

Budget Comparison Cash Flow (Accrual)
2030 South Ocean Drive - (parker)
August 2018

Prepared For:

Prepared By:

Parker Plaza Condo. Assoc., Inc.
 2030 South Ocean Drive
 Hallandale, FL 33009

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	- 0.00	0.00	0.00	0	4,702,540.00	4,702,540.00	0.00	0.00	4,702,540.00
3115 Legal/ Lien Fees	205.00	666.67	-461.67	-69.25	3,915.77	7,333.37	-3,417.60	-46.60	8,000.00
3123 Storage	1,500.00	0.00	1,500.00	0	35,335.00	36,000.00	-665.00	-1.85	36,000.00
3125 Rentals-101/102/103	778.81	750.00	28.81	3.84	8,081.55	8,250.00	-168.45	-2.04	9,000.00
3130 Late Fees	1,100.00	275.00	825.00	300.0	4,025.00	3,025.00	1,000.00	33.06	3,300.00
3137 FOBS Keys	700.00	516.67	183.33	35.48	6,024.00	5,683.37	340.63	5.99	6,200.00
3144 Parking - Contractor	511.00	825.00	-314.00	-38.06	7,392.51	9,075.00	-1,682.49	-18.54	9,900.00
3145 Parking - Valet	1,215.00	1,458.33	-243.33	-16.69	11,645.50	16,041.63	-4,396.13	-27.40	17,500.00
3146 Parking - Stickers	1,450.00	2,433.33	-983.33	-40.41	22,125.19	26,766.63	-4,641.44	-17.34	29,200.00
3147 Parking - Monthly	252.34	0.00	252.34	0	15,298.00	23,300.00	-8,002.00	-34.34	23,300.00
3150 Repairs/Work Orders/AC Filters	197.00	475.00	-278.00	-58.53	4,919.40	5,225.00	-305.60	-5.85	5,700.00
3170 NSF Fees Recovered	50.00	0.00	50.00	0	750.00	300.00	450.00	150.0	300.00
3175 Condo Docs	0.00	8.33	-8.33	-100.0	19.25	91.63	-72.38	-78.99	100.00
3210 Application Fees - Owner	300.00	408.33	-108.33	-26.53	3,644.00	4,491.63	-847.63	-18.87	4,900.00
3211 Application Fees- Renter	0.00	225.00	-225.00	-100.0	2,900.00	2,475.00	425.00	17.17	2,700.00
3212 Elevator Fees	200.00	16.67	183.33	1,099.	2,600.00	183.37	2,416.63	1,317.	200.00
3215 Estoppel & Condo Questionair	0.00	520.83	-520.83	-100.0	4,669.00	5,729.13	-1,060.13	-18.50	6,250.00
3510 Laundry Income	921.45	1,000.00	-78.55	-7.86	7,729.81	11,000.00	-3,270.19	-29.73	12,000.00
3512 Towel Income	200.00	366.67	-166.67	-45.46	2,690.00	4,033.37	-1,343.37	-33.31	4,400.00
3712 Interest Income	1.63	8.33	-6.70	-80.43	361.20	91.63	269.57	294.1	100.00
3715 Misc. Income-Fines,Plaza Roo	200.00	291.67	-91.67	-31.43	142,270.32	3,208.37	139,061.95	4,334.	3,500.00
3717 Discounts Earned	0.00	8.33	-8.33	-100.0	8.44	91.63	-83.19	-90.79	100.00
3718 Prior Year Surplus	36,995.00	36,995.00	0.00	0.00	406,945.00	406,945.00	0.00	0.00	443,940.00
TOTAL INCOME	46,777.23	47,249.16	-471.93	-1.00	5,395,888.94	5,281,880.76	114,008.18	2.16	5,329,130.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	2,468.73	1,416.67	-1,052.06	-74.26	20,435.19	15,583.37	-4,851.82	-31.13	17,000.00
