

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report
September 30, 2015

OPERATING INCOME RECEIVED AS OF September 30, 2015

Income Received	\$	20,458.78
Monthly Budgeted Amount	\$	18,800.00
YTD Income Received	\$	4,928,658.20
YTD Budgeted Amount	\$	4,963,140.00

OPERATING EXPENSES PAID AS OF September 30, 2015

Actual Expenses	\$	434,063.97
Monthly Budgeted Expenses	\$	349,754.78
YTD Actual Expenses	\$	5,504,935.55
YTD Budgeted Expenses	\$	4,963,140.00

OPERATING BALANCES AS OF September 30, 2015

BA - Payroll - 3770	\$	11,926.80
BA - RE Checking - 1561	\$	115,915.14
BA - RE Money Market-3662	\$	399,261.02
WF - Operating - 3832	\$	-

TOTAL OPERATING FUNDS \$ 527,102.96

ESCROW BALANCES AS OF September 30, 2015

BA - Escrow Rental 3754	\$	116,001.66
BA - Escrow Contractor 3741	\$	27,250.00
BA - 2Q Maintenance 3767	\$	519,457.56

SPECIAL ASSESSMENT ACCOUNT

BA - Special Assessment-3738	\$	121,690.40
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DELINQUENCIES AS OF September 30, 2015

\$ 147,083.78

YTD WRITE-OFF AMOUNT AS OF September 30, 2015: \$ 44,392.98 (includes year end offset to allowance for doubtful accounts)

<u>Expense Summary</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE A***	1,109,635.85	1,107,140.00	(2,495.85)
TOTAL BUILDING MAINTENANCE B***	291,281.68	350,700.00	59,418.32
TOTAL FIXED CONTRACTS C***	963,981.07	1,129,700.00	165,718.93
TOTAL PAYROLL, TAXES, BENEFITS D***	562,601.42	444,600.00	(118,001.42)
TOTAL SPECIAL PROJECTS	1,000.00	25,000.00	24,000.00
TOTAL UTILITIES E***	919,770.96	956,000.00	36,229.04
TOTAL LOAN INTEREST & PP	531,339.97	706,000.00	174,660.03
TOTAL ADJUSTMENT (LOAN, ETC) F***	1,125,324.60	244,000.00	(881,324.60)
TOTAL EXPENSES	5,504,935.55	4,963,140.00	(541,795.55)

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, due to U#524 write off. (Maintenance & legal fees past due accumulated from 2010-2015)
Budgeted insurance is approximately \$110K 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 maintenance contract any longer
- D*** Transferred Maintenance employees to in-house payroll
- E*** Water & Sewer lower than budgeted
- F*** Includes principal payments on loan. There was no loan payment made on Feb. 2015 to Banco. Bank of America first payment was made on 05/01/15 and will be reflected in 05/15.

Notes:

- 1 February 2015 had principal loan repayments in the amount of \$1,325,350.
- 2 Also, new bank account were established with Bank of America and bank accounts at various financial institutions were closed and balances were transferred to Bank of America.
- 3 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).
- 4 During April 2015, an additional \$900K was used to pay down revolver loan from the Special Assessment Bank account. This has been done to minimize interest costs to the Association. The loan will be advanced and re deposited into the Special Assessment bank account as needed.
- 5 July 2015 Wells Fargo 3832- Operating account was closed and total funds of \$137,350.37 were transferred to BoA 1561-Operating account.
- 6 The quarterly loan payment was made on 08/01/15 for the total amount of \$181,635.30 to BOA
- 7 The Association spent during the month of September \$32k in Mrs. Legon's case - U#609. (Leak)

SPECIAL ASSESSMENT RECAP:

