

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	1,026,173.00	1,118,530.00	-92,357.00	-8.26	2,114,861.29	2,237,060.00	-122,198.71	-5.46	4,474,120.00
3115 Legal/ Lien Fees	212.00	1,000.00	-788.00	-78.80	2,725.95	4,000.00	-1,274.05	-31.85	12,000.00
3123 Storage	385.00	0.00	385.00	0	24,196.66	20,000.00	4,196.66	20.98	20,000.00
3125 Rentals-101/102/103/709	1,300.00	3,333.33	-2,033.33	-61.00	10,150.00	13,333.32	-3,183.32	-23.87	40,000.00
3130 Late Fees	575.00	416.67	158.33	38.00	1,635.00	1,666.68	-31.68	-1.90	5,000.00
3135 Remotes	275.00	208.33	66.67	32.00	950.00	833.32	116.68	14.00	2,500.00
3137 FOBS (Medeco) Keys	700.00	83.33	616.67	740.0	2,150.00	333.32	1,816.68	545.0	1,000.00
3144 Parking - Contractor	120.00	0.00	120.00	0	213.00	0.00	213.00	0	0.00
3145 Parking - Valet	618.00	875.00	-257.00	-29.37	1,338.00	3,500.00	-2,162.00	-61.77	10,500.00
3146 Parking - Tickets	1,400.00	1,000.00	400.00	40.00	4,490.00	4,000.00	490.00	12.25	12,000.00
3147 Parking	1,229.16	700.00	529.16	75.59	3,519.41	2,800.00	719.41	25.69	8,400.00
3150 Repairs/Work Orders	3,601.50	3,916.67	-315.17	-8.05	10,503.25	15,666.68	-5,163.43	-32.96	47,000.00
3170 NSF Fees	100.00	41.67	58.33	139.9	250.00	166.68	83.32	49.99	500.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	50.00	133.32	-83.32	-62.50	400.00
3190 Copies/Fax/Stamps	101.96	83.33	18.63	22.36	424.80	333.32	91.48	27.45	1,000.00
3210 Application Fees	1,025.00	500.00	525.00	105.0	4,125.00	2,000.00	2,125.00	106.2	6,000.00
3212 Elevator Fees	250.00	41.67	208.33	499.9	250.00	166.68	83.32	49.99	500.00
3215 Estoppel	150.00	333.33	-183.33	-55.00	2,250.00	1,333.32	916.68	68.75	4,000.00
3510 Laundry Income	1,400.00	1,400.00	0.00	0.00	5,065.78	5,600.00	-534.22	-9.54	16,800.00
3711 Recovered Income	0.00	6,666.67	-6,666.67	-100.0	0.00	26,666.68	-26,666.68	-100.0	80,000.00
3712 Interest Income	126.35	416.67	-290.32	-69.68	1,592.44	1,666.68	-74.24	-4.45	5,000.00
3715 Misc. Income	841.95	1,666.67	-824.72	-49.48	4,102.70	6,666.68	-2,563.98	-38.46	20,000.00
TOTAL INCOME	1,040,583.92	1,141,246.67	-100,662.75	-8.82	2,194,843.28	2,347,926.68	-153,083.40	-6.52	4,766,720.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,180.00	1,833.33	653.33	35.64	3,225.00	7,333.32	4,108.32	56.02	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	300.00	625.00	325.00	52.00	2,125.00	2,500.00	375.00	15.00	7,500.00
4010 Bad Debt Expense	720.00	6,506.58	5,786.58	88.93	0.00	26,026.32	26,026.32	100.0	78,079.00
4012 Bank Charges	12.95	33.33	20.38	61.15	182.97	133.32	-49.65	-37.24	400.00
4015 Employee Gas	60.85	20.83	-40.02	-192.1	159.80	83.32	-76.48	-91.79	250.00
4024 Interest Expense	0.00	4.17	4.17	100.0	0.00	16.68	16.68	100.0	50.00
4025 Insurance-All Risk	50,906.60	0.00	-50,906.60	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	666.68	666.68	100.0	2,000.00
