

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
February 2010

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	29,713.00	0.00	29,713.00	0	2,144,574.29	2,237,060.00	-92,485.71	-4.13	4,474,120.00
3115 Legal/ Lien Fees	279.00	1,000.00	-721.00	-72.10	3,004.95	5,000.00	-1,995.05	-39.90	12,000.00
3123 Storage	1,900.00	0.00	1,900.00	0	26,096.66	20,000.00	6,096.66	30.48	20,000.00
3125 Rentals-101/102/103/709	1,300.00	3,333.33	-2,033.33	-61.00	11,450.00	16,666.65	-5,216.65	-31.30	40,000.00
3130 Late Fees	375.00	416.67	-41.67	-10.00	2,010.00	2,083.35	-73.35	-3.52	5,000.00
3135 Remotes	150.00	208.33	-58.33	-28.00	1,100.00	1,041.65	58.35	5.60	2,500.00
3137 FOBS (Medeco) Keys	200.00	83.33	116.67	140.0	2,350.00	416.65	1,933.35	464.0	1,000.00
3144 Parking - Contractor	0.00	0.00	0.00	0	213.00	0.00	213.00	0	0.00
3145 Parking - Valet	489.00	875.00	-386.00	-44.11	1,827.00	4,375.00	-2,548.00	-58.24	10,500.00
3146 Parking - Tickets	1,209.00	1,000.00	209.00	20.90	5,699.00	5,000.00	699.00	13.98	12,000.00
3147 Parking	1,294.50	700.00	594.50	84.93	4,813.91	3,500.00	1,313.91	37.54	8,400.00
3150 Repairs/Work Orders	1,708.50	3,916.67	-2,208.17	-56.38	12,211.75	19,583.35	-7,371.60	-37.64	47,000.00
3170 NSF Fees	50.00	41.67	8.33	19.99	300.00	208.35	91.65	43.99	500.00
3175 Condo Docs	50.00	33.33	16.67	50.02	100.00	166.65	-66.65	-39.99	400.00
3190 Copies/Fax/Stamps	119.87	83.33	36.54	43.85	544.67	416.65	128.02	30.73	1,000.00
3210 Application Fees	800.00	500.00	300.00	60.00	4,925.00	2,500.00	2,425.00	97.00	6,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	250.00	208.35	41.65	19.99	500.00
3215 Estoppel	450.00	333.33	116.67	35.00	2,700.00	1,666.65	1,033.35	62.00	4,000.00
3510 Laundry Income	1,400.00	1,400.00	0.00	0.00	6,465.78	7,000.00	-534.22	-7.63	16,800.00
3711 Recovered Income	0.00	6,666.67	-6,666.67	-100.0	0.00	33,333.35	-33,333.35	-100.0	80,000.00
3712 Interest Income	0.00	416.67	-416.67	-100.0	1,592.44	2,083.35	-490.91	-23.56	5,000.00
3715 Misc. Income	-248.05	1,666.67	-1,914.72	-114.8	3,854.65	8,333.35	-4,478.70	-53.74	20,000.00
TOTAL INCOME	41,239.82	22,716.67	18,523.15	81.54	2,236,083.10	2,370,643.35	-134,560.25	-5.68	4,766,720.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	9,430.00	1,833.33	-7,596.67	-414.3	12,655.00	9,166.65	-3,488.35	-38.05	22,000.00
4007 Annual Fee - DBPR	0.00	0.00	0.00	0	2,080.00	0.00	-2,080.00	0	0.00
4008 Application / Screening - Unit	575.00	625.00	50.00	8.00	2,700.00	3,125.00	425.00	13.60	7,500.00
4010 Bad Debt Expense	0.00	6,506.58	6,506.58	100.0	0.00	32,532.90	32,532.90	100.0	78,079.00
4012 Bank Charges	0.00	33.33	33.33	100.0	182.97	166.65	-16.32	-9.79	400.00
4015 Employee Gas	44.50	20.83	-23.67	-113.6	204.30	104.15	-100.15	-96.16	250.00
4024 Interest Expense	0.00	4.17	4.17	100.0	0.00	20.85	20.85	100.0	50.00
4025 Insurance-All Risk	0.00	0.00	0.00	0	37,202.36	0.00	-37,202.36	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
