

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

April 30, 2015

OPERATING INCOME RECEIVED AS OF April 30, 2015

Income Received	\$	1,175,171.17
Monthly Budgeted Amount	\$	1,194,435.00
YTD Income Received	\$	3,662,014.67
YTD Budgeted Amount	\$	3,693,505.00

OPERATING EXPENSES PAID AS OF April 30, 2015

Actual Expenses	\$	301,888.72
Monthly Budgeted Expenses	\$	540,755.02
YTD Actual Expenses	\$	3,317,616.84
YTD Budgeted Expenses	\$	3,023,365.14

OPERATING BALANCES AS OF April 30, 2015

BA - Payroll - 3770	\$	66,089.37
BA - RE Checking - 1561	\$	868,203.71
BA - RE Money Market-3662	\$	306,449.08
WF - Operating - 3832	\$	143,457.24

TOTAL OPERATING FUNDS \$ 1,384,199.40

ESCROW BALANCES AS OF April 30, 2015

BA - Escrow Rental 3754	\$	112,246.73
BA - Escrow Contractor 3741	\$	26,350.10
BA - 2Q Maintenance 3767	\$	489,884.83

SPECIAL ASSESSMENT ACCOUNT

BA - Special Assessment-3738	\$	90,227.97
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DELINQUENCIES AS OF April 30, 2015

\$ 162,424.96

WRITE-OFF AMOUNT AS OF April 30, 2015

\$ 48,606.58 (U#524- Frank Rosillo/ Federal National Bank
The Association's was limited to receiving 1%
of the original mortgage.
Total amount received:\$15,973.12, which
includes 2 Quart. Escrow)

<u>Expense Summary</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE A***	572,678.40	646,698.31	74,019.91
TOTAL BUILDING MAINTENANCE B***	144,526.89	204,575.00	60,048.11
TOTAL FIXED CONTRACTS C***	583,255.43	658,991.76	75,736.33
TOTAL PAYROLL, TAXES, BENEFITS D***	293,505.40	259,350.00	(34,155.40)
TOTAL SPECIAL PROJECTS	1,000.00	14,583.38	13,583.38
TOTAL UTILITIES E***	481,488.28	557,666.69	76,178.41
TOTAL LOAN INTEREST	351,084.29	498,500.00	147,415.71
TOTAL ADJUSTMENT (LOAN, ETC) F***	890,078.15	183,000.00	(707,078.15)
TOTAL EXPENSES	3,317,616.84	3,023,365.14	(294,251.70)

Notes:

- A*** Includes \$50,000 paid in escrow as consulting fee for Company to work on Flood Zone Map. Amount budgeted for bad debt is approximately \$21K higher than actual, due to U#524 write off. (Maintenance & legal fees past due accumulated from 2010-2015)
Budgeted insurance is approximately \$110K higher due to additional premium paid last fiscal year.
- B*** Electrical supplies and Labor Contract are lower than budgeted
R&M Water Damage Restoration has not been spent yet.
- C*** Don't have Service Keepers maintenance contract any longer
- D*** Transferred Maintenance employees to in-house payroll
- E*** Water & Sewer lower than budgeted
- F*** Includes principal payments on loan. There was no loan payment made on Feb. 2015 to Banco. Bank of America first payment was made on 05/01/15 and will be reflected in 05/15.

Notes:

- February 2015 had principal loan repayments in the amount of \$1,325,350.
- Also, new bank account were established with Bank of America and bank accounts at various financial institutions were closed and balances were transferred to Bank of America.
- The loan with Banco Popular was paid off in February 2015 with a two loans obtained with Bank of America (One loan is a \$7M term loan and the second is a \$2M line).
- During April 2015, an additional \$900K was used to pay down revolver loan from the Special Assessment Bank account. This has been done to minimize interest costs to the Association. The loan will be advanced and re deposited into the Special Assessment bank account as needed.

