

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	21,378.00	0.00	21,378.00	0	4,402,755.21	4,474,120.00	-71,364.79	-1.60	4,474,120.00
3115 Legal/ Lien Fees	3,713.71	0.00	3,713.71	0	18,580.92	0.00	18,580.92	0	0.00
3123 Storage	80.00	0.00	80.00	0	19,897.56	0.00	19,897.56	0	0.00
3125 Rentals-101/102/103/709	2,950.00	3,500.00	-550.00	-15.71	28,150.00	42,000.00	-13,850.00	-32.98	42,000.00
3130 Late Fees	275.00	0.00	275.00	0	5,582.38	6,000.00	-417.62	-6.96	6,000.00
3135 Remotes	-916.95	0.00	-916.95	0	1,898.05	0.00	1,898.05	0	0.00
3137 FOBS (Medeco) Keys	500.00	0.00	500.00	0	4,275.00	0.00	4,275.00	0	0.00
3144 Parking - Contractor	169.00	0.00	169.00	0	169.00	0.00	169.00	0	0.00
3145 Parking - Valet	474.00	0.00	474.00	0	994.00	0.00	994.00	0	0.00
3146 Parking - Tickets	900.00	0.00	900.00	0	2,000.00	0.00	2,000.00	0	0.00
3147 Parking	660.50	0.00	660.50	0	2,213.79	0.00	2,213.79	0	0.00
3150 Repairs/Work Orders	3,093.00	3,500.00	-407.00	-11.63	41,526.10	42,000.00	-473.90	-1.13	42,000.00
3170 NSF Fees	50.00	0.00	50.00	0	700.00	0.00	700.00	0	0.00
3175 Condo Docs	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
3190 Copies/Fax/Stamps	38.73	0.00	38.73	0	1,072.05	0.00	1,072.05	0	0.00
3210 Application Fees	325.00	500.00	-175.00	-35.00	9,375.00	6,000.00	3,375.00	56.25	6,000.00
3212 Elevator Fees	100.00	0.00	100.00	0	500.00	0.00	500.00	0	0.00
3215 Estoppel	450.00	0.00	450.00	0	6,175.00	0.00	6,175.00	0	0.00
3510 Laundry Income	1,400.00	2,000.00	-600.00	-30.00	15,395.61	24,000.00	-8,604.39	-35.85	24,000.00
3711 Recovered Income	0.00	0.00	0.00	0	54,420.47	0.00	54,420.47	0	0.00
3712 Interest Income	416.61	0.00	416.61	0	5,602.65	0.00	5,602.65	0	0.00
3715 Misc. Income	97.85	2,500.00	-2,402.15	-96.09	22,986.68	30,000.00	-7,013.32	-23.38	30,000.00
TOTAL INCOME	36,154.45	12,000.00	24,154.45	201.2	4,644,469.47	4,624,120.00	20,349.47	0.44	4,624,120.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,170.00	0.00	-1,170.00	0	28,921.00	12,000.00	-16,921.00	-141.0	12,000.00
4008 Application / Screening - Unit	625.00	0.00	-625.00	0	6,103.50	0.00	-6,103.50	0	0.00
4010 Bad Debt Expense	0.00	0.00	0.00	0	7,214.25	0.00	-7,214.25	0	0.00
4012 Bank Charges	8.80	0.00	-8.80	0	546.57	0.00	-546.57	0	0.00
4015 Employee Gas	56.65	0.00	-56.65	0	824.57	0.00	-824.57	0	0.00
4024 Interest Expense	0.00	0.00	0.00	0	45.01	0.00	-45.01	0	0.00
4026 Insurance-Claims Deductible	0.00	0.00	0.00	0	1,893.70	0.00	-1,893.70	0	0.00
4028 Insurance-Workers Comp (in us	1,570.87	2,000.00	429.13	21.46	19,609.14	24,000.00	4,390.86	18.30	24,000.00