4029 Legal - Unit Owner Fees	95.75	1,000.00	904.25	90.43	3,422.91	5,000.00	1,577.09	31.54	12,000.00
4030 Legal - Non recoverable Attor	0.00	333.33	333.33	100.0	0.00	1,666.65	1,666.65	100.0	4,000.00
4031 Legal/Professional Fees	1,997.21	3,333.33	1,336.12	40.08	6,637.07	16,666.65	10,029.58	60.18	40,000.00
Legal Expense - Total	2,092.96	4,666.66	2,573.70	55.15	12,139.98	23,333.30	11,193.32	47.97	56,000.00
4033 Licenses, Fees & Permits	595.70	500.00	-95.70	-19.14	2,081.66	2,500.00	418.34	16.73	6,000.00
4034 Maint Fees - Units 104/709	0.00	0.00	0.00	0	7,068.00	5,000.00	-2,068.00	-41.36	10,000.00
4035 Misc. Administrative	85.30	1,500.00	1,414.70	94.31	1,926.50	7,500.00	5,573.50	74.31	18,000.00
4036 New Hire Fees	0.00	62.50	62.50	100.0	0.00	312.50	312.50	100.0	750.00
4039 Office Expense Kitchen	90.08	291.67	201.59	69.12	467.36	1,458.35	990.99	67.95	3,500.00
4042 Office Expenses	550.54	833.33	282.79	33.93	4,976.24	4,166.65	-809.59	-19.43	10,000.00
4043 Office Expense - Computers	0.00	125.00	125.00	100.0	3,068.38	625.00	-2,443.38	-390.9	1,500.00
Office Expense - Total	640.62	1,250.00	609.38	48.75	8,511.98	6,250.00	-2,261.98	-36.19	15,000.00
4046 Postage & Delivery	995.72	375.00	-620.72	-165.5	2,666.57	1,875.00	-791.57	-42.22	4,500.00
4050 Taxes (709/Laundry)	0.00	458.33	458.33	100.0	4,075.74	2,291.65	-1,784.09	-77.85	5,500.00
4052 Unit 709 Expenses	0.00	58.33	58.33	100.0	0.00	291.65	291.65	100.0	700.00
4056 Walkie-Talkies/Radios	0.00	104.17	104.17	100.0	1,478.15	520.85	-957.30	-183.8	1,250.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	83.33	83.33	100.0	694.38	416.65	-277.73	-66.66	1,000.00
4105 Cleaning Supplies - Paper	0.00	83.33	83.33	100.0	397.30	416.65	19.35	4.64	1,000.00
4109 Compactors	0.00	200.00	200.00	100.0	0.00	1,000.00	1,000.00	100.0	2,400.00
4111 Electrical Room	0.00	208.33	208.33	100.0	0.00	1,041.65	1,041.65	100.0	2,500.00
4113 Fire Alarm System	212.71	20.83	-191.88	-921.1	212.71	104.15	-108.56	-104.2	250.00
4115 Gym Maintenance	227.03	62.50	-164.53	-263.2	1,468.66	312.50	-1,156.16	-369.9	750.00
4119 Pool Maintenance Expense	244.43	847.25	602.82	71.15	3,673.30	4,236.25	562.95	13.29	10,167.00
4121 Pool Towel Expense	-540.00	0.00	540.00	0	951.09	0.00	-951.09	0	0.00
4123 Pool Equipment Expense	202.36	666.67	464.31	69.65	6,950.65	3,333.35	-3,617.30	-108.5	8,000.00
Pool Expense - Total	-93.21	1,513.92	1,607.13	106.1	11,575.04	7,569.60	-4,005.44	-52.91	18,167.00
4127 Elevator Repair (begin use 10/0	0.00	2,083.33	2,083.33	100.0	24,962.50	10,416.65	-14,545.85	-139.6	25,000.00
4131 Landscaping	0.00	625.00	625.00	100.0	348.21	3,125.00	2,776.79	88.86	7,500.00
4133 Uniforms	0.00	125.00	125.00	100.0	166.79	625.00	458.21	73.31	1,500.00
4135 Unit Repairs Parts & Supplies	0.00	0.00	0.00	0	3,029.37	0.00	-3,029.37	0	0.00