SPECIAL ASSESSMENT RECAP:

INCOME	\$	1,375,000.00
S/A EXPENSES TO DATE	\$	385,172.80

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
April 2015

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	1,157,195.38	1,175,635.00	-18,439.62	-1.57	3,496,329.88	3,526,905.00	-30,575.12	-0.87	4,702,540.00
3115 Legal/ Lien Fees	5,761.36	2,083.33	3,678.03	176.5	9,713.50	14,583.31	-4,869.81	-33.39	25,000.00
3117 Settlements-Development legal	0.00	2,583.33	-2,583.33	-100.0	31,000.00	18,083.31	12,916.69	71.43	31,000.00
3121 Special Assessment Recovery	1,375,000.00	0.00	1,375,000.00	0	1,375,000.00	0.00	1,375,000.00	0	0.00
3123 Storage	30.00	0.00	30.00	0	34,440.00	35,000.00	-560.00	-1.60	35,000.00
3125 Rentals-101/102/103	1,028.30	2,100.00	-1,071.70	-51.03	15,636.80	14,700.00	936.80	6.37	25,200.00
3130 Late Fees	450.00	391.67	58.33	14.89	1,721.49	2,741.69	-1,020.20	-37.21	4,700.00
3137 FOBS (Medeco) Keys	625.52	500.00	125.52	25.10	5,475.52	3,500.00	1,975.52	56.44	6,000.00
3144 Parking - Contractor	973.00	1,000.00	-27.00	-2.70	5,289.00	7,000.00	-1,711.00	-24.44	12,000.00
3145 Parking - Valet	1,045.00	1,750.00	-705.00	-40.29	5,892.05	12,250.00	-6,357.95	-51.90	21,000.00
3146 Parking - Tickets	2,310.00	2,416.67	-106.67	-4.41	16,198.42	16,916.69	-718.27	-4.25	29,000.00
3147 Parking - Monthly	2,543.48	2,583.33	-39.85	-1.54	18,321.37	18,083.31	238.06	1.32	31,000.00
3150 Repairs/Work Orders/Emergen	224.00	316.67	-92.67	-29.26	2,735.00	2,216.69	518.31	23.38	3,800.00
3170 NSF Fees Recovered	0.00	83.33	-83.33	-100.0	375.00	583.31	-208.31	-35.71	1,000.00
3175 Condo Docs	0.00	25.00	-25.00	-100.0	150.00	175.00	-25.00	-14.29	300.00
3210 Application Fees	700.00	416.67	283.33	68.00	4,200.00	2,916.69	1,283.31	44.00	5,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	200.00	291.69	-91.69	-31.43	500.00
3215 Estoppel	300.00	416.67	-116.67	-28.00	4,750.00	2,916.69	1,833.31	62.86	5,000.00
3510 Laundry Income	1,088.94	833.33	255.61	30.67	5,645.98	5,833.31	-187.33	-3.21	10,000.00
3512 Towel Income	450.00	433.33	16.67	3.85	2,398.00	3,033.31	-635.31	-20.94	5,200.00
3712 Interest Income	7.56	375.00	-367.44	-97.98	544.14	2,625.00	-2,080.86	-79.27	4,500.00
3715 Misc. Income-Fines,Plaza Roo	438.63	333.33	105.30	31.59	866.69	2,333.31	-1,466.62	-62.86	4,000.00
3717 Discounts Earned	0.00	116.67	-116.67	-100.0	131.83	816.69	-684.86	-83.86	1,400.00
TOTAL INCOME	2,550,171.17	1,194,435.00	1,355,736.17	113.50	5,037,014.67	3,693,505.00	1,343,509.67	36.37	4,963,140.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,140.00	1,833.33	693.33	37.82	18,692.00	12,833.31	-5,858.69	-45.65	22,000.00
4007 Annual Fee - DBPR	0.00	0.00	0.00	0	2,080.00	2,080.00	0.00	0.00	2,080.00
4008 Application / Screening - Unit	170.00	250.00	80.00	32.00	3,375.00	1,750.00	-1,625.00	-92.86	3,000.00
4010 Bad Debt/ Write Offs	7,255.38	3,750.00	-3,505.38	-93.48	8,355.38	26,250.00	17,894.62	68.17	45,000.00
4012 Bank Charges	-437.18	83.33	520.51	624.6	1,717.52	583.31	-1,134.21	-194.4	1,000.00
4013 Consulting Fee	0.00	0.00	0.00	0	50,000.00	0.00	-50,000.00	0	0.00
4014 Election Expense	176.06	375.00	198.94	53.05	3,396.03	2,625.00	-771.03	-29.37	4,500.00
