

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

March 31, 2015

OPERATING INCOME RECEIVED AS OF March 31, 2015

Income Received	\$	32,309.37
Monthly Budgeted Amount	\$	18,800.00
YTD Income Received	\$	2,486,843.50
YTD Budgeted Amount	\$	2,499,070.00

OPERATING EXPENSES PAID AS OF March 31, 2015

Actual Expenses	\$	236,180.33
Monthly Budgeted Expenses	\$	349,755.02
YTD Actual Expenses	\$	3,012,228.07
YTD Budgeted Expenses	\$	2,482,610.12

OPERATING BALANCES AS OF March 31, 2015

BA - Payroll - 3770	\$	27,067.15
BA - RE Checking - 1561	\$	32,546.88
BA - RE Money Market-3662	\$	306,408.52
WF - Operating - 3832	\$	133,059.75

TOTAL OPERATING FUNDS	\$	499,082.30
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ESCROW BALANCES AS OF March 31, 2015

BA - Escrow Rental 3754	\$	109,591.89
BA - Escrow Contractor 3741	\$	24,717.82
BA - 2Q Maintanance 3767	\$	485,837.51

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	1,373,849.66
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DELINQUENCIES AS OF March 31, 2015

	\$	187,874.54
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WRITE-OFF AMOUNT AS OF March 31, 2015

	\$	8,095.00
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<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE A***	495,071.32	554,609.98	59,538.66
TOTAL BUILDING MAINTENANCE B***	128,397.52	175,350.00	46,952.48
TOTAL FIXED CONTRACTS C***	498,005.15	564,850.08	66,844.93
TOTAL PAYROLL, TAXES, BENEFITS D***	247,758.60	222,300.00	(25,458.60)
TOTAL SPECIAL PROJECTS	1,000.00	12,500.04	11,500.04
TOTAL UTILITIES E***	400,719.96	478,000.02	77,280.06
TOTAL LOAN INTEREST	351,084.29	353,000.00	1,915.71
TOTAL ADJUSTMENT (INS, ETC) F***	890,191.23	122,000.00	(768,191.23)
TOTAL EXPENSES	<u>3,012,228.07</u>	<u>2,482,610.12</u>	<u>(529,617.95)</u>

Notes:

- A*** Includes \$50,000 paid in escrow as consulting fee for Company to work on Flood Zone Map.
Amount budgeted for bad debt is approximately \$21K higher than actual
Budgeted insurance is approximately \$100K higher due to additional premium paid last fiscal year.
- B*** Electrical supplies and Labor Contract are lower than budgeted
R&M Water Damage Restoration has not been spent yet.
- C*** Don't have Service Keepers contract any longer
- D*** Transferred Maintenance employees to in-house payroll
- E*** Water & Sewer lower than budgeted
- F*** Principal payments on loan.

Notes:

- February 2015 had principal loan repayments in the amount of \$1,325,350.
- Also, new bank accounts were established with Bank of America and bank accounts at various financial institutions were closed and balances were transferred to Bank of America.
- The loan with Banco Popular was paid off in February 2015 with a two loans obtained with Bank of America (One loan is a \$7M term loan and the second is a \$2M line).

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
March 2015

Prepared For:

Prepared By:

