

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	5,471.00	0.00	5,471.00	0	1,088,688.29	1,118,530.00	-29,841.71	-2.67	4,474,120.00
3115 Legal/ Lien Fees	0.00	1,000.00	-1,000.00	-100.0	2,513.95	3,000.00	-486.05	-16.20	12,000.00
3123 Storage	20.00	0.00	20.00	0	23,811.66	20,000.00	3,811.66	19.06	20,000.00
3125 Rentals-101/102/103/709	2,950.00	3,333.33	-383.33	-11.50	8,850.00	9,999.99	-1,149.99	-11.50	40,000.00
3130 Late Fees	125.00	416.67	-291.67	-70.00	1,060.00	1,250.01	-190.01	-15.20	5,000.00
3135 Remotes	350.00	208.33	141.67	68.00	675.00	624.99	50.01	8.00	2,500.00
3137 FOBS (Medeco) Keys	950.00	83.33	866.67	1,040.	1,450.00	249.99	1,200.01	480.0	1,000.00
3144 Parking - Contractor	51.00	0.00	51.00	0	93.00	0.00	93.00	0	0.00
3145 Parking - Valet	177.00	875.00	-698.00	-79.77	720.00	2,625.00	-1,905.00	-72.57	10,500.00
3146 Parking - Tickets	1,500.00	1,000.00	500.00	50.00	3,090.00	3,000.00	90.00	3.00	12,000.00
3147 Parking	893.63	700.00	193.63	27.66	2,290.25	2,100.00	190.25	9.06	8,400.00
3150 Repairs/Work Orders	2,078.50	3,916.67	-1,838.17	-46.93	6,901.75	11,750.01	-4,848.26	-41.26	47,000.00
3170 NSF Fees	0.00	41.67	-41.67	-100.0	150.00	125.01	24.99	19.99	500.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	50.00	99.99	-49.99	-49.99	400.00
3190 Copies/Fax/Stamps	109.02	83.33	25.69	30.83	322.84	249.99	72.85	29.14	1,000.00
3210 Application Fees	625.00	500.00	125.00	25.00	3,100.00	1,500.00	1,600.00	106.6	6,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	125.01	-125.01	-100.0	500.00
3215 Estoppel	300.00	333.33	-33.33	-10.00	2,100.00	999.99	1,100.01	110.0	4,000.00
3510 Laundry Income	1,400.00	1,400.00	0.00	0.00	3,665.78	4,200.00	-534.22	-12.72	16,800.00
3711 Recovered Income	0.00	6,666.67	-6,666.67	-100.0	0.00	20,000.01	-20,000.01	-100.0	80,000.00
3712 Interest Income	97.06	416.67	-319.61	-76.71	1,466.09	1,250.01	216.08	17.29	5,000.00
3715 Misc. Income	2,506.25	1,666.67	839.58	50.37	3,260.75	5,000.01	-1,739.26	-34.79	20,000.00
TOTAL INCOME	19,603.46	22,716.67	-3,113.21	-13.70	1,154,259.36	1,206,680.01	-52,420.65	-4.34	4,766,720.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	0.00	1,833.33	1,833.33	100.0	2,045.00	5,499.99	3,454.99	62.82	22,000.00
4007 Annual Fee - DBPR	2,080.00	0.00	-2,080.00	0	2,080.00	0.00	-2,080.00	0	0.00
4008 Application / Screening - Unit	425.00	625.00	200.00	32.00	1,825.00	1,875.00	50.00	2.67	7,500.00
4010 Bad Debt Expense	-720.00	6,506.58	7,226.58	111.0	-720.00	19,519.74	20,239.74	103.6	78,079.00
4012 Bank Charges	150.35	33.33	-117.02	-351.1	170.02	99.99	-70.03	-70.04	400.00
4015 Employee Gas	33.85	20.83	-13.02	-62.51	98.95	62.49	-36.46	-58.35	250.00
4024 Interest Expense	0.00	4.17	4.17	100.0	0.00	12.51	12.51	100.0	50.00
4025 Insurance-All Risk	0.00	0.00	0.00	0	-13,704.24	0.00	13,704.24	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	500.01	500.01	100.0	2,000.00
4029 Legal - Unit Owner Fees	2,733.84	1,000.00	-1,733.84	-173.3	2,888.76	3,000.00	111.24	3.71	12,000.00
