

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	29,942.29	0.00	29,942.29	0	1,083,217.29	1,118,530.00	-35,312.71	-3.16	4,474,120.00
3115 Legal/ Lien Fees	1,852.95	1,000.00	852.95	85.30	2,513.95	2,000.00	513.95	25.70	12,000.00
3123 Storage	2,776.66	0.00	2,776.66	0	23,791.66	20,000.00	3,791.66	18.96	20,000.00
3125 Rentals-101/102/103/709	2,950.00	3,333.33	-383.33	-11.50	5,900.00	6,666.66	-766.66	-11.50	40,000.00
3130 Late Fees	500.00	416.67	83.33	20.00	935.00	833.34	101.66	12.20	5,000.00
3135 Remotes	125.00	208.33	-83.33	-40.00	325.00	416.66	-91.66	-22.00	2,500.00
3137 FOBS (Medeco) Keys	500.00	83.33	416.67	500.0	500.00	166.66	333.34	200.0	1,000.00
3144 Parking - Contractor	42.00	0.00	42.00	0	42.00	0.00	42.00	0	0.00
3145 Parking - Valet	216.00	875.00	-659.00	-75.31	543.00	1,750.00	-1,207.00	-68.97	10,500.00
3146 Parking - Tickets	790.00	1,000.00	-210.00	-21.00	1,590.00	2,000.00	-410.00	-20.50	12,000.00
3147 Parking	670.00	700.00	-30.00	-4.29	1,396.62	1,400.00	-3.38	-0.24	8,400.00
3150 Repairs/Work Orders	2,689.00	3,916.67	-1,227.67	-31.34	4,823.25	7,833.34	-3,010.09	-38.43	47,000.00
3170 NSF Fees	100.00	41.67	58.33	139.9	150.00	83.34	66.66	79.99	500.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	50.00	66.66	-16.66	-24.99	400.00
3190 Copies/Fax/Stamps	87.48	83.33	4.15	4.98	213.82	166.66	47.16	28.30	1,000.00
3210 Application Fees	625.00	500.00	125.00	25.00	2,475.00	1,000.00	1,475.00	147.5	6,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	83.34	-83.34	-100.0	500.00
3215 Estoppel	900.00	333.33	566.67	170.0	1,800.00	666.66	1,133.34	170.0	4,000.00
3510 Laundry Income	865.78	1,400.00	-534.22	-38.16	2,265.78	2,800.00	-534.22	-19.08	16,800.00
3711 Recovered Income	0.00	6,666.67	-6,666.67	-100.0	0.00	13,333.34	-13,333.34	-100.0	80,000.00
3712 Interest Income	1,225.76	416.67	809.09	194.1	1,369.03	833.34	535.69	64.28	5,000.00
3715 Misc. Income	752.25	1,666.67	-914.42	-54.87	754.50	3,333.34	-2,578.84	-77.37	20,000.00
TOTAL INCOME	47,610.17	22,716.67	24,893.50	109.5	1,134,655.90	1,183,963.34	-49,307.44	-4.16	4,766,720.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	2,045.00	1,833.33	-211.67	-11.55	2,045.00	3,666.66	1,621.66	44.23	22,000.00
4008 Application / Screening - Unit	1,100.00	625.00	475.00	76.00	1,400.00	1,250.00	-150.00	-12.00	7,500.00
4010 Bad Debt Expense	0.00	6,506.58	6,506.58	100.0	0.00	13,013.16	13,013.16	100.0	78,079.00
4012 Bank Charges	21.39	33.33	11.94	35.82	19.67	66.66	46.99	70.49	400.00
4015 Employee Gas	65.10	20.83	44.27	-212.5	65.10	41.66	-23.44	-56.27	250.00
4024 Interest Expense	0.00	4.17	4.17	100.0	0.00	8.34	8.34	100.0	50.00
4025 Insurance-All Risk	-13,704.24	0.00	13,704.24	0	-13,704.24	0.00	13,704.24	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	333.34	333.34	100.0	2,000.00