INCOME	\$	1,375,000.00
S/A EXPENSES TO DATE	\$	709,710.37

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
September 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>
INCOME									
3110 Maintenance Income	7,524.56	0.00	7,524.56	0	4,691,797.18	4,702,540.00	-10,742.82	-0.23	4,702,540.00
3115 Legal/ Lien Fees	775.34	2,083.37	-1,308.03	-62.78	22,950.90	25,000.00	-2,049.10	-8.20	25,000.00
3117 Settlements-Development legal	0.00	2,583.37	-2,583.37	-100.0	31,000.00	31,000.00	0.00	0.00	31,000.00
3121 Special Assessment Recovery	0.00	0.00	0.00	0	1,375,000.00	0.00	1,375,000.00	0	0.00
3123 Storage	625.00	0.00	625.00	0	37,407.50	35,000.00	2,407.50	6.88	35,000.00
3125 Rentals-101/102/103	1,100.00	2,100.00	-1,000.00	-47.62	21,136.80	25,200.00	-4,063.20	-16.12	25,200.00
3130 Late Fees	150.00	391.63	-241.63	-61.70	2,719.05	4,700.00	-1,980.95	-42.15	4,700.00
3137 FOBS Keys	500.00	500.00	0.00	0.00	10,000.52	6,000.00	4,000.52	66.68	6,000.00
3144 Parking - Contractor	878.00	1,000.00	-122.00	-12.20	8,693.00	12,000.00	-3,307.00	-27.56	12,000.00
3145 Parking - Valet	1,273.00	1,750.00	-477.00	-27.26	12,677.08	21,000.00	-8,322.92	-39.63	21,000.00
3146 Parking - Stickers	1,638.00	2,416.63	-778.63	-32.22	26,128.42	29,000.00	-2,871.58	-9.90	29,000.00
3147 Parking - Monthly	2,925.40	2,583.37	342.03	13.24	29,461.27	31,000.00	-1,538.73	-4.96	31,000.00
3150 Repairs/Work Orders/AC Filters	673.86	316.63	357.23	112.82	5,095.26	3,800.00	1,295.26	34.09	3,800.00
3170 NSF Fees Recovered	50.00	83.37	-33.37	-40.03	625.00	1,000.00	-375.00	-37.50	1,000.00
3175 Condo Docs	-100.00	25.00	-125.00	-500.0	50.00	300.00	-250.00	-83.33	300.00
3210 Application Fees - Owner	300.00	416.63	-116.63	-27.99	6,100.00	5,000.00	1,100.00	22.00	5,000.00
3212 Elevator Fees	0.00	41.63	-41.63	-100.0	200.00	500.00	-300.00	-60.00	500.00
3215 Estoppel & Condo Questionair	1,200.00	416.63	783.37	188.0	7,300.00	5,000.00	2,300.00	46.00	5,000.00
3510 Laundry Income	1,021.00	833.37	187.63	22.51	9,729.98	10,000.00	-270.02	-2.70	10,000.00
3512 Towel Income	303.00	433.37	-130.37	-30.08	4,151.00	5,200.00	-1,049.00	-20.17	5,200.00
3712 Interest Income	9.84	375.00	-365.16	-97.38	589.88	4,500.00	-3,910.12	-86.89	4,500.00
3715 Misc. Income-Fines,Plaza Roo	-331.64	333.37	-665.01	-199.4	770.11	4,000.00	-3,229.89	-80.75	4,000.00
3717 Discounts Earned	-56.58	116.63	-173.21	-148.5	75.25	1,400.00	-1,324.75	-94.63	1,400.00
TOTAL INCOME	20,458.78	18,800.00	1,658.78	8.82	6,303,658.20	4,963,140.00	1,340,518.20	27.01	4,963,140.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,230.00	1,833.37	603.37	32.91	22,232.00	22,000.00	-232.00	-1.05	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	340.00	250.00	-90.00	-36.00	6,200.00	3,000.00	-3,200.00	-106.6	3,000.00
4010 Bad Debt/ Write Offs	-24,350.18	3,750.00	28,100.18	749.3	-3,847.22	45,000.00	48,847.22	108.5	45,000.00
4012 Bank Charges	22.18	83.37	61.19	73.40	2,775.23	1,000.00	-1,775.23	-177.5	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	3,396.03	4,500.00	1,103.97	24.53	4,500.00
4015 Employee Gas	0.00	208.37	208.37	100.0	277.77	2,500.00	2,222.23	88.89	2,500.00