Parker Plaza Condo. Assoc., Inc.
2030 South Ocean Drive
Hallandale, FL 33009

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
INCOME									
3110 Maintenance Income	17,068.40	0.00	17,068.40	0	2,339,134.50	2,351,270.00	-12,135.50	-0.52	4,702,540.00
3115 Legal/ Lien Fees	3,952.14	2,083.33	1,868.81	89.70	3,952.14	12,499.98	-8,547.84	-68.38	25,000.00
3117 Settlements-Development legal	0.00	2,583.33	-2,583.33	-100.0	31,000.00	15,499.98	15,500.02	100.0	31,000.00
3123 Storage	830.00	0.00	830.00	0	34,410.00	35,000.00	-590.00	-1.69	35,000.00
3125 Rentals-101/102/103	471.70	2,100.00	-1,628.30	-77.54	14,608.50	12,600.00	2,008.50	15.94	25,200.00
3130 Late Fees	100.00	391.67	-291.67	-74.47	1,271.49	2,350.02	-1,078.53	-45.89	4,700.00
3137 FOBS (Medeco) Keys	600.00	500.00	100.00	20.00	4,850.00	3,000.00	1,850.00	61.67	6,000.00
3144 Parking - Contractor	1,072.00	1,000.00	72.00	7.20	4,316.00	6,000.00	-1,684.00	-28.07	12,000.00
3145 Parking - Valet	755.05	1,750.00	-994.95	-56.85	4,847.05	10,500.00	-5,652.95	-53.84	21,000.00
3146 Parking - Tickets	2,550.00	2,416.67	133.33	5.52	13,888.42	14,500.02	-611.60	-4.22	29,000.00
3147 Parking - Monthly	2,703.00	2,583.33	119.67	4.63	15,777.89	15,499.98	277.91	1.79	31,000.00
3150 Repairs/Work Orders/Emergen	317.00	316.67	0.33	0.10	2,511.00	1,900.02	610.98	32.16	3,800.00
3170 NSF Fees Recovered	50.00	83.33	-33.33	-40.00	375.00	499.98	-124.98	-25.00	1,000.00
3175 Condo Docs	100.00	25.00	75.00	300.0	150.00	150.00	0.00	0.00	300.00
3210 Application Fees	300.00	416.67	-116.67	-28.00	3,500.00	2,500.02	999.98	40.00	5,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	200.00	250.02	-50.02	-20.01	500.00
3215 Estoppel	300.00	416.67	-116.67	-28.00	4,450.00	2,500.02	1,949.98	78.00	5,000.00
3510 Laundry Income	1,016.50	833.33	183.17	21.98	4,557.04	4,999.98	-442.94	-8.86	10,000.00
3512 Towel Income	100.00	433.33	-333.33	-76.92	1,948.00	2,599.98	-651.98	-25.08	5,200.00
3712 Interest Income	7.73	375.00	-367.27	-97.94	536.58	2,250.00	-1,713.42	-76.15	4,500.00
3715 Misc. Income-Fines,Plaza Roo	15.85	333.33	-317.48	-95.24	428.06	1,999.98	-1,571.92	-78.60	4,000.00
3717 Discounts Earned	0.00	116.67	-116.67	-100.0	131.83	700.02	-568.19	-81.17	1,400.00
TOTAL INCOME	32,309.37	18,800.00	13,509.37	71.86	2,486,843.50	2,499,070.00	-12,226.50	-0.49	4,963,140.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,215.00	1,833.33	618.33	33.73	17,552.00	10,999.98	-6,552.02	-59.56	22,000.00
4007 Annual Fee - DBPR	0.00	0.00	0.00	0	2,080.00	2,080.00	0.00	0.00	2,080.00
4008 Application / Screening - Unit	265.00	250.00	-15.00	-6.00	3,205.00	1,500.00	-1,705.00	-113.6	3,000.00
4010 Bad Debt/ Write Offs	0.00	3,750.00	3,750.00	100.0	1,100.00	22,500.00	21,400.00	95.11	45,000.00
