

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

	TOTAL								Annual Budget	\$ Over Budget
	Nov 13	Budget	\$ Over Budget	% of Budget	Jul - Nov 13	Budget	\$ Over Budget	% of Budget		
Ordinary Income/Expense										
Income										
Rental Commissions	0.00				110.00					
4110 · Member Assessments	34,568.22	38,539.17	-3,970.95	89.7%	177,529.65	192,695.81	-15,166.16	92.13%	462,470.00	(284,940.35)
4115 · Rental Income	0.00	1,250.00	-1,250.00	0.0%	1,250.00	6,250.00	-5,000.00	20.0%	15,000.00	(13,750.00)
4155 · Assessmen Payments Collected	1,624.64				7,183.20					7,183.20
4160 · Late Fees	0.00	41.67	-41.67	0.0%	0.00	208.31	-208.31	0.0%	500.00	(500.00)
Total Income	<u>36,192.86</u>	<u>39,830.84</u>	<u>-3,637.98</u>	<u>90.87%</u>	<u>186,072.85</u>	<u>199,154.12</u>	<u>-13,081.27</u>	<u>93.43%</u>	<u>477,970.00</u>	<u>(477,970.00)</u>
Gross Profit	36,192.86	39,830.84	-3,637.98	90.87%	186,072.85	199,154.12	-13,081.27	93.43%	477,970.00	(477,970.00)
Expense										
5000 · Building & Grounds										
5045 · Lift Station Maintenance	170.00	250.00	-80.00	68.0%	1,020.00	1,250.00	-230.00	81.6%	3,000.00	(1,980.00)
5300 · Building Maintenance	4,486.82	416.67	4,070.15	#####	9,672.37	2,083.31	7,589.06	464.28%	5,000.00	4,672.37
5600 · Termitte Bond	160.00	325.00	-165.00	49.23%	3,972.00	1,625.00	2,347.00	244.43%	3,900.00	72.00
6310 · Fertilization/Pest Control	0.00	200.00	-200.00	0.0%	0.00	1,000.00	-1,000.00	0.0%	2,400.00	(2,400.00)
6330 · Pest Control (Interior)	0.00	166.67	-166.67	0.0%	640.00	833.31	-193.31	76.8%	2,000.00	(1,360.00)
6540 · Landscape General	1,821.00	2,000.00	-179.00	91.05%	14,737.80	10,000.00	4,737.80	147.38%	24,000.00	(9,262.20)
6545 · Grounds Improvements	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%		0.00
6546 · Other Grounds Repairs	154.43	550.00	-395.57	28.08%	4,998.11	2,750.00	2,248.11	181.75%	6,600.00	(1,601.89)
6547 · Contingency Repairs & Maint.	0.00	83.33	-83.33	0.0%	0.00	416.69	-416.69	0.0%	1,000.00	(1,000.00)
6921 · Lake Maintenance	125.00	116.67	8.33	107.14%	1,745.00	583.31	1,161.69	299.16%	1,400.00	345.00
7180 · Security Service	0.00	250.00	-250.00	0.0%	0.00	1,250.00	-1,250.00	0.0%	3,000.00	(3,000.00)
7370 · Pool Chemicals and Supplies	0.00	475.00	-475.00	0.0%	2,969.41	2,375.00	594.41	125.03%	5,700.00	(2,730.59)
7375 · Pool Repairs	311.00	83.33	227.67	373.22%	2,822.29	416.69	2,405.60	677.31%	1,000.00	1,822.29
7900 · Condo Association Manager	1,440.00				4,785.00					4,785.00
7960 · On-Site Maintenance Payroll	1,399.45	2,916.67	-1,517.22	47.98%	8,007.73	14,583.31	-6,575.58	54.91%	35,000.00	(26,992.27)
Total 5000 · Building & Grounds	<u>10,067.70</u>	<u>7,833.34</u>	<u>2,234.36</u>	<u>128.52%</u>	<u>55,369.71</u>	<u>39,166.62</u>	<u>16,203.09</u>	<u>141.37%</u>	<u>94,000.00</u>	<u>(38,630.29)</u>
66000 · Payroll Expenses	0.00				0.00					
7600 · Utilities										
