



FINANCIAL
STATEMENT
FOR
February
2007

Towers of Key Biscayne
Income/Expense Statement
Period: 02/01/07 to 02/28/07

Description	Actual	Current Period		Variance	Actual	Year-To-Date		Variance	Yearly Budget
		Budget				Budget			
INCOME:									
40150 Condominium Maintenance	400,717.48	400,717.48		.00	801,434.96	801,434.96		.00	4,808,609.80
40200 Operating Interest	2,846.15	2,000.00		846.15	6,288.45	4,000.00		2,288.45	24,000.00
40210 Roof Rental Income	2,053.55	1,714.91		338.64	3,713.87	3,429.82		284.05	20,579.00
40220 Laundry Income	550.00	833.33		(283.33)	2,016.00	1,666.66		349.34	10,000.00
40230 Cleaning & Miscellaneous	2,632.90	2,166.66		466.24	6,679.90	4,333.32		2,346.58	26,000.00
40240 Repair Charges	752.00	1,000.00		(248.00)	2,560.00	2,000.00		560.00	12,000.00
40250 Screening Fees	847.60	625.00		222.60	1,855.60	1,250.00		605.60	7,500.00
40260 Late Fees	(2,055.05)	1,250.00		(3,305.05)	5,590.96	2,500.00		3,090.96	15,000.00
40270 Unit Owner Interest	409.76	166.66		243.10	409.76	333.32		76.44	2,000.00
40301 Restaurant Electricity	1,356.61	944.44		412.17	2,879.63	1,888.88		990.75	11,333.33
40302 Restaurant: Gas	130.89	127.77		3.12	275.20	255.54		19.66	1,533.33
40303 Restaurant: Insurance	821.08	533.33		287.75	1,642.16	1,066.66		575.50	6,400.00
40304 Restaurant: Water	603.36	516.66		86.70	1,218.47	1,033.32		185.15	6,200.00
Subtotal Income	411,666.33	412,596.24		(929.91)	836,564.96	825,192.48		11,372.48	4,951,155.46
EXPENSES									
Landscape									
51100 Landscape Personnel	4,616.00	8,275.00		3,659.00	13,080.00	16,550.00		3,470.00	99,300.00
51105 Landscape: Gasoline Allowance	120.00	120.00		.00	240.00	240.00		.00	1,440.00
51300 Landscape: Sick Time Buyout	.00	193.75		193.75	1,688.00	387.50		(1,300.50)	2,325.00
51305 Landscape: IRA	117.00	132.08		15.08	267.76	264.16		(3.60)	1,585.00
51400 Landscape: Year-End Bonus	120.83	120.83		.00	241.66	241.66		.00	1,450.00
51500 Landscape: Payroll Taxes	413.41	783.86		370.45	1,701.54	1,567.72		(133.82)	9,406.35
51600 Landscape: Work. Comp.	546.27	834.37		288.10	1,092.54	1,668.74		576.20	10,012.54
51700 Landscape: Medical/Life/Dent	913.53	1,391.66		478.13	1,827.06	2,783.32		956.26	16,700.00
51800 Landscape: Equipment/Supplies	1,581.82	2,500.00		918.18	1,686.60	5,000.00		3,313.40	30,000.00
51900 Landscape: Causeway Tags	.00	16.00		16.00	.00	32.00		32.00	192.00
Total Landscape	8,428.86	14,367.55		5,938.69	21,825.16	28,735.10		6,909.94	172,410.89

