

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
Maintenance Income	6,847.00	0.00	6,847.00	0	3,288,954.94	3,356,199.00	-67,244.06	-2.00	4,474,120.00
Legal/ Lien Fees	980.84	0.00	980.84	0	10,425.97	0.00	10,425.97	0	0.00
Storage	1,971.92	0.00	1,971.92	0	19,117.57	0.00	19,117.57	0	0.00
Rentals-101/102/103/709	2,950.00	3,500.00	-550.00	-15.71	19,300.00	31,500.00	-12,200.00	-38.73	42,000.00
Late Fees	125.00	0.00	125.00	0	4,207.38	4,500.00	-292.62	-6.50	6,000.00
Remote & Gate Card	250.00	0.00	250.00	0	2,315.00	0.00	2,315.00	0	0.00
Medeco Keys	200.00	0.00	200.00	0	2,375.00	0.00	2,375.00	0	0.00
Parking	60.00	0.00	60.00	0	826.67	0.00	826.67	0	0.00
Repairs/Work Orders	2,016.50	3,500.00	-1,483.50	-42.39	32,215.60	31,500.00	715.60	2.27	42,000.00
NSF Fees	0.00	0.00	0.00	0	500.00	0.00	500.00	0	0.00
Copies/Fax/Stamps	78.00	0.00	78.00	0	829.64	0.00	829.64	0	0.00
Application Fees	475.00	500.00	-25.00	-5.00	6,900.00	4,500.00	2,400.00	53.33	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	4,675.00	0.00	4,675.00	0	0.00
Laundry Income	1,400.00	2,000.00	-600.00	-30.00	11,195.61	18,000.00	-6,804.39	-37.80	24,000.00
Recovered Income	0.00	0.00	0.00	0	49,079.70	0.00	49,079.70	0	0.00
Interest Income	290.69	0.00	290.69	0	4,544.77	0.00	4,544.77	0	0.00
Misc. Income	62.25	2,500.00	-2,437.75	-97.51	22,331.33	22,500.00	-168.67	-0.75	30,000.00
TOTAL INCOME	18,007.20	12,000.00	6,007.20	50.06	3,480,094.18	3,468,699.00	11,395.18	0.33	4,624,120.00
EXPENSES									
ADMINISTRATIVE									
Accounting	1,860.00	0.00	-1,860.00	0	24,066.00	11,000.00	-13,066.00	-118.7	12,000.00
Application / Screening - Unit	528.50	0.00	-528.50	0	4,453.50	0.00	-4,453.50	0	0.00
Bank Charges	-22.00	0.00	22.00	0	357.62	0.00	-357.62	0	0.00
Employee Gas	159.50	0.00	-159.50	0	466.17	0.00	-466.17	0	0.00
Interest Expense	0.00	0.00	0.00	0	45.01	0.00	-45.01	0	0.00
Insurance-All Risk	-734.00	0.00	734.00	0	0.00	0.00	0.00	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.	4,565.10	2,000.00	-2,565.10	-128.2	15,595.00	18,000.00	-2,405.00	13.36	24,000.00
Legal - Unit Owner Fees	2,325.57	0.00	-2,325.57	0	12,021.18	0.00	-12,021.18	0	0.00
Legal - Settlement Fees	324.50	0.00	-324.50	0	3,668.04	0.00	-3,668.04	0	0.00
Legal/Professional Fees	0.00	4,500.00	4,500.00	100.0	33,400.32	40,500.00	7,099.68	17.53	54,000.00
Legal Expense - Total	2,650.07	4,500.00	1,849.93	41.11	49,089.54	40,500.00	-8,589.54	-21.21	54,000.00
Licenses, Fees & Permits	550.00	250.00	-300.00	-120.0	6,005.15	2,250.00	-3,755.15	-166.9	3,000.00
Maint Fees - Units 104/709	0.00	0.00	0.00	0	11,686.00	7,350.00	-4,336.00	-58.99	9,800.00
Misc. Administrative	1,835.40	0.00	-1,835.40	0	21,593.69	0.00	-21,593.69	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	1,188.68	0.00	-1,188.68	0	0.00
Office Equipment Copier Rental	455.58	0.00	-455.58	0	4,301.02	0.00	-4,301.02	0	0.00
Office Expenses	796.05	2,500.00	1,703.95	68.16	7,352.32	22,500.00	15,147.68	67.32	30,000.00
Office Expense - Computers	95.00	0.00	-95.00	0	2,250.39	0.00	-2,250.39	0	0.00
Office Expense - Total	1,468.43	2,500.00	1,031.57	41.26	15,092.41	22,500.00	7,407.59	32.92	30,000.00
Postage & Delivery	60.40	600.00	539.60	89.93	4,048.80	3,000.00	-1,048.80	-34.96	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	0.00	0.00	0.00	0	2,602.27	0.00	-2,602.27	0	0.00
