

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
Maintenance Income	21,714.33	0.00	21,714.33	0	2,203,584.85	2,237,466.00	-33,881.15	-1.51	4,474,120.00
Legal/ Lien Fees	1,847.83	0.00	1,847.83	0	6,367.23	0.00	6,367.23	0	0.00
Storage	500.00	0.00	500.00	0	17,357.15	0.00	17,357.15	0	0.00
Rentals-101/102/103	3,032.07	3,500.00	-467.93	-13.37	11,900.00	21,000.00	-9,100.00	-43.33	42,000.00
Late Fees	413.38	0.00	413.38	0	3,282.38	3,000.00	282.38	9.41	6,000.00
Remote & Gate Card	160.00	0.00	160.00	0	1,490.00	0.00	1,490.00	0	0.00
Medeco Keys	0.00	0.00	0.00	0	1,325.00	0.00	1,325.00	0	0.00
Parking	90.00	0.00	90.00	0	456.67	0.00	456.67	0	0.00
Repairs/Work Orders	2,245.11	3,500.00	-1,254.89	-35.85	25,147.70	21,000.00	4,147.70	19.75	42,000.00
NSF Fees	100.00	0.00	100.00	0	400.00	0.00	400.00	0	0.00
Copies/Fax/Stamps	134.69	0.00	134.69	0	562.92	0.00	562.92	0	0.00
Application Fees	450.00	500.00	-50.00	-10.00	4,250.00	3,000.00	1,250.00	41.67	6,000.00
Elevator Fees	100.00	0.00	100.00	0	200.00	0.00	200.00	0	0.00
Estoppel	300.00	0.00	300.00	0	3,175.00	0.00	3,175.00	0	0.00
Laundry Income	0.00	2,000.00	-2,000.00	-100.0	6,995.61	12,000.00	-5,004.39	-41.70	24,000.00
Recovered Income	10,244.65	0.00	10,244.65	0	45,408.30	0.00	45,408.30	0	0.00
Interest Income	190.02	0.00	190.02	0	3,280.51	0.00	3,280.51	0	0.00
Misc. Income	6,364.98	2,500.00	3,864.98	154.6	19,739.99	15,000.00	4,739.99	31.60	30,000.00
<b>TOTAL INCOME</b>	<b>47,887.06</b>	<b>12,000.00</b>	<b>35,887.06</b>	<b>299.0</b>	<b>2,354,923.31</b>	<b>2,312,466.00</b>	<b>42,457.31</b>	<b>1.84</b>	<b>4,624,120.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
Accounting	1,680.00	0.00	-1,680.00	0	20,286.00	10,000.00	-10,286.00	-102.8	12,000.00
Application / Screening - Unit	125.00	0.00	-125.00	0	2,875.00	0.00	-2,875.00	0	0.00
Bank Charges	23.23	0.00	-23.23	0	164.23	0.00	-164.23	0	0.00
Employee Gas	30.00	0.00	-30.00	0	80.00	0.00	-80.00	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.	2,807.39	2,000.00	-807.39	-40.37	7,454.39	12,000.00	4,545.61	37.88	24,000.00
Legal - Unit Owner Fees	1,984.40	0.00	-1,984.40	0	9,376.91	0.00	-9,376.91	0	0.00
Legal - Settlement Fees	56.25	0.00	-56.25	0	367.05	0.00	-367.05	0	0.00
Legal/Professional Fees	9,221.52	4,500.00	-4,721.52	-104.9	27,127.38	27,000.00	-127.38	-0.47	54,000.00
Legal Expense - Total	11,262.17	4,500.00	-6,762.17	-150.2	36,871.34	27,000.00	-9,871.34	-36.56	54,000.00
Licenses, Fees & Permits	515.95	250.00	-265.95	-106.3	4,102.85	1,500.00	-2,602.85	-173.5	3,000.00
Maint Fees - Units 104/709	0.00	0.00	0.00	0	9,236.00	4,900.00	-4,336.00	-88.49	9,800.00
Misc. Administrative	74.58	0.00	-74.58	0	17,741.39	0.00	-17,741.39	0	0.00
New Hire Fees	78.50	0.00	-78.50	0	132.00	0.00	-132.00	0	0.00
Office Equipment - CIT Rental	121.80	0.00	-121.80	0	823.28	0.00	-823.28	0	0.00
Office Equipment Copier Rental	455.58	0.00	-455.58	0	2,793.48	0.00	-2,793.48	0	0.00
Office Expenses	420.88	2,500.00	2,079.12	83.16	5,264.92	15,000.00	9,735.08	64.90	30,000.00
Office Expense - Computers	42.50	0.00	-42.50	0	1,432.41	0.00	-1,432.41	0	0.00
Office Expense - Total	1,040.76	2,500.00	1,459.24	58.37	10,314.09	15,000.00	4,685.91	31.24	30,000.00
Postage & Delivery	89.37	0.00	-89.37	0	2,767.34	1,800.00	-967.34	-53.74	3,600.00
Taxes	0.00	0.00	0.00	0	4,665.90	0.00	-4,665.90	0	1,190.00