4029 Legal - Unit Owner Fees	438.40	1,000.00	561.60	56.16	3,327.16	4,000.00	672.84	16.82	12,000.00
4030 Legal - Non recoverable Attor	0.00	333.33	333.33	100.0	0.00	1,333.32	1,333.32	100.0	4,000.00
4031 Legal/Professional Fees	311.49	3,333.33	3,021.84	90.66	4,639.86	13,333.32	8,693.46	65.20	40,000.00
Legal Expense - Total	749.89	4,666.66	3,916.77	83.93	10,047.02	18,666.64	8,619.62	46.18	56,000.00
4033 Licenses, Fees & Permits	267.50	500.00	232.50	46.50	1,485.96	2,000.00	514.04	25.70	6,000.00
4034 Maint Fees - Units 104/709	2,450.00	2,500.00	50.00	2.00	7,068.00	5,000.00	-2,068.00	-41.36	10,000.00
4035 Misc. Administrative	488.86	1,500.00	1,011.14	67.41	1,841.20	6,000.00	4,158.80	69.31	18,000.00
4036 New Hire Fees	0.00	62.50	62.50	100.0	0.00	250.00	250.00	100.0	750.00
4039 Office Expense Kitchen	72.08	291.67	219.59	75.29	377.28	1,166.68	789.40	67.66	3,500.00
4042 Office Expenses	509.62	833.33	323.71	38.85	4,425.70	3,333.32	-1,092.38	-32.77	10,000.00
4043 Office Expense - Computers	0.00	125.00	125.00	100.0	3,068.38	500.00	-2,568.38	-513.6	1,500.00
Office Expense - Total	581.70	1,250.00	668.30	53.46	7,871.36	5,000.00	-2,871.36	-57.43	15,000.00
4046 Postage & Delivery	105.81	375.00	269.19	71.78	1,670.85	1,500.00	-170.85	-11.39	4,500.00
4050 Taxes (709/Laundry)	0.00	458.33	458.33	100.0	4,075.74	1,833.32	-2,242.42	-122.3	5,500.00
4052 Unit 709 Expenses	0.00	58.33	58.33	100.0	0.00	233.32	233.32	100.0	700.00
4056 Walkie-Talkies/Radios	500.70	104.17	-396.53	-380.6	1,478.15	416.68	-1,061.47	-254.7	1,250.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	435.23	83.33	-351.90	-422.3	694.38	333.32	-361.06	-108.3	1,000.00
4105 Cleaning Supplies - Paper	0.00	83.33	83.33	100.0	397.30	333.32	-63.98	-19.19	1,000.00
4109 Compactors	0.00	200.00	200.00	100.0	0.00	800.00	800.00	100.0	2,400.00
4111 Electrical Room	0.00	208.33	208.33	100.0	0.00	833.32	833.32	100.0	2,500.00
4113 Fire Alarm System	0.00	20.83	20.83	100.0	0.00	83.32	83.32	100.0	250.00
4115 Gym Maintenance	0.00	62.50	62.50	100.0	1,241.63	250.00	-991.63	-396.6	750.00
4119 Pool Maintenance Expense	559.44	847.25	287.81	33.97	3,428.87	3,389.00	-39.87	-1.18	10,167.00
4121 Pool Towel Expense	-330.12	0.00	330.12	0	1,491.09	0.00	-1,491.09	0	0.00
4123 Pool Equipment Expense	3,586.81	666.67	-2,920.14	-438.0	6,748.29	2,666.68	-4,081.61	-153.0	8,000.00
Pool Expense - Total	3,816.13	1,513.92	-2,302.21	-152.0	11,668.25	6,055.68	-5,612.57	-92.68	18,167.00
4127 Elevator Repair (begin use 10/0	24,000.00	2,083.33	-21,916.67	-1,052	24,962.50	8,333.32	-16,629.18	-199.5	25,000.00
4131 Landscaping	0.00	625.00	625.00	100.0	348.21	2,500.00	2,151.79	86.07	7,500.00
4133 Uniforms	0.00	125.00	125.00	100.0	166.79	500.00	333.21	66.64	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	0.00	83.33	83.33	100.0	543.50	333.32	-210.18	-63.06	1,000.00

