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

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
Maintenance Income	1,048,497.70	1,118,733.00	-70,235.30	-6.28	2,151,914.00	2,237,466.00	-85,552.00	-3.82	4,474,120.00
Legal/ Lien Fees	792.87	0.00	792.87	0	4,326.57	0.00	4,326.57	0	0.00
Storage	-35.00	0.00	-35.00	0	15,923.78	0.00	15,923.78	0	0.00
Rentals-101/102/103	1,500.00	3,500.00	-2,000.00	-57.14	6,000.00	14,000.00	-8,000.00	-57.14	42,000.00
Late Fees	1,042.00	1,500.00	-458.00	-30.53	2,461.00	3,000.00	-539.00	-17.97	6,000.00
Remote & Gate Card	210.00	0.00	210.00	0	1,205.00	0.00	1,205.00	0	0.00
Medeco Keys	175.00	0.00	175.00	0	1,075.00	0.00	1,075.00	0	0.00
Parking	30.00	0.00	30.00	0	301.67	0.00	301.67	0	0.00
Repairs/Work Orders	3,240.00	3,500.00	-260.00	-7.43	19,807.84	14,000.00	5,807.84	41.48	42,000.00
NSF Fees	50.00	0.00	50.00	0	300.00	0.00	300.00	0	0.00
Copies/Fax/Stamps	77.11	0.00	77.11	0	244.87	0.00	244.87	0	0.00
Application Fees	1,075.00	500.00	575.00	115.0	3,625.00	2,000.00	1,625.00	81.25	6,000.00
Elevator Fees	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
Estoppel	750.00	0.00	750.00	0	2,500.00	0.00	2,500.00	0	0.00
Laundry Income	1,400.00	2,000.00	-600.00	-30.00	5,595.61	8,000.00	-2,404.39	-30.05	24,000.00
Recovered Income	0.00	0.00	0.00	0	30,699.65	0.00	30,699.65	0	0.00
Interest Income	386.33	0.00	386.33	0	2,877.55	0.00	2,877.55	0	0.00
Misc. Income	502.25	2,500.00	-1,997.75	-79.91	2,409.74	10,000.00	-7,590.26	-75.90	30,000.00
TOTAL INCOME	1,059,693.26	1,132,233.00	-72,539.74	-6.41	2,251,367.28	2,288,466.00	-37,098.72	-1.62	4,624,120.00
EXPENSES									
ADMINISTRATIVE									
Accounting	10,329.50	1,000.00	-9,329.50	-932.9	15,691.00	10,000.00	-5,691.00	-56.91	12,000.00
Application / Screening	700.00	0.00	-700.00	0	2,150.00	0.00	-2,150.00	0	0.00
Bank Charges	0.00	0.00	0.00	0	17.00	0.00	-17.00	0	0.00
Employee Gas	0.00	0.00	0.00	0	50.00	0.00	-50.00	0	0.00
Insurance-Claims Deductible	1,893.70	0.00	-1,893.70	0	1,893.70	0.00	-1,893.70	0	0.00
Insurance-Workers Comp.	1,155.00	2,000.00	845.00	42.25	4,647.00	8,000.00	3,353.00	41.91	24,000.00
Legal - Unit Owner Fees	7,286.51	0.00	-7,286.51	0	7,286.51	0.00	-7,286.51	0	0.00
Legal - Settlement Fees	310.80	0.00	-310.80	0	310.80	0.00	-310.80	0	0.00
Legal/Professional Fees	-6,188.37	4,500.00	10,688.37	237.5	15,084.86	18,000.00	2,915.14	16.20	54,000.00
Legal Expense - Total	1,408.94	4,500.00	3,091.06	68.69	22,682.17	18,000.00	-4,682.17	-26.01	54,000.00
Licenses, Fees & Permits	117.50	250.00	132.50	53.00	1,506.90	1,000.00	-506.90	-50.69	3,000.00
MAINT FEES - UNIT 104/709	4,618.00	2,450.00	-2,168.00	-88.49	9,236.00	4,900.00	-4,336.00	-88.49	9,800.00
Misc. Administrative	1,888.50	0.00	-1,888.50	0	14,362.60	0.00	-14,362.60	0	0.00
Office Equipment - CIT Rental	121.80	0.00	-121.80	0	579.68	0.00	-579.68	0	0.00
Office Equipment Copier Rental	495.58	0.00	-495.58	0	1,882.32	0.00	-1,882.32	0	0.00
Office Expenses	530.76	2,500.00	1,969.24	78.77	4,016.72	10,000.00	5,983.28	59.83	30,000.00
Office Expense - Computers	361.25	0.00	-361.25	0	361.25	0.00	-361.25	0	0.00
Office Expense - Total	1,509.39	2,500.00	990.61	39.62	6,839.97	10,000.00	3,160.03	31.60	30,000.00
Postage & Delivery	1,431.34	0.00	-1,431.34	0	2,619.98	1,200.00	-1,419.98	-118.3	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	160.17	0.00	-160.17	0	363.57	0.00	-363.57	0	0.00