4007 Annual Fee - DBPR	0.00	0.00	0.00	0	2,080.00	3,200.00	1,120.00	35.00	3,200.00
4008 Application / Screening	220.00	250.00	30.00	12.00	2,595.00	2,750.00	155.00	5.64	3,000.00
4010 Bad Debt/ Write Offs	3,333.33	3,333.33	0.00	0.00	36,666.63	36,666.63	0.00	0.00	40,000.00
4012 Bank Charges	171.83	133.33	-38.50	-28.88	1,167.53	1,466.63	299.10	20.39	1,600.00
4013 Consulting Fee	0.00	1,250.00	1,250.00	100.0	1,125.00	13,750.00	12,625.00	91.82	15,000.00
4014 Election Expense	0.00	0.00	0.00	0	6,347.28	20,000.00	13,652.72	68.26	20,000.00
4015 Employee Gas	143.35	75.00	-68.35	-91.13	1,186.21	825.00	-361.21	-43.78	900.00
4023 Legal - US Security Settlement	7,500.00	7,500.00	0.00	0.00	82,500.00	82,500.00	0.00	0.00	90,000.00
4025 Insurance-All Risk	44,814.67	42,997.92	-1,816.75	-4.23	463,113.00	472,977.12	9,864.12	2.09	515,975.00
4026 Insurance-Claims Deductible	0.00	416.67	416.67	100.0	3,000.00	4,583.37	1,583.37	34.55	5,000.00
4029 Legal - Unit Owner Fees	0.00	666.67	666.67	100.0	3,440.77	7,333.37	3,892.60	53.08	8,000.00
4031 Legal- Association	1,170.00	2,833.33	1,663.33	58.71	16,574.21	31,166.63	14,592.42	46.82	34,000.00
4033 Licenses, Fees & Permits	199.00	666.67	467.67	70.15	1,767.45	7,333.37	5,565.92	75.90	8,000.00
4034 Maint Fees - Unit104	2,515.00	0.00	-2,515.00	0	10,060.00	10,060.00	0.00	0.00	10,060.00
4035 Office Expenses- Soft	2,373.60	791.67	-1,581.93	-199.8	9,391.14	8,708.37	-682.77	-7.84	9,500.00
4036 New Hire Fees	71.00	83.33	12.33	14.80	1,474.26	916.63	-557.63	-60.83	1,000.00
4037 Meeting Catering Expenses	34.37	66.67	32.30	48.45	849.75	733.37	-116.38	-15.87	800.00
4039 Office Expense Kitchen	54.60	166.67	112.07	67.24	1,420.88	1,833.37	412.49	22.50	2,000.00
4043 Office Expense - Equipment	5,550.41	1,675.00	-3,875.41	-231.3	11,512.91	18,425.00	6,912.09	37.51	20,100.00
4046 Postage & Delivery	906.42	308.33	-598.09	-193.9	3,082.01	3,391.63	309.62	9.13	3,700.00
4047 Internet/E-mails	108.00	416.67	308.67	74.08	3,932.40	4,583.37	650.97	14.20	5,000.00
4056 Walkie-Talkies/Radios	0.00	208.33	208.33	100.0	1,162.82	2,291.63	1,128.81	49.26	2,500.00
TOTAL ADMINISTRATIVE	71,634.31	65,256.26	-6,378.05	-9.77	684,884.44	751,078.86	66,194.42	8.81	816,335.00
BUILDING MAINTENANCE									
4101 Annual Equipment Inspections	50.00	0.00	-50.00	0	3,590.90	7,500.00	3,909.10	52.12	7,500.00
4103 Cleaning Supplies - Misc.	62.73	175.00	112.27	64.15	840.73	1,925.00	1,084.27	56.33	2,100.00
4108 Compactor Container & Mainte	0.00	666.67	666.67	100.0	6,696.93	7,333.37	636.44	8.68	8,000.00