4030 Legal - Non recoverable Attor	0.00	333.33	333.33	100.0	0.00	999.99	999.99	100.0	4,000.00
4031 Legal/Professional Fees	3,833.02	3,333.33	-499.69	-14.99	4,328.37	9,999.99	5,671.62	56.72	40,000.00
Legal Expense - Total	8,646.86	4,666.66	-3,980.20	-85.29	9,297.13	13,999.98	4,702.85	33.59	56,000.00
4033 Licenses, Fees & Permits	34.03	500.00	465.97	93.19	1,218.46	1,500.00	281.54	18.77	6,000.00
4034 Maint Fees - Units 104/709	0.00	0.00	0.00	0	4,618.00	2,500.00	-2,118.00	-84.72	10,000.00
4035 Misc. Administrative	872.95	1,500.00	627.05	41.80	1,352.34	4,500.00	3,147.66	69.95	18,000.00
4036 New Hire Fees	0.00	62.50	62.50	100.0	0.00	187.50	187.50	100.0	750.00
4039 Office Expense Kitchen	183.54	291.67	108.13	37.07	305.20	875.01	569.81	65.12	3,500.00
4042 Office Expenses	338.49	833.33	494.84	59.38	3,916.08	2,499.99	-1,416.09	-56.64	10,000.00
4043 Office Expense - Computers	551.13	125.00	-426.13	-340.9	3,068.38	375.00	-2,693.38	-718.2	1,500.00
Office Expense - Total	1,073.16	1,250.00	176.84	14.15	7,289.66	3,750.00	-3,539.66	-94.39	15,000.00
4046 Postage & Delivery	724.97	375.00	-349.97	-93.33	1,565.04	1,125.00	-440.04	-39.11	4,500.00
4050 Taxes (709/Laundry)	0.00	458.33	458.33	100.0	4,075.74	1,374.99	-2,700.75	-196.4	5,500.00
4052 Unit 709 Expenses	0.00	58.33	58.33	100.0	0.00	174.99	174.99	100.0	700.00
4056 Walkie-Talkies/Radios	0.00	104.17	104.17	100.0	977.45	312.51	-664.94	-212.7	1,250.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	83.33	83.33	100.0	259.15	249.99	-9.16	-3.66	1,000.00
4105 Cleaning Supplies - Paper	0.00	83.33	83.33	100.0	397.30	249.99	-147.31	-58.93	1,000.00
4109 Compactors	0.00	200.00	200.00	100.0	0.00	600.00	600.00	100.0	2,400.00
4111 Electrical Room	0.00	208.33	208.33	100.0	0.00	624.99	624.99	100.0	2,500.00
4113 Fire Alarm System	0.00	20.83	20.83	100.0	0.00	62.49	62.49	100.0	250.00
4115 Gym Maintenance	1,056.13	62.50	-993.63	-1,589	1,241.63	187.50	-1,054.13	-562.2	750.00
4119 Pool Maintenance Expense	1,099.88	847.25	-252.63	-29.82	2,869.43	2,541.75	-327.68	-12.89	10,167.00
4121 Pool Towel Expense	1,337.08	0.00	-1,337.08	0	1,821.21	0.00	-1,821.21	0	0.00
4123 Pool Equipment Expense	2,302.06	666.67	-1,635.39	-245.3	3,161.48	2,000.01	-1,161.47	-58.07	8,000.00
Pool Expense - Total	4,739.02	1,513.92	-3,225.10	-213.0	7,852.12	4,541.76	-3,310.36	-72.89	18,167.00
4127 Elevator Repair (begin use 10/0	0.00	2,083.33	2,083.33	100.0	962.50	6,249.99	5,287.49	84.60	25,000.00
4131 Landscaping	348.21	625.00	276.79	44.29	348.21	1,875.00	1,526.79	81.43	7,500.00
4133 Uniforms	70.59	125.00	54.41	43.53	166.79	375.00	208.21	55.52	1,500.00
4135 Unit Repairs Parts & Supplies	78.84	0.00	-78.84	0	3,029.37	0.00	-3,029.37	0	0.00
4137 Unit Trash Bags	0.00	83.33	83.33	100.0	543.50	249.99	-293.51	-117.4	1,000.00

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4140 Parts & Supplies	1,532.81	0.00	-1,532.81	0	1,856.22	0.00	-1,856.22	0	0.00
4150 Tools & Equipment	403.62	666.67	263.05	39.46	3,939.18	2,000.01	-1,939.17	-96.96	8,000.00
4159 Labor Contract - A/C	0.00	166.67	166.67	100.0	780.00	500.01	-279.99	-56.00	2,000.00