BUILDING MAINTENANCE									
Cleaning Supplies - Chemicals	0.00	500.00	500.00	100.0	230.50	2,000.00	1,769.50	88.48	6,000.00
Compactors	0.00	200.00	200.00	100.0	0.00	800.00	800.00	100.0	2,400.00
Electrical Room	8,261.05	0.00	-8,261.05	0	28,874.48	0.00	-28,874.48	0	0.00
Gym Maintenance	300.60	0.00	-300.60	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	9,169.50	0.00	-9,169.50	0	33,506.50	0.00	-33,506.50	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	275.00	0.00	-275.00	0	4,430.39	0.00	-4,430.39	0	0.00
Labor Contract - Misc	11,524.15	5,000.00	-6,524.15	-130.4	22,937.23	20,000.00	-2,937.23	-14.69	60,000.00
Labor Contract - Total	20,968.65	5,000.00	-15,968.65	-319.3	67,559.93	20,000.00	-47,559.93	-237.8	60,000.00
Landscaping Contract	5,293.75	3,900.00	-1,393.75	-35.74	11,839.39	7,800.00	-4,039.39	-51.79	15,600.00
Pool Maintenance Expense	978.11	2,500.00	1,521.89	60.88	3,902.97	10,000.00	6,097.03	60.97	30,000.00
Pool Equipment Expense	2,107.26	0.00	-2,107.26	0	4,442.55	0.00	-4,442.55	0	0.00
Pool Expense - Total	3,085.37	2,500.00	-585.37	-23.41	8,345.52	10,000.00	1,654.48	16.54	30,000.00
Parts & Supplies	687.15	6,000.00	5,312.85	88.55	6,500.02	24,000.00	17,499.98	72.92	72,000.00
Supplies - A/C	989.07	0.00	-989.07	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	2,272.93	0.00	-2,272.93	0	18,074.18	0.00	-18,074.18	0	0.00
Supplies - Painting	0.00	0.00	0.00	0	2,020.48	0.00	-2,020.48	0	0.00
Supplies - Plumbing	374.13	0.00	-374.13	0	3,626.33	0.00	-3,626.33	0	0.00
Supplies - Structural	0.00	0.00	0.00	0	1,471.39	0.00	-1,471.39	0	0.00
Discounts Earned	-16.31	0.00	16.31	0	-1,273.76	0.00	1,273.76	0	0.00
Supplies - Total	4,306.97	6,000.00	1,693.03	28.22	31,774.58	24,000.00	-7,774.58	-32.39	72,000.00

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Tools & Equipment	0.00	0.00	0.00	0	2,040.10	0.00	-2,040.10	0	0.00
Uniforms	97.39	400.00	302.61	75.65	1,896.73	1,600.00	-296.73	-18.55	4,800.00
Unit Repairs Parts & Supplies	4,801.06	0.00	-4,801.06	0	5,691.07	0.00	-5,691.07	0	0.00
FIXED CONTRACTS									
Chillers Contract	6,670.00	10,641.00	3,971.00	37.32	18,579.00	21,282.00	2,703.00	12.70	42,564.00
Elevator Contract	5,493.75	8,000.00	2,506.25	31.33	7,581.75	16,000.00	8,418.25	52.61	58,200.00
Elevator Repairs	300.00	0.00	-300.00	0	7,500.00	0.00	-7,500.00	0	0.00
Housekeeping Contract	10,491.63	11,000.00	508.37	4.62	42,797.02	44,000.00	1,202.98	2.73	132,000.00
Pest Control Contract	307.40	600.00	292.60	48.77	4,502.60	2,400.00	-2,102.60	-87.61	7,200.00
Security Contract	9,413.30	30,000.00	20,586.70	68.62	109,331.86	120,000.00	10,668.14	8.89	360,000.00
Valet Contract	216.00	40,149.00	39,933.00	99.46	53,964.00	80,298.00	26,334.00	32.80	160,596.00
Waste Removal Contract	7,153.64	6,825.00	-328.64	-4.82	34,337.38	27,300.00	-7,037.38	-25.78	81,900.00
Water Treatment Contract	340.00	400.00	60.00	15.00	1,360.00	1,600.00	240.00	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	0.00	60,000.00	60,000.00	100.0	168,000.00
UTILITIES									
Cable	13,011.85	31,500.00	18,488.15	58.69	52,047.40	70,800.00	18,752.60	26.49	159,165.00
Electricity	67,805.87	81,600.00	13,794.13	16.90	172,129.94	183,600.00	11,470.06	6.25	408,000.00
Gas	6,307.35	8,400.00	2,092.65	24.91	19,893.27	33,600.00	13,706.73	40.79	100,800.00