4137 Unit Trash Bags	57.24	83.33	26.09	31.31	600.74	416.65	-184.09	-44.18	1,000.00

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4140 Parts & Supplies	278.57	0.00	-278.57	0	2,548.30	0.00	-2,548.30	0	0.00
4150 Tools & Equipment	3,159.97	666.67	-2,493.30	-373.9	13,930.69	3,333.35	-10,597.34	-317.9	8,000.00
4159 Labor Contract - A/C	0.00	166.67	166.67	100.0	1,888.00	833.35	-1,054.65	-126.5	2,000.00
4161 Labor Contract - Carpets	0.00	0.00	0.00	0	-250.00	0.00	250.00	0	0.00
4163 Labor Contract - Electrical	865.00	125.00	-740.00	-592.0	8,903.66	625.00	-8,278.66	-1,324	1,500.00
4165 Labor Contract - Gate & Arm R	750.00	125.00	-625.00	-500.0	1,945.20	625.00	-1,320.20	-211.2	1,500.00
4167 Labor Contract - Generator	0.00	104.17	104.17	100.0	1,686.35	520.85	-1,165.50	-223.7	1,250.00
4169 Labor Contract - Golf Carts	403.85	166.67	-237.18	-142.3	1,870.15	833.35	-1,036.80	-124.4	2,000.00
4171 Labor Contract - Locksmith	7.95	125.00	117.05	93.64	128.28	625.00	496.72	79.48	1,500.00
4173 Labor Contract - Painting	0.00	416.67	416.67	100.0	1,732.10	2,083.35	351.25	16.86	5,000.00
4175 Labor Contract - Plumbing	3,388.62	833.33	-2,555.29	-306.6	13,920.83	4,166.65	-9,754.18	-234.1	10,000.00
4177 Labor Contract - Structural	0.00	416.67	416.67	100.0	11,962.07	2,083.35	-9,878.72	-474.1	5,000.00
4179 Labor Contract - Welding	0.00	208.33	208.33	100.0	300.00	1,041.65	741.65	71.20	2,500.00
4181 Labor Contract - Misc	2,339.50	0.00	-2,339.50	0	11,504.28	0.00	-11,504.28	0	0.00
Labor Contract - Total	7,754.92	2,687.51	-5,067.41	-188.5	55,590.92	13,437.55	-42,153.37	-313.7	32,250.00
4185 Supplies - A/C	0.00	833.33	833.33	100.0	696.74	4,166.65	3,469.91	83.28	10,000.00
4187 Supplies - Carpet	0.00	62.50	62.50	100.0	0.00	312.50	312.50	100.0	750.00
4189 Supplies - Electrical	1,134.89	2,550.00	1,415.11	55.49	21,377.72	12,750.00	-8,627.72	-67.67	30,600.00
4191 Supplies - Painting	913.95	583.33	-330.62	-56.68	5,053.00	2,916.65	-2,136.35	-73.25	7,000.00
4193 Supplies - Plumbing	420.10	500.00	79.90	15.98	2,658.79	2,500.00	-158.79	-6.35	6,000.00
4195 Supplies - Structural	282.60	833.33	550.73	66.09	2,414.91	4,166.65	1,751.74	42.04	10,000.00
4197 Discounts Earned	-34.19	0.00	34.19	0	-282.73	0.00	282.73	0	0.00
Supplies - Total	2,995.92	5,362.49	2,366.57	44.13	34,466.73	26,812.45	-7,654.28	-28.55	64,350.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	3,547.00	3,547.00	100.0	4,290.00	17,735.00	13,445.00	75.81	42,564.00
4205 Elevator Contract	0.00	0.00	0.00	0	14,400.00	16,000.00	1,600.00	10.00	58,200.00
4207 Copier/Rental - (was 4041)	522.04	433.33	-88.71	-20.47	2,432.38	2,166.65	-265.73	-12.26	5,200.00
4209 Fire Alarm	0.00	200.00	200.00	100.0	212.71	1,000.00	787.29	78.73	2,400.00
4210 Housekeeping Contract	13,380.51	11,000.00	-2,380.51	-21.64	66,902.55	55,000.00	-11,902.55	-21.64	132,000.00
4215 Landscaping Contract	1,300.00	1,300.00	0.00	0.00	5,200.00	6,500.00	1,300.00	20.00	15,600.00
