

Sea Winds Condominium Association of St. Aug. Beach, Inc.
Profit & Loss Budget vs. Actual - Cash Basis
 July through December 2013

	TOTAL								Annual Budget	\$ Over Budget
	Dec 13	Budget	\$ Over Budget	% of Budget	Jul - Dec 13	Budget	\$ Over Budget	% of Budget		
Ordinary Income/Expense										
Income										
Rental Commissions	0.00				110.00					
4110 · Member Assessments	44,784.33	38,539.17	6,245.16	116.21%	222,313.98	231,234.98	-8,921.00	96.14%	462,470.00	(231,235.02)
4115 · Rental Income	0.00	1,250.00	-1,250.00	0.0%	1,250.00	7,500.00	-6,250.00	16.67%	15,000.00	(7,500.00)
4155 · Assessmen Payments Collected	684.64				7,867.84					0.00
4160 · Late Fees	0.00	41.67	-41.67	0.0%	0.00	249.98	-249.98	0.0%	500.00	(250.02)
Total Income	<u>45,468.97</u>	<u>39,830.84</u>	<u>5,638.13</u>	<u>114.16%</u>	<u>231,541.82</u>	<u>238,984.96</u>	<u>-7,443.14</u>	<u>96.89%</u>	<u>477,970.00</u>	<u>(238,985.04)</u>
Gross Profit	45,468.97	39,830.84	5,638.13	114.16%	231,541.82	238,984.96	-7,443.14	96.89%	477,970.00	(238,985.04)
Expense										
5000 · Building & Grounds										
5045 · Lift Station Maintenance	170.00	250.00	-80.00	68.0%	1,190.00	1,500.00	-310.00	79.33%	3,000.00	(1,500.00)
5300 · Building Maintenance	920.02	416.67	503.35	220.8%	10,592.39	2,499.98	8,092.41	423.7%	5,000.00	(2,500.02)
5600 · Termite Bond	160.00	325.00	-165.00	49.23%	4,132.00	1,950.00	2,182.00	211.9%	3,900.00	(1,950.00)
6310 · Fertilization/Pest Control	0.00	200.00	-200.00	0.0%	0.00	1,200.00	-1,200.00	0.0%	2,400.00	(1,200.00)
6330 · Pest Control (Interior)	0.00	166.67	-166.67	0.0%	640.00	999.98	-359.98	64.0%	2,000.00	(1,000.02)
6540 · Landscape General	1,821.00	2,000.00	-179.00	91.05%	16,558.80	12,000.00	4,558.80	137.99%	24,000.00	(12,000.00)
6545 · Grounds Improvements	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00
6546 · Other Grounds Repairs	141.70	550.00	-408.30	25.76%	5,139.81	3,300.00	1,839.81	155.75%	6,600.00	(3,300.00)
6547 · Contingency Repairs & Maint.	0.00	83.33	-83.33	0.0%	0.00	500.02	-500.02	0.0%	1,000.00	(499.98)
6921 · Lake Maintenance	125.00	116.67	8.33	107.14%	1,870.00	699.98	1,170.02	267.15%	1,400.00	(700.02)
7180 · Security Service	0.00	250.00	-250.00	0.0%	0.00	1,500.00	-1,500.00	0.0%	3,000.00	(1,500.00)
7370 · Pool Chemicals and Supplies	600.80	475.00	125.80	126.48%	3,570.21	2,850.00	720.21	125.27%	5,700.00	(2,850.00)
7375 · Pool Repairs	2,541.75	83.33	2,458.42	3,050.22%	5,364.04	500.02	4,864.02	1,072.77%	1,000.00	(499.98)
7900 · Condo Association Manager	1,395.00				6,180.00					0.00
7960 · On-Site Maintenance Payroll	2,099.18	2,916.67	-817.49	71.97%	10,106.91	17,499.98	-7,393.07	57.75%	35,000.00	(17,500.02)
Total 5000 · Building & Grounds	<u>9,974.45</u>	<u>7,833.34</u>	<u>2,141.11</u>	<u>127.33%</u>	<u>65,344.16</u>	<u>46,999.96</u>	<u>18,344.20</u>	<u>139.03%</u>	<u>94,000.00</u>	<u>(47,000.04)</u>
66000 · Payroll Expenses	0.00				0.00					