4029 Legal - Unit Owner Fees	3,985.72	0.00	-3,985.72	0	16,006.90	0.00	-16,006.90	0	0.00
4030 Legal - Non recoverable Attor	0.00	0.00	0.00	0	3,668.04	0.00	-3,668.04	0	0.00
4031 Legal/Professional Fees	6,590.01	4,500.00	-2,090.01	-46.44	40,806.03	54,000.00	13,193.97	24.43	54,000.00
Legal Expense - Total	10,575.73	4,500.00	-6,075.73	-135.0	60,480.97	54,000.00	-6,480.97	-12.00	54,000.00
4033 Licenses, Fees & Permits	0.00	250.00	250.00	100.0	6,908.27	3,000.00	-3,908.27	-130.2	3,000.00
4034 Maint Fees - Units 104/709	0.00	0.00	0.00	0	14,136.00	9,800.00	-4,336.00	-44.24	9,800.00
4035 Misc. Administrative	320.13	0.00	-320.13	0	23,010.13	0.00	-23,010.13	0	0.00
4036 New Hire Fees	107.00	0.00	-107.00	0	396.00	0.00	-396.00	0	0.00
4040 Office Equipment - CIT Rental	121.80	0.00	-121.80	0	1,554.08	0.00	-1,554.08	0	0.00
4041 Office Equip Copier Rental (in u	455.58	0.00	-455.58	0	5,667.76	0.00	-5,667.76	0	0.00
4042 Office Expenses	362.87	2,500.00	2,137.13	85.49	9,612.96	30,000.00	20,387.04	67.96	30,000.00
4043 Office Expense - Computers	0.00	0.00	0.00	0	2,271.77	0.00	-2,271.77	0	0.00
Office Expense - Total	940.25	2,500.00	1,559.75	62.39	19,106.57	30,000.00	10,893.43	36.31	30,000.00
4046 Postage & Delivery	506.90	0.00	-506.90	0	5,095.58	3,600.00	-1,495.58	-41.54	3,600.00
4050 Taxes (709/Laundry)	0.00	0.00	0.00	0	5,426.44	1,190.00	-4,236.44	-356.0	1,190.00
4052 Unit 709 Expenses	0.00	0.00	0.00	0	465.09	0.00	-465.09	0	0.00
4056 Walkie-Talkies/Radios	426.00	0.00	-426.00	0	3,107.27	0.00	-3,107.27	0	0.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	500.00	500.00	100.0	828.65	6,000.00	5,171.35	86.19	6,000.00
4105 Cleaning Supplies - Paper	253.00	0.00	-253.00	0	873.14	0.00	-873.14	0	0.00
4109 Compactors	0.00	200.00	200.00	100.0	1,349.04	2,400.00	1,050.96	43.79	2,400.00
4111 Electrical Room	0.00	0.00	0.00	0	43,885.68	0.00	-43,885.68	0	0.00
4113 Fire Alarm System	8,212.71	0.00	-8,212.71	0	9,268.43	0.00	-9,268.43	0	0.00
4115 Gym Maintenance	185.50	0.00	-185.50	0	2,192.67	0.00	-2,192.67	0	0.00
4119 Pool Maintenance Expense	1,513.77	2,500.00	986.23	39.45	11,852.04	30,000.00	18,147.96	60.49	30,000.00
4123 Pool Equipment Expense	1,164.92	0.00	-1,164.92	0	11,824.67	0.00	-11,824.67	0	0.00
Pool Expense - Total	2,678.69	2,500.00	-178.69	-7.15	23,676.71	30,000.00	6,323.29	21.08	30,000.00
4131 Landscaping	0.00	0.00	0.00	0	24,323.89	15,600.00	-8,723.89	-55.92	15,600.00
4133 Uniforms	0.00	400.00	400.00	100.0	3,553.44	4,800.00	1,246.56	25.97	4,800.00
4135 Unit Repairs Parts & Supplies	89.51	0.00	-89.51	0	15,935.39	0.00	-15,935.39	0	0.00
4137 Unit Trash Bags	0.00	0.00	0.00	0	829.59	0.00	-829.59	0	0.00