4015 Employee Gas	29.15	208.33	179.18	86.01	231.32	1,458.31	1,226.99	84.14	2,500.00
4025 Insurance-All Risk	-3,500.00	0.00	3,500.00	0	-3,500.00	0.00	3,500.00	0	0.00
4026 Insurance-Claims Deductible	0.00	416.67	416.67	100.0	1,883.57	2,916.69	1,033.12	35.42	5,000.00
4029 Legal - Unit Owner Fees	4,960.61	3,750.00	-1,210.61	-32.28	24,863.09	26,250.00	1,386.91	5.28	45,000.00
4031 Legal- Association	4,333.55	1,833.33	-2,500.22	-136.3	18,615.40	12,833.31	-5,782.09	-45.06	22,000.00
Legal Expense - Total	9,294.16	5,583.33	-3,710.83	-66.46	43,478.49	39,083.31	-4,395.18	-11.25	67,000.00
4033 Licenses, Fees & Permits	0.00	250.00	250.00	100.0	948.25	1,750.00	801.75	45.81	3,000.00
4034 Maint Fees - Unit104	0.00	838.33	838.33	100.0	7,545.00	5,868.31	-1,676.69	-28.57	10,060.00
4035 Office Expenses- Soft	98.47	666.67	568.20	85.23	4,193.71	4,666.69	472.98	10.14	8,000.00
4036 New Hire Fees	0.00	41.67	41.67	100.0	287.46	291.69	4.23	1.45	500.00
4039 Office Expense Kitchen	211.39	250.00	38.61	15.44	1,468.58	1,750.00	281.42	16.08	3,000.00
4042 Office Expenses Hard Goods	367.42	166.67	-200.75	-120.4	2,538.46	1,166.69	-1,371.77	-117.5	2,000.00
4043 Office Expense - Computers	120.00	666.67	546.67	82.00	6,659.38	4,666.69	-1,992.69	-42.70	8,000.00
Office Expense - Total	698.81	1,083.34	384.53	35.49	10,666.42	7,583.38	-3,083.04	-40.66	13,000.00
4046 Postage & Delivery	301.50	208.33	-93.17	-44.72	2,186.78	1,458.31	-728.47	-49.95	2,500.00
4056 Walkie-Talkies/Radios	0.00	250.00	250.00	100.0	1,476.36	1,750.00	273.64	15.64	3,000.00
4101 Inspections	0.00	333.33	333.33	100.0	2,320.90	2,333.31	12.41	0.53	4,000.00
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	644.39	1,458.31	813.92	55.81	2,500.00
4105 Cleaning Supplies - Paper	0.00	66.67	66.67	100.0	976.24	466.69	-509.55	-109.1	800.00
4108 Compactor Container Repairs	0.00	291.67	291.67	100.0	758.62	2,041.69	1,283.07	62.84	3,500.00
4109 Compactors-Containers	0.00	125.00	125.00	100.0	0.00	875.00	875.00	100.0	1,500.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	291.69	291.69	100.0	500.00
4113 Fire Alarm System	0.00	666.67	666.67	100.0	4,814.14	4,666.69	-147.45	-3.16	8,000.00
4115 Gym Maintenance	1,331.84	250.00	-1,081.84	-432.7	2,387.38	1,750.00	-637.38	-36.42	3,000.00
4119 Pool Expense-Furnishings	0.00	458.33	458.33	100.0	3,011.42	3,208.31	196.89	6.14	5,500.00
4120 Pool Chemicals/Tank Lease	-4,086.03	750.00	4,836.03	644.8	5,834.73	5,250.00	-584.73	-11.14	9,000.00
4121 Pool Towel Expense	0.00	316.67	316.67	100.0	464.28	2,216.69	1,752.41	79.06	3,800.00
4122 Pool Repairs	0.00	208.33	208.33	100.0	0.00	1,458.31	1,458.31	100.0	2,500.00
4123 Pool Equipment - Pumps, Filter	0.00	1,500.00	1,500.00	100.0	6,604.27	10,500.00	3,895.73	37.10	18,000.00
Pool Expense - Total	-4,086.03	3,233.33	7,319.36	226.3	15,914.70	22,633.31	6,718.61	29.68	38,800.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	2,554.65	1,750.00	-804.65	-45.98	3,000.00
4129 Chillers-Repair	0.00	458.33	458.33	100.0	94.25	3,208.31	3,114.06	97.06	5,500.00
4131 Landscaping	0.00	666.67	666.67	100.0	4,675.83	4,666.69	-9.14	-0.20	8,000.00
4133 Uniforms	0.00	33.33	33.33	100.0	900.21	233.31	-666.90	-285.8	400.00