7600 · Utilities										
7610 · Cable Service	3,607.80	3,500.00	107.80	103.08%	18,432.39	21,000.00	-2,567.61	87.77%	42,000.00	(21,000.00)
7620 · Electricity - General	953.88	1,166.67	-212.79	81.76%	5,737.59	6,999.98	-1,262.39	81.97%	14,000.00	(7,000.02)
7657 · Telephone Expense	50.00				75.00					0.00
7690 · Water/Sewer	3,176.61	3,666.67	-490.06	86.64%	22,741.72	21,999.98	741.74	103.37%	44,000.00	(22,000.02)
Total 7600 · Utilities	<u>7,788.29</u>	<u>8,333.34</u>	<u>-545.05</u>	<u>93.46%</u>	<u>46,986.70</u>	<u>49,999.96</u>	<u>-3,013.26</u>	<u>93.97%</u>	<u>100,000.00</u>	<u>(50,000.04)</u>
8000 · General & Operating Expenses										
7965 · On-Site Office Admin	481.65	1,225.00	-743.35	39.32%	3,348.35	7,350.00	-4,001.65	45.56%	14,700.00	(7,350.00)
8020 · Bank Service Charges	0.00	33.33	-33.33	0.0%	-382.50	200.02	-582.52	-191.23%	400.00	(199.98)
8035 · Accounting	922.50	1,083.33	-160.83	85.15%	7,367.35	6,500.02	867.33	113.34%	13,000.00	(6,499.98)
8040 · Legal Fees	4,300.00	583.33	3,716.67	737.15%	8,675.00	3,500.02	5,174.98	247.86%	7,000.00	(3,499.98)
8250 · Fees payable to Division	0.00	29.17	-29.17	0.0%	0.00	174.98	-174.98	0.0%	350.00	(175.02)
8400 · Insurance Expense	8,437.11	8,621.67	-184.56	97.86%	52,217.66	51,729.98	487.68	100.94%	103,460.00	(51,730.02)
8483 · Licenses & Fees	0.00	62.50	-62.50	0.0%	496.25	375.00	121.25	132.33%	750.00	(375.00)
8650 · Office Administrator Expense	0.00	0.00	0.00	0.0%	26.49	0.00	26.49	100.0%	0.00	0.00
8680 · Office & Admin Expense	1,284.99	316.67	968.32	405.78%	2,742.96	1,899.98	842.98	144.37%	3,800.00	(1,900.02)
8690 · Internet & Website Costs	0.00	166.67	-166.67	0.0%	0.00	999.98	-999.98	0.0%	2,000.00	(1,000.02)
8970 · Uncollectable/Bad Debt	0.00	1,333.33	-1,333.33	0.0%	0.00	8,000.02	-8,000.02	0.0%	16,000.00	(7,999.98)
8980 · Budget/Loan Differential	0.00	1,833.33	-1,833.33	0.0%	0.00	11,000.02	-11,000.02	0.0%	22,000.00	(10,999.98)
9010 · Pooled Reserve Contribution	0.00	8,375.83	-8,375.83	0.0%	8,375.50	50,255.02	-41,879.52	16.67%	100,510.00	(50,254.98)
Total 8000 · General & Operating Expenses	<u>15,426.25</u>	<u>23,664.16</u>	<u>-8,237.91</u>	<u>65.19%</u>	<u>82,867.06</u>	<u>141,985.04</u>	<u>-59,117.98</u>	<u>58.36%</u>	<u>283,970.00</u>	<u>(141,984.96)</u>
Total Expense	<u>33,188.99</u>	<u>39,830.84</u>	<u>-6,641.85</u>	<u>83.33%</u>	<u>195,197.92</u>	<u>238,984.96</u>	<u>-43,787.04</u>	<u>81.68%</u>	<u>477,970.00</u>	<u>(238,985.04)</u>
Net Ordinary Income	12,279.98	0.00	12,279.98	100.0%	36,343.90	0.00	36,343.90	100.0%	0.00	0.00
Other Income/Expense									<u>0.00</u>	<u>0.00</u>
Other Expense										
63400 · Interest Expense	654.41				4,374.92					
Total Other Expense	<u>654.41</u>				<u>4,374.92</u>					
Net Other Income	-654.41				-4,374.92					
Net Income	<u>11,625.57</u>	<u>0.00</u>	<u>11,625.57</u>	<u>100.0%</u>	<u>31,968.98</u>	<u>0.00</u>	<u>31,968.98</u>	<u>100.0%</u>		