4140 Parts & Supplies	1,504.92	6,000.00	4,495.08	74.92	20,991.42	72,000.00	51,008.58	70.85	72,000.00
4150 Tools & Equipment	788.53	0.00	-788.53	0	7,929.28	0.00	-7,929.28	0	0.00

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4159 Labor Contract - A/C	1,851.58	0.00	-1,851.58	0	8,167.95	0.00	-8,167.95	0	0.00
4161 Labor Contract - Carpets	250.00	0.00	-250.00	0	250.00	0.00	-250.00	0	0.00
4163 Labor Contract - Electrical	0.00	0.00	0.00	0	38,136.50	0.00	-38,136.50	0	0.00
4173 Labor Contract - Painting	0.00	0.00	0.00	0	4,220.50	0.00	-4,220.50	0	0.00
4175 Labor Contract - Plumbing	4,751.29	0.00	-4,751.29	0	14,753.48	0.00	-14,753.48	0	0.00
4177 Labor Contract - Structural	27,905.86	0.00	-27,905.86	0	43,161.25	0.00	-43,161.25	0	0.00
4179 Labor Contract - Welding	800.00	0.00	-800.00	0	2,800.00	0.00	-2,800.00	0	0.00
4181 Labor Contract - Misc	3,429.37	5,000.00	1,570.63	31.41	66,382.33	60,000.00	-6,382.33	-10.64	60,000.00
Labor Contract - Total	38,988.10	5,000.00	-33,988.10	-679.7	177,872.01	60,000.00	-117,872.01	-196.4	60,000.00
4185 Supplies - A/C	591.50	0.00	-591.50	0	2,151.82	0.00	-2,151.82	0	0.00
4187 Supplies - Carpet	0.00	0.00	0.00	0	766.87	0.00	-766.87	0	0.00
4189 Supplies - Electrical	7,437.55	0.00	-7,437.55	0	38,693.20	0.00	-38,693.20	0	0.00
4191 Supplies - Painting	1,787.76	0.00	-1,787.76	0	8,502.64	0.00	-8,502.64	0	0.00
4193 Supplies - Plumbing	268.95	0.00	-268.95	0	4,850.70	0.00	-4,850.70	0	0.00
4195 Supplies - Structural	1,178.62	0.00	-1,178.62	0	7,610.32	0.00	-7,610.32	0	0.00
4197 Discounts Earned	-69.35	0.00	69.35	0	-1,659.87	0.00	1,659.87	0	0.00
Supplies - Total	12,699.95	6,000.00	-6,699.95	-111.6	81,907.10	72,000.00	-9,907.10	-13.76	72,000.00
FIXED CONTRACTS									
4202 A/C Mech. Equip.	0.00	0.00	0.00	0	1,540.00	0.00	-1,540.00	0	0.00
4203 Chillers Contract	0.00	0.00	0.00	0	26,919.00	42,564.00	15,645.00	36.76	42,564.00
4205 Elevator Contract	0.00	26,200.00	26,200.00	100.0	21,981.75	58,200.00	36,218.25	62.23	58,200.00
4206 Elevator Repairs (in use thru 09	-962.50	0.00	962.50	0	36,850.00	0.00	-36,850.00	0	0.00
4210 Housekeeping Contract	13,236.07	11,000.00	-2,236.07	-20.33	140,452.26	132,000.00	-8,452.26	-6.40	132,000.00
4220 Pest Control	153.70	600.00	446.30	74.38	5,578.50	7,200.00	1,621.50	22.52	7,200.00
4225 Security Contract	30,093.40	30,000.00	-93.40	-0.31	354,040.28	360,000.00	5,959.72	1.66	360,000.00
4229 Valet Contract	11,200.00	0.00	-11,200.00	0	148,460.00	160,596.00	12,136.00	7.56	160,596.00
4230 Waste Removal Contract	7,212.18	6,825.00	-387.18	-5.67	83,622.51	81,900.00	-1,722.51	-2.10	81,900.00
