

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
Maintenance Income	1,058,315.70	1,117,921.00	-59,605.30	-5.33	4,347,270.64	4,474,120.00	-126,849.36	-2.84	4,474,120.00
Legal/ Lien Fees	587.04	0.00	587.04	0	11,013.01	0.00	11,013.01	0	0.00
Storage	450.00	0.00	450.00	0	19,567.57	0.00	19,567.57	0	0.00
Rentals-101/102/103/709	2,950.00	3,500.00	-550.00	-15.71	22,250.00	35,000.00	-12,750.00	-36.43	42,000.00
Late Fees	625.00	1,500.00	-875.00	-58.33	4,832.38	6,000.00	-1,167.62	-19.46	6,000.00
Remote & Gate Card	300.00	0.00	300.00	0	2,615.00	0.00	2,615.00	0	0.00
Medeco Keys	1,000.00	0.00	1,000.00	0	3,375.00	0.00	3,375.00	0	0.00
Parking	30.00	0.00	30.00	0	856.67	0.00	856.67	0	0.00
Repairs/Work Orders	3,630.00	3,500.00	130.00	3.71	35,845.60	35,000.00	845.60	2.42	42,000.00
NSF Fees	100.00	0.00	100.00	0	600.00	0.00	600.00	0	0.00
Condo Docs	50.00	0.00	50.00	0	50.00	0.00	50.00	0	0.00
Copies/Fax/Stamps	84.59	0.00	84.59	0	914.23	0.00	914.23	0	0.00
Application Fees	925.00	500.00	425.00	85.00	7,825.00	5,000.00	2,825.00	56.50	6,000.00
Elevator Fees	0.00	0.00	0.00	0	300.00	0.00	300.00	0	0.00
Estoppel	300.00	0.00	300.00	0	4,975.00	0.00	4,975.00	0	0.00
Laundry Income	1,400.00	2,000.00	-600.00	-30.00	12,595.61	20,000.00	-7,404.39	-37.02	24,000.00
Recovered Income	5,340.77	0.00	5,340.77	0	54,420.47	0.00	54,420.47	0	0.00
Interest Income	353.90	0.00	353.90	0	4,907.69	0.00	4,907.69	0	0.00
Misc. Income	502.25	2,500.00	-1,997.75	-79.91	22,833.58	25,000.00	-2,166.42	-8.67	30,000.00
<b>TOTAL INCOME</b>	<b>1,076,944.25</b>	<b>1,131,421.00</b>	<b>-54,476.75</b>	<b>-4.81</b>	<b>4,557,047.45</b>	<b>4,600,120.00</b>	<b>-43,072.55</b>	<b>-0.94</b>	<b>4,624,120.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
Accounting	2,655.00	1,000.00	-1,655.00	-165.5	26,721.00	12,000.00	-14,721.00	-122.6	12,000.00
Application / Screening - Unit	400.00	0.00	-400.00	0	4,853.50	0.00	-4,853.50	0	0.00
Bad Debt Expense	7,214.25	0.00	-7,214.25	0	7,214.25	0.00	-7,214.25	0	0.00
Bank Charges	37.30	0.00	-37.30	0	394.92	0.00	-394.92	0	0.00
Employee Gas	97.90	0.00	-97.90	0	564.07	0.00	-564.07	0	0.00
Interest Expense	0.00	0.00	0.00	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.	872.40	2,000.00	1,127.60	56.38	16,467.40	20,000.00	3,532.60	17.66	24,000.00
Legal - Unit Owner Fees	0.00	0.00	0.00	0	12,021.18	0.00	-12,021.18	0	0.00
Legal - Settlement Fees	0.00	0.00	0.00	0	3,668.04	0.00	-3,668.04	0	0.00
Legal/Professional Fees	406.40	4,500.00	4,093.60	90.97	33,806.72	45,000.00	11,193.28	24.87	54,000.00
Legal Expense - Total	406.40	4,500.00	4,093.60	90.97	49,495.94	45,000.00	-4,495.94	-9.99	54,000.00
Licenses, Fees & Permits	0.00	250.00	250.00	100.0	6,005.15	2,500.00	-3,505.15	-140.2	3,000.00