4217 Maintenance Contract	25,656.00	23,000.00	-2,656.00	-11.55	136,138.91	115,000.00	-21,138.91	-18.38	276,000.00
4220 Pest Control	153.70	600.00	446.30	74.38	4,818.50	3,000.00	-1,818.50	-60.62	7,200.00
4223 Phone Insurance Toshiba (was	121.80	158.33	36.53	23.07	609.00	791.65	182.65	23.07	1,900.00
4225 Security Contract	29,595.20	30,000.00	404.80	1.35	146,639.28	150,000.00	3,360.72	2.24	360,000.00
4229 Valet Contract	11,250.00	12,133.33	883.33	7.28	61,650.00	60,666.65	-983.35	-1.62	145,600.00
4230 Waste Removal Contract	7,373.27	6,825.00	-548.27	-8.03	35,364.63	34,125.00	-1,239.63	-3.63	81,900.00
4231 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									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	2,083.35	2,083.35	100.0	5,000.00
4309 Fire Alarm Project	85,000.00	0.00	-85,000.00	0	85,437.00	0.00	-85,437.00	0	0.00
4315 Non-Contracted Supervisory Se	0.00	1,666.67	1,666.67	100.0	0.00	8,333.35	8,333.35	100.0	20,000.00
4321 Repair Concrete on Building W	0.00	416.67	416.67	100.0	0.00	2,083.35	2,083.35	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	115,416.65	112,498.65	97.47	277,000.00
UTILITIES									
4405 Cable	13,791.08	13,263.75	-527.33	-3.98	68,955.40	66,318.75	-2,636.65	-3.98	159,165.00
4410 Electricity	20,448.07	33,166.67	12,718.60	38.35	140,436.43	165,833.35	25,396.92	15.31	398,000.00
4415 Gas	4,304.95	4,333.33	28.38	0.65	16,562.80	21,666.65	5,103.85	23.56	52,000.00
4416 Gas Transportation	0.00	1,500.00	1,500.00	100.0	5,150.68	7,500.00	2,349.32	31.32	18,000.00
Gas Expense - Total	4,304.95	5,833.33	1,528.38	26.20	21,713.48	29,166.65	7,453.17	25.55	70,000.00
4420 Telephone	454.41	433.33	-21.08	-4.86	2,262.28	2,166.65	-95.63	-4.41	5,200.00
4425 Water & Sewer	28,848.06	27,083.33	-1,764.73	-6.52	153,019.94	135,416.65	-17,603.29	-13.00	325,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	0.00	1,250.00	1,250.00	100.0	1,435.49	6,250.00	4,814.51	77.03	15,000.00
5010 P/R Administration/Office	10,262.76	11,750.00	1,487.24	12.66	52,143.83	58,750.00	6,606.17	11.24	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	2,205.00	0.00	-2,205.00	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	4,458.75	3,375.00	-1,083.75	-32.11	22,385.00	16,875.00	-5,510.00	-32.65	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/R Contractor Inspector	2,540.15	2,472.83	-67.32	-2.72	12,015.21	12,364.15	348.94	2.82	29,674.00
P/R Maintenance - Total	325.00	0.00	-325.00	0	5,906.50	0.00	-5,906.50	0	0.00
6000 Employee Health	-350.00	554.17	904.17	163.1	13,020.76	2,770.85	-10,249.91	-369.9	6,650.00
6005 Holiday Gift Fund	0.00	0.00	0.00	0	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	3,003.04	1,666.65	-1,336.39	-80.18	4,000.00
6010 P/R Tax - Fica	1,318.61	1,301.50	-17.11	-1.31	7,145.10	6,507.50	-637.60	-9.80	15,618.00
6020 P/R Tax Medicare	0.00	304.42	304.42	100.0	0.00	1,522.10	1,522.10	100.0	3,653.00
