

BISCAYNE COVE CONDOMINIUM

YTD SUMMARY PERFORMANCE 2018 (\$000)

OCTOBER 2018

83.33 % of the Year

	Tower				CLIPPER				Other/Common				Total			
	Full Year Budget	YTD Actual	Variance \$	% Bud	Full Year Budget	YTD Actual	Variance \$	% Bud	Full Year Budget	YTD Actual	Variance \$	% Bud	Full Year Budget	YTD Actual	Variance \$	% Bud
Income																
All Sources	1,980,954	1,624,853	356,101	82%	2,295,586	1,859,368	436,218	81%	-	-	-	-	4,276,540	3,484,221	792,319	81%
Expenses																
Gen AdmIn	21,000	17,579	3,421	84%	19,000	8,397	10,603	44%	42,950	34,875	8,075	81%	82,950	60,851	22,099	73%
Insurance	359,544	263,043	96,501	73%	381,006	278,278	102,728	73%	64,813	43,355	21,458	67%	805,363	584,676	220,687	73%
Property Operations	28,380	25,993	2,387	92%	30,010	20,007	10,003	67%	94,150	85,649	8,501	91%	152,540	131,649	20,891	86%
Professional Servs	41,740	28,740	13,000	69%	44,100	22,256	21,844	50%	141,700	72,117	69,583	51%	227,540	123,113	104,427	54%
Contract Services	340,137	297,026	43,111	87%	415,701	358,060	57,641	86%	46,700	36,605	10,095	78%	802,538	691,691	110,847	86%
Utilities	297,750	244,928	52,822	82%	335,750	279,241	56,509	83%	25,308	21,339	3,969	84%	658,808	545,508	113,300	83%
Special Projects	20,000	1,338	18,662	7%	20,000		20,000	0%	10,000	5,202	4,798	52%	50,000	6,540	43,460	13%
Payroll									1,356,000	1,170,305	185,695	86%	1,356,000	1,170,305	185,695	86%
Other (Contingency Fund)	2,800	750	2,050		3,000		3,000				-		5,800	750	5,050	13%
Sub-total	1,111,351	879,397	231,954	79%	1,248,567	966,239	282,328	77%	1,781,621	1,469,446	312,175	82%	4,141,540	3,315,082	826,457	80%
Other (Common Area Share)	794,603	638,122	156,481	80%	987,018	792,645	194,373	80%	1,781,621	1,430,767	350,854	80%				
Sub-total Expenses	1,905,954	1,517,519	388,435	80%	2,235,585	1,758,884	476,701	79%					4,141,540	3,276,403	865,137	79%
Reserves	75,000	62,500	12,500	83%	60,000	50,000	10,000	83%					135,000	112,500	22,500	83%
Total Expenses	1,980,954	1,580,019	400,935	80%	2,295,585	1,808,884	486,701	79%					4,276,540	3,388,903	887,637	79%
Income - Expenses	-	44,834	(44,834)		-	50,484	(50,484)							95,318	(95,318)	(1.0)

The information contained in this report is presented for purposes of budget comparison and statistics only and therefore, should not be considered to be part of an essential part of financial reporting of the Association's financial statements. Any inquiries with respect to the financial position of Biscayne Cove Condominium Assoc. as of October 31, 2018, and the results of its operations must be referred to the Balance Sheet and the related statements of revenues and expenses, and changes in fund balance and cash flows.

3% or more better than budget
3% or more worse than budget
Other Issues

NOTES: TOWER

Property Operations: Current line item over budget. Scanner damaged, replaced electronic board and replace fire equipment.

Contracted Services TOWER AND CLIPPER
 Current line item over budget Elevators repairs.

NOTES: COMMON AREAS EXPENSES

Property Operations: Current line item over budget. Pool mechanical pump repairs and pool supplies.