Unit 709 Expenses	465.09	0.00	-465.09	0	465.09	0.00	-465.09	0	0.00
Walkie-Talkies/Radios	1,224.70	0.00	-1,224.70	0	1,588.27	0.00	-1,588.27	0	0.00
<b>BUILDING MAINTENANCE</b>									
Cleaning Supplies - Chemicals	0.00	500.00	500.00	100.0	368.38	3,000.00	2,631.62	87.72	6,000.00
Cleaning Supplies - Paper	620.14	0.00	-620.14	0	620.14	0.00	-620.14	0	0.00
Compactors	480.18	200.00	-280.18	-140.0	748.36	1,200.00	451.64	37.64	2,400.00
Electrical Room	0.00	0.00	0.00	0	32,974.48	0.00	-32,974.48	0	0.00
Fire Alarm System	177.25	0.00	-177.25	0	177.25	0.00	-177.25	0	0.00
Gym Maintenance	939.16	0.00	-939.16	0	1,239.76	0.00	-1,239.76	0	0.00
Labor Contract - A/C	195.97	0.00	-195.97	0	5,045.97	0.00	-5,045.97	0	0.00
Labor Contract - Electrical	0.00	0.00	0.00	0	37,026.00	0.00	-37,026.00	0	0.00
Labor Contract - Plumbing	525.00	0.00	-525.00	0	2,360.81	0.00	-2,360.81	0	0.00
Labor Contract - Structural	450.00	0.00	-450.00	0	5,555.39	0.00	-5,555.39	0	0.00
Labor Contract - Misc	645.00	5,000.00	4,355.00	87.10	24,187.99	30,000.00	5,812.01	19.37	60,000.00
Labor Contract - Total	1,815.97	5,000.00	3,184.03	63.68	74,176.16	30,000.00	-44,176.16	-147.2	60,000.00
Landscaping Contract	2,249.50	0.00	-2,249.50	0	16,036.39	7,800.00	-8,236.39	-105.5	15,600.00
Pool Maintenance Expense	975.44	2,500.00	1,524.56	60.98	5,505.25	15,000.00	9,494.75	63.30	30,000.00
Pool Equipment Expense	235.05	0.00	-235.05	0	8,039.88	0.00	-8,039.88	0	0.00
Pool Expense - Total	1,210.49	2,500.00	1,289.51	51.58	13,545.13	15,000.00	1,454.87	9.70	30,000.00
Parts & Supplies	2,392.22	6,000.00	3,607.78	60.13	10,592.19	36,000.00	25,407.81	70.58	72,000.00
Supplies - A/C	123.36	0.00	-123.36	0	1,112.43	0.00	-1,112.43	0	0.00
Supplies - Carpet	400.00	0.00	-400.00	0	766.87	0.00	-766.87	0	0.00
Supplies - Electrical	718.22	0.00	-718.22	0	19,734.13	0.00	-19,734.13	0	0.00

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Supplies - Painting	1,188.15	0.00	-1,188.15	0	3,631.12	0.00	-3,631.12	0	0.00
Supplies - Plumbing	0.00	0.00	0.00	0	3,626.33	0.00	-3,626.33	0	0.00
Supplies - Structural	1,592.98	0.00	-1,592.98	0	3,171.66	0.00	-3,171.66	0	0.00
Discounts Earned	-40.43	0.00	40.43	0	-1,314.19	0.00	1,314.19	0	0.00
Supplies - Total	6,374.50	6,000.00	-374.50	-6.24	41,320.54	36,000.00	-5,320.54	-14.78	72,000.00
Tools & Equipment	0.00	0.00	0.00	0	2,933.01	0.00	-2,933.01	0	0.00
Uniforms	828.37	400.00	-428.37	-107.0	3,117.20	2,400.00	-717.20	-29.88	4,800.00
Unit Repairs Parts & Supplies	-500.00	0.00	500.00	0	5,474.82	0.00	-5,474.82	0	0.00
Unit Trash Bags	829.59	0.00	-829.59	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	280.00	0.00	-280.00	0	0.00
Chillers Contract	0.00	0.00	0.00	0	18,579.00	21,282.00	2,703.00	12.70	42,564.00
Elevator Contract	0.00	0.00	0.00	0	7,581.75	16,000.00	8,418.25	52.61	58,200.00
Elevator Repairs	0.00	0.00	0.00	0	7,500.00	0.00	-7,500.00	0	0.00
Housekeeping Contract	10,491.63	11,000.00	508.37	4.62	63,780.28	66,000.00	2,219.72	3.36	132,000.00
Pest Control Contract	153.70	600.00	446.30	74.38	4,656.30	3,600.00	-1,056.30	-29.34	7,200.00
Security Contract	26,244.07	30,000.00	3,755.93	12.52	162,199.10	180,000.00	17,800.90	9.89	360,000.00
Valet Contract	0.00	0.00	0.00	0	80,446.00	80,298.00	-148.00	-0.18	160,596.00
Waste Removal Contract	1,452.00	6,825.00	5,373.00	78.73	42,177.22	40,950.00	-1,227.22	-3.00	81,900.00