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4140 Parts & Supplies	413.51	0.00	-413.51	0	2,269.73	0.00	-2,269.73	0	0.00
4150 Tools & Equipment	6,831.54	666.67	-6,164.87	-924.7	10,770.72	2,666.68	-8,104.04	-303.9	8,000.00
4159 Labor Contract - A/C	1,108.00	166.67	-941.33	-564.7	1,888.00	666.68	-1,221.32	-183.1	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	2,472.26	125.00	-2,347.26	-1,877	8,038.66	500.00	-7,538.66	-1,507	1,500.00
4165 Labor Contract - Gate & Arm R	750.00	125.00	-625.00	-500.0	1,195.20	500.00	-695.20	-139.0	1,500.00
4167 Labor Contract - Generator	1,686.35	104.17	-1,582.18	-1,518	1,686.35	416.68	-1,269.67	-304.7	1,250.00
4169 Labor Contract - Golf Carts	0.00	166.67	166.67	100.0	1,466.30	666.68	-799.62	-119.9	2,000.00
4171 Labor Contract - Locksmith	86.55	125.00	38.45	30.76	120.33	500.00	379.67	75.93	1,500.00
4173 Labor Contract - Painting	0.00	416.67	416.67	100.0	1,732.10	1,666.68	-65.42	-3.93	5,000.00
4175 Labor Contract - Plumbing	4,238.94	833.33	-3,405.61	-408.6	10,532.21	3,333.32	-7,198.89	-215.9	10,000.00
4177 Labor Contract - Structural	4,450.00	416.67	-4,033.33	-967.9	11,962.07	1,666.68	-10,295.39	-617.7	5,000.00
4179 Labor Contract - Welding	300.00	208.33	-91.67	-44.00	300.00	833.32	533.32	64.00	2,500.00
4181 Labor Contract - Misc	416.00	0.00	-416.00	0	9,164.78	0.00	-9,164.78	0	0.00
Labor Contract - Total	15,508.10	2,687.51	-12,820.59	-477.0	47,836.00	10,750.04	-37,085.96	-344.9	32,250.00
4185 Supplies - A/C	0.00	833.33	833.33	100.0	696.74	3,333.32	2,636.58	79.10	10,000.00
4187 Supplies - Carpet	0.00	62.50	62.50	100.0	0.00	250.00	250.00	100.0	750.00
4189 Supplies - Electrical	1,586.99	2,550.00	963.01	37.77	20,242.83	10,200.00	-10,042.83	-98.46	30,600.00
4191 Supplies - Painting	190.27	583.33	393.06	67.38	4,139.05	2,333.32	-1,805.73	-77.39	7,000.00
4193 Supplies - Plumbing	1,071.54	500.00	-571.54	-114.3	2,238.69	2,000.00	-238.69	-11.93	6,000.00
4195 Supplies - Structural	423.16	833.33	410.17	49.22	2,132.31	3,333.32	1,201.01	36.03	10,000.00
4197 Discounts Earned	-40.53	0.00	40.53	0	-248.54	0.00	248.54	0	0.00
Supplies - Total	3,644.94	5,362.49	1,717.55	32.03	31,470.81	21,449.96	-10,020.85	-46.72	64,350.00
FIXED CONTRACTS									
4203 Chillers Contract	4,290.00	3,547.00	-743.00	-20.95	4,290.00	14,188.00	9,898.00	69.76	42,564.00
4205 Elevator Contract	7,200.00	8,000.00	800.00	10.00	14,400.00	16,000.00	1,600.00	10.00	58,200.00
4207 Copier/Rental - (was 4041)	543.60	433.33	-110.27	-25.45	1,910.34	1,733.32	-177.02	-10.21	5,200.00
4209 Fire Alarm	0.00	200.00	200.00	100.0	212.71	800.00	587.29	73.41	2,400.00
4210 Housekeeping Contract	13,380.51	11,000.00	-2,380.51	-21.64	53,522.04	44,000.00	-9,522.04	-21.64	132,000.00
4215 Landscaping Contract	1,300.00	1,300.00	0.00	0.00	3,900.00	5,200.00	1,300.00	25.00	15,600.00
