

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
Maintenance Income	29,956.52	0.00	29,956.52	0	2,181,870.52	2,237,466.00	-55,595.48	-2.48	4,474,120.00
Legal/ Lien Fees	192.83	0.00	192.83	0	4,519.40	0.00	4,519.40	0	0.00
Storage	933.37	0.00	933.37	0	16,857.15	0.00	16,857.15	0	0.00
Rentals-101/102/103	2,867.93	3,500.00	-632.07	-18.06	8,867.93	17,500.00	-8,632.07	-49.33	42,000.00
Late Fees	408.00	0.00	408.00	0	2,869.00	3,000.00	-131.00	-4.37	6,000.00
Remote & Gate Card	125.00	0.00	125.00	0	1,330.00	0.00	1,330.00	0	0.00
Medeco Keys	250.00	0.00	250.00	0	1,325.00	0.00	1,325.00	0	0.00
Parking	65.00	0.00	65.00	0	366.67	0.00	366.67	0	0.00
Repairs/Work Orders	3,094.75	3,500.00	-405.25	-11.58	22,902.59	17,500.00	5,402.59	30.87	42,000.00
NSF Fees	0.00	0.00	0.00	0	300.00	0.00	300.00	0	0.00
Copies/Fax/Stamps	183.36	0.00	183.36	0	428.23	0.00	428.23	0	0.00
Application Fees	175.00	500.00	-325.00	-65.00	3,800.00	2,500.00	1,300.00	52.00	6,000.00
Elevator Fees	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
Estoppel	375.00	0.00	375.00	0	2,875.00	0.00	2,875.00	0	0.00
Laundry Income	1,400.00	2,000.00	-600.00	-30.00	6,995.61	10,000.00	-3,004.39	-30.04	24,000.00
Recovered Income	4,464.00	0.00	4,464.00	0	35,163.65	0.00	35,163.65	0	0.00
Interest Income	212.94	0.00	212.94	0	3,090.49	0.00	3,090.49	0	0.00
Misc. Income	10,965.27	2,500.00	8,465.27	338.6	13,375.01	12,500.00	875.01	7.00	30,000.00
TOTAL INCOME	55,668.97	12,000.00	43,668.97	363.9	2,307,036.25	2,300,466.00	6,570.25	0.29	4,624,120.00
EXPENSES									
ADMINISTRATIVE									
Accounting	2,915.00	0.00	-2,915.00	0	18,606.00	10,000.00	-8,606.00	-86.06	12,000.00
Application / Screening - Unit	600.00	0.00	-600.00	0	2,750.00	0.00	-2,750.00	0	0.00
Bank Charges	124.00	0.00	-124.00	0	141.00	0.00	-141.00	0	0.00
Employee Gas	0.00	0.00	0.00	0	50.00	0.00	-50.00	0	0.00
Interest Expense	45.01	0.00	-45.01	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	4,647.00	10,000.00	5,353.00	53.53	24,000.00
Legal - Unit Owner Fees	106.00	0.00	-106.00	0	7,392.51	0.00	-7,392.51	0	0.00
Legal - Settlement Fees	0.00	0.00	0.00	0	310.80	0.00	-310.80	0	0.00
Legal/Professional Fees	2,821.00	4,500.00	1,679.00	37.31	17,905.86	22,500.00	4,594.14	20.42	54,000.00
Legal Expense - Total	2,927.00	4,500.00	1,573.00	34.96	25,609.17	22,500.00	-3,109.17	-13.82	54,000.00
Licenses, Fees & Permits	2,080.00	250.00	-1,830.00	-732.0	3,586.90	1,250.00	-2,336.90	-186.9	3,000.00
Maint Fees - Units 104/709	0.00	0.00	0.00	0	9,236.00	4,900.00	-4,336.00	-88.49	9,800.00
Misc. Administrative	3,304.21	0.00	-3,304.21	0	17,666.81	0.00	-17,666.81	0	0.00
New Hire Fees	53.50	0.00	-53.50	0	53.50	0.00	-53.50	0	0.00
Office Equipment - CIT Rental	121.80	0.00	-121.80	0	701.48	0.00	-701.48	0	0.00
Office Equipment Copier Rental	455.58	0.00	-455.58	0	2,337.90	0.00	-2,337.90	0	0.00
Office Expenses	827.32	2,500.00	1,672.68	66.91	4,844.04	12,500.00	7,655.96	61.25	30,000.00
Office Expense - Computers	1,028.66	0.00	-1,028.66	0	1,389.91	0.00	-1,389.91	0	0.00
Office Expense - Total	2,433.36	2,500.00	66.64	2.67	9,273.33	12,500.00	3,226.67	25.81	30,000.00
Postage & Delivery	57.99	600.00	542.01	90.34	2,677.97	1,800.00	-877.97	-48.78	3,600.00
Taxes	0.00	0.00	0.00	0	4,665.90	0.00	-4,665.90	0	1,190.00
Walkie-Talkies/Radios	0.00	0.00	0.00	0	363.57	0.00	-363.57	0	0.00