BUILDING MAINTENANCE									
Cleaning Supplies - Chemicals	0.00	500.00	500.00	100.0	569.50	4,500.00	3,930.50	87.34	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	1,800.00	703.96	39.11	2,400.00
Electrical Room	6,975.30	0.00	-6,975.30	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	0.00	0.00	0.00	0	5,680.37	0.00	-5,680.37	0	0.00
Labor Contract - Electrical	0.00	0.00	0.00	0	37,976.00	0.00	-37,976.00	0	0.00
Labor Contract - Plumbing	1,963.47	0.00	-1,963.47	0	5,433.44	0.00	-5,433.44	0	0.00
Labor Contract - Structural	0.00	0.00	0.00	0	8,305.39	0.00	-8,305.39	0	0.00
Labor Contract - Misc	11,943.85	5,000.00	-6,943.85	-138.8	51,109.83	45,000.00	-6,109.83	-13.58	60,000.00
Labor Contract - Total	13,907.32	5,000.00	-8,907.32	-178.1	108,505.03	45,000.00	-63,505.03	-141.1	60,000.00
Landscaping Contract	0.00	0.00	0.00	0	20,180.14	11,700.00	-8,480.14	-72.48	15,600.00
Pool Maintenance Expense	714.78	2,500.00	1,785.22	71.41	7,641.13	22,500.00	14,858.87	66.04	30,000.00
Pool Equipment Expense	0.00	0.00	0.00	0	9,321.52	0.00	-9,321.52	0	0.00
Pool Expense - Total	714.78	2,500.00	1,785.22	71.41	16,962.65	22,500.00	5,537.35	24.61	30,000.00
Parts & Supplies	2,214.03	6,000.00	3,785.97	63.10	16,228.25	54,000.00	37,771.75	69.95	72,000.00
Supplies - A/C	29.32	0.00	-29.32	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

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Supplies - Electrical	4,465.24	0.00	-4,465.24	0	27,916.34	0.00	-27,916.34	0	0.00
Supplies - Painting	0.00	0.00	0.00	0	4,684.79	0.00	-4,684.79	0	0.00
Supplies - Plumbing	419.37	0.00	-419.37	0	4,652.03	0.00	-4,652.03	0	0.00
Supplies - Structural	226.83	0.00	-226.83	0	4,537.61	0.00	-4,537.61	0	0.00
Discounts Earned	-76.82	0.00	76.82	0	-1,507.02	0.00	1,507.02	0	0.00
Supplies - Total	7,277.97	6,000.00	-1,277.97	-21.30	58,637.04	54,000.00	-4,637.04	-8.59	72,000.00
Tools & Equipment	970.65	0.00	-970.65	0	4,655.11	0.00	-4,655.11	0	0.00
Uniforms	126.16	400.00	273.84	68.46	3,481.41	3,600.00	118.59	3.29	4,800.00
Unit Repairs Parts & Supplies	475.02	0.00	-475.02	0	10,371.87	0.00	-10,371.87	0	0.00
Unit Trash Bags	0.00	0.00	0.00	0	829.59	0.00	-829.59	0	0.00
FIXED CONTRACTS									
A/C Mech. Equip.	0.00	0.00	0.00	0	1,540.00	0.00	-1,540.00	0	0.00
Chillers Contract	0.00	0.00	0.00	0	22,749.00	31,923.00	9,174.00	28.74	42,564.00
Elevator Contract	0.00	0.00	0.00	0	14,781.75	24,000.00	9,218.25	38.41	58,200.00
Elevator Repairs	350.00	0.00	-350.00	0	10,850.00	0.00	-10,850.00	0	0.00
Housekeeping Contract	13,236.07	11,000.00	-2,236.07	-20.33	100,744.05	99,000.00	-1,744.05	-1.76	132,000.00
Pest Control Contract	153.70	600.00	446.30	74.38	5,117.40	5,400.00	282.60	5.23	7,200.00
Security Contract	31,036.80	30,000.00	-1,036.80	-3.46	265,112.64	270,000.00	4,887.36	1.81	360,000.00
Valet Contract	216.00	0.00	-216.00	0	120,061.00	120,447.00	386.00	0.32	160,596.00
Waste Removal Contract	6,786.25	6,825.00	38.75	0.57	62,448.92	61,425.00	-1,023.92	-1.67	81,900.00
Water Treatment Contract	340.00	400.00	60.00	15.00	3,060.00	3,600.00	540.00	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	1,500.00	15,000.00	13,500.00	90.00	8,051.65	135,000.00	126,948.35	94.04	168,000.00