4025 Insurance-All Risk	0.00	0.00	0.00	0	-4,874.78	0.00	4,874.78	0	0.00
4026 Insurance-Claims Deductible	0.00	416.63	416.63	100.0	1,883.57	5,000.00	3,116.43	62.33	5,000.00
4029 Legal - Unit Owner Fees	13,332.39	3,750.00	-9,582.39	-255.5	81,616.87	45,000.00	-36,616.87	-81.37	45,000.00
4031 Legal- Association	692.58	1,833.37	1,140.79	62.22	29,734.63	22,000.00	-7,734.63	-35.16	22,000.00
Legal Expense - Total	14,024.97	5,583.37	-8,441.60	-151.1	111,351.50	67,000.00	-44,351.50	-66.20	67,000.00
4033 Licenses, Fees & Permits	225.00	250.00	25.00	10.00	3,539.33	3,000.00	-539.33	-17.98	3,000.00
4034 Maint Fees - Unit104	0.00	838.37	838.37	100.0	7,545.00	10,060.00	2,515.00	25.00	10,060.00
4035 Office Expenses- Soft	1,946.41	666.63	-1,279.78	-191.9	10,585.39	8,000.00	-2,585.39	-32.32	8,000.00
4036 New Hire Fees	324.00	41.63	-282.37	-678.2	1,281.38	500.00	-781.38	-156.2	500.00
4039 Office Expense Kitchen	239.12	250.00	10.88	4.35	2,731.93	3,000.00	268.07	8.94	3,000.00
4041 Office Equip Copier Rental (in u	0.00	0.00	0.00	0	8.42	0.00	-8.42	0	0.00
4042 Office Expenses Hard Goods	1,369.60	166.63	-1,202.97	-721.9	7,259.25	2,000.00	-5,259.25	-262.9	2,000.00
4043 Office Expense - Equipment	211.46	666.63	455.17	68.28	9,895.96	8,000.00	-1,895.96	-23.70	8,000.00
Office Expense - Total	1,820.18	1,083.26	-736.92	-68.03	19,895.56	13,000.00	-6,895.56	-53.04	13,000.00
4046 Postage & Delivery	1,664.96	208.37	-1,456.59	-699.0	4,803.78	2,500.00	-2,303.78	-92.15	2,500.00
4056 Walkie-Talkies/Radios	0.00	250.00	250.00	100.0	1,530.48	3,000.00	1,469.52	48.98	3,000.00
4097 Amortization Expense	3,866.86	0.00	-3,866.86	0	3,866.86	0.00	-3,866.86	0	0.00
4098 Depreciation Expense	27,890.47	0.00	-27,890.47	0	27,890.47	0.00	-27,890.47	0	0.00
Parts and Supplies- Common Eleme									
4101 Annual Equipment Inspections	0.00	333.37	333.37	100.0	3,975.90	4,000.00	24.10	0.60	4,000.00
4103 Cleaning Supplies - Misc.	653.17	208.37	-444.80	-213.4	1,315.12	2,500.00	1,184.88	47.40	2,500.00
4105 Cleaning Supplies - Paper	209.88	66.63	-143.25	-214.9	1,186.12	800.00	-386.12	-48.27	800.00
4108 Compactor Container	200.00	291.63	91.63	31.42	2,058.94	3,500.00	1,441.06	41.17	3,500.00
4109 Compactors Containers	425.22	125.00	-300.22	-240.1	997.32	1,500.00	502.68	33.51	1,500.00
4111 Electrical Room	0.00	41.63	41.63	100.0	0.00	500.00	500.00	100.0	500.00
4113 Fire Alarm System Repairs	1,314.14	666.63	-647.51	-97.13	7,704.82	8,000.00	295.18	3.69	8,000.00
4115 Gym Maintenance	0.00	250.00	250.00	100.0	2,942.98	3,000.00	57.02	1.90	3,000.00
4119 Pool Furnishings	0.00	458.37	458.37	100.0	3,225.58	5,500.00	2,274.42	41.35	5,500.00
4120 Pool Chemicals/Tank Lease	875.89	750.00	-125.89	-16.79	11,022.47	9,000.00	-2,022.47	-22.47	9,000.00
4121 Pool Towel	1,775.85	316.63	-1,459.22	-460.8	2,722.63	3,800.00	1,077.37	28.35	3,800.00
4122 Pool Repairs	0.00	208.37	208.37	100.0	375.00	2,500.00	2,125.00	85.00	2,500.00
4123 Pool Equipment - Pumps, Filter	206.20	1,500.00	1,293.80	86.25	8,108.85	18,000.00	9,891.15	54.95	18,000.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Pool Expense - Total	2,857.94	3,233.37	375.43	11.61	25,454.53	38,800.00	13,345.47	34.40	38,800.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	4,704.12	3,000.00	-1,704.12	-56.80	3,000.00