Water Treatment Contract	340.00	400.00	60.00	15.00	2,040.00	2,400.00	360.00	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	1,250.00	15,000.00	13,750.00	91.67	6,551.65	90,000.00	83,448.35	92.72	168,000.00
<b>UTILITIES</b>									
Cable	13,011.85	7,800.00	-5,211.85	-66.82	65,059.25	78,600.00	13,540.75	17.23	159,165.00
Electricity	12,544.54	20,400.00	7,855.46	38.51	184,897.47	204,000.00	19,102.53	9.36	408,000.00
Gas	4,582.44	8,400.00	3,817.56	45.45	29,525.22	50,400.00	20,874.78	41.42	100,800.00
Gas Transportation	1,561.54	0.00	-1,561.54	0	3,482.93	0.00	-3,482.93	0	0.00
Gas Expense - Total	6,143.98	8,400.00	2,256.02	26.86	33,008.15	50,400.00	17,391.85	34.51	100,800.00
Telephone	509.62	600.00	90.38	15.06	2,590.61	3,600.00	1,009.39	28.04	7,200.00
Telephone Maintenance	88.64	0.00	-88.64	0	164.63	0.00	-164.63	0	0.00
Water & Sewer	37,101.73	14,400.00	-22,701.73	-157.6	185,126.58	144,000.00	-41,126.58	-28.56	288,000.00
<b>PAYROLL, TAXES, BENEFITS</b>									
P/R Administration/Office	14,192.40	17,500.00	3,307.60	18.90	73,858.34	105,000.00	31,141.66	29.66	212,500.00
P/R A/C	2,771.00	0.00	-2,771.00	0	4,197.49	0.00	-4,197.49	0	0.00
P/R Electrical	3,200.00	0.00	-3,200.00	0	22,954.89	0.00	-22,954.89	0	0.00
P/R Maintenance	11,025.73	27,200.00	16,174.27	59.46	67,296.37	163,200.00	95,903.63	58.76	326,400.00
P/R Painting	2,694.25	0.00	-2,694.25	0	27,453.68	0.00	-27,453.68	0	0.00
P/R Plumbing / Carpentry	2,137.50	0.00	-2,137.50	0	17,427.50	0.00	-17,427.50	0	0.00
P/R Pool	3,844.25	3,900.00	55.75	1.43	24,216.00	23,400.00	-816.00	-3.49	46,800.00
P/R Structural	2,400.00	0.00	-2,400.00	0	13,812.00	0.00	-13,812.00	0	0.00
P/R Security	1,396.50	0.00	-1,396.50	0	1,396.50	0.00	-1,396.50	0	0.00
P/R Maintenance - Total	24,228.48	27,200.00	2,971.52	10.92	153,141.93	163,200.00	10,058.07	6.16	326,400.00
Employee Health	2,092.12	3,000.00	907.88	30.26	13,725.99	18,000.00	4,274.01	23.74	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	3,240.81	3,800.00	559.19	14.72	18,565.60	22,800.00	4,234.40	18.57	45,600.00
P/R Tax Medicare	0.00	800.00	800.00	100.0	0.00	4,800.00	4,800.00	100.0	9,600.00
P/R Tax Futa	0.00	100.00	100.00	100.0	285.67	600.00	314.33	52.39	1,200.00
P/R Tax Suta	0.00	300.00	300.00	100.0	1,507.52	1,800.00	292.48	16.25	3,600.00
<b>Repayment of Loan</b>									
Bank Interest Expense	0.00	0.00	0.00	0	364,785.78	360,790.86	-3,994.92	-1.11	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	19,416.74	9,250.00	-10,166.74	-109.9	120,682.60	72,200.00	-48,482.60	-67.15	137,590.00
TOTAL BUILDING MAINTENANCE	15,025.15	14,600.00	-425.15	-2.91	193,561.21	95,400.00	-98,161.21	-102.8	190,800.00
TOTAL FIXED CONTRACTS	38,681.40	48,825.00	10,143.60	20.78	389,239.65	410,530.00	21,290.35	5.19	847,260.00
TOTAL PAYROLL, TAXES, BENEFIT	48,994.56	56,600.00	7,605.44	13.44	292,237.84	345,600.00	53,362.16	15.44	687,700.00
TOTAL SPECIAL PROJECTS	1,250.00	15,000.00	13,750.00	91.67	6,803.87	90,000.00	83,196.13	92.44	168,000.00
TOTAL UTILITIES	69,400.36	51,600.00	-17,800.36	-34.50	470,846.69	480,600.00	9,753.31	2.03	963,165.00
TOTAL EXPENSES	192,768.21	195,875.00	3,106.79	1.59	1,837,344.18	1,855,120.86	17,776.68	0.96	3,709,785.10
<b>NET INCOME</b>	<b>-144,881.15</b>	<b>-183,875.00</b>	<b>38,993.85</b>	<b>-21.21</b>	<b>517,579.13</b>	<b>457,345.14</b>	<b>60,233.99</b>	<b>13.17</b>	<b>914,334.90</b>

ADJUSTMENTS