BUILDING MAINTENANCE									
Cleaning Supplies - Chemicals	137.88	500.00	362.12	72.42	368.38	2,500.00	2,131.62	85.26	6,000.00
Compactors	268.18	200.00	-68.18	-34.09	268.18	1,000.00	731.82	73.18	2,400.00
Electrical Room	4,100.00	0.00	-4,100.00	0	32,974.48	0.00	-32,974.48	0	0.00
Gym Maintenance	0.00	0.00	0.00	0	300.60	0.00	-300.60	0	0.00
Labor Contract - A/C	0.00	0.00	0.00	0	4,850.00	0.00	-4,850.00	0	0.00
Labor Contract - Electrical	3,519.50	0.00	-3,519.50	0	37,026.00	0.00	-37,026.00	0	0.00
Labor Contract - Plumbing	0.00	0.00	0.00	0	1,835.81	0.00	-1,835.81	0	0.00
Labor Contract - Structural	675.00	0.00	-675.00	0	5,105.39	0.00	-5,105.39	0	0.00
Labor Contract - Misc	605.76	5,000.00	4,394.24	87.88	23,542.99	25,000.00	1,457.01	5.83	60,000.00
Labor Contract - Total	4,800.26	5,000.00	199.74	3.99	72,360.19	25,000.00	-47,360.19	-189.4	60,000.00
Landscaping Contract	1,947.50	0.00	-1,947.50	0	13,786.89	7,800.00	-5,986.89	-76.76	15,600.00
Pool Maintenance Expense	626.84	2,500.00	1,873.16	74.93	4,529.81	12,500.00	7,970.19	63.76	30,000.00
Pool Equipment Expense	3,362.28	0.00	-3,362.28	0	7,804.83	0.00	-7,804.83	0	0.00
Pool Expense - Total	3,989.12	2,500.00	-1,489.12	-59.56	12,334.64	12,500.00	165.36	1.32	30,000.00
Parts & Supplies	1,699.95	6,000.00	4,300.05	71.67	8,199.97	30,000.00	21,800.03	72.67	72,000.00
Supplies - A/C	0.00	0.00	0.00	0	989.07	0.00	-989.07	0	0.00
Supplies - Carpet	0.00	0.00	0.00	0	366.87	0.00	-366.87	0	0.00
Supplies - Electrical	941.73	0.00	-941.73	0	19,015.91	0.00	-19,015.91	0	0.00
Supplies - Painting	422.49	0.00	-422.49	0	2,442.97	0.00	-2,442.97	0	0.00
Supplies - Plumbing	0.00	0.00	0.00	0	3,626.33	0.00	-3,626.33	0	0.00
Supplies - Structural	107.29	0.00	-107.29	0	1,578.68	0.00	-1,578.68	0	0.00

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Discounts Earned	0.00	0.00	0.00	0	-1,273.76	0.00	1,273.76	0	0.00
Supplies - Total	3,171.46	6,000.00	2,828.54	47.14	34,946.04	30,000.00	-4,946.04	-16.49	72,000.00
Tools & Equipment	892.91	0.00	-892.91	0	2,933.01	0.00	-2,933.01	0	0.00
Uniforms	392.10	400.00	7.90	1.98	2,288.83	2,000.00	-288.83	-14.44	4,800.00
Unit Repairs Parts & Supplies	283.75	0.00	-283.75	0	5,974.82	0.00	-5,974.82	0	0.00
FIXED CONTRACTS									
A/C Mech. Equip.	280.00	0.00	-280.00	0	280.00	0.00	-280.00	0	0.00
Chillers Contract	0.00	0.00	0.00	0	18,579.00	21,282.00	2,703.00	12.70	42,564.00
Elevator Contract	0.00	0.00	0.00	0	7,581.75	16,000.00	8,418.25	52.61	58,200.00
Elevator Repairs	0.00	0.00	0.00	0	7,500.00	0.00	-7,500.00	0	0.00
Housekeeping Contract	10,491.63	11,000.00	508.37	4.62	53,288.65	55,000.00	1,711.35	3.11	132,000.00
Pest Control Contract	0.00	600.00	600.00	100.0	4,502.60	3,000.00	-1,502.60	-50.09	7,200.00
Security Contract	26,623.17	30,000.00	3,376.83	11.26	135,955.03	150,000.00	14,044.97	9.36	360,000.00
Valet Contract	26,482.00	0.00	-26,482.00	0	80,446.00	80,298.00	-148.00	-0.18	160,596.00
Waste Removal Contract	6,387.84	6,825.00	437.16	6.41	40,725.22	34,125.00	-6,600.22	-19.34	81,900.00
Water Treatment Contract	340.00	400.00	60.00	15.00	1,700.00	2,000.00	300.00	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	5,301.65	15,000.00	9,698.35	64.66	5,301.65	75,000.00	69,698.35	92.93	168,000.00
UTILITIES									
Cable	0.00	0.00	0.00	0	52,047.40	70,800.00	18,752.60	26.49	159,165.00