Towers of Key Biscayne
Income/Expense Statement
Period: 02/01/07 to 02/28/07

	Description	Actual	Current Period		Variance	Actual	Year-To-Date		Variance	Yearly Budget
			Budget				Budget			
Receiving										
52100	Receiving: Personnel	1,887.50	3,501.66	1,614.16	5,567.50	7,003.32	1,435.82	42,020.00		
52105	Receiving: Gasoline Allowance	60.00	60.00	.00	120.00	120.00	.00	720.00		
52300	Receiving: Sick Time Buyout	.00	82.91	82.91	870.00	165.82	(704.18)	995.00		
52305	Receiving: IRA	64.55	71.66	7.11	147.15	143.32	(3.83)	860.00		
52400	Receiving: Y/E Bonus Accrual	83.33	83.33	.00	166.66	166.66	.00	1,000.00		
52500	Receiving: Payroll Taxes	177.66	335.51	157.85	755.77	671.02	(84.75)	4,026.15		
52600	Receiving: Worker's Compensat	233.82	357.13	123.31	467.64	714.26	246.62	4,285.61		
52700	Receiving: Medical/Life/Denta	609.02	694.16	85.14	1,218.04	1,388.32	170.28	8,330.00		
52900	Receiving: Causeway Tags	.00	8.00	8.00	.00	16.00	16.00	96.00		
	Total Receiving	3,115.88	5,194.36	2,078.48	9,312.76	10,388.72	1,075.96	62,332.76		
Pool										
53100	Pool: Personnel	2,735.00	5,366.66	2,631.66	6,395.00	10,733.32	4,338.32	64,400.00		
53105	Pool: Gasoline Allowance	60.00	90.00	30.00	120.00	180.00	60.00	1,080.00		
53300	Pool: Sick Time Buyout	.00	126.00	126.00	.00	252.00	252.00	1,512.00		
53305	Pool: IRA	32.61	71.83	39.22	65.21	143.66	78.45	862.00		
53400	Pool : Y/E Bonus Accrual	50.00	50.00	.00	100.00	100.00	.00	600.00		
53500	Pool: Payroll Taxes	179.78	506.94	327.16	646.29	1,013.88	367.59	6,083.28		
53600	Pool: Worker's Compensation	353.28	539.60	186.32	706.56	1,079.20	372.64	6,475.31		
53700	Pool: Medical/Life/Dental	.00	1,041.66	1,041.66	.00	2,083.32	2,083.32	12,500.00		
53800	Pool Equipment/Supplies	917.22	875.00	(42.22)	1,235.24	1,750.00	514.76	10,500.00		
53850	Pond Equipment/Supplies	900.43	1,791.66	891.23	2,069.93	3,583.32	1,513.39	21,500.00		
53900	Pool: Causeway Tags	.00	12.00	12.00	.00	24.00	24.00	144.00		
	Total Pool	5,228.32	10,471.35	5,243.03	11,338.23	20,942.70	9,604.47	125,656.59		
Housekeeping										
54100	Housekeeping Personnel	8,904.00	16,916.66	8,012.66	26,345.50	33,833.32	7,487.82	203,000.00		
54105	Housekpg: Gasoline Allowance	270.00	270.00	.00	540.00	540.00	.00	3,240.00		
54130	Housekeeping: Sick Time Buyou	.00	389.32	389.32	973.00	778.64	(194.36)	4,671.84		
54132	Housekeeping: IRA	270.16	340.83	70.67	548.52	681.66	133.14	4,090.00		
54135	Housekeeping: Y/E Bonus	225.00	225.00	.00	450.00	450.00	.00	2,700.00		
54140	Housekeeping: Payroll Taxes	836.22	1,602.08	765.86	3,166.77	3,204.16	37.39	19,225.07		
54142	Housekeeping: Work. Comp.	1,116.48	1,705.33	588.85	2,232.96	3,410.66	1,177.70	20,464.01		
54145	Housekeeping: Med/Life/Dental	3,313.07	2,966.66	(346.41)	5,729.41	5,933.32	203.91	35,600.00		
54150	Housekeeping: Equip & Supplie	1,146.77	1,083.33	(63.44)	1,808.76	2,166.66	357.90	13,000.00		