4012 Bank Charges	729.00	83.33	-645.67	-774.8	2,154.70	499.98	-1,654.72	-330.9	1,000.00
4013 Consulting Fee	0.00	0.00	0.00	0	50,000.00	0.00	-50,000.00	0	0.00
4014 Election Expense	0.00	375.00	375.00	100.0	3,219.97	2,250.00	-969.97	-43.11	4,500.00
4015 Employee Gas	31.46	208.33	176.87	84.90	202.17	1,249.98	1,047.81	83.83	2,500.00
4026 Insurance-Claims Deductible	0.00	416.67	416.67	100.0	1,883.57	2,500.02	616.45	24.66	5,000.00
4029 Legal - Unit Owner Fees	4,089.51	3,750.00	-339.51	-9.05	19,902.48	22,500.00	2,597.52	11.54	45,000.00
4031 Legal- Association	2,220.51	1,833.33	-387.18	-21.12	14,281.85	10,999.98	-3,281.87	-29.84	22,000.00
Legal Expense - Total	6,310.02	5,583.33	-726.69	-13.02	34,184.33	33,499.98	-684.35	-2.04	67,000.00
4033 Licenses, Fees & Permits	289.25	250.00	-39.25	-15.70	948.25	1,500.00	551.75	36.78	3,000.00
4034 Maint Fees - Unit104	0.00	838.33	838.33	100.0	7,545.00	5,029.98	-2,515.02	-50.00	10,060.00
4035 Office Expenses- Soft	527.86	666.67	138.81	20.82	4,095.24	4,000.02	-95.22	-2.38	8,000.00
4036 New Hire Fees	0.00	41.67	41.67	100.0	287.46	250.02	-37.44	-14.97	500.00
4039 Office Expense Kitchen	103.25	250.00	146.75	58.70	1,257.19	1,500.00	242.81	16.19	3,000.00
4042 Office Expenses Hard Goods	1,328.58	166.67	-1,161.91	-697.1	2,171.04	1,000.02	-1,171.02	-117.1	2,000.00
4043 Office Expense - Computers	135.85	666.67	530.82	79.62	6,539.38	4,000.02	-2,539.36	-63.48	8,000.00
Office Expense - Total	1,567.68	1,083.34	-484.34	-44.71	9,967.61	6,500.04	-3,467.57	-53.35	13,000.00
4046 Postage & Delivery	174.42	208.33	33.91	16.28	1,885.28	1,249.98	-635.30	-50.82	2,500.00
4056 Walkie-Talkies/Radios	96.30	250.00	153.70	61.48	1,476.36	1,500.00	23.64	1.58	3,000.00
4101 Inspections	0.00	333.33	333.33	100.0	2,320.90	1,999.98	-320.92	-16.05	4,000.00
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	644.39	1,249.98	605.59	48.45	2,500.00
4105 Cleaning Supplies - Paper	0.00	66.67	66.67	100.0	976.24	400.02	-576.22	-144.0	800.00
4108 Compactor Container Repairs	0.00	291.67	291.67	100.0	758.62	1,750.02	991.40	56.65	3,500.00
4109 Compactors-Containers	0.00	125.00	125.00	100.0	0.00	750.00	750.00	100.0	1,500.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	250.02	250.02	100.0	500.00
4113 Fire Alarm System	1,314.14	666.67	-647.47	-97.12	4,814.14	4,000.02	-814.12	-20.35	8,000.00
4115 Gym Maintenance	96.09	250.00	153.91	61.56	1,055.54	1,500.00	444.46	29.63	3,000.00
4119 Pool Expense-Furnishings	378.42	458.33	79.91	17.44	3,011.42	2,749.98	-261.44	-9.51	5,500.00
4120 Pool Chemicals/Tank Lease	4,053.90	750.00	-3,303.90	-440.5	9,920.76	4,500.00	-5,420.76	-120.4	9,000.00
4121 Pool Towel Expense	146.28	316.67	170.39	53.81	464.28	1,900.02	1,435.74	75.56	3,800.00