4029 Legal - Unit Owner Fees	880.90	1,000.00	119.10	11.91	154.92	2,000.00	1,845.08	92.25	12,000.00
4030 Legal - Non recoverable Attor	0.00	333.33	333.33	100.0	0.00	666.66	666.66	100.0	4,000.00
4031 Legal/Professional Fees	-196.05	3,333.33	3,529.38	105.8	495.35	6,666.66	6,171.31	92.57	40,000.00
Legal Expense - Total	684.85	4,666.66	3,981.81	85.32	650.27	9,333.32	8,683.05	93.03	56,000.00
4033 Licenses, Fees & Permits	964.43	500.00	464.43	-92.89	1,184.43	1,000.00	-184.43	-18.44	6,000.00
4034 Maint Fees - Units 104/709	2,168.00	0.00	2,168.00	0	4,618.00	2,500.00	-2,118.00	-84.72	10,000.00
4035 Misc. Administrative	-84.48	1,500.00	1,584.48	105.6	479.39	3,000.00	2,520.61	84.02	18,000.00
4036 New Hire Fees	0.00	62.50	62.50	100.0	0.00	125.00	125.00	100.0	750.00
4039 Office Expense Kitchen	121.66	291.67	170.01	58.29	121.66	583.34	461.68	79.14	3,500.00
4042 Office Expenses	544.11	833.33	289.22	34.71	3,577.59	1,666.66	-1,910.93	-114.6	10,000.00
4043 Office Expense - Computers	148.75	125.00	-23.75	-19.00	2,517.25	250.00	-2,267.25	-906.9	1,500.00
Office Expense - Total	814.52	1,250.00	435.48	34.84	6,216.50	2,500.00	-3,716.50	-148.6	15,000.00
4046 Postage & Delivery	213.49	375.00	161.51	43.07	840.07	750.00	-90.07	-12.01	4,500.00
4050 Taxes (709/Laundry)	4,075.74	458.33	-3,617.41	-789.2	4,075.74	916.66	-3,159.08	-344.6	5,500.00
4052 Unit 709 Expenses	0.00	58.33	58.33	100.0	0.00	116.66	116.66	100.0	700.00
4056 Walkie-Talkies/Radios	0.00	104.17	104.17	100.0	977.45	208.34	-769.11	-369.1	1,250.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	83.33	83.33	100.0	259.15	166.66	-92.49	-55.50	1,000.00
4105 Cleaning Supplies - Paper	397.30	83.33	313.97	-376.7	397.30	166.66	-230.64	-138.3	1,000.00
4109 Compactors	0.00	200.00	200.00	100.0	0.00	400.00	400.00	100.0	2,400.00
4111 Electrical Room	0.00	208.33	208.33	100.0	0.00	416.66	416.66	100.0	2,500.00
4113 Fire Alarm System	0.00	20.83	20.83	100.0	0.00	41.66	41.66	100.0	250.00
4115 Gym Maintenance	0.00	62.50	62.50	100.0	185.50	125.00	-60.50	-48.40	750.00
4119 Pool Maintenance Expense	566.92	847.25	280.33	33.09	1,769.55	1,694.50	-75.05	-4.43	10,167.00
4121 Pool Towel Expense	-287.12	0.00	287.12	0	484.13	0.00	-484.13	0	0.00
4123 Pool Equipment Expense	362.73	666.67	303.94	45.59	859.42	1,333.34	473.92	35.54	8,000.00
Pool Expense - Total	642.53	1,513.92	871.39	57.56	3,113.10	3,027.84	-85.26	-2.82	18,167.00
4127 Elevator Repair (begin use 10/0	962.50	2,083.33	1,120.83	53.80	962.50	4,166.66	3,204.16	76.90	25,000.00
4131 Landscaping	0.00	625.00	625.00	100.0	0.00	1,250.00	1,250.00	100.0	7,500.00
4133 Uniforms	0.00	125.00	125.00	100.0	96.20	250.00	153.80	61.52	1,500.00
4135 Unit Repairs Parts & Supplies	2,249.83	0.00	-2,249.83	0	2,950.53	0.00	-2,950.53	0	0.00
4137 Unit Trash Bags	543.50	83.33	460.17	-552.2	543.50	166.66	-376.84	-226.1	1,000.00
