50	0.00	-8,745.50	0	0.00
Pool Expense - Total	1,503.66	2,500.00	996.34	39.85	15,048.79	17,500.00	2,451.21	14.01	30,000.00
Parts & Supplies	1,447.00	6,000.00	4,553.00	75.88	12,039.19	42,000.00	29,960.81	71.34	72,000.00
Supplies - A/C	0.00	0.00	0.00	0	1,112.43	0.00	-1,112.43	0	0.00
Supplies - Carpet	0.00	0.00	0.00	0	766.87	0.00	-766.87	0	0.00
Supplies - Electrical	1,260.58	0.00	-1,260.58	0	20,994.71	0.00	-20,994.71	0	0.00

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Supplies - Painting	1,053.67	0.00	-1,053.67	0	4,684.79	0.00	-4,684.79	0	0.00
Supplies - Plumbing	341.83	0.00	-341.83	0	3,968.16	0.00	-3,968.16	0	0.00
Supplies - Structural	323.37	0.00	-323.37	0	3,495.03	0.00	-3,495.03	0	0.00
Discounts Earned	-20.11	0.00	20.11	0	-1,334.30	0.00	1,334.30	0	0.00
Supplies - Total	4,406.34	6,000.00	1,593.66	26.56	45,726.88	42,000.00	-3,726.88	-8.87	72,000.00
Tools & Equipment	75.74	0.00	-75.74	0	3,008.75	0.00	-3,008.75	0	0.00
Uniforms	139.39	400.00	260.61	65.15	3,256.59	2,800.00	-456.59	-16.31	4,800.00
Unit Repairs Parts & Supplies	2,994.32	0.00	-2,994.32	0	8,469.14	0.00	-8,469.14	0	0.00
Unit Trash Bags	0.00	0.00	0.00	0	829.59	0.00	-829.59	0	0.00
FIXED CONTRACTS									
A/C Mech. Equip.	360.00	0.00	-360.00	0	640.00	0.00	-640.00	0	0.00
Chillers Contract	4,170.00	10,641.00	6,471.00	60.81	22,749.00	31,923.00	9,174.00	28.74	42,564.00
Elevator Contract	7,200.00	8,000.00	800.00	10.00	14,781.75	24,000.00	9,218.25	38.41	58,200.00
Elevator Repairs	3,000.00	0.00	-3,000.00	0	10,500.00	0.00	-10,500.00	0	0.00
Housekeeping Contract	10,491.63	11,000.00	508.37	4.62	74,271.91	77,000.00	2,728.09	3.54	132,000.00
Pest Control Contract	153.70	600.00	446.30	74.38	4,810.00	4,200.00	-610.00	-14.52	7,200.00
Security Contract	26,353.34	30,000.00	3,646.66	12.16	188,552.44	210,000.00	21,447.56	10.21	360,000.00
Valet Contract	39,399.00	40,149.00	750.00	1.87	119,845.00	120,447.00	602.00	0.50	160,596.00
Waste Removal Contract	6,704.11	6,825.00	120.89	1.77	48,881.33	47,775.00	-1,106.33	-2.32	81,900.00
Water Treatment Contract	340.00	400.00	60.00	15.00	2,380.00	2,800.00	420.00	15.00	4,800.00
SPECIAL PROJECTS									
Hot Water Heaters	0.00	0.00	0.00	0	252.22	0.00	-252.22	0	0.00
Storm Water Wells	0.00	15,000.00	15,000.00	100.0	6,551.65	105,000.00	98,448.35	93.76	168,000.00
UTILITIES									
Cable	13,011.85	31,500.00	18,488.15	58.69	78,071.10	110,100.00	32,028.90	29.09	159,165.00
Electricity	30,104.32	81,600.00	51,495.68	63.11	215,001.79	285,600.00	70,598.21	24.72	408,000.00
Gas	4,442.36	8,400.00	3,957.64	47.11	33,967.58	58,800.00	24,832.42	42.23	100,800.00
Gas Transportation	0.00	0.00	0.00	0	3,482.93	0.00	-3,482.93	0	0.00
Gas Expense - Total	4,442.36	8,400.00	3,957.64	47.11	37,450.51	58,800.00	21,349.49	36.31	100,800.00
Telephone	455.17	600.00	144.83	24.14	3,045.78	4,200.00	1,154.22	27.48	7,200.00
Telephone Maintenance	0.00	0.00	0.00	0	164.63	0.00	-164.63	0	0.00
Water & Sewer	32,437.33	57,600.00	25,162.67	43.69	217,563.91	201,600.00	-15,963.91	-7.92	288,000.00
PAYROLL, TAXES, BENEFITS									
P/R Administration/Office	21,599.92	17,500.00	-4,099.92	-23.43	95,458.26	122,500.00	27,041.74	22.07	212,500.00