4161 Labor Contract - Carpets	-250.00	0.00	250.00	0	-250.00	0.00	250.00	0	0.00
4163 Labor Contract - Electrical	3,386.60	125.00	-3,261.60	-2,609	5,566.40	375.00	-5,191.40	-1,384	1,500.00
4165 Labor Contract - Gate & Arm R	0.00	125.00	125.00	100.0	445.20	375.00	-70.20	-18.72	1,500.00
4167 Labor Contract - Generator	0.00	104.17	104.17	100.0	0.00	312.51	312.51	100.0	1,250.00
4169 Labor Contract - Golf Carts	571.62	166.67	-404.95	-242.9	1,466.30	500.01	-966.29	-193.2	2,000.00
4171 Labor Contract - Locksmith	27.48	125.00	97.52	78.02	33.78	375.00	341.22	90.99	1,500.00
4173 Labor Contract - Painting	1,469.60	416.67	-1,052.93	-252.7	1,732.10	1,250.01	-482.09	-38.57	5,000.00
4175 Labor Contract - Plumbing	1,861.56	833.33	-1,028.23	-123.3	6,293.27	2,499.99	-3,793.28	-151.7	10,000.00
4177 Labor Contract - Structural	0.00	416.67	416.67	100.0	7,512.07	1,250.01	-6,262.06	-500.9	5,000.00
4179 Labor Contract - Welding	0.00	208.33	208.33	100.0	0.00	624.99	624.99	100.0	2,500.00
4181 Labor Contract - Misc	4,962.78	0.00	-4,962.78	0	8,748.78	0.00	-8,748.78	0	0.00
Labor Contract - Total	12,029.64	2,687.51	-9,342.13	-347.6	32,327.90	8,062.53	-24,265.37	-300.9	32,250.00
4185 Supplies - A/C	662.29	833.33	171.04	20.52	696.74	2,499.99	1,803.25	72.13	10,000.00
4187 Supplies - Carpet	0.00	62.50	62.50	100.0	0.00	187.50	187.50	100.0	750.00
4189 Supplies - Electrical	10,689.93	2,550.00	-8,139.93	-319.2	18,655.84	7,650.00	-11,005.84	-143.8	30,600.00
4191 Supplies - Painting	1,171.11	583.33	-587.78	-100.7	3,948.78	1,749.99	-2,198.79	-125.6	7,000.00
4193 Supplies - Plumbing	194.71	500.00	305.29	61.06	1,167.15	1,500.00	332.85	22.19	6,000.00
4195 Supplies - Structural	168.49	833.33	664.84	79.78	1,709.15	2,499.99	790.84	31.63	10,000.00
4197 Discounts Earned	-66.56	0.00	66.56	0	-208.01	0.00	208.01	0	0.00
Supplies - Total	14,352.78	5,362.49	-8,990.29	-167.6	27,825.87	16,087.47	-11,738.40	-72.97	64,350.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	3,547.00	3,547.00	100.0	0.00	10,641.00	10,641.00	100.0	42,564.00
4205 Elevator Contract	0.00	0.00	0.00	0	7,200.00	8,000.00	800.00	10.00	58,200.00
4207 Copier/Rental - (was 4041)	455.58	433.33	-22.25	-5.13	1,366.74	1,299.99	-66.75	-5.13	5,200.00
4209 Fire Alarm	0.00	200.00	200.00	100.0	212.71	600.00	387.29	64.55	2,400.00
4210 Housekeeping Contract	13,380.51	11,000.00	-2,380.51	-21.64	40,141.53	33,000.00	-7,141.53	-21.64	132,000.00
4215 Landscaping Contract	1,300.00	1,300.00	0.00	0.00	2,600.00	3,900.00	1,300.00	33.33	15,600.00
4217 Maintenance Contract	28,018.91	23,000.00	-5,018.91	-21.82	81,108.91	69,000.00	-12,108.91	-17.55	276,000.00
4220 Pest Control	153.70	600.00	446.30	74.38	4,511.10	1,800.00	-2,711.10	-150.6	7,200.00
4223 Phone Insurance Toshiba (was	121.80	158.33	36.53	23.07	365.40	474.99	109.59	23.07	1,900.00
4225 Security Contract	29,251.76	30,000.00	748.24	2.49	87,517.84	90,000.00	2,482.16	2.76	360,000.00
4229 Valet Contract	16,762.50	12,133.33	-4,629.17	-38.15	39,125.00	36,399.99	-2,725.01	-7.49	145,600.00