4217 Maintenance Contract	29,374.00	23,000.00	-6,374.00	-27.71	110,482.91	92,000.00	-18,482.91	-20.09	276,000.00
4220 Pest Control	153.70	600.00	446.30	74.38	4,664.80	2,400.00	-2,264.80	-94.37	7,200.00
4223 Phone Insurance Toshiba (was	121.80	158.33	36.53	23.07	487.20	633.32	146.12	23.07	1,900.00
4225 Security Contract	29,526.24	30,000.00	473.76	1.58	117,044.08	120,000.00	2,955.92	2.46	360,000.00
4229 Valet Contract	11,275.00	12,133.33	858.33	7.07	50,400.00	48,533.32	-1,866.68	-3.85	145,600.00
4230 Waste Removal Contract	7,335.37	6,825.00	-510.37	-7.48	27,991.36	27,300.00	-691.36	-2.53	81,900.00
4231 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									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	1,666.68	1,666.68	100.0	5,000.00
4309 Fire Alarm Project	88.00	0.00	-88.00	0	437.00	0.00	-437.00	0	0.00
4315 Non-Contracted Supervisory Se	0.00	1,666.67	1,666.67	100.0	0.00	6,666.68	6,666.68	100.0	20,000.00
4321 Repair Concrete on Building W	0.00	416.67	416.67	100.0	0.00	1,666.68	1,666.68	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	92,333.32	89,415.32	96.84	277,000.00
UTILITIES									
4405 Cable	13,791.08	13,263.75	-527.33	-3.98	55,164.32	53,055.00	-2,109.32	-3.98	159,165.00
4410 Electricity	10,154.15	33,166.67	23,012.52	69.38	119,988.36	132,666.68	12,678.32	9.56	398,000.00
4415 Gas	3,986.66	4,333.33	346.67	8.00	12,257.85	17,333.32	5,075.47	29.28	52,000.00
4416 Gas Transportation	1,608.86	1,500.00	-108.86	-7.26	5,150.68	6,000.00	849.32	14.16	18,000.00
Gas Expense - Total	5,595.52	5,833.33	237.81	4.08	17,408.53	23,333.32	5,924.79	25.39	70,000.00
4420 Telephone	443.73	433.33	-10.40	-2.40	1,807.87	1,733.32	-74.55	-4.30	5,200.00
4425 Water & Sewer	32,693.08	27,083.33	-5,609.75	-20.71	124,171.88	108,333.32	-15,838.56	-14.62	325,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	0.00	1,250.00	1,250.00	100.0	1,435.49	5,000.00	3,564.51	71.29	15,000.00
5010 P/R Administration/Office	10,402.77	11,750.00	1,347.23	11.47	41,881.07	47,000.00	5,118.93	10.89	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	1,880.00	0.00	-1,880.00	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	5,000.00	3,375.00	-1,625.00	-48.15	17,926.25	13,500.00	-4,426.25	-32.79	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	2,282.60	2,472.83	190.23	7.69	9,475.06	9,891.32	416.26	4.21	29,674.00
P/R Maintenance - Total	325.00	0.00	-325.00	0	5,581.50	0.00	-5,581.50	0	0.00
6000 Employee Health	2,754.02	554.17	-2,199.85	-396.9	13,370.76	2,216.68	-11,154.08	-503.1	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	3,003.04	333.33	-2,669.71	-800.9	3,003.04	1,333.32	-1,669.72	-125.2	4,000.00
6010 P/R Tax - Fica	1,351.02	1,301.50	-49.52	-3.80	5,826.49	5,206.00	-620.49	-11.92	15,618.00
6020 P/R Tax Medicare	0.00	304.42	304.42	100.0	0.00	1,217.68	1,217.68	100.0	3,653.00
6030 P/R Tax Futa	48.57	1,133.58	1,085.01	95.72	192.73	4,534.32	4,341.59	95.75	13,603.00

