

Sea Winds Condominium Association of St. Aug. Beach, Inc.

Profit & Loss - Cash Basis

Budget vs. Actual

July through October 2013

	TOTAL							
	Oct 13	Budget	\$ Over Budget	% of Budget	Jul - Oct 13	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
Rental Commissions	-				110.00			
4110 · Member Assessments	35,454.05	38,539.17	(3,085.12)	92.0%	142,961.43	154,156.64	(11,195.21)	92.74%
4115 · Rental Income	-	1,250.00	(1,250.00)	0.0%	1,250.00	5,000.00	(3,750.00)	25.0%
4155 · Assesmen Payments Collected	-				4,873.92			
4160 · Late Fees	-	41.67	(41.67)	0.0%	-	166.64	(166.64)	0.0%
Total Income	<u>35,454.05</u>	<u>39,830.84</u>	<u>(4,376.79)</u>	<u>89.01%</u>	<u>149,195.35</u>	<u>159,323.28</u>	<u>(10,127.93)</u>	<u>93.64%</u>
Gross Profit	35,454.05	39,830.84	(4,376.79)	89.01%	149,195.35	159,323.28	(10,127.93)	93.64%
Expense								
5000 · Building & Grounds								
5045 · Lift Station Maintenance	170.00	250.00	(80.00)	68.0%	850.00	1,000.00	(150.00)	85.0%
5300 · Building Maintenance	134.98	416.67	(281.69)	32.4%	5,185.55	1,666.64	3,518.91	311.14%
5600 · Termite Bond	3,812.00	325.00	3,487.00	1,172.92%	3,812.00	1,300.00	2,512.00	293.23%
6310 · Fertilization/Pest Control	-	200.00	(200.00)	0.0%	-	800.00	(800.00)	0.0%
6330 · Pest Control (Interior)	160.00	166.67	(6.67)	96.0%	640.00	666.64	(26.64)	96.0%
6540 · Landscape General	7,371.00	2,000.00	5,371.00	368.55%	12,916.80	8,000.00	4,916.80	161.46%
6545 · Grounds Improvements	-	-	-	0.0%	-	-	-	0.0%
6546 · Other Grounds Repairs	67.48	550.00	(482.52)	12.27%	4,843.68	2,200.00	2,643.68	220.17%
6547 · Contingency Repairs & Maint.	-	83.33	(83.33)	0.0%	-	333.36	(333.36)	0.0%
6921 · Lake Maintenance	1,245.00	116.67	1,128.33	1,067.11%	1,620.00	466.64	1,153.36	347.16%
7180 · Security Service	-	250.00	(250.00)	0.0%	-	1,000.00	(1,000.00)	0.0%
7370 · Pool Chemicals and Supplies	641.72	475.00	166.72	135.1%	2,969.41	1,900.00	1,069.41	156.29%
7375 · Pool Repairs	-	83.33	(83.33)	0.0%	2,511.29	333.36	2,177.93	753.33%
7900 · Condo Association Manager	1,365.00				3,345.00			
7960 · On-Site Maintenance Payroll	-	2,916.67	(2,916.67)	0.0%	5,208.83	11,666.64	(6,457.81)	44.65%
Total 5000 · Building & Grounds	<u>14,967.18</u>	<u>7,833.34</u>	<u>7,133.84</u>	<u>191.07%</u>	<u>43,902.56</u>	<u>31,333.28</u>	<u>12,569.28</u>	<u>140.12%</u>
66000 · Payroll Expenses	-				-			
7600 · Utilities								
7610 · Cable Service	3,628.56	3,500.00	128.56	103.67%	14,604.85	14,000.00	604.85	104.32%
7620 · Electricity - General	875.29	1,166.67	(291.38)	75.03%	3,864.58	4,666.64	(802.06)	82.81%
7657 · Telephone Expense	25.00				25.00			
7690 · Water/Sewer	<u>3,283.36</u>	<u>3,666.67</u>	<u>(383.31)</u>	<u>89.55%</u>	<u>16,423.37</u>	<u>14,666.64</u>	<u>1,756.73</u>	<u>111.98%</u>
Total 7600 · Utilities	<u>7,812.21</u>	<u>8,333.34</u>	<u>(521.13)</u>	<u>93.75%</u>	<u>34,917.80</u>	<u>33,333.28</u>	<u>1,584.52</u>	<u>104.75%</u>
8000 · General & Operating Expenses								
7965 · On-Site Office Admin	(1,231.87)	1,225.00	(2,456.87)	-100.56%	539.66	4,900.00	(4,360.34)	11.01%
8020 · Bank Service Charges	-	33.33	(33.33)	0.0%	(382.50)	133.36	(515.86)	-286.82%
8035 · Accounting	930.00	1,083.33	(153.33)	85.85%	5,563.60	4,333.36	1,230.24	128.39%
8040 · Legal Fees	2,525.00	583.33	1,941.67	432.86%	4,375.00	2,333.36	2,041.64	187.5%
8250 · Fees payable to Division	-	29.17	(29.17)	0.0%	-	116.64	(116.64)	0.0%
8400 · Insurance Expense	-	8,621.67	(8,621.67)	0.0%	26,906.33	34,486.64	(7,580.31)	78.02%
8483 · Licenses & Fees	381.25	62.50	318.75	610.0%	496.25	250.00	246.25	198.5%
8650 · Office Administrator Expense	-	-	-	0.0%	26.49	-	26.49	100.0%
8680 · Office & Admin Expense	473.66	316.67	156.99	149.58%	1,327.73	1,266.64	61.09	104.82%
8690 · Internet & Website Costs	-	166.67	(166.67)	0.0%	-	666.64	(666.64)	0.0%
8970 · Uncollectable/Bad Debt	-	1,333.33	(1,333.33)	0.0%	-	5,333.36	(5,333.36)	0.0%
8980 · Budget/Loan Differential	-	1,833.33	(1,833.33)	0.0%	-	7,333.36	(7,333.36)	0.0%
9010 · Pooled Reserve Contribution	-	8,375.83	(8,375.83)	0.0%	8,375.50	33,503.36	(25,127.86)	25.0%
Total 8000 · General & Operating Expens	<u>3,078.04</u>	<u>23,664.16</u>	<u>(20,586.12)</u>	<u>13.01%</u>	<u>47,228.06</u>	<u>94,656.72</u>	<u>(47,428.66)</u>	<u>49.89%</u>
Total Expense	<u>25,857.43</u>	<u>39,830.84</u>	<u>(13,973.41)</u>	<u>64.92%</u>	<u>126,048.42</u>	<u>159,323.28</u>	<u>(33,274.86)</u>	<u>79.12%</u>
Net Ordinary Income	9,596.62	-	9,596.62	100.0%	23,146.93	-	23,146.93	100.0%
Other Income/Expense								
Other Expense								
63400 · Interest Expense	704.88				3,018.21			
Total Other Expense	<u>704.88</u>				<u>3,018.21</u>			
Net Other Income	<u>(704.88)</u>				<u>(3,018.21)</u>			
Net Income	<u>8,891.74</u>	<u>-</u>	<u>8,891.74</u>	<u>100.0%</u>	<u>20,128.72</u>	<u>-</u>	<u>20,128.72</u>	<u>100.0%</u>