Towers of Key Biscayne
Income/Expense Statement
 Period: 02/01/07 to 02/28/07

Description	Actual	Current Period		Variance	Actual	Year-To-Date		Variance	Yearly Budget
		Budget				Budget			
54200 Housekeeping: Causeway Tags	.00	36.00	36.00	36.00	.00	72.00	72.00	72.00	432.00
Total Housekeeping	16,081.70	25,535.21	9,453.51	41,794.92	51,070.42	9,275.50	306,422.92		
Administration (Payroll & Related)									
54500 Administration Personnel	10,108.57	17,016.66	6,908.09	29,209.32	34,033.32	4,824.00	204,200.00		
54505 Administrative: Gas Allowance	180.00	120.00	(60.00)	330.00	240.00	(90.00)	1,440.00		
54512 Admin: IRA	356.52	377.79	21.27	742.90	755.58	12.68	4,533.54		
54515 Admin: Sick Time Buyout	.00	411.83	411.83	2,551.68	823.66	(1,728.02)	4,942.00		
54520 Admin: Y/E Bonus Accrual	1,341.67	1,341.66	(.01)	2,683.34	2,683.32	(.02)	16,100.00		
54525 Admin: Payroll Taxes	981.10	1,700.11	719.01	3,588.44	3,400.22	(188.22)	20,401.38		
54530 Admin: Worker's Compensation	212.72	324.91	112.19	425.44	649.82	224.38	3,898.93		
54535 Admin: Medical/Life/Dental	1,809.24	2,483.33	674.09	4,862.06	4,966.66	104.60	29,800.00		
54540 Admin: Equipment/Supplies	968.74	1,341.66	372.92	1,435.41	2,683.32	1,247.91	16,100.00		
54545 Admin: Holiday Expenses	.00	.00	.00	1,336.57	.00	(1,336.57)	.00		
54550 Admin: Causeway Tags	.00	16.00	16.00	.00	32.00	32.00	192.00		
Total Admin (Payroll & Re	15,958.56	25,133.95	9,175.39	47,165.16	50,267.90	3,102.74	301,607.85		
Other Administrative									
54560 Admin: Postage	1,514.76	691.66	(823.10)	1,533.09	1,383.32	(149.77)	8,300.00		
54570 Admin: Printing	1,207.13	916.66	(290.47)	1,707.33	1,833.32	125.99	11,000.00		
54580 Admin: Legal	1,496.81	2,333.33	836.52	4,202.61	4,666.66	464.05	28,000.00		
54590 Admin: Accounting/CPA	8,867.50	1,750.00	(7,117.50)	10,060.00	3,500.00	(6,560.00)	21,000.00		
54600 Admin: Financial Services	941.66	941.66	.00	1,883.32	1,883.32	.00	11,300.00		
54610 Admin: Colonial Lock Box	508.31	320.83	(187.48)	857.86	641.66	(216.20)	3,850.00		
54620 Admin: Computer	179.90	166.66	(13.24)	499.90	333.32	(166.58)	2,000.00		
54630 Admin: Condominium Fees	.00	179.33	179.33	2,152.00	358.66	(1,793.34)	2,152.00		
54660 Admin: Payroll Processing	285.45	400.00	114.55	1,036.98	800.00	(236.98)	4,800.00		
54670 Admin: Taxes & Licenses	153.10	233.33	80.23	307.45	466.66	159.21	2,800.00		
54680 Admin: Income Tax Fed & State	.00	250.00	250.00	.00	500.00	500.00	3,000.00		
Total Other Administ.	15,154.62	8,183.46	(6,971.16)	24,240.54	16,366.92	(7,873.62)	98,202.00		
Insurance									
54640 Admin: Property Insurance	66,634.81	76,454.33	9,819.52	133,269.66	152,908.66	19,639.00	917,452.00		