P/R A/C	4,156.50	0.00	-4,156.50	0	8,353.99	0.00	-8,353.99	0	0.00
P/R Electrical	4,987.50	0.00	-4,987.50	0	27,942.39	0.00	-27,942.39	0	0.00
P/R Maintenance	18,774.38	27,200.00	8,425.62	30.98	86,070.75	190,400.00	104,329.25	54.79	326,400.00
P/R Painting	4,265.63	0.00	-4,265.63	0	31,719.31	0.00	-31,719.31	0	0.00
P/R Plumbing / Carpentry	3,480.00	0.00	-3,480.00	0	20,907.50	0.00	-20,907.50	0	0.00
P/R Pool	5,535.00	3,900.00	-1,635.00	-41.92	29,751.00	27,300.00	-2,451.00	-8.98	46,800.00
P/R Structural	3,600.00	0.00	-3,600.00	0	17,412.00	0.00	-17,412.00	0	0.00
P/R Security	3,423.90	0.00	-3,423.90	0	4,820.40	0.00	-4,820.40	0	0.00
P/R Maintenance - Total	39,264.01	27,200.00	-12,064.01	-44.35	192,405.94	190,400.00	-2,005.94	-1.05	326,400.00
Employee Health	1,668.85	3,000.00	1,331.15	44.37	15,394.84	21,000.00	5,605.16	26.69	36,000.00
Holiday Gift Fund	0.00	0.00	0.00	0	5,540.29	6,000.00	459.71	7.66	6,000.00
P/R Tax - Fica	5,387.24	3,800.00	-1,587.24	-41.77	23,952.84	26,600.00	2,647.16	9.95	45,600.00
P/R Tax Medicare	0.00	800.00	800.00	100.0	0.00	5,600.00	5,600.00	100.0	9,600.00
P/R Tax Futa	870.75	100.00	-770.75	-770.7	1,156.42	700.00	-456.42	-65.20	1,200.00
P/R Tax Suta	5,322.46	300.00	-5,022.46	-1,674	6,829.98	2,100.00	-4,729.98	-225.2	3,600.00
Repayment of Loan									
Bank Interest Expense	175,650.52	177,550.60	1,900.08	1.07	540,436.30	538,341.46	-2,094.84	-0.39	715,270.10
Insurance Interest Expense	0.00	0.00	0.00	0	-813.46	0.00	813.46	0	0.00
SUMMARY									
TOTAL ADMINISTRATIVE	13,626.56	14,490.00	863.44	5.96	134,309.16	86,690.00	-47,619.16	-54.93	137,590.00
TOTAL BUILDING MAINTENANCE	28,697.34	18,500.00	-10,197.34	-55.12	222,258.55	113,900.00	-108,358.55	-95.13	190,800.00
TOTAL FIXED CONTRACTS	98,171.78	107,615.00	9,443.22	8.78	487,411.43	518,145.00	30,733.57	5.93	847,260.00
TOTAL PAYROLL, TAXES, BENEFI	83,072.13	56,600.00	-26,472.13	-46.77	375,309.97	402,200.00	26,890.03	6.69	687,700.00
TOTAL SPECIAL PROJECTS	0.00	15,000.00	15,000.00	100.0	6,803.87	105,000.00	98,196.13	93.52	168,000.00
TOTAL UTILITIES	80,451.03	179,700.00	99,248.97	55.23	551,297.72	660,300.00	109,002.28	16.51	963,165.00
TOTAL EXPENSES	479,669.36	569,455.60	89,786.24	15.77	2,317,013.54	2,424,576.46	107,562.92	4.44	3,709,785.10
NET INCOME	591,433.21	562,777.40	28,655.81	5.09	1,109,027.22	1,020,122.54	88,904.68	8.72	914,334.90

ADJUSTMENTS

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Allowance for Doubtful Account	0.00	-20,000.00	20,000.00	100.0	0.00	-60,000.00	60,000.00	100.0	-79,975.00
Employee Advance	1,050.00	0.00	1,050.00	0	-959.00	0.00	-959.00	0	0.00
Prepaid Expenses	12,364.08	0.00	12,364.08	0	0.00	0.00	0.00	0	0.00
Machinery & Equipment	0.00	0.00	0.00	0	-9,441.99	0.00	-9,441.99	0	0.00
Ins. Payable	0.00	-108,000.00	108,000.00	-100.0	-323,552.74	-432,000.00	108,447.26	-25.10	-692,000.00
Banco Popular Operating Loan	-38,757.21	-36,857.13	-1,900.08	5.16	-102,786.89	-104,881.73	2,094.84	-2.00	-142,360.82
TOTAL ADJUSTMENTS	-25,343.13	-164,857.13	139,514.00	-84.63	-436,740.62	-596,881.73	160,141.11	-26.83	-914,335.82
CASH FLOW	566,090.08	397,920.27	168,169.81	42.26	672,286.60	423,240.81	249,045.79	58.84	-0.92

Beginning Cash	180,588.18
Ending Balance	530,398.95