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
April 2015

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4135 Parts & Supplies- Plumbing	2,494.02	750.00	-1,744.02	-232.5	8,681.37	5,250.00	-3,431.37	-65.36	9,000.00
4136 Parts & Supplies-Paint	1,225.24	1,333.33	108.09	8.11	4,586.11	9,333.31	4,747.20	50.86	16,000.00
4137 Parts & Supplies - Structural	677.34	1,166.67	489.33	41.94	7,314.36	8,166.69	852.33	10.44	14,000.00
4138 Parts & Supplies- Electrical	1,139.46	3,583.33	2,443.87	68.20	10,559.01	25,083.31	14,524.30	57.90	43,000.00
4139 Parts & Supplies- AC	1,836.12	1,416.67	-419.45	-29.61	2,749.45	9,916.69	7,167.24	72.27	17,000.00
4140 Parts & Supplies-Misc	1,700.31	750.00	-950.31	-126.7	15,168.01	5,250.00	-9,918.01	-188.9	9,000.00
4141 Parts & Supplies-FOB	0.00	208.33	208.33	100.0	2,183.72	1,458.31	-725.41	-49.74	2,500.00
4142 Parts & Supplies-Transponder	0.00	208.33	208.33	100.0	3,880.00	1,458.31	-2,421.69	-166.0	2,500.00
4159 Labor Contract - A/C	0.00	0.00	0.00	0	243.30	0.00	-243.30	0	0.00
4163 R&M Labor Contract - Electrical	0.00	2,000.00	2,000.00	100.0	3,520.20	14,000.00	10,479.80	74.86	24,000.00
4165 R&M Labor Contract - Gate & A	0.00	166.67	166.67	100.0	3,982.20	1,166.69	-2,815.51	-241.3	2,000.00
4166 R&M Labor Contract - FOB	0.00	250.00	250.00	100.0	3,202.78	1,750.00	-1,452.78	-83.02	3,000.00
4168 R&M Labor Contract - Water D	0.00	2,333.33	2,333.33	100.0	0.00	16,333.31	16,333.31	100.0	28,000.00
4170 R&M Labor- Doors	1,069.00	416.67	-652.33	-156.5	2,762.00	2,916.69	154.69	5.30	5,000.00
4171 R&M Labor Contract - Fire Spr	0.00	100.00	100.00	100.0	4,977.42	700.00	-4,277.42	-611.0	1,200.00
4173 R&M Labor Contract - AC	0.00	1,583.33	1,583.33	100.0	0.00	11,083.31	11,083.31	100.0	19,000.00
4175 R&M Labor Contract - Equipme	257.79	416.67	158.88	38.13	2,154.57	2,916.69	762.12	26.13	5,000.00
4177 R&M Labor Contract - Plumbing	4,405.00	3,916.67	-488.33	-12.47	15,269.07	27,416.69	12,147.62	44.31	47,000.00
4179 R&M Labor Contract - Structura	0.00	583.33	583.33	100.0	0.00	4,083.31	4,083.31	100.0	7,000.00
4181 R&M Labor Contract - Misc	3,150.00	500.00	-2,650.00	-530.0	7,008.15	3,500.00	-3,508.15	-100.2	6,000.00
4182 R&M Labor Contract -Pool/Cont	960.00	916.67	-43.33	-4.73	10,520.00	6,416.69	-4,103.31	-63.95	11,000.00
Labor Contract - Total	8,772.79	12,766.67	3,993.88	31.28	50,877.69	89,366.69	38,489.00	43.07	153,200.00
4197 Discounts Earned	-30.72	0.00	30.72	0	-276.14	0.00	276.14	0	0.00
Supplies - Total	9,433.43	8,666.66	-766.77	-8.85	50,293.53	60,666.62	10,373.09	17.10	104,000.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	2,250.00	2,250.00	100.0	15,750.00	15,750.00	0.00	0.00	27,000.00
4205 Elevator Contract	1,496.00	2,416.67	920.67	38.10	19,916.00	16,916.69	-2,999.31	-17.73	29,000.00
4207 Copier/Rental - (was 4041)	189.74	250.00	60.26	24.10	1,304.00	1,750.00	446.00	25.49	3,000.00
4209 Fire Alarm	0.00	41.67	41.67	100.0	286.14	291.69	5.55	1.90	500.00
4210 Housekeeping Contract	14,805.18	14,750.00	-55.18	-0.37	102,437.34	103,250.00	812.66	0.79	177,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	1,170.00	1,166.69	-3.31	-0.28	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	9,600.00	11,200.00	1,600.00	14.29	19,200.00