Towers of Key Biscayne
Income/Expense Statement
 Period: 02/01/07 to 02/28/07

	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
54650	Admin: Interest & Bank Fees	1,238.46	2,366.66	1,128.20	2,882.15	4,733.32	1,851.17	28,400.00
	Total Insurance	67,873.27	78,820.99	10,947.72	136,151.81	157,641.98	21,490.17	945,852.00
	Maintenance							
55100	Maintenance: Engineering Pers	11,691.56	23,283.33	11,591.77	36,120.24	46,566.66	10,446.42	279,400.00
55105	Maintenance: Gas Allowance	330.00	360.00	30.00	690.00	720.00	30.00	4,320.00
55300	Maintenance: Sick Time Buyout	.00	550.00	550.00	1,572.32	1,100.00	(472.32)	6,600.00
55305	Maintenance: IRA	169.10	489.83	320.73	324.63	979.66	655.03	5,878.00
55400	Maintenance: Y/E Bonus	295.83	295.83	.00	591.66	591.66	.00	3,550.00
55500	Maintenance: Payroll Taxes	1,158.91	2,204.02	1,045.11	4,464.62	4,408.04	(56.58)	26,448.30
55600	Maintenance: Work. Compens	1,535.97	2,346.06	810.09	3,071.94	4,692.12	1,620.18	28,152.75
55700	Maintenance: Med/Life/Dental	2,656.55	4,541.66	1,885.11	6,821.37	9,083.32	2,261.95	54,500.00
55800	Maint: Equipment & Supplies	38,584.75	22,166.66	(16,418.09)	72,526.38	44,333.32	(28,193.06)	266,000.00
55900	Maintenance: Causeway Tages	48.00	48.00	.00	.00	96.00	96.00	576.00
	Total Maintenance	56,470.67	56,285.39	(185.28)	126,183.16	112,570.78	(13,612.38)	675,425.05
	Security							
56100	Security Personnel	18,538.75	37,016.66	18,477.91	55,016.31	74,033.32	19,017.01	444,200.00
56105	Security: Gasoline Allowance	510.00	570.00	60.00	1,020.00	1,140.00	120.00	6,840.00
56300	Security: Sick Time Buyout	.00	867.91	867.91	3,535.90	1,735.82	(1,800.08)	10,415.00
56305	Security: IRA	538.01	779.42	241.41	1,161.77	1,558.84	397.07	9,353.10
56400	Security: Y/E Bonus Accrual	516.67	516.66	(.01)	1,033.34	1,033.32	(.02)	6,200.00
56500	Security: Payroll Taxes	1,645.88	3,507.41	1,861.53	6,616.01	7,014.82	398.81	42,088.95
56600	Security: Work. Compensation	2,444.29	3,733.44	1,289.15	4,888.58	7,466.88	2,578.30	44,801.35
56700	Security: Medical/Life/Dental	4,513.73	6,625.00	2,111.27	9,027.46	13,250.00	4,222.54	79,500.00
56900	Security: Causeway Tags	.00	80.00	80.00	(48.00)	160.00	208.00	960.00
	Total Security	28,707.33	53,696.50	24,989.17	82,251.37	107,393.00	25,141.63	644,358.40
	Operations							
57100	Operations: Trash Removal	5,969.04	4,416.66	(1,552.38)	7,803.54	8,833.32	1,029.78	53,000.00
57200	Operations: Uniforms	179.67	575.00	395.33	1,823.93	1,150.00	(673.93)	6,900.00
57300	Operations: Employment Ads	.00	83.33	83.33	.00	166.66	166.66	1,000.00
58600	Util/Maint: Contingency Proj	.00	2,083.33	2,083.33	.00	4,166.66	4,166.66	25,000.00