UTILITIES									
Cable	13,791.08	7,800.00	-5,991.08	-76.81	105,653.26	117,900.00	12,246.74	10.39	159,165.00
Electricity	34,183.07	20,400.00	-13,783.07	-67.56	278,953.61	306,000.00	27,046.39	8.84	408,000.00
Gas	0.00	8,400.00	8,400.00	100.0	37,677.98	75,600.00	37,922.02	50.16	100,800.00
Gas Transportation	1,183.75	0.00	-1,183.75	0	7,577.98	0.00	-7,577.98	0	0.00
Gas Expense - Total	1,183.75	8,400.00	7,216.25	85.91	45,255.96	75,600.00	30,344.04	40.14	100,800.00
Telephone	480.69	600.00	119.31	19.89	4,020.51	5,400.00	1,379.49	25.55	7,200.00
Telephone Maintenance	0.00	0.00	0.00	0	164.63	0.00	-164.63	0	0.00
Water & Sewer	31,515.40	14,400.00	-17,115.40	-118.8	282,198.34	216,000.00	-66,198.34	-30.65	288,000.00
PAYROLL, TAXES, BENEFITS									
P/R Administration/Office	15,304.03	18,000.00	2,695.97	14.98	124,991.70	158,500.00	33,508.30	21.14	212,500.00
P/R A/C	2,864.50	0.00	-2,864.50	0	14,014.99	0.00	-14,014.99	0	0.00
P/R Electrical	3,602.50	0.00	-3,602.50	0	34,856.39	0.00	-34,856.39	0	0.00
P/R Maintenance	6,264.00	27,200.00	20,936.00	76.97	102,426.31	244,800.00	142,373.69	58.16	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	2,385.00	0.00	-2,385.00	0	25,632.50	0.00	-25,632.50	0	0.00
P/R Pool	3,849.00	3,900.00	51.00	1.31	37,323.00	35,100.00	-2,223.00	-6.33	46,800.00
P/R Structural	2,400.00	0.00	-2,400.00	0	22,212.00	0.00	-22,212.00	0	0.00
P/R Contractor Inspector	2,282.60	0.00	-2,282.60	0	9,385.60	0.00	-9,385.60	0	0.00
P/R Maintenance - Total	17,516.00	27,200.00	9,684.00	35.60	230,861.50	244,800.00	13,938.50	5.69	326,400.00
Employee Health	2,609.93	3,000.00	390.07	13.00	19,375.35	27,000.00	7,624.65	28.24	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	2,899.63	3,800.00	900.37	23.69	29,912.58	34,200.00	4,287.42	12.54	45,600.00
P/R Tax Medicare	0.00	800.00	800.00	100.0	0.00	7,200.00	7,200.00	100.0	9,600.00
P/R Tax Futa	0.00	100.00	100.00	100.0	1,156.42	900.00	-256.42	-28.49	1,200.00
P/R Tax Suta	0.00	300.00	300.00	100.0	6,829.98	2,700.00	-4,129.98	-152.9	3,600.00
Repayment of Loan									
Bank Interest Expense	0.00	0.00	0.00	0	540,436.30	538,341.46	-2,094.84	-0.39	715,270.10
Insurance Interest Expense	0.00	0.00	0.00	0	-813.46	0.00	813.46	0	0.00
SUMMARY									
TOTAL ADMINISTRATIVE	12,921.40	9,850.00	-3,071.40	-31.18	163,121.89	105,790.00	-57,331.89	-54.19	137,590.00
TOTAL BUILDING MAINTENANCE	30,447.20	14,600.00	-15,847.20	-108.5	271,953.52	143,100.00	-128,853.52	-90.04	190,800.00
TOTAL FIXED CONTRACTS	52,118.82	48,825.00	-3,293.82	-6.75	606,464.76	615,795.00	9,330.24	1.52	847,260.00
TOTAL INTEREST EXPENSE	0.00	0.00	0.00	0	539,622.84	538,341.46	-1,281.38	-0.24	715,270.10
TOTAL PAYROLL, TAXES, BENEFIT	44,461.19	57,100.00	12,638.81	22.13	465,376.42	516,400.00	51,023.58	9.88	687,700.00
TOTAL SPECIAL PROJECTS	1,500.00	15,000.00	13,500.00	90.00	8,303.87	135,000.00	126,696.13	93.85	168,000.00
TOTAL UTILITIES	81,153.99	51,600.00	-29,553.99	-57.28	716,246.31	720,900.00	4,653.69	0.65	963,165.00
TOTAL EXPENSES	222,602.60	196,975.00	-25,627.60	-13.01	2,771,089.61	2,775,326.46	4,236.85	0.15	3,709,785.10
NET INCOME	-204,595.40	-184,975.00	-19,620.40	10.61	709,004.57	693,372.54	15,632.03	2.25	914,334.90