4217 Maintenance/Pool Contract	1,640.00	21,666.67	20,026.67	92.43	67,311.50	151,666.69	84,355.19	55.62	260,000.00
4218 Maintenance/OT	0.00	250.00	250.00	100.0	550.00	1,750.00	1,200.00	68.57	3,000.00
4220 Pest Control	425.00	708.33	283.33	40.00	5,105.40	4,958.31	-147.09	-2.97	8,500.00
4225 Security Contract	52,907.94	30,666.67	-22,241.27	-72.53	226,978.42	214,666.69	-12,311.73	-5.74	368,000.00
4226 Security Contract-OT	0.00	1,166.67	1,166.67	100.0	0.00	8,166.69	8,166.69	100.0	14,000.00
4229 Valet Contract	5,828.45	12,333.33	6,504.88	52.74	84,443.45	86,333.31	1,889.86	2.19	148,000.00
4230 Waste Removal Contract	6,017.97	5,041.67	-976.30	-19.36	43,273.18	35,291.69	-7,981.49	-22.62	60,500.00
4231 Water Treatment Contract	340.00	375.00	35.00	9.33	2,380.00	2,625.00	245.00	9.33	4,500.00
4233 Window Contract	0.00	458.33	458.33	100.0	2,750.00	3,208.31	458.31	14.29	5,500.00
SPECIAL PROJECTS									
4321 Repair Concrete on Building W	0.00	1,416.67	1,416.67	100.0	1,000.00	9,916.69	8,916.69	89.92	17,000.00
4331 Roof Repair	0.00	666.67	666.67	100.0	0.00	4,666.69	4,666.69	100.0	8,000.00
SPECIAL ASSESSMENT									
4369 S/A - Elevator	378,000.00	0.00	-378,000.00	0	385,172.80	0.00	-385,172.80	0	0.00
UTILITIES									
4405 Cable	17,471.27	17,666.67	195.40	1.11	139,429.66	123,666.69	-15,762.97	-12.75	212,000.00
4410 Electricity	25,014.92	23,750.00	-1,264.92	-5.33	136,762.95	166,250.00	29,487.05	17.74	285,000.00
4415 Gas	6,987.90	3,166.67	-3,821.23	-120.6	25,495.79	22,166.69	-3,329.10	-15.02	38,000.00
4416 Gas Transportation	1,648.99	1,250.00	-398.99	-31.92	6,703.02	8,750.00	2,046.98	23.39	15,000.00
Gas Expense - Total	8,636.89	4,416.67	-4,220.22	-95.55	32,198.81	30,916.69	-1,282.12	-4.15	53,000.00
4420 Telephone	339.12	500.00	160.88	32.18	2,288.79	3,500.00	1,211.21	34.61	6,000.00
4425 Water & Sewer	29,306.12	33,333.33	4,027.21	12.08	170,808.07	233,333.31	62,525.24	26.80	400,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	0.00	750.00	750.00	100.0	5,428.00	5,250.00	-178.00	-3.39	9,000.00
5010 P/R Administration/Office	8,411.26	12,750.00	4,338.74	34.03	68,528.32	89,250.00	20,721.68	23.22	153,000.00
5025 P/R Maintenance	23,283.80	13,750.00	-9,533.80	-69.34	139,554.39	96,250.00	-43,304.39	-44.99	165,000.00
5032 P/R Pool	2,691.20	3,000.00	308.80	10.29	21,055.26	21,000.00	-55.26	-0.26	36,000.00
P/R Maintenance - Total	23,283.80	13,750.00	-9,533.80	-69.34	139,554.39	96,250.00	-43,304.39	-44.99	165,000.00
6000 Employee Health	3,258.99	2,750.00	-508.99	-18.51	26,129.39	19,250.00	-6,879.39	-35.74	33,000.00
6005 Holiday Gift Fund	0.00	750.00	750.00	100.0	8,143.83	5,250.00	-2,893.83	-55.12	9,000.00
6007 Special Events Fund	63.82	250.00	186.18	74.47	607.12	1,750.00	1,142.88	65.31	3,000.00
6010 P/R Tax - Fica	2,052.33	1,916.67	-135.66	-7.08	13,814.88	13,416.69	-398.19	-2.97	23,000.00
6020 P/R Tax Medicare	479.99	466.67	-13.32	-2.85	3,210.03	3,266.69	56.66	1.73	5,600.00
6030 P/R Tax Futa	550.54	83.33	-467.21	-560.6	692.61	583.31	-109.30	-18.74	1,000.00
6040 P/R Tax Suta	4,954.87	583.33	-4,371.54	-749.4	6,341.57	4,083.31	-2,258.26	-55.30	7,000.00