4140 Parts & Supplies	30.00	0.00	-30.00	0	323.41	0.00	-323.41	0	0.00

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4150 Tools & Equipment	2,641.21	666.67	-1,974.54	-296.1	3,535.56	1,333.34	-2,202.22	-165.1	8,000.00
4159 Labor Contract - A/C	0.00	166.67	166.67	100.0	780.00	333.34	-446.66	-134.0	2,000.00
4163 Labor Contract - Electrical	190.80	125.00	-65.80	-52.64	2,179.80	250.00	-1,929.80	-771.9	1,500.00
4165 Labor Contract - Gate & Arm R	254.40	125.00	-129.40	-103.5	445.20	250.00	-195.20	-78.00	1,500.00
4167 Labor Contract - Generator	0.00	104.17	104.17	100.0	0.00	208.34	208.34	100.0	1,250.00
4169 Labor Contract - Golf Carts	894.68	166.67	-728.01	-436.8	894.68	333.34	-561.34	-168.4	2,000.00
4171 Labor Contract - Locksmith	6.30	125.00	118.70	94.96	6.30	250.00	243.70	97.48	1,500.00
4173 Labor Contract - Painting	0.00	416.67	416.67	100.0	262.50	833.34	570.84	68.50	5,000.00
4175 Labor Contract - Plumbing	3,677.08	833.33	-2,843.75	-341.2	4,431.71	1,666.66	-2,765.05	-165.9	10,000.00
4177 Labor Contract - Structural	656.80	416.67	-240.13	-57.63	7,512.07	833.34	-6,678.73	-801.4	5,000.00
4179 Labor Contract - Welding	0.00	208.33	208.33	100.0	0.00	416.66	416.66	100.0	2,500.00
4181 Labor Contract - Misc	328.00	0.00	-328.00	0	3,786.00	0.00	-3,786.00	0	0.00
Labor Contract - Total	6,008.06	2,687.51	-3,320.55	-123.5	20,298.26	5,375.02	-14,923.24	-277.6	32,250.00
4185 Supplies - A/C	34.45	833.33	798.88	95.87	34.45	1,666.66	1,632.21	97.93	10,000.00
4187 Supplies - Carpet	0.00	62.50	62.50	100.0	0.00	125.00	125.00	100.0	750.00
4189 Supplies - Electrical	3,752.75	2,550.00	-1,202.75	-47.17	7,965.91	5,100.00	-2,865.91	-56.19	30,600.00
4191 Supplies - Painting	1,006.67	583.33	-423.34	-72.57	2,777.67	1,166.66	-1,611.01	-138.0	7,000.00
4193 Supplies - Plumbing	417.03	500.00	82.97	16.59	972.44	1,000.00	27.56	2.76	6,000.00
4195 Supplies - Structural	572.67	833.33	260.66	31.28	1,540.66	1,666.66	126.00	7.56	10,000.00
4197 Discounts Earned	-80.48	0.00	80.48	0	-141.45	0.00	141.45	0	0.00
Supplies - Total	5,733.09	5,362.49	-370.60	-6.91	13,473.09	10,724.98	-2,748.11	-25.62	64,350.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	3,547.00	3,547.00	100.0	0.00	7,094.00	7,094.00	100.0	42,564.00
4205 Elevator Contract	0.00	0.00	0.00	0	7,200.00	8,000.00	800.00	10.00	58,200.00
4207 Copier/Rental - (was 4041)	455.58	433.33	-22.25	-5.13	911.16	866.66	-44.50	-5.13	5,200.00
4209 Fire Alarm	212.71	200.00	-12.71	-6.36	212.71	400.00	187.29	46.82	2,400.00
4210 Housekeeping Contract	13,380.51	11,000.00	-2,380.51	-21.64	26,761.02	22,000.00	-4,761.02	-21.64	132,000.00
4215 Landscaping Contract	0.00	1,300.00	1,300.00	100.0	1,300.00	2,600.00	1,300.00	50.00	15,600.00
4217 Maintenance Contract	30,090.00	23,000.00	-7,090.00	-30.83	53,090.00	46,000.00	-7,090.00	-15.41	276,000.00