Towers of Key Biscayne
Income/Expense Statement
Period: 02/01/07 to 02/28/07

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Overtime							
Premium Pay	1,134.60	1,250.00	115.40	1,134.60	2,500.00	1,365.40	15,000.00
Premium Pay: Payroll Taxes	86.80	112.50	25.70	86.80	225.00	138.20	1,350.00
Premium Pay: Worker's Compens	.00	119.75	119.75	.00	239.50	239.50	1,437.00
Total Overtime	1,221.40	1,482.25	260.85	1,221.40	2,964.50	1,743.10	17,787.00
Utilities & Maintenance							
Util/Maint: Common Area Power	44,400.59	52,500.00	8,099.41	92,368.85	105,000.00	12,631.15	630,000.00
Util/Maint: Water & Sewer	19,320.07	22,916.66	3,596.59	40,147.51	45,833.32	5,685.81	275,000.00
Util/Maint: Telephone & Web S	1,418.73	1,750.00	331.27	2,730.43	3,500.00	769.57	21,000.00
Util/Maint: Oil Boiler	12,600.08	20,333.33	7,733.25	30,978.87	40,666.66	9,687.79	244,000.00
Gas/BBQ and Pool Heater	4,394.38	1,750.00	(2,644.38)	8,149.30	3,500.00	(4,649.30)	21,000.00
Util/Maint: A/C Maintenance	3,000.00	3,000.00	.00	6,000.00	6,000.00	.00	36,000.00
Util/Maint: Water Treatment	900.00	916.66	16.66	1,800.00	1,833.32	33.32	11,000.00
Util/Maint: Cable TV Bulk Con	14,160.97	14,333.33	172.36	27,208.33	28,666.66	1,458.33	172,000.00
Util/Maint: Pest Control	850.00	916.66	66.66	1,950.00	1,833.32	(116.68)	11,000.00
Util/Maint: Elevator Contract	4,500.00	4,500.00	.00	9,000.00	9,000.00	.00	54,000.00
Total Utilities & Maint	105,544.82	122,916.64	17,371.82	220,333.29	245,833.28	25,499.99	1,475,000.00
Restaurant							
Restaurant: Electricity	1,356.61	1,416.66	60.05	2,879.63	2,833.32	(46.31)	17,000.00
Beauty Salon Electricity	.00	166.66	166.66	.00	333.32	333.32	2,000.00
Restaurant: Gas	130.89	191.66	60.77	275.20	383.32	108.12	2,300.00
Restaurant: Insurance	821.08	800.00	(21.08)	1,642.16	1,600.00	(42.16)	9,600.00
Restaurant: Water	603.36	775.00	171.64	1,218.47	1,550.00	331.53	9,300.00
Total Restaurant	2,911.94	3,349.98	438.04	6,015.46	6,699.96	684.50	40,200.00
TOTAL EXPENSES	332,846.08	412,595.95	79,749.87	737,460.73	825,191.90	87,731.17	4,951,155.46
CURRENT YEAR NET INCOME/(LOSS)	78,820.25	.29	78,819.96	99,104.23	.58	99,103.65	.00

Towers of Key Biscayne

Balance Sheet

As of 02/28/07

ASSETS

CURRENT ASSETS

Unrestricted Cash		
Colonial Bank: Operating	\$	700,199.96
Colonial: Lock Box		2,159.25
Total Unrestricted Cash	\$	702,359.21

Restricted Cash: Security Deposit		
Colonial: Security Account	\$	97,878.56
Total Security Deposit	\$	97,878.56

Restricted Cash: Reserves		
Colonial Bank: Reserve	\$	813,783.94
Fidelity Investments		80,432.14
Bank Santander: due 03/21/07		100,000.00
CNL Bk Orlando: due 03/16/07		43,000.00
Northpointe Bk due 05/30/07		100,000.00
Farmers St: due 04/27/07		100,000.00
R G Premier: due 7/31/07		23,000.00
Eurobank: due 5/4/07		100,000.00
Bank Ozarks: due 5/8/07		100,000.00
New South Fed: due 8/9/07		100,000.00
New York Cmnty: due 8/9/07		10,000.00
Washington Mut: due 5/9/07		100,000.00
Village Bank: due 08/15/07		100,000.00
Capaha Bk Due 04/12/07		100,000.00
First Charter Bk due 5/21/07		12,000.00
Security Bk North due 07/23/07		100,000.00
Total Restr Cash: Reserve	\$	1,982,216.08

Receivables		
A/R: Maintenance	\$	18,363.63
A/R: Reserve		7,293.35
A/R: Special Assessment		2,475.82
A/R: Work Orders		2,662.62
A/R: Late Charges		3,640.87
A/R: Other Charges		825.30
Total Receivables	\$	35,261.59

Prepaid Expenses		
Prepaid Insurance	\$	234,304.50
Prepaid Health Insurance		11,224.45
Prepaid Fed/State Tax		3,832.09
Other Prepaid Expenses		17,206.73
Total Prepaid Expenses	\$	266,567.77

Total Current Assets	\$	3,084,283.21
----------------------	----	--------------

Fixed & Other Assets

Towers of Key Biscayne

Balance Sheet

As of 02/28/07

Supply Inventory	\$	14,975.00	
Computer Equipment		21,049.52	
Accumulated Depreciation		(21,050.00)	
Furniture & Equipment		222,921.87	
Accumulated Depreciation		(220,652.27)	
Loan Receivable Restaurant		1,870.00	
Utility Deposit		1,035.00	
		<hr/>	
Total Fixed/Other Assets	\$		20,149.12
TOTAL ASSETS			\$ 3,104,432.33
			<hr/> <hr/>