4129 Chillers-Repair	1,999.85	458.37	-1,541.48	-336.3	2,514.10	5,500.00	2,985.90	54.29	5,500.00
4131 Landscaping	286.00	666.63	380.63	57.10	5,247.83	8,000.00	2,752.17	34.40	8,000.00
4133 Uniforms	0.00	33.37	33.37	100.0	900.21	400.00	-500.21	-125.0	400.00
4135 Plumbing	1,071.54	750.00	-321.54	-42.87	12,827.37	9,000.00	-3,827.37	-42.53	9,000.00
4136 Parts & Supplies-Paint	1,988.74	1,333.37	-655.37	-49.15	8,984.00	16,000.00	7,016.00	43.85	16,000.00
4137 Parts & Supplies -Bldg & Decks	7,093.87	1,166.63	-5,927.24	-508.0	21,641.37	14,000.00	-7,641.37	-54.58	14,000.00
4138 Parts & Supplies- Electrical	33,202.95	3,583.37	-29,619.58	-826.5	50,638.55	43,000.00	-7,638.55	-17.76	43,000.00
4139 Parts & Supplies- AC	938.28	1,416.63	478.35	33.77	5,953.09	17,000.00	11,046.91	64.98	17,000.00
4140 Parts & Supplies-Tools, Equipm	5,119.29	750.00	-4,369.29	-582.5	28,746.84	9,000.00	-19,746.84	-219.4	9,000.00
4141 Parts & Supplies-FOB	563.18	208.37	-354.81	-170.2	2,977.33	2,500.00	-477.33	-19.09	2,500.00
4142 Parts & Supplies-Transponder	0.00	208.37	208.37	100.0	7,784.25	2,500.00	-5,284.25	-211.3	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	67.34	2,000.00	1,932.66	96.63	5,021.41	24,000.00	18,978.59	79.08	24,000.00
4165 R&M Labor Contract - Gate & A	629.00	166.63	-462.37	-277.4	5,015.60	2,000.00	-3,015.60	-150.7	2,000.00
4166 R&M Labor Contract - FOB	205.00	250.00	45.00	18.00	4,857.78	3,000.00	-1,857.78	-61.93	3,000.00
4168 R&M Labor Contract - Water D	1,222.54	2,333.37	1,110.83	47.61	1,222.54	28,000.00	26,777.46	95.63	28,000.00
4170 R&M Labor- Doors	220.00	416.63	196.63	47.20	2,982.00	5,000.00	2,018.00	40.36	5,000.00
4171 R&M Labor Contract - Fire Spri	0.00	100.00	100.00	100.0	5,927.42	1,200.00	-4,727.42	-393.9	1,200.00
4173 R&M Labor Contract - AC	0.00	1,583.37	1,583.37	100.0	350.00	19,000.00	18,650.00	98.16	19,000.00
4175 R&M Labor Contract - Equipme	0.00	416.63	416.63	100.0	2,886.17	5,000.00	2,113.83	42.28	5,000.00
4177 R&M Labor Contract - Plumbing	1,200.00	3,916.63	2,716.63	69.36	25,694.57	47,000.00	21,305.43	45.33	47,000.00
4179 R&M Labor Contract - Structura	0.00	583.37	583.37	100.0	8,282.10	7,000.00	-1,282.10	-18.32	7,000.00
4181 R&M Labor Contract - Misc	10.00	500.00	490.00	98.00	15,005.90	6,000.00	-9,005.90	-150.1	6,000.00
4182 R&M Labor Contract -Pool/Cont	960.00	916.63	-43.37	-4.73	15,800.00	11,000.00	-4,800.00	-43.64	11,000.00
Labor Contract - Total	4,293.88	12,766.63	8,472.75	66.37	90,306.79	153,200.00	62,893.21	41.05	153,200.00
4197 Discounts Earned	-79.30	0.00	79.30	0	-561.90	0.00	561.90	0	0.00
Supplies - Total	43,024.68	8,666.74	-34,357.94	-396.4	120,331.53	104,000.00	-16,331.53	-15.70	104,000.00
FIXED CONTRACTS									
4203 Chillers Contract	4,500.00	2,250.00	-2,250.00	-100.0	27,000.00	27,000.00	0.00	0.00	27,000.00
4205 Elevator Contract	1,496.00	2,416.63	920.63	38.10	27,396.00	29,000.00	1,604.00	5.53	29,000.00