Maint Fees - Units 104/709	2,450.00	2,450.00	0.00	0.00	14,136.00	9,800.00	-4,336.00	-44.24	9,800.00
Misc. Administrative	846.93	0.00	-846.93	0	22,440.62	0.00	-22,440.62	0	0.00
New Hire Fees	0.00	0.00	0.00	0	235.50	0.00	-235.50	0	0.00
Office Equipment - CIT Rental	121.80	0.00	-121.80	0	1,310.48	0.00	-1,310.48	0	0.00
Office Equipment Copier Rental	455.58	0.00	-455.58	0	4,756.60	0.00	-4,756.60	0	0.00
Office Expenses	1,180.65	2,500.00	1,319.35	52.77	8,532.97	25,000.00	16,467.03	65.87	30,000.00
Office Expense - Computers	0.00	0.00	0.00	0	2,250.39	0.00	-2,250.39	0	0.00
Office Expense - Total	1,758.03	2,500.00	741.97	29.68	16,850.44	25,000.00	8,149.56	32.60	30,000.00
Postage & Delivery	418.99	0.00	-418.99	0	4,467.79	3,000.00	-1,467.79	-48.93	3,600.00
Taxes	0.00	0.00	0.00	0	5,426.44	1,190.00	-4,236.44	-356.0	1,190.00
Unit 709 Expenses	0.00	0.00	0.00	0	465.09	0.00	-465.09	0	0.00
Walkie-Talkies/Radios	79.00	0.00	-79.00	0	2,681.27	0.00	-2,681.27	0	0.00
<b>BUILDING MAINTENANCE</b>									
Cleaning Supplies - Chemicals	259.15	500.00	240.85	48.17	828.65	5,000.00	4,171.35	83.43	6,000.00
Cleaning Supplies - Paper	0.00	0.00	0.00	0	620.14	0.00	-620.14	0	0.00
Compactors	0.00	200.00	200.00	100.0	1,096.04	2,000.00	903.96	45.20	2,400.00
Electrical Room	0.00	0.00	0.00	0	43,885.68	0.00	-43,885.68	0	0.00
Fire Alarm System	0.00	0.00	0.00	0	564.96	0.00	-564.96	0	0.00
Gym Maintenance	0.00	0.00	0.00	0	1,594.36	0.00	-1,594.36	0	0.00
Labor Contract - A/C	636.00	0.00	-636.00	0	6,316.37	0.00	-6,316.37	0	0.00
Labor Contract - Electrical	160.50	0.00	-160.50	0	38,136.50	0.00	-38,136.50	0	0.00
Labor Contract - Painting	1,136.50	0.00	-1,136.50	0	1,136.50	0.00	-1,136.50	0	0.00
Labor Contract - Plumbing	1,427.54	0.00	-1,427.54	0	6,860.98	0.00	-6,860.98	0	0.00
Labor Contract - Structural	4,500.00	0.00	-4,500.00	0	12,805.39	0.00	-12,805.39	0	0.00
Labor Contract - Welding	2,000.00	0.00	-2,000.00	0	2,000.00	0.00	-2,000.00	0	0.00
Labor Contract - Misc	16,457.13	5,000.00	-11,457.13	-229.1	67,566.96	50,000.00	-17,566.96	-35.13	60,000.00
Labor Contract - Total	26,317.67	5,000.00	-21,317.67	-426.3	134,822.70	50,000.00	-84,822.70	-169.6	60,000.00
Landscaping Contract	4,143.75	3,900.00	-243.75	-6.25	24,323.89	15,600.00	-8,723.89	-55.92	15,600.00
Pool Maintenance Expense	1,260.89	2,500.00	1,239.11	49.56	8,902.02	25,000.00	16,097.98	64.39	30,000.00
Pool Equipment Expense	251.44	0.00	-251.44	0	9,572.96	0.00	-9,572.96	0	0.00
Pool Expense - Total	1,512.33	2,500.00	987.67	39.51	18,474.98	25,000.00	6,525.02	26.10	30,000.00

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**July 2009**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Parts & Supplies	2,651.44	6,000.00	3,348.56	55.81	18,879.69	60,000.00	41,120.31	68.53	72,000.00
