

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
Maintenance Income	21,261.00	0.00	21,261.00	0	3,282,107.94	3,356,199.00	-74,091.06	-2.21	4,474,120.00
Legal/ Lien Fees	801.50	0.00	801.50	0	9,445.13	0.00	9,445.13	0	0.00
Storage	187.50	0.00	187.50	0	17,145.65	0.00	17,145.65	0	0.00
Rentals-101/102/103/709	2,950.00	3,500.00	-550.00	-15.71	16,350.00	28,000.00	-11,650.00	-41.61	42,000.00
Late Fees	300.00	0.00	300.00	0	4,082.38	4,500.00	-417.62	-9.28	6,000.00
Remote & Gate Card	525.00	0.00	525.00	0	2,065.00	0.00	2,065.00	0	0.00
Medeco Keys	850.00	0.00	850.00	0	2,175.00	0.00	2,175.00	0	0.00
Parking	208.00	0.00	208.00	0	766.67	0.00	766.67	0	0.00
Repairs/Work Orders	2,192.50	3,500.00	-1,307.50	-37.36	30,199.10	28,000.00	2,199.10	7.85	42,000.00
NSF Fees	0.00	0.00	0.00	0	500.00	0.00	500.00	0	0.00
Copies/Fax/Stamps	68.79	0.00	68.79	0	751.64	0.00	751.64	0	0.00
Application Fees	1,075.00	500.00	575.00	115.0	6,425.00	4,000.00	2,425.00	60.63	6,000.00
Elevator Fees	100.00	0.00	100.00	0	300.00	0.00	300.00	0	0.00
Estoppel	300.00	0.00	300.00	0	4,375.00	0.00	4,375.00	0	0.00
Laundry Income	1,400.00	2,000.00	-600.00	-30.00	9,795.61	16,000.00	-6,204.39	-38.78	24,000.00
Recovered Income	786.84	0.00	786.84	0	49,079.70	0.00	49,079.70	0	0.00
Interest Income	505.19	0.00	505.19	0	4,246.02	0.00	4,246.02	0	0.00
Misc. Income	2,526.84	2,500.00	26.84	1.07	22,269.08	20,000.00	2,269.08	11.35	30,000.00
TOTAL INCOME	36,038.16	12,000.00	24,038.16	200.3	3,462,078.92	3,456,699.00	5,379.92	0.16	4,624,120.00
EXPENSES									
ADMINISTRATIVE									
Accounting	1,920.00	0.00	-1,920.00	0	22,206.00	11,000.00	-11,206.00	-101.8	12,000.00
Application / Screening - Unit	725.00	0.00	-725.00	0	3,925.00	0.00	-3,925.00	0	0.00
Bank Charges	151.49	0.00	-151.49	0	379.62	0.00	-379.62	0	0.00
Employee Gas	185.97	0.00	-185.97	0	306.67	0.00	-306.67	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	734.00	0.00	-734.00	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.	3,575.51	2,000.00	-1,575.51	-78.78	11,029.90	16,000.00	4,970.10	31.06	24,000.00
Legal - Unit Owner Fees	318.70	0.00	-318.70	0	9,695.61	0.00	-9,695.61	0	0.00
Legal - Settlement Fees	307.50	0.00	-307.50	0	3,343.54	0.00	-3,343.54	0	0.00
Legal/Professional Fees	3,431.19	4,500.00	1,068.81	23.75	33,400.32	36,000.00	2,599.68	7.22	54,000.00
Legal Expense - Total	4,057.39	4,500.00	442.61	9.84	46,439.47	36,000.00	-10,439.47	-29.00	54,000.00
Licenses, Fees & Permits	1,052.30	250.00	-802.30	-320.9	5,455.15	2,000.00	-3,455.15	-172.7	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	528.84	0.00	-528.84	0	19,758.29	0.00	-19,758.29	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	1,066.88	0.00	-1,066.88	0	0.00
Office Equipment Copier Rental	455.58	0.00	-455.58	0	3,845.44	0.00	-3,845.44	0	0.00
Office Expenses	652.23	2,500.00	1,847.77	73.91	6,556.27	20,000.00	13,443.73	67.22	30,000.00
Office Expense - Computers	722.98	0.00	-722.98	0	2,155.39	0.00	-2,155.39	0	0.00