Towers of Key Biscayne
Balance Sheet
As of 02/28/07

LIABILITIES & EQUITY

Current Liabilities:

Accounts Payable	\$	336,280.10	
Accrued Utility Expenses		40,915.60	
Note Payable: Insurance		139,431.94	
Accrued Bonus Fund		5,266.66	
Deferred Maint & Reserve		529,184.55	
Deferred Roof Rental		16,603.24	
Prepaid Assessments		24,006.40	
Party Deposit		4,009.06	
Tenant Security Payable		70,480.09	
Contractor Security Deposit		28,050.00	
Deferred Restaurant Income		1,728.05	
Total Liabilities			\$ 1,195,955.69

Reserve Fund

Reserves: General	\$	1,824,080.04	
Reserves: Interest Income		19,605.97	
Reserve: Budgeted Additions		256,930.44	
General Reserve Expense		(467,148.32)	
Total Reserve Fund			\$ 1,633,468.13

Special Assessment Fund

Total Special Assessment			\$.00
---------------------------------	--	--	---------------

Operating Fund

Operating Fund Balance	\$	175,904.28	
Current Year Net Income/(Loss)		99,104.23	
Total Operating Fund			\$ 275,008.51

Total Fund Balances			\$ 1,908,476.64
----------------------------	--	--	------------------------

Total Liab. & Fund Balances			\$ 3,104,432.33
--	--	--	------------------------

**Towers of Key Biscayne
Detail of Reserve Expenditures & Allocation
February 28, 2007**

Payee	Note	Chk	Date of Invoice	Description	Amount	Hallways Repairs	A/C Repairs	Sliding Doors	Shutters	Electrical	Lobbies Atriums
Alaska Appliances		767	02/03/07	RES Iron Base Tower E	2,956.25		2,956.25				
Alaska Appliances		768	02/07/07	RES Iron Base Tower F	2,956.25		2,956.25				
Alaska Appliances		769	02/09/07	RES Iron Base Tower D	1,269.05		1,269.05				
Island Constructions Group		776	02/14/07	Third Payment	139,499.44	139,499.44					
Florida Lemark		777	02/15/07	RES Atriums Final	22,650.00						22,650.00
Senen Fernandez		780	02/06/07	Shutters	150.00				150.00		
Siegrfried, Rivera, Lerner		A/P	02/15/07	Recording Fee 45 Notices	562.50			562.50			
Bay Lighting of Miami		A/P	02/02/07	Tower F Power line Instal	2,752.92		2,752.92				
Island Construction		A/P	02/04/07	Change Order 6 Phase 1 & 2	9,966.00	9,966.00					
Bay Lighting of Miami		A/P	02/06/07	Thermal Scan Repair Partial I	6,237.50					6,237.50	
Bay Lighting of Miami		A/P	02/06/07	Thermal Scan Repair	6,237.50					6,237.50	
Windglass, Inc.		A/P	02/10/07	Install Alumin Screens	3,000.00			3,000.00			
Island Construction		A/P	02/19/07	Change Order#5 Exit Sign	4,050.00	4,050.00					
Florida State Fire		A/P	02/20/07	Fire Alarm Repair B Tower	1,168.44	1,168.44					
Island Construction		A/P	02/24/07	Change Order #7	775.00	775.00					
Island Construction		A/P	02/28/07	Fourth Payment	139,499.44	139,499.44					
Bay Lighting of Miami		A/P	02/28/07	Tows A7 C Cooling System	3,170.45		3,170.45				

Totals 346,900.74 294,958.32 13,104.92 3,562.50 150.00 12,475.00 22,650.00

NOTES 1 Accounts Payable - Reserves 177,419.75 346,900.74

The Towers of Key Biscayne
Reserve Activity Analysis for the Year-to-Date Period Ending
February 28, 2007