Supplies - A/C	0.00	0.00	0.00	0	1,358.17	0.00	-1,358.17	0	0.00
Supplies - Carpet	0.00	0.00	0.00	0	766.87	0.00	-766.87	0	0.00
Supplies - Electrical	2,091.76	0.00	-2,091.76	0	30,008.10	0.00	-30,008.10	0	0.00
Supplies - Painting	19.38	0.00	-19.38	0	4,704.17	0.00	-4,704.17	0	0.00
Supplies - Plumbing	4.01	0.00	-4.01	0	4,656.04	0.00	-4,656.04	0	0.00
Supplies - Structural	0.00	0.00	0.00	0	4,537.61	0.00	-4,537.61	0	0.00
Discounts Earned	-50.36	0.00	50.36	0	-1,557.38	0.00	1,557.38	0	0.00
Supplies - Total	4,716.23	6,000.00	1,283.77	21.40	63,353.27	60,000.00	-3,353.27	-5.59	72,000.00
Tools & Equipment	2,485.64	0.00	-2,485.64	0	7,140.75	0.00	-7,140.75	0	0.00
Uniforms	72.03	400.00	327.97	81.99	3,553.44	4,000.00	446.56	11.16	4,800.00
Unit Repairs Parts & Supplies	2,664.62	0.00	-2,664.62	0	13,036.49	0.00	-13,036.49	0	0.00
Unit Trash Bags	0.00	0.00	0.00	0	829.59	0.00	-829.59	0	0.00
<b>FIXED CONTRACTS</b>									
A/C Mech. Equip.	0.00	0.00	0.00	0	1,540.00	0.00	-1,540.00	0	0.00
Chillers Contract	4,170.00	10,641.00	6,471.00	60.81	26,919.00	42,564.00	15,645.00	36.76	42,564.00
Elevator Contract	7,200.00	8,000.00	800.00	10.00	21,981.75	32,000.00	10,018.25	31.31	58,200.00
Elevator Repairs	962.50	0.00	-962.50	0	11,812.50	0.00	-11,812.50	0	0.00
Housekeeping Contract	13,236.07	11,000.00	-2,236.07	-20.33	113,980.12	110,000.00	-3,980.12	-3.62	132,000.00
Pest Control Contract	153.70	600.00	446.30	74.38	5,271.10	6,000.00	728.90	12.15	7,200.00
Security Contract	29,391.68	30,000.00	608.32	2.03	294,504.32	300,000.00	5,495.68	1.83	360,000.00
Valet Contract	13,383.00	40,149.00	26,766.00	66.67	133,444.00	160,596.00	27,152.00	16.91	160,596.00
Waste Removal Contract	7,340.91	6,825.00	-515.91	-7.56	69,789.83	68,250.00	-1,539.83	-2.26	81,900.00
Water Treatment Contract	340.00	400.00	60.00	15.00	3,400.00	4,000.00	600.00	15.00	4,800.00
<b>SPECIAL PROJECTS</b>									
Hot Water Heaters	0.00	0.00	0.00	0	252.22	0.00	-252.22	0	0.00
Storm Water Wells	8,190.00	15,000.00	6,810.00	45.40	16,241.65	150,000.00	133,758.35	89.17	168,000.00
<b>UTILITIES</b>									
Cable	13,791.08	33,000.00	19,208.92	58.21	119,444.34	150,900.00	31,455.66	20.85	159,165.00
Electricity	41,058.54	81,600.00	40,541.46	49.68	320,012.15	387,600.00	67,587.85	17.44	408,000.00
Gas	7,885.32	8,400.00	514.68	6.13	45,563.30	84,000.00	38,436.70	45.76	100,800.00
Gas Transportation	1,141.51	0.00	-1,141.51	0	8,719.49	0.00	-8,719.49	0	0.00
Gas Expense - Total	9,026.83	8,400.00	-626.83	-7.46	54,282.79	84,000.00	29,717.21	35.38	100,800.00
Telephone	505.79	600.00	94.21	15.70	4,526.30	6,000.00	1,473.70	24.56	7,200.00