Budget Comparison Cash Flow (Accrual)
2030 South Ocean Drive - (parker)
August 2018

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4113 Fire Alarm System Repairs	0.00	291.67	291.67	100.0	3,445.41	3,208.37	-237.04	-7.39	3,500.00
4115 Gym Maintenance	430.40	250.00	-180.40	-72.16	2,532.15	2,750.00	217.85	7.92	3,000.00
4116 Gym Equipment	0.00	250.00	250.00	100.0	0.00	2,750.00	2,750.00	100.0	3,000.00
4119 Pool Furnishings	0.00	1,000.00	1,000.00	100.0	1,667.28	11,000.00	9,332.72	84.84	12,000.00
4120 Pool Chemicals/Tank Lease	1,685.63	1,083.33	-602.30	-55.60	6,121.85	11,916.63	5,794.78	48.63	13,000.00
4121 Pool Towel	69.96	483.33	413.37	85.53	2,032.32	5,316.63	3,284.31	61.77	5,800.00
4122 Pool Repairs	0.00	41.67	41.67	100.0	26.95	458.37	431.42	94.12	500.00
4123 Pool Equipment - Pumps, Filter	21.09	666.67	645.58	96.84	2,829.22	7,333.37	4,504.15	61.42	8,000.00
4127 Elevator Repair	0.00	500.00	500.00	100.0	2,695.84	5,500.00	2,804.16	50.98	6,000.00
4129 Chillers-Repair	284.17	4,166.67	3,882.50	93.18	9,664.73	45,833.37	36,168.64	78.91	50,000.00
4131 Landscaping	49.94	250.00	200.06	80.02	49.94	2,750.00	2,700.06	98.18	3,000.00
4133 Uniforms	104.23	83.33	-20.90	-25.08	1,042.26	916.63	-125.63	-13.71	1,000.00
4135 Plumbing	847.01	666.67	-180.34	-27.05	3,526.45	7,333.37	3,806.92	51.91	8,000.00
4136 Parts & Supplies-Paint	4,467.52	1,000.00	-3,467.52	-346.7	12,967.65	11,000.00	-1,967.65	-17.89	12,000.00
4137 Parts & Supplies -Bldg & Decks	2,713.07	1,250.00	-1,463.07	-117.0	37,955.14	13,750.00	-24,205.14	-176.0	15,000.00
4138 Parts & Supplies- Electrical	9,696.98	2,181.42	-7,515.56	-344.5	25,658.71	23,995.62	-1,663.09	-6.93	26,177.00
4139 Parts & Supplies- AC	3,818.42	666.67	-3,151.75	-472.7	8,704.31	7,333.37	-1,370.94	-18.69	8,000.00
4140 Parts & Supplies-Tools, Equipm	2,515.29	1,666.67	-848.62	-50.92	23,537.47	18,333.37	-5,204.10	-28.39	20,000.00
4141 Parts & Supplies-FOB	120.00	208.33	88.33	42.40	2,914.26	2,291.63	-622.63	-27.17	2,500.00
4142 Parts & Supplies-Transponder	0.00	1,083.33	1,083.33	100.0	3,594.91	11,916.63	8,321.72	69.83	13,000.00
4143 Parts & Supplies- Doors	313.12	750.00	436.88	58.25	3,219.62	8,250.00	5,030.38	60.97	9,000.00
<i>Total Parts & Supplies- Commo</i>	26,413.96	12,298.08	-14,115.88	-114.7	133,782.96	135,278.88	1,495.92	1.11	147,577.00
4163 R&M Labor Contract - Electrical	600.00	666.67	66.67	10.00	2,701.76	7,333.37	4,631.61	63.16	8,000.00
4165 R&M Labor Contract - Gate & A	127.20	500.00	372.80	74.56	8,804.28	5,500.00	-3,304.28	-60.08	6,000.00
4166 R&M Labor Contract - FOB	134.40	250.00	115.60	46.24	1,750.05	2,750.00	999.95	36.36	3,000.00
4168 R&M Labor Contract - Water D	0.00	666.67	666.67	100.0	0.00	7,333.37	7,333.37	100.0	8,000.00
4170 R&M Labor- Doors	0.00	583.33	583.33	100.0	275.00	6,416.63	6,141.63	95.71	7,000.00
4171 R&M Labor Contract - Fire Spri	0.00	666.67	666.67	100.0	3,612.93	7,333.37	3,720.44	50.73	8,000.00
4173 R&M Labor Contract - AC	1,700.00	1,666.67	-33.33	-2.00	6,846.79	18,333.37	11,486.58	62.65	20,000.00
4175 R&M Labor Contract - Equipme	1,083.95	291.67	-792.28	-271.6	2,789.75	3,208.37	418.62	13.05	3,500.00
4177 R&M Labor Contract - Plumbing	-246.45	3,583.33	3,829.78	106.8	16,165.58	39,416.63	23,251.05	58.99	43,000.00
4179 R&M Labor Contract - Structura	0.00	208.33	208.33	100.0	183.33	2,291.63	2,108.30	92.00	2,500.00