4230 Waste Removal Contract	7,348.33	6,825.00	-523.33	-7.67	20,655.99	20,475.00	-180.99	-0.88	81,900.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	1,020.00	1,200.00	180.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	1,250.01	1,250.01	100.0	5,000.00
4309 Fire Alarm Project	349.00	0.00	-349.00	0	349.00	0.00	-349.00	0	0.00
4315 Non-Contracted Supervisory Se	0.00	1,666.67	1,666.67	100.0	0.00	5,000.01	5,000.01	100.0	20,000.00
4321 Repair Concrete on Building W	0.00	416.67	416.67	100.0	0.00	1,250.01	1,250.01	100.0	5,000.00
4331 Roof Repair	0.00	0.00	0.00	0	60,000.00	50,000.00	-10,000.00	-20.00	50,000.00
4350 Storm Water Wells	0.00	23,083.33	23,083.33	100.0	2,918.00	69,249.99	66,331.99	95.79	277,000.00
UTILITIES									
4405 Cable	13,791.08	13,263.75	-527.33	-3.98	41,373.24	39,791.25	-1,581.99	-3.98	159,165.00
4410 Electricity	30,095.62	33,166.67	3,071.05	9.26	109,834.21	99,500.01	-10,334.20	-10.39	398,000.00
4415 Gas	2,861.03	4,333.33	1,472.30	33.98	8,271.19	12,999.99	4,728.80	36.38	52,000.00
4416 Gas Transportation	1,494.23	1,500.00	5.77	0.38	3,541.82	4,500.00	958.18	21.29	18,000.00
Gas Expense - Total	4,355.26	5,833.33	1,478.07	25.34	11,813.01	17,499.99	5,686.98	32.50	70,000.00
4420 Telephone	442.38	433.33	-9.05	-2.09	1,364.14	1,299.99	-64.15	-4.93	5,200.00
4425 Water & Sewer	31,340.14	27,083.33	-4,256.81	-15.72	91,478.80	81,249.99	-10,228.81	-12.59	325,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,570.94	1,250.00	-320.94	-25.68	1,435.49	3,750.00	2,314.51	61.72	15,000.00
5010 P/R Administration/Office	10,430.77	11,750.00	1,319.23	11.23	31,478.30	35,250.00	3,771.70	10.70	141,000.00
5014 P/R A/C	0.00	0.00	0.00	0	420.00	0.00	-420.00	0	0.00
5015 P/R Electrical	325.00	0.00	-325.00	0	1,555.00	0.00	-1,555.00	0	0.00
5025 P/R Maintenance	0.00	0.00	0.00	0	2,081.50	0.00	-2,081.50	0	0.00
5032 P/R Pool	4,252.50	3,375.00	-877.50	-26.00	12,926.25	10,125.00	-2,801.25	-27.67	40,500.00
5035 P/R Structural	0.00	0.00	0.00	0	1,200.00	0.00	-1,200.00	0	0.00
5080 P/RContractor Inspector	2,328.05	2,472.83	144.78	5.85	7,192.46	7,418.49	226.03	3.05	29,674.00
P/R Maintenance - Total	325.00	0.00	-325.00	0	5,256.50	0.00	-5,256.50	0	0.00
6000 Employee Health	3,989.53	554.17	-3,435.36	-619.9	10,616.74	1,662.51	-8,954.23	-538.6	6,650.00
6005 Holiday Gift Fund	4,969.10	6,000.00	1,030.90	17.18	5,769.10	6,000.00	230.90	3.85	6,000.00
6007 Additional Holiday Funds	0.00	333.33	333.33	100.0	0.00	999.99	999.99	100.0	4,000.00
6010 P/R Tax - Fica	1,482.98	1,301.50	-181.48	-13.94	4,475.47	3,904.50	-570.97	-14.62	15,618.00
6020 P/R Tax Medicare	0.00	304.42	304.42	100.0	0.00	913.26	913.26	100.0	3,653.00
6030 P/R Tax Futa	0.00	1,133.58	1,133.58	100.0	144.16	3,400.74	3,256.58	95.76	13,603.00

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6040 P/R Tax Suta	0.00	168.00	168.00	100.0	973.07	504.00	-469.07	-93.07	2,016.00
Repayment of Loan									
6201 Interest Banco Popular Expens	0.00	0.00	0.00	0	180,260.80	178,817.50	-1,443.30	-0.81	715,270.00