Telephone	547.15	600.00	52.85	8.81	1,622.01	2,400.00	777.99	32.42	7,200.00
Telephone Maintenance	0.00	0.00	0.00	0	50.66	0.00	-50.66	0	0.00
Water & Sewer	32,631.99	57,600.00	24,968.01	43.35	113,960.61	129,600.00	15,639.39	12.07	288,000.00
PAYROLL, TAXES, BENEFITS									
P/R Administration/Office	10,578.37	17,500.00	6,921.63	39.55	45,020.55	70,000.00	24,979.45	35.68	212,500.00
P/R Electrical	2,992.00	0.00	-2,992.00	0	15,194.89	0.00	-15,194.89	0	0.00
P/R Maintenance	11,380.00	27,200.00	15,820.00	58.16	44,988.64	108,800.00	63,811.36	58.65	326,400.00
P/R Painting	3,920.00	0.00	-3,920.00	0	20,839.43	0.00	-20,839.43	0	0.00
P/R Plumbing / Carpentry	3,400.00	0.00	-3,400.00	0	15,290.00	0.00	-15,290.00	0	0.00
P/R Pool	6,060.00	3,900.00	-2,160.00	-55.38	16,905.00	15,600.00	-1,305.00	-8.37	46,800.00
P/R Structural	2,240.00	0.00	-2,240.00	0	8,932.00	0.00	-8,932.00	0	0.00
P/R Maintenance - Total	23,932.00	27,200.00	3,268.00	12.01	105,244.96	108,800.00	3,555.04	3.27	326,400.00
Employee Health	2,092.12	3,000.00	907.88	30.26	9,541.75	12,000.00	2,458.25	20.49	36,000.00
Holiday Gift Fund	168.76	0.00	-168.76	0	5,540.29	6,000.00	459.71	7.66	6,000.00
P/R Tax - Fica	3,004.32	3,800.00	795.68	20.94	12,834.10	15,200.00	2,365.90	15.57	45,600.00
P/R Tax Medicare	0.00	800.00	800.00	100.0	0.00	3,200.00	3,200.00	100.0	9,600.00
P/R Tax Futa	223.21	100.00	-123.21	-123.2	285.67	400.00	114.33	28.58	1,200.00
P/R Tax Suta	1,125.75	300.00	-825.75	-275.2	1,507.52	1,200.00	-307.52	-25.63	3,600.00
Repayment of Loan									
Bank Interest Expense	182,157.16	178,162.24	-3,994.92	-2.24	364,785.78	360,790.86	-3,994.92	-1.11	715,270.10
SUMMARY									
TOTAL ADMINISTRATIVE	25,212.04	12,700.00	-12,512.04	-98.52	86,725.79	53,100.00	-33,625.79	-63.33	137,590.00
TOTAL BUILDING MAINTENANCE	47,114.84	18,500.00	-28,614.84	-154.6	158,552.90	66,200.00	-92,352.90	-139.5	190,800.00
TOTAL FIXED CONTRACTS	40,385.72	107,615.00	67,229.28	62.47	279,953.61	312,880.00	32,926.39	10.52	847,260.00
TOTAL PAYROLL, TAXES, BENEFI	47,184.53	56,600.00	9,415.47	16.64	196,879.84	232,400.00	35,520.16	15.28	687,700.00
TOTAL SPECIAL PROJECTS	0.00	15,000.00	15,000.00	100.0	252.22	60,000.00	59,747.78	99.58	168,000.00
TOTAL UTILITIES	120,304.21	179,700.00	59,395.79	33.05	359,703.89	420,000.00	60,296.11	14.36	963,165.00
TOTAL EXPENSES	462,358.50	568,277.24	105,918.74	18.64	1,446,854.03	1,505,370.86	58,516.83	3.89	3,709,785.10
NET INCOME	597,334.76	563,955.76	33,379.00	5.92	804,513.25	783,095.14	21,418.11	2.74	914,334.90
ADJUSTMENTS									
Employee Advance	-550.00	0.00	-550.00	0	-2,409.00	0.00	-2,409.00	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	-160,545.10	-108,000.00	-52,545.10	48.65	-322,739.28	-270,000.00	-52,739.28	19.53	-692,000.00
Federal Withholding Payable	36.12	0.00	36.12	0	1.12	0.00	1.12	0	0.00
FICA Tax Payable	120.13	0.00	120.13	0	60.06	0.00	60.06	0	0.00
Banco Popular Operating Loan	-32,250.57	-36,245.49	3,994.92	-11.02	-64,029.68	-68,024.60	3,994.92	-5.87	-142,360.82
TOTAL ADJUSTMENTS	-193,189.42	-144,245.49	-48,943.93	33.93	-398,558.77	-338,024.60	-60,534.17	17.91	-834,360.82
CASH FLOW	404,145.34	419,710.27	-15,564.93	-3.71	405,954.48	445,070.54	-39,116.06	-8.79	79,974.08
Beginning Cash	17,238.94								

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Ending Balance	449,641.62								