7610 · Cable Service	219.74	3,500.00	-3,280.26	6.28%	14,824.59	17,500.00	-2,675.41	84.71%	42,000.00	(27,175.41)
7620 · Electricity - General	919.13	1,166.67	-247.54	78.78%	4,783.71	5,833.31	-1,049.60	82.01%	14,000.00	(9,216.29)
7657 · Telephone Expense	0.00				25.00					
7690 · Water/Sewer	3,141.74	3,666.67	-524.93	85.68%	19,565.11	18,333.31	1,231.80	106.72%	44,000.00	(43,975.00)
Total 7600 · Utilities	<u>4,280.61</u>	<u>8,333.34</u>	<u>-4,052.73</u>	<u>51.37%</u>	<u>39,198.41</u>	<u>41,666.62</u>	<u>-2,468.21</u>	<u>94.08%</u>	<u>100,000.00</u>	<u>(80,366.70)</u>
8000 · General & Operating Expenses										
7965 · On-Site Office Admin	581.76	1,225.00	-643.24	47.49%	2,866.70	6,125.00	-3,258.30	46.8%	14,700.00	(11,833.30)
8020 · Bank Service Charges	0.00	33.33	-33.33	0.0%	-382.50	166.69	-549.19	-229.47%	400.00	(782.50)
8035 · Accounting	881.25	1,083.33	-202.08	81.35%	6,444.85	5,416.69	1,028.16	118.98%	13,000.00	(6,555.15)
8040 · Legal Fees	0.00	583.33	-583.33	0.0%	4,375.00	2,916.69	1,458.31	150.0%	7,000.00	(2,625.00)
8250 · Fees payable to Division	0.00	29.17	-29.17	0.0%	0.00	145.81	-145.81	0.0%	350.00	(350.00)
8400 · Insurance Expense	8,437.11	8,621.67	-184.56	97.86%	43,780.55	43,108.31	672.24	101.56%	103,460.00	(59,679.45)
8483 · Licenses & Fees	0.00	62.50	-62.50	0.0%	496.25	312.50	183.75	158.8%	750.00	(253.75)
8650 · Office Administrator Expense	0.00	0.00	0.00	0.0%	26.49	0.00	26.49	100.0%	0.00	26.49
8680 · Office & Admin Expense	130.24	316.67	-186.43	41.13%	1,457.97	1,583.31	-125.34	92.08%	3,800.00	(2,342.03)
8690 · Internet & Website Costs	0.00	166.67	-166.67	0.0%	0.00	833.31	-833.31	0.0%	2,000.00	(2,000.00)
8970 · Uncollectable/Bad Debt	0.00	1,333.33	-1,333.33	0.0%	0.00	6,666.69	-6,666.69	0.0%	16,000.00	(16,000.00)
8980 · Budget/Loan Differential	0.00	1,833.33	-1,833.33	0.0%	0.00	9,166.69	-9,166.69	0.0%	22,000.00	(22,000.00)
9010 · Pooled Reserve Contribution	0.00	8,375.83	-8,375.83	0.0%	8,375.50	41,879.19	-33,503.69	20.0%	100,510.00	(92,134.50)
Total 8000 · General & Operating Expenses	<u>10,030.36</u>	<u>23,664.16</u>	<u>-13,633.80</u>	<u>42.39%</u>	<u>67,440.81</u>	<u>118,320.88</u>	<u>-50,880.07</u>	<u>57.0%</u>	<u>283,970.00</u>	<u>(216,529.19)</u>
Total Expense	<u>24,378.67</u>	<u>39,830.84</u>	<u>-15,452.17</u>	<u>61.21%</u>	<u>162,008.93</u>	<u>199,154.12</u>	<u>-37,145.19</u>	<u>81.35%</u>	<u>477,970.00</u>	<u>(335,526.18)</u>
Net Ordinary Income	11,814.19	0.00	11,814.19	100.0%	24,063.92	0.00	24,063.92	100.0%	0.00	(142,443.82)
Other Income/Expense									<u>0.00</u>	<u>(142,443.82)</u>
Other Expense										
63400 · Interest Expense	702.30				3,720.51					
Total Other Expense	<u>702.30</u>				<u>3,720.51</u>					
Net Other Income	<u>-702.30</u>				<u>-3,720.51</u>					
Net Income	<u>11,111.89</u>	<u>0.00</u>	<u>11,111.89</u>	<u>100.0%</u>	<u>20,343.41</u>	<u>0.00</u>	<u>20,343.41</u>	<u>100.0%</u>		