4220 Pest Control	4,203.70	600.00	-3,603.70	-600.6	4,357.40	1,200.00	-3,157.40	-263.1	7,200.00
4223 Phone Insurance Toshiba (was	121.80	158.33	36.53	23.07	243.60	316.66	73.06	23.07	1,900.00
4225 Security Contract	29,807.20	30,000.00	192.80	0.64	58,266.08	60,000.00	1,733.92	2.89	360,000.00
4229 Valet Contract	5,600.00	12,133.33	6,533.33	53.85	22,362.50	24,266.66	1,904.16	7.85	145,600.00
4230 Waste Removal Contract	6,561.06	6,825.00	263.94	3.87	13,307.66	13,650.00	342.34	2.51	81,900.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	680.00	800.00	120.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
4315 Non-Contracted Supervisory Se	0.00	1,666.67	1,666.67	100.0	0.00	3,333.34	3,333.34	100.0	20,000.00
4321 Repair Concrete on Building W	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
4331 Roof Repair	39,000.00	25,000.00	-14,000.00	-56.00	60,000.00	50,000.00	-10,000.00	-20.00	50,000.00
4350 Storm Water Wells	2,918.00	23,083.33	20,165.33	87.36	2,918.00	46,166.66	43,248.66	93.68	277,000.00
UTILITIES									
4405 Cable	13,791.08	13,263.75	-527.33	-3.98	27,582.16	26,527.50	-1,054.66	-3.98	159,165.00
4410 Electricity	38,715.19	33,166.67	-5,548.52	-16.73	79,738.59	66,333.34	-13,405.25	-20.21	398,000.00
4415 Gas	2,388.16	4,333.33	1,945.17	44.89	5,410.16	8,666.66	3,256.50	37.58	52,000.00
4416 Gas Transportation	2,047.59	1,500.00	-547.59	-36.51	2,047.59	3,000.00	952.41	31.75	18,000.00
Gas Expense - Total	4,435.75	5,833.33	1,397.58	23.96	7,457.75	11,666.66	4,208.91	36.08	70,000.00
4420 Telephone	447.09	433.33	-13.76	-3.18	921.76	866.66	-55.10	-6.36	5,200.00
4425 Water & Sewer	29,565.38	27,083.33	-2,482.05	-9.16	60,138.66	54,166.66	-5,972.00	-11.03	325,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,570.87	1,250.00	-320.87	-25.67	-135.45	2,500.00	2,635.45	105.4	15,000.00
5010 P/R Administration/Office	10,329.77	11,750.00	1,420.23	12.09	21,047.53	23,500.00	2,452.47	10.44	141,000.00
5014 P/R A/C	0.00	0.00	0.00	0	420.00	0.00	-420.00	0	0.00
5015 P/R Electrical	325.00	0.00	-325.00	0	1,230.00	0.00	-1,230.00	0	0.00
5025 P/R Maintenance	0.00	0.00	0.00	0	2,081.50	0.00	-2,081.50	0	0.00
5032 P/R Pool	4,380.00	3,375.00	-1,005.00	-29.78	8,673.75	6,750.00	-1,923.75	-28.50	40,500.00
5035 P/R Structural	0.00	0.00	0.00	0	1,200.00	0.00	-1,200.00	0	0.00
5080 P/R Contractor Inspector	2,581.81	2,472.83	-108.98	-4.41	4,864.41	4,945.66	81.25	1.64	29,674.00
P/R Maintenance - Total	325.00	0.00	-325.00	0	4,931.50	0.00	-4,931.50	0	0.00
6000 Employee Health	3,644.03	554.17	-3,089.86	-557.5	6,627.21	1,108.34	-5,518.87	-497.9	6,650.00
6005 Holiday Gift Fund	0.00	0.00	0.00	0	800.00	0.00	-800.00	0	6,000.00
6007 Additional Holiday Funds	0.00	333.33	333.33	100.0	0.00	666.66	666.66	100.0	4,000.00
6010 P/R Tax - Fica	1,330.46	1,301.50	-28.96	-2.23	2,992.49	2,603.00	-389.49	-14.96	15,618.00