4231 Water Treatment Contract	680.00	400.00	-280.00	-70.00	4,080.00	4,800.00	720.00	15.00	4,800.00
SPECIAL PROJECTS									
4305 Hot Water Heaters	0.00	0.00	0.00	0	252.22	0.00	-252.22	0	0.00
4350 Storm Water Wells	0.00	5,000.00	5,000.00	100.0	16,241.65	168,000.00	151,758.35	90.33	168,000.00
UTILITIES									
4405 Cable	13,791.08	8,265.00	-5,526.08	-66.86	147,026.50	159,165.00	12,138.50	7.63	159,165.00
4410 Electricity	43,055.99	20,400.00	-22,655.99	-111.0	404,213.59	408,000.00	3,786.41	0.93	408,000.00
4415 Gas	2,590.85	8,400.00	5,809.15	69.16	51,040.87	100,800.00	49,759.13	49.36	100,800.00
4416 Gas Transportation	921.04	0.00	-921.04	0	9,640.53	0.00	-9,640.53	0	0.00
Gas Expense - Total	3,511.89	8,400.00	4,888.11	58.19	60,681.40	100,800.00	40,118.60	39.80	100,800.00
4420 Telephone	472.27	600.00	127.73	21.29	5,455.47	7,200.00	1,744.53	24.23	7,200.00
4422 Telephone Maintenance	0.00	0.00	0.00	0	164.63	0.00	-164.63	0	0.00
4425 Water & Sewer	29,991.57	14,400.00	-15,591.57	-108.2	372,203.72	288,000.00	-84,203.72	-29.24	288,000.00
PAYROLL, TAXES, BENEFITS									
5010 P/R Administration/Office	20,070.50	18,000.00	-2,070.50	-11.50	177,895.09	212,500.00	34,604.91	16.28	212,500.00
5014 P/R A/C	4,243.75	0.00	-4,243.75	0	24,051.24	0.00	-24,051.24	0	0.00
5015 P/R Electrical	5,185.00	0.00	-5,185.00	0	47,086.39	0.00	-47,086.39	0	0.00
5025 P/R Maintenance	10,058.63	27,200.00	17,141.37	63.02	125,498.44	326,400.00	200,901.56	61.55	326,400.00
5030 P/R Painting	0.00	0.00	0.00	0	31,719.31	0.00	-31,719.31	0	0.00
5031 P/R Plumbing / Carpentry	3,548.50	0.00	-3,548.50	0	33,902.25	0.00	-33,902.25	0	0.00
5032 P/R Pool	8,165.50	3,900.00	-4,265.50	-109.3	54,844.01	46,800.00	-8,044.01	-17.19	46,800.00
5035 P/R Structural	3,600.00	0.00	-3,600.00	0	30,612.00	0.00	-30,612.00	0	0.00
5080 P/R Contractor Inspector	3,454.20	0.00	-3,454.20	0	17,405.00	0.00	-17,405.00	0	0.00
P/R Maintenance - Total	26,635.88	27,200.00	564.12	2.07	292,869.63	326,400.00	33,530.37	10.27	326,400.00
6000 Employee Health	53.33	3,000.00	2,946.67	98.22	24,489.41	36,000.00	11,510.59	31.97	36,000.00
6005 Holiday Gift Fund	0.00	0.00	0.00	0	5,540.29	6,000.00	459.71	7.66	6,000.00
6010 P/R Tax - Fica	4,404.61	3,800.00	-604.61	-15.91	40,465.95	45,600.00	5,134.05	11.26	45,600.00
6020 P/R Tax Medicare	0.00	800.00	800.00	100.0	0.00	9,600.00	9,600.00	100.0	9,600.00
6030 P/R Tax Futa	0.00	100.00	100.00	100.0	1,247.08	1,200.00	-47.08	-3.92	1,200.00
6040 P/R Tax Suta	0.00	300.00	300.00	100.0	8,445.19	3,600.00	-4,845.19	-134.5	3,600.00
Repayment of Loan									