6202 Insurance Interest Expense	0.00	833.33	833.33	100.0	0.00	2,499.99	2,499.99	100.0	10,000.00
SUMMARY									
TOTAL ADMINISTRATIVE	<u>11,241.17</u>	<u>18,164.90</u>	<u>6,923.73</u>	<u>38.12</u>	<u>20,108.55</u>	<u>56,994.70</u>	<u>36,886.15</u>	<u>64.72</u>	<u>227,979.00</u>
TOTAL BUILDING MAINTENANCE	<u>33,078.83</u>	<u>13,805.57</u>	<u>-19,273.26</u>	<u>-139.6</u>	<u>78,893.52</u>	<u>41,416.71</u>	<u>-37,476.81</u>	<u>-90.49</u>	<u>165,667.00</u>
TOTAL FIXED CONTRACTS	<u>97,133.09</u>	<u>89,596.99</u>	<u>-7,536.10</u>	<u>-8.41</u>	<u>285,825.22</u>	<u>276,790.97</u>	<u>-9,034.25</u>	<u>-3.26</u>	<u>1,133,364.00</u>
TOTAL INTEREST EXPENSE	<u>0.00</u>	<u>833.33</u>	<u>833.33</u>	<u>100.0</u>	<u>180,260.80</u>	<u>181,317.49</u>	<u>1,056.69</u>	<u>0.58</u>	<u>725,270.00</u>
TOTAL PAYROLL, TAXES, BENEFIT	<u>29,348.87</u>	<u>28,642.83</u>	<u>-706.04</u>	<u>-2.46</u>	<u>80,267.54</u>	<u>73,928.49</u>	<u>-6,339.05</u>	<u>-8.57</u>	<u>277,714.00</u>
TOTAL SPECIAL PROJECTS	<u>349.00</u>	<u>25,583.34</u>	<u>25,234.34</u>	<u>98.64</u>	<u>63,267.00</u>	<u>126,750.02</u>	<u>63,483.02</u>	<u>50.09</u>	<u>357,000.00</u>
TOTAL UTILITIES	<u>80,024.48</u>	<u>79,780.41</u>	<u>-244.07</u>	<u>-0.31</u>	<u>255,863.40</u>	<u>239,341.23</u>	<u>-16,522.17</u>	<u>-6.90</u>	<u>957,365.00</u>
TOTAL EXPENSES	<u>251,175.44</u>	<u>256,407.37</u>	<u>5,231.93</u>	<u>2.04</u>	<u>964,486.03</u>	<u>996,539.61</u>	<u>32,053.58</u>	<u>3.22</u>	<u>3,844,359.00</u>
NET INCOME	<u>-231,571.98</u>	<u>-233,690.70</u>	<u>2,118.72</u>	<u>-0.91</u>	<u>189,773.33</u>	<u>210,140.40</u>	<u>-20,367.07</u>	<u>-9.69</u>	<u>922,361.00</u>
ADJUSTMENTS									
1400 Employee Advance	100.00	0.00	100.00	0	-300.00	0.00	-300.00	0	0.00
1510 Prepaid Expenses	0.00	0.00	0.00	0	18,000.00	0.00	18,000.00	0	0.00
2230 Ins. Payable	-54,902.21	-56,666.67	1,764.46	-3.11	-164,706.63	-170,000.01	5,293.38	-3.11	-680,000.00
2535 Principal Banco Popular Operat	0.00	0.00	0.00	0	-34,146.93	-35,590.25	1,443.32	-4.06	-142,361.00
TOTAL ADJUSTMENTS	<u>-54,802.21</u>	<u>-56,666.67</u>	<u>1,864.46</u>	<u>-3.29</u>	<u>-181,153.56</u>	<u>-205,590.26</u>	<u>24,436.70</u>	<u>-11.89</u>	<u>-822,361.00</u>
CASH FLOW	<u>-286,374.19</u>	<u>-290,357.37</u>	<u>3,983.18</u>	<u>-1.37</u>	<u>8,619.77</u>	<u>4,550.14</u>	<u>4,069.63</u>	<u>89.44</u>	<u>100,000.00</u>
CASH ACCOUNTS									
	<u>Beginning</u>					<u>Ending</u>			
1120 Suntrust - Escrow Rentals	74,444.46					76,422.29			
1121 Banco-Contractor Escrow	3,795.50					4,802.33			
1122 Banco-Small Expense	1,844.39					1,936.12			
1123 Money Market OP	19,141.77					19,161.99			
1124 MM Escrow (Rentals)	2,259.61					2,259.71			
1129 Suntrust - Signature Advantage	505,285.66					505,246.08			
1130 Banco-Operating	326,396.48					63,063.14			
1131 Banco-Payroll	1,502.44					1,502.57			
1136 Suntrust - Money Market	141,477.26					111,482.40			
1137 Suntrust - Payroll	<u>29,886.70</u>					<u>38,983.45</u>			
TOTAL CASH ACCOUNTS	<u>1,106,034.27</u>					<u>824,860.08</u>			