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6040 P/R Tax Suta	327.85	168.00	-159.85	-95.15	1,300.92	672.00	-628.92	-93.59	2,016.00
Repayment of Loan									
6201 Interest Banco Popular Expens	179,690.00	178,817.50	-872.50	-0.49	359,950.80	357,635.00	-2,315.80	-0.65	715,270.00
6202 Insurance Interest Expense	1,030.91	833.33	-197.58	-23.71	1,030.91	3,333.32	2,302.41	69.07	10,000.00
6203 Loan from PP Recovery Acct	25,000.00	0.00	-25,000.00	0	25,000.00	25,000.00	0.00	0.00	100,000.00
SUMMARY									
TOTAL ADMINISTRATIVE	58,324.86	20,664.90	-37,659.96	-182.2	78,433.41	77,659.60	-773.81	-1.00	227,979.00
TOTAL BUILDING MAINTENANCE	54,235.94	13,805.57	-40,430.37	-292.8	133,129.46	55,222.28	-77,907.18	-141.0	165,667.00
TOTAL FIXED CONTRACTS	104,840.22	97,596.99	-7,243.23	-7.42	390,665.44	374,387.96	-16,277.48	-4.35	1,133,364.00
TOTAL INTEREST EXPENSE	205,720.91	179,650.83	-26,070.08	-14.51	385,981.71	385,968.32	-13.39	0.00	825,270.00
TOTAL PAYROLL, TAXES, BENEFI	25,494.87	22,642.83	-2,852.04	-12.60	105,762.41	96,571.32	-9,191.09	-9.52	277,714.00
TOTAL SPECIAL PROJECTS	88.00	25,583.34	25,495.34	99.66	63,355.00	152,333.36	88,978.36	58.41	357,000.00
TOTAL UTILITIES	62,677.56	79,780.41	17,102.85	21.44	318,540.96	319,121.64	580.68	0.18	957,365.00
TOTAL EXPENSES	511,382.36	439,724.87	-71,657.49	-16.30	1,475,868.39	1,461,264.48	-14,603.91	-1.00	3,944,359.00
NET INCOME	529,201.56	701,521.80	-172,320.24	-24.56	718,974.89	886,662.20	-167,687.31	-18.91	822,361.00
ADJUSTMENTS									
1400 Employee Advance	0.00	0.00	0.00	0	-300.00	0.00	-300.00	0	0.00
1505 Prepaid Insurance	51,937.51	0.00	51,937.51	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	-219,608.84	-226,666.68	7,057.84	-3.11	-680,000.00
2370 Sales Tax Payable	-90.00	0.00	-90.00	0	-90.00	0.00	-90.00	0	0.00
2535 Principal Banco Popular Operat	-34,717.73	-35,590.25	872.52	-2.45	-68,864.66	-71,180.50	2,315.84	-3.25	-142,361.00
TOTAL ADJUSTMENTS	-37,772.43	-92,256.92	54,484.49	-59.06	-218,925.99	-297,847.18	78,921.19	-26.50	-822,361.00
CASH FLOW	491,429.13	609,264.88	-117,835.75	-19.34	500,048.90	588,815.02	-88,766.12	-15.08	0.00
CASH ACCOUNTS									
	Beginning		Ending						
1120 Suntrust - Escrow Rentals	76,422.29		76,385.27						
1121 Banco-Contractor Escrow	4,802.33		5,059.65						
1122 Banco-Small Expense	1,936.12		1,449.52						
1123 Money Market OP	19,161.99		19,180.92						
1124 MM Escrow (Rentals)	2,259.71		2,259.80						
1129 Suntrust - Signature Advantage	505,246.08		505,254.28						
1130 Banco-Operating	63,063.14		476,686.89						
1131 Banco-Payroll	1,502.57		1,502.69						
1136 Suntrust - Money Market	111,482.40		174,765.55						
1137 Suntrust - Payroll	38,983.45		49,595.64						
1139 Fire Alarm Sprinkler Expense	0.00		25,000.00						
TOTAL CASH ACCOUNTS	824,860.08		1,337,140.21						