	Actual Month	Actual Year-to-Date	Budgeted Year	Remaining in Budget	Balance
01/01/07					\$ 1,824,080.04
Unrecognized Gains	-	-	-	-	-
Additions	128,465.22	256,930.44	1,541,582.64	1,284,652.20	256,930.44
Interest	9,944.77	19,605.97	-	(19,605.97)	19,605.97
Subtotal	\$ 138,409.99	\$ 276,536.41	\$ 1,541,582.64	\$ 1,265,046.23	\$ 2,100,616.45
Roof					
Pritts	-	-	-	-	-
Roof: Beach Gazebo	-	-	-	-	-
Roof: Pool Cabana	-	-	-	-	-
Roof: Pool Gazebo	-	-	-	-	-
One Inch Asphalt	-	-	-	-	-
Sealcoating	-	-	-	-	-
Restaurant Handler	-	-	-	-	-
Handler: 8T	-	-	-	-	-
25 HP Motor	-	-	-	-	-
A/C Risers (B & C)	-	(2,904.40)	-	(2,904.40)	(2,904.40)
Handler 4T	-	-	-	-	-
Handler 2T	-	-	-	-	-
Exhaust Fans	-	-	-	-	-
A/C Game Room	-	-	-	-	-
A/C Repairs	(13,104.92)	(25,210.92)	-	(25,210.92)	(25,210.92)
Interior					
Restaurant Equipment	-	-	-	-	-
Extend Coed Gym	-	-	-	-	-
Women's Gym/Bathr	-	-	-	-	-
Gym Equipment	-	-	-	-	-
Washers/Dry	-	-	-	-	-
Phase I					
New Washers/Dryers	-	-	-	-	-
Res. 1st Floor Hall	(294,958.32)	(327,755.34)	-	(327,755.34)	(327,755.34)
Hallway Repairs	-	-	-	-	-
Res. Marble	-	-	-	-	-
C/A Marble	-	-	-	-	-
C/A Carpet 1st Floor	-	-	-	-	-
Lighting	-	-	-	-	-
Décor & Furniture	-	-	-	-	-
Gym Equipment	-	-	-	-	-
Res. 1st Floor Hall	-	-	-	-	-
Phase II					

The Towers of Key Biscayne
Reserve Activity Analysis for the Year-to-Date Period Ending
February 28, 2007

	Actual Month	Actual Year-to-Date	Budgeted Year	Remaining in Budget	Balance
Mechanical					
Res. Marble	-	-	-	-	-
C/A Marble	-	-	-	-	-
C/A Carpet 1st Floor	-	-	-	-	-
Lighting	-	-	-	-	-
Décor & Furniture	-	-	-	-	-
Boilers	-	-	-	-	-
Generators	-	-	-	-	-
Electrical Breakers	(12,475.00)	(12,475.00)	-	(12,475.00)	(12,475.00)
Hot Water Valves	-	-	-	-	-
Playground					
Playground Equipment	-	-	-	-	-
Pool					
Pool Heater, West Pool	-	(6,657.16)	-	(6,657.16)	(6,657.16)
Outdoor Furniture	-	-	-	-	-
Restoration					
Front Pond	-	-	-	-	-
Sliding Glass Doors	(3,562.50)	(22,550.50)	-	(22,550.50)	(22,550.50)
Hurricane Shutters	(150.00)	(8,255.00)	-	(8,255.00)	(8,255.00)
Lobbies/Atrium	(22,650.00)	(60,500.00)	-	(60,500.00)	(60,500.00)
Restaurant					
Restaurant Equipment	-	-	-	-	-
Landscape					
Hurricane Related	-	-	-	-	-
Tennis Courts					
-	-	-	-	-	-
Painting/Waterpge					
Eyebrows	-	-	-	-	-
Balcony Repairs					
Balcony Restorations	-	(840.00)	-	(840.00)	(840.00)
Window caulking					
Windows	-	-	-	-	-
Hurricane Wilma					
Hurricane related	-	-	-	-	-
Unallocated					
General	-	-	-	-	-
Totals	\$ (346,900.74)	\$ (467,148.32)	\$ -	\$ (467,148.32)	\$ 1,633,468.13