6020 P/R Tax Medicare	0.00	304.42	304.42	100.0	0.00	608.84	608.84	100.0	3,653.00
6030 P/R Tax Futa	0.00	1,133.58	1,133.58	100.0	144.16	2,267.16	2,123.00	93.64	13,603.00
6040 P/R Tax Suta	0.00	168.00	168.00	100.0	973.07	336.00	-637.07	-189.6	2,016.00
Repayment of Loan									

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6201 Interest Banco Popular Expens	0.00	0.00	0.00	0	180,260.80	178,817.50	-1,443.30	-0.81	715,270.00
6202 Insurance Interest Expense	0.00	833.33	833.33	100.0	0.00	1,666.66	1,666.66	100.0	10,000.00
SUMMARY									
TOTAL ADMINISTRATIVE	-1,636.20	18,164.90	19,801.10	109.0	8,867.38	38,829.80	29,962.42	77.16	227,979.00
TOTAL BUILDING MAINTENANCE	19,178.02	13,805.57	-5,372.45	-38.92	45,814.69	27,611.14	-18,203.55	-65.93	165,667.00
TOTAL FIXED CONTRACTS	90,772.56	89,596.99	-1,175.57	-1.31	188,692.13	187,193.98	-1,498.15	-0.80	1,133,364.00
TOTAL INTEREST EXPENSE	0.00	833.33	833.33	100.0	180,260.80	180,484.16	223.36	0.12	725,270.00
TOTAL PAYROLL, TAXES, BENEFIT	24,161.94	22,642.83	-1,519.11	-6.71	50,918.67	45,285.66	-5,633.01	-12.44	277,714.00
TOTAL SPECIAL PROJECTS	41,918.00	50,583.34	8,665.34	17.13	62,918.00	101,166.68	38,248.68	37.81	357,000.00
TOTAL UTILITIES	86,954.49	79,780.41	-7,174.08	-8.99	175,838.92	159,560.82	-16,278.10	-10.20	957,365.00
TOTAL EXPENSES	261,348.81	275,407.37	14,058.56	5.10	713,310.59	740,132.24	26,821.65	3.62	3,844,359.00
NET INCOME	-213,738.64	-252,690.70	38,952.06	-15.41	421,345.31	443,831.10	-22,485.79	-5.07	922,361.00
ADJUSTMENTS									
1139 Fire Alarm Sprinkler Expense	0.00	0.00	0.00	0	0.00	0.00	0.00	0	-100,000.00
1400 Employee Advance	-400.00	0.00	-400.00	0	-400.00	0.00	-400.00	0	0.00
1510 Prepaid Expenses	18,000.00	0.00	18,000.00	0	18,000.00	0.00	18,000.00	0	0.00
2230 Ins. Payable	-54,902.21	-56,666.67	1,764.46	-3.11	-109,804.42	-113,333.34	3,528.92	-3.11	-680,000.00
2535 Principal Banco Popular Operat	0.00	0.00	0.00	0	-34,146.93	-35,590.25	1,443.32	-4.06	-142,361.00
TOTAL ADJUSTMENTS	-37,302.21	-56,666.67	19,364.46	-34.17	-126,351.35	-148,923.59	22,572.24	-15.16	-922,361.00
CASH FLOW	-251,040.85	-309,357.37	58,316.52	-18.85	294,993.96	294,907.51	86.45	0.03	0.00
CASH ACCOUNTS									
	<u>Beginning</u>		<u>Ending</u>						
1120 Suntrust - Escrow Rentals		72,232.59		74,444.46					
1121 Banco-Contractor Escrow		3,800.58		3,795.50					
1122 Banco-Small Expense		951.70		1,844.39					
1123 Money Market OP		19,122.45		19,141.77					
1124 MM Escrow (Rentals)		2,258.74		2,259.61					
1129 Suntrust - Signature Advantage		505,276.18		505,285.66					
1130 Banco-Operating		559,514.32		326,396.48					
1131 Banco-Payroll		1,502.31		1,502.44					
1136 Suntrust - Money Market		171,452.39		141,477.26					
1137 Suntrust - Payroll		18,608.74		29,886.70					
TOTAL CASH ACCOUNTS		1,354,720.00		1,106,034.27					