Electricity	222.99	0.00	-222.99	0	172,352.93	183,600.00	11,247.07	6.13	408,000.00
Gas	5,049.51	8,400.00	3,350.49	39.89	24,942.78	42,000.00	17,057.22	40.61	100,800.00
Gas Transportation	1,921.39	0.00	-1,921.39	0	1,921.39	0.00	-1,921.39	0	0.00
Gas Expense - Total	6,970.90	8,400.00	1,429.10	17.01	26,864.17	42,000.00	15,135.83	36.04	100,800.00
Telephone	458.98	600.00	141.02	23.50	2,080.99	3,000.00	919.01	30.63	7,200.00
Telephone Maintenance	25.33	0.00	-25.33	0	75.99	0.00	-75.99	0	0.00
Water & Sewer	34,064.24	0.00	-34,064.24	0	148,024.85	129,600.00	-18,424.85	-14.22	288,000.00
PAYROLL, TAXES, BENEFITS									
P/R Administration/Office	14,645.39	17,500.00	2,854.61	16.31	59,665.94	87,500.00	27,834.06	31.81	212,500.00
P/R A/C	1,426.49	0.00	-1,426.49	0	1,426.49	0.00	-1,426.49	0	0.00
P/R Electrical	4,560.00	0.00	-4,560.00	0	19,754.89	0.00	-19,754.89	0	0.00
P/R Maintenance	11,282.00	27,200.00	15,918.00	58.52	56,270.64	136,000.00	79,729.36	58.62	326,400.00
P/R Painting	3,920.00	0.00	-3,920.00	0	24,759.43	0.00	-24,759.43	0	0.00
P/R Plumbing / Carpentry	0.00	0.00	0.00	0	15,290.00	0.00	-15,290.00	0	0.00
P/R Pool	3,466.75	3,900.00	433.25	11.11	20,371.75	19,500.00	-871.75	-4.47	46,800.00
P/R Structural	2,480.00	0.00	-2,480.00	0	11,412.00	0.00	-11,412.00	0	0.00
P/R Maintenance - Total	23,668.49	27,200.00	3,531.51	12.98	128,913.45	136,000.00	7,086.55	5.21	326,400.00
Employee Health	2,092.12	3,000.00	907.88	30.26	11,633.87	15,000.00	3,366.13	22.44	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	2,490.69	3,800.00	1,309.31	34.46	15,324.79	19,000.00	3,675.21	19.34	45,600.00
P/R Tax Medicare	0.00	800.00	800.00	100.0	0.00	4,000.00	4,000.00	100.0	9,600.00
P/R Tax Futa	0.00	100.00	100.00	100.0	285.67	500.00	214.33	42.87	1,200.00
P/R Tax Suta	0.00	300.00	300.00	100.0	1,507.52	1,500.00	-7.52	-0.50	3,600.00
Repayment of Loan									
Bank Interest Expense	0.00	0.00	0.00	0	364,785.78	360,790.86	-3,994.92	-1.11	715,270.10
Insurance Interest Expense	-813.46	0.00	813.46	0	-813.46	0.00	813.46	0	0.00
SUMMARY									
TOTAL ADMINISTRATIVE	14,540.07	9,850.00	-4,690.07	-47.61	101,265.86	62,950.00	-38,315.86	-60.87	137,590.00
TOTAL BUILDING MAINTENANCE	19,983.16	14,600.00	-5,383.16	-36.87	178,536.06	80,800.00	-97,736.06	-120.9	190,800.00
TOTAL FIXED CONTRACTS	70,604.64	48,825.00	-21,779.64	-44.61	350,558.25	361,705.00	11,146.75	3.08	847,260.00
TOTAL PAYROLL, TAXES, BENEFIT	46,363.44	56,600.00	10,236.56	18.09	243,243.28	289,000.00	45,756.72	15.83	687,700.00
TOTAL SPECIAL PROJECTS	5,301.65	15,000.00	9,698.35	64.66	5,553.87	75,000.00	69,446.13	92.59	168,000.00
TOTAL UTILITIES	41,742.44	9,000.00	-32,742.44	-363.8	401,446.33	429,000.00	27,553.67	6.42	963,165.00
TOTAL EXPENSES	197,721.94	153,875.00	-43,846.94	-28.50	1,644,575.97	1,659,245.86	14,669.89	0.88	3,709,785.10
NET INCOME	-142,052.97	-141,875.00	-177.97	0.13	662,460.28	641,220.14	21,240.14	3.31	914,334.90
ADJUSTMENTS									
Allowance for Doubtful Account	0.00	0.00	0.00	0	0.00	-40,000.00	40,000.00	100.0	-79,975.00
Employee Advance	550.00	0.00	550.00	0	-1,859.00	0.00	-1,859.00	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	-813.46	0.00	-813.46	0	-323,552.74	-270,000.00	-53,552.74	19.83	-692,000.00
Sales Tax Payable	82.07	0.00	82.07	0	82.07	0.00	82.07	0	0.00