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
April 2015**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
Repayment of Loan									
6201 Interest Banco Popular Expens	0.00	130,000.00	130,000.00	100.0	257,960.84	390,000.00	132,039.16	33.86	520,000.00
6203 Loan from PP Recovery Acct	0.00	15,500.00	15,500.00	100.0	93,123.45	108,500.00	15,376.55	14.17	186,000.00
SUMMARY									
TOTAL ADMINISTRATIVE	<u>15,226.35</u>	<u>15,838.33</u>	<u>611.98</u>	<u>3.86</u>	<u>157,013.29</u>	<u>112,948.31</u>	<u>-44,064.98</u>	<u>-39.01</u>	<u>192,140.00</u>
TOTAL BUILDING MAINTENANCE	<u>16,129.37</u>	<u>29,225.00</u>	<u>13,095.63</u>	<u>44.81</u>	<u>144,526.89</u>	<u>204,575.00</u>	<u>60,048.11</u>	<u>29.35</u>	<u>350,700.00</u>
TOTAL SPECIAL ASSESSMENT	<u>378,000.00</u>	<u>0.00</u>	<u>-378,000.00</u>	<u>0</u>	<u>385,172.80</u>	<u>0.00</u>	<u>-385,172.80</u>	<u>0</u>	<u>0.00</u>
TOTAL FIXED CONTRACTS	<u>85,250.28</u>	<u>94,141.68</u>	<u>8,891.40</u>	<u>9.44</u>	<u>583,255.43</u>	<u>658,991.76</u>	<u>75,736.33</u>	<u>11.49</u>	<u>1,129,700.00</u>
TOTAL INTEREST EXPENSE	<u>0.00</u>	<u>145,500.00</u>	<u>145,500.00</u>	<u>100.0</u>	<u>351,084.29</u>	<u>498,500.00</u>	<u>147,415.71</u>	<u>29.57</u>	<u>706,000.00</u>
TOTAL PAYROLL, TAXES, BENEFIT	<u>45,746.80</u>	<u>37,050.00</u>	<u>-8,696.80</u>	<u>-23.47</u>	<u>293,505.40</u>	<u>259,350.00</u>	<u>-34,155.40</u>	<u>-13.17</u>	<u>444,600.00</u>
TOTAL SPECIAL PROJECTS	<u>0.00</u>	<u>2,083.34</u>	<u>2,083.34</u>	<u>100.0</u>	<u>1,000.00</u>	<u>14,583.38</u>	<u>13,583.38</u>	<u>93.14</u>	<u>25,000.00</u>
TOTAL UTILITIES	<u>80,768.32</u>	<u>79,666.67</u>	<u>-1,101.65</u>	<u>-1.38</u>	<u>481,488.28</u>	<u>557,666.69</u>	<u>76,178.41</u>	<u>13.66</u>	<u>956,000.00</u>