4207 Copier/Rental - (was 4041)	379.48	250.00	-129.48	-51.79	2,442.44	3,000.00	557.56	18.59	3,000.00
4209 Fire Alarm	0.00	41.63	41.63	100.0	286.14	500.00	213.86	42.77	500.00
4210 Housekeeping Contract	22,207.77	14,750.00	-7,457.77	-50.56	176,431.99	177,000.00	568.01	0.32	177,000.00
4211 Housekeeping Contract-OT	227.50	166.63	-60.87	-36.53	1,853.75	2,000.00	146.25	7.31	2,000.00
4215 Landscaping Contract	3,486.00	1,600.00	-1,886.00	-117.8	19,486.00	19,200.00	-286.00	-1.49	19,200.00
4217 Maintenance/Pool Contract	3,444.00	21,666.63	18,222.63	84.10	85,146.50	260,000.00	174,853.50	67.25	260,000.00
4218 Maintenance/OT	0.00	250.00	250.00	100.0	550.00	3,000.00	2,450.00	81.67	3,000.00
4220 Pest Control	1,087.60	708.37	-379.23	-53.54	8,793.20	8,500.00	-293.20	-3.45	8,500.00
4225 Security Contract	56,855.52	30,666.63	-26,188.89	-85.40	384,090.90	368,000.00	-16,090.90	-4.37	368,000.00
4226 Security Contract-OT	1,522.76	1,166.63	-356.13	-30.53	3,927.05	14,000.00	10,072.95	71.95	14,000.00
4229 Valet Contract	6,800.00	12,333.37	5,533.37	44.87	141,886.87	148,000.00	6,113.13	4.13	148,000.00
4230 Waste Removal Contract	5,437.47	5,041.63	-395.84	-7.85	76,360.23	60,500.00	-15,860.23	-26.22	60,500.00
4231 Water Treatment Contract	340.00	375.00	35.00	9.33	4,080.00	4,500.00	420.00	9.33	4,500.00
4233 Window Contract	0.00	458.37	458.37	100.0	4,250.00	5,500.00	1,250.00	22.73	5,500.00
SPECIAL PROJECTS									
4321 Repair Concrete on Building W	0.00	1,416.63	1,416.63	100.0	1,000.00	17,000.00	16,000.00	94.12	17,000.00
4331 Roof Repair	0.00	666.63	666.63	100.0	0.00	8,000.00	8,000.00	100.0	8,000.00
SPECIAL ASSESSMENT									
4369 S/A - Elevator	250,170.83	0.00	-250,170.83	0	709,710.37	0.00	-709,710.37	0	0.00
UTILITIES									
4405 Cable	17,753.62	17,666.63	-86.99	-0.49	210,043.42	212,000.00	1,956.58	0.92	212,000.00
4410 Electricity	56,299.49	23,750.00	-32,549.49	-137.0	306,719.53	285,000.00	-21,719.53	-7.62	285,000.00
4415 Gas Bulk	3,018.44	3,166.63	148.19	4.68	35,361.94	38,000.00	2,638.06	6.94	38,000.00
4416 Gas Teco	1,319.61	1,250.00	-69.61	-5.57	12,336.84	15,000.00	2,663.16	17.75	15,000.00
Gas Expense - Total	4,338.05	4,416.63	78.58	1.78	47,698.78	53,000.00	5,301.22	10.00	53,000.00
4420 Telephone	449.97	500.00	50.03	10.01	4,238.20	6,000.00	1,761.80	29.36	6,000.00
4425 Water & Sewer	63,391.84	33,333.37	-30,058.47	-90.18	351,071.03	400,000.00	48,928.97	12.23	400,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	-1,114.05	750.00	1,864.05	248.5	8,821.95	9,000.00	178.05	1.98	9,000.00
5010 P/R Administration/Office	13,750.07	12,750.00	-1,000.07	-7.84	139,803.09	153,000.00	13,196.91	8.63	153,000.00
5025 P/R Maintenance	32,063.96	13,750.00	-18,313.96	-133.1	283,289.28	165,000.00	-118,289.28	-71.69	165,000.00
5032 P/R Pool	3,027.60	3,000.00	-27.60	-0.92	36,542.28	36,000.00	-542.28	-1.51	36,000.00
P/R Maintenance - Total	32,063.96	13,750.00	-18,313.96	-133.1	283,289.28	165,000.00	-118,289.28	-71.69	165,000.00
6000 Employee Health	-1,607.46	2,750.00	4,357.46	158.4	39,635.81	33,000.00	-6,635.81	-20.11	33,000.00
6005 Holiday Gift Fund	893.72	750.00	-143.72	-19.16	8,937.55	9,000.00	62.45	0.69	9,000.00