4181 R&M Labor Contract - Misc	225.00	750.00	525.00	70.00	3,833.13	8,250.00	4,416.87	53.54	9,000.00
4197 Discounts Earned	-36.91	-39.58	-2.67	-6.75	-289.50	-435.38	-145.88	-33.51	-475.00
<i>Total Outside Contractors(Labor</i>	4,422.79	16,877.11	12,454.32	73.79	78,205.17	193,148.21	114,943.04	59.51	210,025.00
TOTAL BUILDING MAINTENANCE	30,836.75	29,175.19	-1,661.56	-5.70	211,988.13	328,427.09	116,438.96	35.45	357,602.00
FIXED CONTRACTS									
4203 Chillers Contract	3,722.50	2,416.67	-1,305.83	-54.03	27,945.00	26,583.37	-1,361.63	-5.12	29,000.00
4205 Elevator Contract	1,602.55	2,333.33	730.78	31.32	17,503.73	25,666.63	8,162.90	31.80	28,000.00
4207 Copier/Rental - (was 4041)	529.72	266.67	-263.05	-98.64	3,176.08	2,933.37	-242.71	-8.27	3,200.00
4209 Fire Alarm	1,314.14	458.33	-855.81	-186.7	5,256.56	5,041.63	-214.93	-4.26	5,500.00
4210 Housekeeping Contract	13,998.00	15,000.00	1,002.00	6.68	153,978.00	165,000.00	11,022.00	6.68	180,000.00
4211 Housekeeping Contract-OT	0.00	100.00	100.00	100.0	0.00	1,100.00	1,100.00	100.0	1,200.00
4215 Landscaping Contract	1,456.00	1,916.67	460.67	24.03	15,998.00	21,083.37	5,085.37	24.12	23,000.00
4220 Pest Control	850.00	541.67	-308.33	-56.92	10,210.60	5,958.37	-4,252.23	-71.37	6,500.00
4223 Pest Control Landscaping	0.00	166.67	166.67	100.0	0.00	1,833.37	1,833.37	100.0	2,000.00
4225 Security Contract	31,104.35	30,833.33	-271.02	-0.88	329,475.41	339,166.63	9,691.22	2.86	370,000.00
4226 Security Contract-OT	2,146.50	1,666.67	-479.83	-28.79	16,269.32	18,333.37	2,064.05	11.26	20,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	129,562.50	133,833.37	4,270.87	3.19	146,000.00
4230 Waste Removal Contract	3,232.26	2,500.00	-732.26	-29.29	42,530.48	27,500.00	-15,030.48	-54.66	30,000.00
4231 Water Treatment Contract	340.00	354.17	14.17	4.00	3,740.00	3,895.87	155.87	4.00	4,250.00
4233 Window Contract	0.00	583.33	583.33	100.0	0.00	6,416.63	6,416.63	100.0	7,000.00
TOTAL FIXED CONTRACTS	71,496.02	71,304.18	-191.84	-0.27	755,645.68	784,345.98	28,700.30	3.66	855,650.00
OPERATIONAL CAPITAL IMPROVE									
4321 Repair Concrete on Building W	0.00	333.33	333.33	100.0	0.00	3,666.63	3,666.63	100.0	4,000.00
4325 Board Contingency Funds- Mis	4,919.88	36,995.00	32,075.12	86.70	204,404.75	406,945.00	202,540.25	49.77	443,940.00
4327 Sauna Repair	0.00	16.67	16.67	100.0	0.00	183.37	183.37	100.0	200.00
4331 Roof Repair	0.00	418.67	418.67	100.0	12,500.00	4,583.37	-7,916.63	-172.7	5,000.00
4335 Board Contengency-Misc. Proje	763.75	26,488.17	25,724.42	97.12	104,010.99	291,369.87	187,358.88	64.30	317,858.00
TOTAL OPERATIONAL CAPITAL I	5,683.63	64,249.84	58,566.21	91.15	320,915.74	706,748.24	385,832.50	54.59	770,998.00
UTILITIES									
4405 Cable	15,583.98	15,500.00	-83.98	-0.54	165,626.98	170,500.00	4,873.02	2.86	186,000.00
4410 Electricity	33,367.53	21,166.67	-12,200.86	-57.64	303,218.26	232,833.37	-70,384.89	-30.23	254,000.00
4415 Gas Bulk	2,403.09	1,933.33	-469.76	-24.30	16,103.84	21,266.63	5,162.79	24.28	23,200.00
4416 Gas Teco	808.23	1,333.33	525.10	39.38	9,750.25	14,666.63	4,916.38	33.52	16,000.00
4420 Telephone	635.45	500.00	-135.45	-27.09	5,562.62	5,500.00	-62.62	-1.14	6,000.00
4425 Water & Sewer	34,464.18	31,000.00	-3,464.18	-11.17	370,671.52	341,000.00	-29,671.52	-8.70	372,000.00
TOTAL UTILITIES	87,262.46	71,433.33	-15,829.13	-22.16	870,933.47	785,766.63	-85,166.84	-10.84	857,200.00