6030 P/R Tax Futa	0.00	1,133.58	1,133.58	100.0	192.73	5,667.90	5,475.17	96.60	13,603.00

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6040 P/R Tax Suta	0.00	168.00	168.00	100.0	1,300.92	840.00	-460.92	-54.87	2,016.00
Repayment of Loan									
6201 Interest Banco Popular Expens	0.00	0.00	0.00	0	359,950.80	357,635.00	-2,315.80	-0.65	715,270.00
6202 Insurance Interest Expense	0.00	833.33	833.33	100.0	1,030.91	4,166.65	3,135.74	75.26	10,000.00
6203 Loan from PP Recovery Acct	0.00	0.00	0.00	0	25,000.00	25,000.00	0.00	0.00	100,000.00
SUMMARY									
TOTAL ADMINISTRATIVE	14,459.80	18,164.90	3,705.10	20.40	92,893.21	95,824.50	2,931.29	3.06	227,979.00
TOTAL BUILDING MAINTENANCE	14,314.58	13,805.57	-509.01	-3.69	147,444.04	69,027.85	-78,416.19	-113.6	165,667.00
TOTAL FIXED CONTRACTS	89,692.52	89,596.99	-95.53	-0.11	480,357.96	463,984.95	-16,373.01	-3.53	1,133,364.00
TOTAL INTEREST EXPENSE	0.00	833.33	833.33	100.0	385,981.71	386,801.65	819.94	0.21	825,270.00
TOTAL PAYROLL, TAXES, BENEFI	18,555.27	22,642.83	4,087.56	18.05	124,317.68	119,214.15	-5,103.53	-4.28	277,714.00
TOTAL SPECIAL PROJECTS	85,000.00	25,583.34	-59,416.66	-232.2	148,355.00	177,916.70	29,561.70	16.62	357,000.00
TOTAL UTILITIES	67,846.57	79,780.41	11,933.84	14.96	386,387.53	398,902.05	12,514.52	3.14	957,365.00
TOTAL EXPENSES	289,868.74	250,407.37	-39,461.37	-15.76	1,765,737.13	1,711,671.85	-54,065.28	-3.16	3,944,359.00
NET INCOME	-248,628.92	-227,690.70	-20,938.22	9.20	470,345.97	658,971.50	-188,625.53	-28.62	822,361.00
ADJUSTMENTS									
1400 Employee Advance	-400.00	0.00	-400.00	0	-700.00	0.00	-700.00	0	0.00
1505 Prepaid Insurance	0.00	0.00	0.00	0	51,937.51	0.00	51,937.51	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	-274,511.05	-283,333.35	8,822.30	-3.11	-680,000.00
2370 Sales Tax Payable	0.00	0.00	0.00	0	-90.00	0.00	-90.00	0	0.00
2535 Principal Banco Popular Operat	0.00	0.00	0.00	0	-68,864.66	-71,180.50	2,315.84	-3.25	-142,361.00
TOTAL ADJUSTMENTS	-55,302.21	-56,666.67	1,364.46	-2.41	-274,228.20	-354,513.85	80,285.65	-22.65	-822,361.00
CASH FLOW	-303,931.13	-284,357.37	-19,573.76	6.88	196,117.77	304,457.65	-108,339.88	-35.58	0.00
CASH ACCOUNTS	Beginning								Ending
1120 Suntrust - Escrow Rentals	76,385.27								75,035.27
1121 Banco-Contractor Escrow	5,059.65								5,559.65
1122 Banco-Small Expense	1,449.52								2,844.21
1123 Money Market OP	19,180.92								19,180.92
1124 MM Escrow (Rentals)	2,259.80								2,259.80
1129 Suntrust - Signature Advantage	505,254.28								420,254.28
1130 Banco-Operating	476,686.89								279,291.34
1131 Banco-Payroll	1,502.69								1,502.69
1136 Suntrust - Money Market	174,765.55								174,765.55
1137 Suntrust - Payroll	49,595.64								31,040.37
1139 Fire Alarm Sprinkler Expense	25,000.00								25,000.00
TOTAL CASH ACCOUNTS	1,337,140.21								1,036,734.08