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
September 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>
6007 Special Events Fund	651.87	250.00	-401.87	-160.7	1,984.82	3,000.00	1,015.18	33.84	3,000.00
6010 P/R Tax - Fica	3,377.33	1,916.63	-1,460.70	-76.21	28,654.77	23,000.00	-5,654.77	-24.59	23,000.00
6020 P/R Tax Medicare	789.85	466.63	-323.22	-69.27	6,661.57	5,600.00	-1,061.57	-18.96	5,600.00
6030 P/R Tax Futa	50.29	83.37	33.08	39.68	1,476.12	1,000.00	-476.12	-47.61	1,000.00
6040 P/R Tax Suta	452.61	583.37	130.76	22.41	6,794.18	7,000.00	205.82	2.94	7,000.00
Repayment of Loan									
6201 Interest Bank of America Expen	-43,341.10	0.00	43,341.10	0	345,450.32	520,000.00	174,549.68	33.57	520,000.00
6203 Loan from PP Recovery Acct	0.00	15,500.00	15,500.00	100.0	185,889.65	186,000.00	110.35	0.06	186,000.00
SUMMARY									
TOTAL ADMINISTRATIVE	<u>29,004.85</u>	<u>15,838.37</u>	<u>-13,166.48</u>	<u>-83.13</u>	<u>272,412.35</u>	<u>192,140.00</u>	<u>-80,272.35</u>	<u>-41.78</u>	<u>192,140.00</u>
TOTAL BUILDING MAINTENANCE	<u>62,358.63</u>	<u>29,225.00</u>	<u>-33,133.63</u>	<u>-113.3</u>	<u>291,281.68</u>	<u>350,700.00</u>	<u>59,418.32</u>	<u>16.94</u>	<u>350,700.00</u>
TOTAL SPECIAL ASSESSMENT	<u>250,170.83</u>	<u>0.00</u>	<u>-250,170.83</u>	<u>0</u>	<u>709,710.37</u>	<u>0.00</u>	<u>-709,710.37</u>	<u>0</u>	<u>0.00</u>
TOTAL FIXED CONTRACTS	<u>107,784.10</u>	<u>94,141.52</u>	<u>-13,642.58</u>	<u>-14.49</u>	<u>963,981.07</u>	<u>1,129,700.00</u>	<u>165,718.93</u>	<u>14.67</u>	<u>1,129,700.00</u>
TOTAL INTEREST EXPENSE	<u>-43,341.10</u>	<u>15,500.00</u>	<u>58,841.10</u>	<u>379.6</u>	<u>531,339.97</u>	<u>706,000.00</u>	<u>174,660.03</u>	<u>24.74</u>	<u>706,000.00</u>
TOTAL PAYROLL, TAXES, BENEFIT	<u>52,335.79</u>	<u>37,050.00</u>	<u>-15,285.79</u>	<u>-41.26</u>	<u>562,601.42</u>	<u>444,600.00</u>	<u>-118,001.42</u>	<u>-26.54</u>	<u>444,600.00</u>
TOTAL SPECIAL PROJECTS	<u>0.00</u>	<u>2,083.26</u>	<u>2,083.26</u>	<u>100.0</u>	<u>1,000.00</u>	<u>25,000.00</u>	<u>24,000.00</u>	<u>96.00</u>	<u>25,000.00</u>