Telephone Maintenance	0.00	0.00	0.00	0	164.63	0.00	-164.63	0	0.00
Water & Sewer	30,394.06	57,600.00	27,205.94	47.23	312,592.40	273,600.00	-38,992.40	-14.25	288,000.00
<b>PAYROLL, TAXES, BENEFITS</b>									
P/R Administration/Office	18,928.70	18,000.00	-928.70	-5.16	143,920.40	176,500.00	32,579.60	18.46	212,500.00
P/R A/C	2,966.25	0.00	-2,966.25	0	16,981.24	0.00	-16,981.24	0	0.00
P/R Electrical	3,495.00	0.00	-3,495.00	0	38,351.39	0.00	-38,351.39	0	0.00
P/R Maintenance	6,538.50	27,200.00	20,661.50	75.96	108,964.81	272,000.00	163,035.19	59.94	326,400.00
P/R Painting	0.00	0.00	0.00	0	31,719.31	0.00	-31,719.31	0	0.00
P/R Plumbing / Carpentry	2,422.50	0.00	-2,422.50	0	28,055.00	0.00	-28,055.00	0	0.00
P/R Pool	4,930.13	3,900.00	-1,030.13	-26.41	42,253.13	39,000.00	-3,253.13	-8.34	46,800.00
P/R Structural	2,400.00	0.00	-2,400.00	0	24,612.00	0.00	-24,612.00	0	0.00
P/R Contractor Inspector	2,282.60	0.00	-2,282.60	0	11,668.20	0.00	-11,668.20	0	0.00
P/R Maintenance - Total	17,822.25	27,200.00	9,377.75	34.48	248,683.75	272,000.00	23,316.25	8.57	326,400.00
Employee Health	2,783.20	3,000.00	216.80	7.23	22,158.55	30,000.00	7,841.45	26.14	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	3,296.30	3,800.00	503.70	13.26	33,208.88	38,000.00	4,791.12	12.61	45,600.00
P/R Tax Medicare	0.00	800.00	800.00	100.0	0.00	8,000.00	8,000.00	100.0	9,600.00
P/R Tax Futa	239.29	100.00	-139.29	-139.2	1,395.71	1,000.00	-395.71	-39.57	1,200.00
P/R Tax Suta	1,615.21	300.00	-1,315.21	-438.4	8,445.19	3,000.00	-5,445.19	-181.5	3,600.00
<b>Repayment of Loan</b>									
Bank Interest Expense	180,838.39	176,928.64	-3,909.75	-2.21	721,274.69	715,270.10	-6,004.59	-0.84	715,270.10
Insurance Interest Expense	0.00	0.00	0.00	0	-813.46	0.00	813.46	0	0.00
<b>SUMMARY</b>									
TOTAL ADMINISTRATIVE	17,236.20	12,700.00	-4,536.20	-35.72	180,358.09	118,490.00	-61,868.09	-52.21	137,590.00
TOTAL BUILDING MAINTENANCE	42,171.42	18,500.00	-23,671.42	-127.9	314,124.94	161,600.00	-152,524.94	-94.38	190,800.00
TOTAL FIXED CONTRACTS	76,177.86	107,615.00	31,437.14	29.21	682,642.62	723,410.00	40,767.38	5.64	847,260.00
TOTAL INTEREST EXPENSE	180,838.39	176,928.64	-3,909.75	-2.21	720,461.23	715,270.10	-5,191.13	-0.73	715,270.10
TOTAL PAYROLL, TAXES, BENEFIT	51,897.68	57,100.00	5,202.32	9.11	517,274.10	573,500.00	56,225.90	9.80	687,700.00
TOTAL SPECIAL PROJECTS	8,190.00	15,000.00	6,810.00	45.40	16,493.87	150,000.00	133,506.13	89.00	168,000.00
TOTAL UTILITIES	94,776.30	181,200.00	86,423.70	47.70	811,022.61	902,100.00	91,077.39	10.10	963,165.00
TOTAL EXPENSES	471,287.85	569,043.64	97,755.79	17.18	3,242,377.46	3,344,370.10	101,992.64	3.05	3,709,785.10