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
March 2015**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4122 Pool Repairs	0.00	208.33	208.33	100.0	0.00	1,249.98	1,249.98	100.0	2,500.00
4123 Pool Equipment - Pumps, Filter	0.00	1,500.00	1,500.00	100.0	6,604.27	9,000.00	2,395.73	26.62	18,000.00
Pool Expense - Total	4,578.60	3,233.33	-1,345.27	-41.61	20,000.73	19,399.98	-600.75	-3.10	38,800.00
4127 Elevator Repair	-1,500.00	250.00	1,750.00	700.0	2,554.65	1,500.00	-1,054.65	-70.31	3,000.00
4129 Chillers-Repair	0.00	458.33	458.33	100.0	94.25	2,749.98	2,655.73	96.57	5,500.00
4131 Landscaping	1,850.00	666.67	-1,183.33	-177.5	4,675.83	4,000.02	-675.81	-16.90	8,000.00
4133 Uniforms	178.98	33.33	-145.65	-436.9	900.21	199.98	-700.23	-350.1	400.00
4135 Parts & Supplies- Plumbing	715.76	750.00	34.24	4.57	6,187.35	4,500.00	-1,687.35	-37.50	9,000.00
4136 Parts & Supplies-Paint	271.95	1,333.33	1,061.38	79.60	3,360.87	7,999.98	4,639.11	57.99	16,000.00
4137 Parts & Supplies - Structural	28.42	1,166.67	1,138.25	97.56	6,637.02	7,000.02	363.00	5.19	14,000.00
4138 Parts & Supplies- Electrical	1,007.32	3,583.33	2,576.01	71.89	9,419.55	21,499.98	12,080.43	56.19	43,000.00
4139 Parts & Supplies- AC	6.58	1,416.67	1,410.09	99.54	913.33	8,500.02	7,586.69	89.25	17,000.00
4140 Parts & Supplies-Misc	1,672.41	750.00	-922.41	-122.9	13,467.70	4,500.00	-8,967.70	-199.2	9,000.00
4141 Parts & Supplies-FOB	1,038.38	208.33	-830.05	-398.4	2,183.72	1,249.98	-933.74	-74.70	2,500.00
4142 Parts & Supplies-Transponder	0.00	208.33	208.33	100.0	3,880.00	1,249.98	-2,630.02	-210.4	2,500.00
4159 Labor Contract - A/C	0.00	0.00	0.00	0	243.30	0.00	-243.30	0	0.00
4163 R&M Labor Contract - Electrical	0.00	2,000.00	2,000.00	100.0	3,520.20	12,000.00	8,479.80	70.67	24,000.00
4165 R&M Labor Contract - Gate & A	459.20	166.67	-292.53	-175.5	3,982.20	1,000.02	-2,982.18	-298.2	2,000.00
4166 R&M Labor Contract - FOB	125.28	250.00	124.72	49.89	3,202.78	1,500.00	-1,702.78	-113.5	3,000.00
4168 R&M Labor Contract - Water D	0.00	2,333.33	2,333.33	100.0	0.00	13,999.98	13,999.98	100.0	28,000.00
4170 R&M Labor- Doors	0.00	416.67	416.67	100.0	1,693.00	2,500.02	807.02	32.28	5,000.00
4171 R&M Labor Contract - Fire Spri	0.00	100.00	100.00	100.0	4,977.42	600.00	-4,377.42	-729.5	1,200.00
4173 R&M Labor Contract - AC	0.00	1,583.33	1,583.33	100.0	0.00	9,499.98	9,499.98	100.0	19,000.00
4175 R&M Labor Contract - Equipme	1,396.79	416.67	-980.12	-235.2	1,896.78	2,500.02	603.24	24.13	5,000.00
4177 R&M Labor Contract - Plumbing	1,050.00	3,916.67	2,866.67	73.19	10,864.07	23,500.02	12,635.95	53.77	47,000.00
4179 R&M Labor Contract - Structura	0.00	583.33	583.33	100.0	0.00	3,499.98	3,499.98	100.0	7,000.00
4181 R&M Labor Contract - Misc	630.70	500.00	-130.70	-26.14	3,858.15	3,000.00	-858.15	-28.61	6,000.00
4182 R&M Labor Contract -Pool/Cont	1,200.00	916.67	-283.33	-30.91	9,560.00	5,500.02	-4,059.98	-73.82	11,000.00
Labor Contract - Total	4,861.97	12,766.67	7,904.70	61.92	42,104.90	76,600.02	34,495.12	45.03	153,200.00
4197 Discounts Earned	-42.43	0.00	42.43	0	-245.42	0.00	245.42	0	0.00
Supplies - Total	4,669.97	8,666.66	3,996.69	46.12	40,860.10	51,999.96	11,139.86	21.42	104,000.00