TOTAL UTILITIES	<u>142,232.97</u>	<u>79,666.63</u>	<u>-62,566.34</u>	<u>-78.54</u>	<u>919,770.96</u>	<u>956,000.00</u>	<u>36,229.04</u>	<u>3.79</u>	<u>956,000.00</u>
TOTAL EXPENSES	<u>600,546.07</u>	<u>273,504.78</u>	<u>-327,041.29</u>	<u>-119.5</u>	<u>4,252,097.82</u>	<u>3,804,140.00</u>	<u>-447,957.82</u>	<u>-11.78</u>	<u>3,804,140.00</u>
NET INCOME	<u>-580,087.29</u>	<u>-254,704.78</u>	<u>-325,382.51</u>	<u>-127.7</u>	<u>2,051,560.38</u>	<u>1,159,000.00</u>	<u>892,560.38</u>	<u>77.01</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
1310 Allowance for Doubtful Account	-24,690.18	0.00	-24,690.18	0	-24,690.18	0.00	-24,690.18	0	0.00
1400 Employee Advance	100.00	0.00	100.00	0	1,300.00	0.00	1,300.00	0	0.00
1510 Prepaid Expenses	-7,992.18	0.00	-7,992.18	0	-7,992.18	0.00	-7,992.18	0	0.00
1700 Machinery & Equipment	11,441.99	0.00	11,441.99	0	11,441.99	0.00	11,441.99	0	0.00
1710 Furniture & Fixtures	57,506.36	0.00	57,506.36	0	57,506.36	0.00	57,506.36	0	0.00
1920 Closing Costs	3,866.86	0.00	3,866.86	0	1,416.86	0.00	1,416.86	0	0.00
2230 Ins. Payable	-83,986.73	-76,250.00	-7,736.73	-10.15	-837,223.50	-915,000.00	77,776.50	8.50	-915,000.00
2240 Exchange	198.00	0.00	198.00	0	-350,000.00	0.00	-350,000.00	0	0.00
2370 Sales Tax Payable	0.00	0.00	0.00	0	9.15	0.00	9.15	0	0.00
2535 Principal Banco Popular Operat	0.00	0.00	0.00	0	-9,383,973.31	-244,000.00	-9,139,973.31	-3,745	-244,000.00
2536 Bank of America Loan	0.00	0.00	0.00	0	6,763,987.55	0.00	6,763,987.55	0	0.00
2537 Bank of America Revolver Loan	356,000.00	0.00	356,000.00	0	456,000.00	0.00	456,000.00	0	0.00
TOTAL ADJUSTMENTS	<u>312,444.12</u>	<u>-76,250.00</u>	<u>388,694.12</u>	<u>509.7</u>	<u>-2,810,415.25</u>	<u>-1,159,000.00</u>	<u>-1,651,415.25</u>	<u>-142.4</u>	<u>-1,159,000.00</u>
CASH FLOW	<u>-267,643.17</u>	<u>-330,954.78</u>	<u>63,311.61</u>	<u>19.13</u>	<u>-758,854.87</u>	<u>0.00</u>	<u>-758,854.87</u>	<u>0</u>	<u>0.00</u>