Office Expense - Total	1,952.59	2,500.00	547.41	21.90	13,623.98	20,000.00	6,376.02	31.88	30,000.00
Postage & Delivery	247.70	0.00	-247.70	0	3,988.40	2,400.00	-1,588.40	-66.18	3,600.00
Taxes	760.54	0.00	-760.54	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	4,000.00	3,430.50	85.76	6,000.00
Cleaning Supplies - Paper	0.00	0.00	0.00	0	620.14	0.00	-620.14	0	0.00
Compactors	347.68	200.00	-147.68	-73.84	1,096.04	1,600.00	503.96	31.50	2,400.00
Electrical Room	3,935.90	0.00	-3,935.90	0	36,910.38	0.00	-36,910.38	0	0.00
Fire Alarm System	212.71	0.00	-212.71	0	564.96	0.00	-564.96	0	0.00
Gym Maintenance	185.20	0.00	-185.20	0	1,594.36	0.00	-1,594.36	0	0.00
Labor Contract - A/C	500.00	0.00	-500.00	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	859.16	0.00	-859.16	0	3,469.97	0.00	-3,469.97	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	4,173.77	5,000.00	826.23	16.52	39,165.98	40,000.00	834.02	2.09	60,000.00
Labor Contract - Total	5,532.93	5,000.00	-532.93	-10.66	94,597.71	40,000.00	-54,597.71	-136.4	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	623.06	2,500.00	1,876.94	75.08	6,926.35	20,000.00	13,073.65	65.37	30,000.00
Pool Equipment Expense	576.02	0.00	-576.02	0	9,321.52	0.00	-9,321.52	0	0.00
Pool Expense - Total	1,199.08	2,500.00	1,300.92	52.04	16,247.87	20,000.00	3,752.13	18.76	30,000.00
Parts & Supplies	1,975.03	6,000.00	4,024.97	67.08	14,014.22	48,000.00	33,985.78	70.80	72,000.00
Supplies - A/C	216.42	0.00	-216.42	0	1,328.85	0.00	-1,328.85	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	2,456.39	0.00	-2,456.39	0	23,451.10	0.00	-23,451.10	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	264.50	0.00	-264.50	0	4,232.66	0.00	-4,232.66	0	0.00
Supplies - Structural	815.75	0.00	-815.75	0	4,310.78	0.00	-4,310.78	0	0.00
Discounts Earned	-95.90	0.00	95.90	0	-1,430.20	0.00	1,430.20	0	0.00
Supplies - Total	5,632.19	6,000.00	367.81	6.13	51,359.07	48,000.00	-3,359.07	-7.00	72,000.00
Tools & Equipment	675.71	0.00	-675.71	0	3,684.46	0.00	-3,684.46	0	0.00
Uniforms	98.66	400.00	301.34	75.34	3,355.25	3,200.00	-155.25	-4.85	4,800.00
Unit Repairs Parts & Supplies	1,427.71	0.00	-1,427.71	0	9,896.85	0.00	-9,896.85	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.	900.00	0.00	-900.00	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	0.00	0.00	0.00	0	10,500.00	0.00	-10,500.00	0	0.00
Housekeeping Contract	13,236.07	11,000.00	-2,236.07	-20.33	87,507.98	88,000.00	492.02	0.56	132,000.00
Pest Control Contract	153.70	600.00	446.30	74.38	4,963.70	4,800.00	-163.70	-3.41	7,200.00
Security Contract	45,523.40	30,000.00	-15,523.40	-51.74	234,075.84	240,000.00	5,924.16	2.47	360,000.00
Valet Contract	0.00	0.00	0.00	0	119,845.00	120,447.00	602.00	0.50	160,596.00
Waste Removal Contract	6,781.34	6,825.00	43.66	0.64	55,662.67	54,600.00	-1,062.67	-1.95	81,900.00
Water Treatment Contract	340.00	400.00	60.00	15.00	2,720.00	3,200.00	480.00	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	0.00	15,000.00	15,000.00	100.0	6,551.65	120,000.00	113,448.35	94.54	168,000.00