FIXED CONTRACTS									
4203 Chillers Contract	4,500.00	2,250.00	-2,250.00	-100.0	15,750.00	13,500.00	-2,250.00	-16.67	27,000.00
4205 Elevator Contract	2,244.00	2,416.67	172.67	7.14	18,420.00	14,500.02	-3,919.98	-27.03	29,000.00
4207 Copier/Rental - (was 4041)	0.00	250.00	250.00	100.0	1,114.26	1,500.00	385.74	25.72	3,000.00
4209 Fire Alarm	0.00	41.67	41.67	100.0	286.14	250.02	-36.12	-14.45	500.00
4210 Housekeeping Contract	14,805.18	14,750.00	-55.18	-0.37	87,632.16	88,500.00	867.84	0.98	177,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	1,170.00	1,000.02	-169.98	-17.00	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	8,000.00	9,600.00	1,600.00	16.67	19,200.00
4217 Maintenance/Pool Contract	0.00	21,666.67	21,666.67	100.0	65,671.50	130,000.02	64,328.52	49.48	260,000.00
4218 Maintenance/OT	0.00	250.00	250.00	100.0	550.00	1,500.00	950.00	63.33	3,000.00
4220 Pest Control	647.60	708.33	60.73	8.57	4,680.40	4,249.98	-430.42	-10.13	8,500.00
4225 Security Contract	7,441.20	30,666.67	23,225.47	75.74	174,070.48	184,000.02	9,929.54	5.40	368,000.00
4226 Security Contract-OT	0.00	1,166.67	1,166.67	100.0	0.00	7,000.02	7,000.02	100.0	14,000.00
4229 Valet Contract	11,365.00	12,333.33	968.33	7.85	78,615.00	73,999.98	-4,615.02	-6.24	148,000.00
4230 Waste Removal Contract	6,017.97	5,041.67	-976.30	-19.36	37,255.21	30,250.02	-7,005.19	-23.16	60,500.00
4231 Water Treatment Contract	340.00	375.00	35.00	9.33	2,040.00	2,250.00	210.00	9.33	4,500.00
4233 Window Contract	0.00	458.33	458.33	100.0	2,750.00	2,749.98	-0.02	0.00	5,500.00
SPECIAL PROJECTS									
4321 Repair Concrete on Building W	0.00	1,416.67	1,416.67	100.0	1,000.00	8,500.02	7,500.02	88.24	17,000.00
4331 Roof Repair	0.00	666.67	666.67	100.0	0.00	4,000.02	4,000.02	100.0	8,000.00
SPECIAL ASSESSMENT									
4369 S/A - Elevator	5,650.00	0.00	-5,650.00	0	7,172.80	0.00	-7,172.80	0	0.00
UTILITIES									
4405 Cable	17,781.90	17,666.67	-115.23	-0.65	121,958.39	106,000.02	-15,958.37	-15.06	212,000.00
4410 Electricity	19,651.47	23,750.00	4,098.53	17.26	111,748.03	142,500.00	30,751.97	21.58	285,000.00
4415 Gas	0.00	3,166.67	3,166.67	100.0	18,507.89	19,000.02	492.13	2.59	38,000.00
4416 Gas Transportation	1,679.85	1,250.00	-429.85	-34.39	5,054.03	7,500.00	2,445.97	32.61	15,000.00
Gas Expense - Total	1,679.85	4,416.67	2,736.82	61.97	23,561.92	26,500.02	2,938.10	11.09	53,000.00
4420 Telephone	31.05	500.00	468.95	93.79	1,949.67	3,000.00	1,050.33	35.01	6,000.00
4425 Water & Sewer	29,050.08	33,333.33	4,283.25	12.85	141,501.95	199,999.98	58,498.03	29.25	400,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,132.00	750.00	-382.00	-50.93	5,428.00	4,500.00	-928.00	-20.62	9,000.00
5010 P/R Administration/Office	8,447.66	12,750.00	4,302.34	33.74	60,117.06	76,500.00	16,382.94	21.42	153,000.00
5025 P/R Maintenance	24,710.08	13,750.00	-10,960.08	-79.71	116,270.59	82,500.00	-33,770.59	-40.93	165,000.00
5032 P/R Pool	2,691.20	3,000.00	308.80	10.29	18,364.06	18,000.00	-364.06	-2.02	36,000.00
P/R Maintenance - Total	24,710.08	13,750.00	-10,960.08	-79.71	116,270.59	82,500.00	-33,770.59	-40.93	165,000.00