6201 Interest Banco Popular Expens	0.00	0.00	0.00	0	721,274.69	715,270.10	-6,004.59	-0.84	715,270.10
6202 Insurance Interest Expense	0.00	0.00	0.00	0	-813.46	0.00	813.46	0	0.00
SUMMARY									
TOTAL ADMINISTRATIVE	16,307.33	9,250.00	-7,057.33	-76.30	203,290.06	137,590.00	-65,700.06	-47.75	137,590.00
TOTAL BUILDING MAINTENANCE	63,895.99	14,600.00	-49,295.99	-337.6	394,425.02	190,800.00	-203,625.02	-106.7	190,800.00
TOTAL FIXED CONTRACTS	61,612.85	75,025.00	13,412.15	17.88	823,524.30	847,260.00	23,735.70	2.80	847,260.00
TOTAL INTEREST EXPENSE	0.00	0.00	0.00	0	720,461.23	715,270.10	-5,191.13	-0.73	715,270.10

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TOTAL PAYROLL, TAXES, BENEFIT	62,784.02	57,100.00	-5,684.02	-9.95	623,201.65	687,700.00	64,498.35	9.38	687,700.00
TOTAL SPECIAL PROJECTS	0.00	5,000.00	5,000.00	100.0	16,493.87	168,000.00	151,506.13	90.18	168,000.00
TOTAL UTILITIES	90,822.80	52,065.00	-38,757.80	-74.44	989,745.31	963,165.00	-26,580.31	-2.76	963,165.00
TOTAL EXPENSES	295,422.99	213,040.00	-82,382.99	-38.67	3,771,141.44	3,709,785.10	-61,356.34	-1.65	3,709,785.10
NET INCOME	-259,268.54	-201,040.00	-58,228.54	28.96	873,328.03	914,334.90	-41,006.87	-4.48	914,334.90
ADJUSTMENTS									
1310 Allowance for Doubtful Account	0.00	0.00	0.00	0	7,214.25	-79,975.00	87,189.25	109.0	-79,975.00
1400 Employee Advance	300.00	0.00	300.00	0	250.00	0.00	250.00	0	0.00
1505 Prepaid Insurance	0.00	0.00	0.00	0	-734.00	0.00	-734.00	0	0.00
1700 Machinery & Equipment	0.00	0.00	0.00	0	-9,441.99	0.00	-9,441.99	0	0.00
2230 Ins. Payable	-44,392.23	-65,000.00	20,607.77	-31.70	-604,136.69	-692,000.00	87,863.31	-12.70	-692,000.00
2535 Principal Banco Popular Operat	0.00	0.00	0.00	0	-136,356.23	-142,360.82	6,004.59	-4.22	-142,360.82
TOTAL ADJUSTMENTS	-44,092.23	-65,000.00	20,907.77	-32.17	-743,204.66	-914,335.82	171,131.16	-18.72	-914,335.82
CASH FLOW	-303,360.77	-266,040.00	-37,320.77	14.03	130,123.37	-0.92	130,124.29	-14.14	-0.92
CASH ACCOUNTS									
	<u>Beginning</u>		<u>Ending</u>						
1120 Suntrust - Escrow Rentals	67,245.69		69,920.71						
1121 Banco-Contractor Escrow	4,291.09		3,796.17						
1122 Banco-Small Expense	2,364.61		1,350.34						
1123 Money Market OP	19,072.68		19,097.74						
1124 MM Escrow (Rentals)	2,255.96		2,257.35						
1129 Suntrust - Signature Advantage	505,259.68		505,267.79						
1130 Banco-Operating	339,786.76		97,805.13						
1131 Banco-Payroll	1,502.07		1,502.19						
1136 Suntrust - Money Market	152,927.75		92,991.86						
1137 Suntrust - Payroll	12,042.67		11,802.91						
TOTAL CASH ACCOUNTS	1,106,748.96		805,792.19						