UTILITIES									
Cable	13,791.08	0.00	-13,791.08	0	91,862.18	110,100.00	18,237.82	16.56	159,165.00
Electricity	29,768.75	0.00	-29,768.75	0	244,770.54	285,600.00	40,829.46	14.30	408,000.00
Gas	3,710.40	8,400.00	4,689.60	55.83	37,677.98	67,200.00	29,522.02	43.93	100,800.00
Gas Transportation	2,911.30	0.00	-2,911.30	0	6,394.23	0.00	-6,394.23	0	0.00
Gas Expense - Total	6,621.70	8,400.00	1,778.30	21.17	44,072.21	67,200.00	23,127.79	34.42	100,800.00
Telephone	494.04	600.00	105.96	17.66	3,539.82	4,800.00	1,260.18	26.25	7,200.00
Telephone Maintenance	0.00	0.00	0.00	0	164.63	0.00	-164.63	0	0.00
Water & Sewer	33,119.03	0.00	-33,119.03	0	250,682.94	201,600.00	-49,082.94	-24.35	288,000.00
PAYROLL, TAXES, BENEFITS									
P/R Administration/Office	14,229.41	18,000.00	3,770.59	20.95	109,687.67	140,500.00	30,812.33	21.93	212,500.00
P/R A/C	2,796.50	0.00	-2,796.50	0	11,150.49	0.00	-11,150.49	0	0.00
P/R Electrical	3,311.50	0.00	-3,311.50	0	31,253.89	0.00	-31,253.89	0	0.00
P/R Maintenance	10,091.56	27,200.00	17,108.44	62.90	96,162.31	217,600.00	121,437.69	55.81	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	2,340.00	0.00	-2,340.00	0	23,247.50	0.00	-23,247.50	0	0.00
P/R Pool	3,723.00	3,900.00	177.00	4.54	33,474.00	31,200.00	-2,274.00	-7.29	46,800.00
P/R Structural	2,400.00	0.00	-2,400.00	0	19,812.00	0.00	-19,812.00	0	0.00
P/R Security	2,282.60	0.00	-2,282.60	0	7,103.00	0.00	-7,103.00	0	0.00
P/R Maintenance - Total	20,939.56	27,200.00	6,260.44	23.02	213,345.50	217,600.00	4,254.50	1.96	326,400.00
Employee Health	1,370.58	3,000.00	1,629.42	54.31	16,765.42	24,000.00	7,234.58	30.14	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	3,060.11	3,800.00	739.89	19.47	27,012.95	30,400.00	3,387.05	11.14	45,600.00
P/R Tax Medicare	0.00	800.00	800.00	100.0	0.00	6,400.00	6,400.00	100.0	9,600.00
P/R Tax Futa	0.00	100.00	100.00	100.0	1,156.42	800.00	-356.42	-44.55	1,200.00
P/R Tax Suta	0.00	300.00	300.00	100.0	6,829.98	2,400.00	-4,429.98	-184.5	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	15,891.33	9,250.00	-6,641.33	-71.80	150,200.49	95,940.00	-54,260.49	-56.56	137,590.00
TOTAL BUILDING MAINTENANCE	19,247.77	14,600.00	-4,647.77	-31.83	241,506.32	128,500.00	-113,006.32	-87.94	190,800.00
TOTAL FIXED CONTRACTS	66,934.51	48,825.00	-18,109.51	-37.09	554,345.94	566,970.00	12,624.06	2.23	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, BENEFITS	45,605.26	57,100.00	11,494.74	20.13	420,915.23	459,300.00	38,384.77	8.36	687,700.00
TOTAL SPECIAL PROJECTS	0.00	15,000.00	15,000.00	100.0	6,803.87	120,000.00	113,196.13	94.33	168,000.00
TOTAL UTILITIES	83,794.60	9,000.00	-74,794.60	-831.0	635,092.32	669,300.00	34,207.68	5.11	963,165.00
TOTAL EXPENSES	231,473.47	153,775.00	-77,698.47	-50.53	2,548,487.01	2,578,351.46	29,864.45	1.16	3,709,785.10
NET INCOME	-195,435.31	-141,775.00	-53,660.31	37.85	913,591.91	878,347.54	35,244.37	4.01	914,334.90