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
March 2015

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
6000 Employee Health	4,351.89	2,750.00	-1,601.89	-58.25	22,870.40	16,500.00	-6,370.40	-38.61	33,000.00
6005 Holiday Gift Fund	1,893.31	750.00	-1,143.31	-152.4	8,143.83	4,500.00	-3,643.83	-80.97	9,000.00
6007 Special Events Fund	-1,724.01	250.00	1,974.01	789.6	543.30	1,500.00	956.70	63.78	3,000.00
6010 P/R Tax - Fica	2,235.14	1,916.67	-318.47	-16.62	11,762.55	11,500.02	-262.53	-2.28	23,000.00
6020 P/R Tax Medicare	501.86	466.67	-35.19	-7.54	2,730.04	2,800.02	69.98	2.50	5,600.00
6030 P/R Tax Futa	0.00	83.33	83.33	100.0	142.07	499.98	357.91	71.58	1,000.00
6040 P/R Tax Suta	0.00	583.33	583.33	100.0	1,386.70	3,499.98	2,113.28	60.38	7,000.00
Repayment of Loan									
6201 Interest Banco Popular Expens	-323.69	0.00	323.69	0	257,960.84	260,000.00	2,039.16	0.78	520,000.00
6203 Loan from PP Recovery Acct	0.00	15,500.00	15,500.00	100.0	93,123.45	93,000.00	-123.45	-0.13	186,000.00
SUMMARY									
TOTAL ADMINISTRATIVE	<u>11,205.99</u>	<u>15,838.33</u>	<u>4,632.34</u>	<u>29.25</u>	<u>141,786.94</u>	<u>97,109.98</u>	<u>-44,676.96</u>	<u>-46.01</u>	<u>192,140.00</u>
TOTAL BUILDING MAINTENANCE	<u>16,078.17</u>	<u>29,225.00</u>	<u>13,146.83</u>	<u>44.98</u>	<u>128,397.52</u>	<u>175,350.00</u>	<u>46,952.48</u>	<u>26.78</u>	<u>350,700.00</u>
TOTAL SPECIAL ASSESSMENT	<u>5,650.00</u>	<u>0.00</u>	<u>-5,650.00</u>	<u>0</u>	<u>7,172.80</u>	<u>0.00</u>	<u>-7,172.80</u>	<u>0</u>	<u>0.00</u>
TOTAL FIXED CONTRACTS	<u>48,960.95</u>	<u>94,141.68</u>	<u>45,180.73</u>	<u>47.99</u>	<u>498,005.15</u>	<u>564,850.08</u>	<u>66,844.93</u>	<u>11.83</u>	<u>1,129,700.00</u>
TOTAL INTEREST EXPENSE	<u>-323.69</u>	<u>15,500.00</u>	<u>15,823.69</u>	<u>102.0</u>	<u>351,084.29</u>	<u>353,000.00</u>	<u>1,915.71</u>	<u>0.54</u>	<u>706,000.00</u>
TOTAL PAYROLL, TAXES, BENEFIT	<u>44,239.13</u>	<u>37,050.00</u>	<u>-7,189.13</u>	<u>-19.40</u>	<u>247,758.60</u>	<u>222,300.00</u>	<u>-25,458.60</u>	<u>-11.45</u>	<u>444,600.00</u>
TOTAL SPECIAL PROJECTS	<u>0.00</u>	<u>2,083.34</u>	<u>2,083.34</u>	<u>100.0</u>	<u>1,000.00</u>	<u>12,500.04</u>	<u>11,500.04</u>	<u>92.00</u>	<u>25,000.00</u>
TOTAL UTILITIES	<u>68,194.35</u>	<u>79,666.67</u>	<u>11,472.32</u>	<u>14.40</u>	<u>400,719.96</u>	<u>478,000.02</u>	<u>77,280.06</u>	<u>16.17</u>	<u>956,000.00</u>
TOTAL EXPENSES	<u>194,004.90</u>	<u>273,505.02</u>	<u>79,500.12</u>	<u>29.07</u>	<u>1,775,925.26</u>	<u>1,903,110.12</u>	<u>127,184.86</u>	<u>6.68</u>	<u>3,804,140.00</u>
NET INCOME	<u>-161,695.53</u>	<u>-254,705.02</u>	<u>93,009.49</u>	<u>36.52</u>	<u>710,918.24</u>	<u>595,959.88</u>	<u>114,958.36</u>	<u>19.29</u>	<u>1,159,000.00</u>
ADJUSTMENTS									
1139 ST-Fire Alarm Sprinkler-8453	0.00	0.00	0.00	0	501,802.01	0.00	501,802.01	0	0.00
1400 Employee Advance	100.00	0.00	100.00	0	650.00	0.00	650.00	0	0.00
1505 Prepaid Insurance	10,927.00	0.00	10,927.00	0	0.00	0.00	0.00	0	0.00
1920 Closing Costs	0.00	0.00	0.00	0	-2,450.00	0.00	-2,450.00	0	0.00
2230 Ins. Payable	-58,880.73	-76,250.00	17,369.27	22.78	-353,284.38	-457,500.00	104,215.62	22.78	-915,000.00
2240 Exchange	0.00	0.00	0.00	0	1,024,802.00	0.00	1,024,802.00	0	0.00
2370 Sales Tax Payable	28.30	0.00	28.30	0	-21.93	0.00	-21.93	0	0.00
2535 Principal Banco Popular Operat	0.00	0.00	0.00	0	-9,383,973.31	-122,000.00	-9,261,973.31	-7,591	-244,000.00
2536 Bank of America Loan	0.00	0.00	0.00	0	7,000,000.00	0.00	7,000,000.00	0	0.00
2537 Bank of America Revolver Loan	0.00	0.00	0.00	0	1,000,000.00	0.00	1,000,000.00	0	0.00
TOTAL ADJUSTMENTS	<u>-47,825.43</u>	<u>-76,250.00</u>	<u>28,424.57</u>	<u>37.28</u>	<u>-212,475.61</u>	<u>-579,500.00</u>	<u>367,024.39</u>	<u>63.33</u>	<u>-1,159,000.00</u>
CASH FLOW	<u>-209,520.96</u>	<u>-330,955.02</u>	<u>121,434.06</u>	<u>36.69</u>	<u>498,442.63</u>	<u>16,459.88</u>	<u>481,982.75</u>	<u>2,928.</u>	<u>0.00</u>