TOTAL EXPENSES	<u>621,121.12</u>	<u>403,505.02</u>	<u>-217,616.10</u>	<u>-53.93</u>	<u>2,397,046.38</u>	<u>2,306,615.14</u>	<u>-90,431.24</u>	<u>-3.92</u>	<u>3,804,140.00</u>
NET INCOME	<u><u>1,929,050.05</u></u>	<u><u>790,929.98</u></u>	<u><u>1,138,120.07</u></u>	<u><u>143.9</u></u>	<u><u>2,639,968.29</u></u>	<u><u>1,386,889.86</u></u>	<u><u>1,253,078.43</u></u>	<u><u>90.35</u></u>	<u><u>1,159,000.00</u></u>
ADJUSTMENTS									
1139 ST-Fire Alarm Sprinkler-8453	0.00	0.00	0.00	0	501,802.01	0.00	501,802.01	0	0.00
1400 Employee Advance	100.00	0.00	100.00	0	750.00	0.00	750.00	0	0.00
1920 Closing Costs	0.00	0.00	0.00	0	-2,450.00	0.00	-2,450.00	0	0.00
2230 Ins. Payable	-62,380.73	-76,250.00	13,869.27	18.19	-415,665.11	-533,750.00	118,084.89	22.12	-915,000.00
2240 Exchange	-1,375,000.0	0.00	-1,375,000.0	0	-350,198.00	0.00	-350,198.00	0	0.00
2370 Sales Tax Payable	13.08	0.00	13.08	0	-8.85	0.00	-8.85	0	0.00
2535 Principal Banco Popular Operat	0.00	-61,000.00	61,000.00	100.0	-9,383,973.31	-183,000.00	-9,200,973.31	-5,027	-244,000.00
2536 Bank of America Loan	0.00	0.00	0.00	0	7,000,000.00	0.00	7,000,000.00	0	0.00
2537 Bank of America Revolver Loan	-900,000.00	0.00	-900,000.00	0	100,000.00	0.00	100,000.00	0	0.00
TOTAL ADJUSTMENTS	<u>-2,337,267.6</u>	<u>-137,250.00</u>	<u>-2,200,017.6</u>	<u>-1,602</u>	<u>-2,549,743.26</u>	<u>-716,750.00</u>	<u>-1,832,993.26</u>	<u>-255.7</u>	<u>-1,159,000.00</u>
CASH FLOW	<u><u>-408,217.60</u></u>	<u><u>653,679.98</u></u>	<u><u>-1,061,897.5</u></u>	<u><u>-162.4</u></u>	<u><u>90,225.03</u></u>	<u><u>670,139.86</u></u>	<u><u>-579,914.83</u></u>	<u><u>-86.54</u></u>	<u><u>0.00</u></u>