

**Budget Comparison Cash Flow (Accrual)
2030 South Ocean Drive - (parker)
December 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	1,175,635.00	1,175,635.00	0.00	0.00	4,702,540.00
3115 Legal/ Lien Fees	0.00	666.67	-666.67	-100.0	231.46	2,000.01	-1,768.55	-88.43	8,000.00
3123 Storage	60.00	0.00	60.00	0	33,055.00	34,000.00	-945.00	-2.78	34,000.00
3125 Rentals-101/102/103	778.81	750.00	28.81	3.84	2,336.43	2,250.00	86.43	3.84	9,000.00
3130 Late Fees	0.00	275.00	-275.00	-100.0	2,775.00	825.00	1,950.00	236.3	3,300.00
3137 FOBS Keys	400.00	516.67	-116.67	-22.58	1,000.00	1,550.01	-550.01	-35.48	6,200.00
3144 Parking - Contractor	1,144.00	750.00	394.00	52.53	2,708.00	2,250.00	458.00	20.36	9,000.00
3145 Parking - Valet	1,765.00	1,083.33	681.67	62.92	4,334.00	3,249.99	1,084.01	33.35	13,000.00
3146 Parking - Stickers	2,580.00	2,083.33	496.67	23.84	5,970.00	6,249.99	-279.99	-4.48	25,000.00
3147 Parking - Monthly	896.90	0.00	896.90	0	5,036.90	4,750.00	286.90	6.04	19,000.00
3150 Repairs/Work Orders/AC Filters	353.00	500.00	-147.00	-29.40	1,091.00	1,500.00	-409.00	-27.27	6,000.00
3170 NSF Fees Recovered	0.00	0.00	0.00	0	150.00	90.00	60.00	66.67	360.00
3210 Application Fees - Owner	800.00	333.33	466.67	140.0	1,100.00	999.99	100.01	10.00	4,000.00
3211 Application Fees- Renter	200.00	250.00	-50.00	-20.00	1,100.00	750.00	350.00	46.67	3,000.00
3212 Elevator Fees	200.00	125.00	75.00	60.00	900.00	375.00	525.00	140.0	1,500.00
3215 Estoppel & Condo Questionnaire	850.00	416.67	433.33	104.0	1,250.00	1,250.01	-0.01	0.00	5,000.00
3510 Laundry Income	917.95	833.33	84.62	10.15	2,196.54	2,499.99	-303.45	-12.14	10,000.00
3512 Towel Income	50.00	208.33	-158.33	-76.00	650.00	624.99	25.01	4.00	2,500.00
3712 Interest Income	1.63	8.33	-6.70	-80.43	6.40	24.99	-18.59	-74.39	100.00
3715 Misc. Income-Fines, Plaza Roo	8.40	250.00	-241.60	-96.64	1,205.79	750.00	455.79	60.77	3,000.00
3717 Discounts Earned	1.13	0.83	0.30	36.14	1.13	2.49	-1.36	-54.62	10.00
3718 Prior Year Surplus	58,333.33	58,333.33	0.00	0.00	174,999.99	174,999.99	0.00	0.00	700,000.00
TOTAL INCOME	69,340.15	67,384.15	1,956.00	2.90	1,417,732.64	1,416,627.45	1,105.19	0.08	5,564,510.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	5,132.06	1,666.67	-3,465.39	-207.9	7,950.04	5,000.01	-2,950.03	-59.00	20,000.00
4007 Annual Fee - DBPR	2,080.00	0.00	-2,080.00	0	2,080.00	2,080.00	0.00	0.00	2,080.00
4008 Application / Screening	190.00	208.33	-18.33	8.80	615.00	624.99	-9.99	1.60	2,500.00
4010 Bad Debt/ Write Offs	2,916.67	2,916.67	0.00	0.00	8,750.01	8,750.01	0.00	0.00	35,000.00
4012 Bank Charges	107.57	125.00	-17.43	13.94	411.13	375.00	36.13	-9.63	1,500.00
4013 Consulting Fee	0.00	416.67	-416.67	100.0	0.00	1,250.01	1,250.01	100.0	5,000.00
4014 Election Expense	0.00	5,000.00	-5,000.00	100.0	0.00	5,000.00	5,000.00	100.0	10,000.00
4015 Employee Gas	0.00	83.33	-83.33	100.0	0.00	249.99	249.99	100.0	1,000.00
4023 Legal - US Security Settlement	6,500.00	1,791.67	-4,708.33	-262.7	21,500.00	5,375.01	-16,124.99	-300.0	21,500.00
4025 Insurance-All Risk	44,814.67	45,000.00	-185.33	0.41	134,444.01	135,000.00	-555.99	0.41	540,000.00
4026 Insurance-Claims Deductible	0.00	250.00	-250.00	100.0	0.00	750.00	750.00	100.0	3,000.00
4029 Legal - Unit Owner Fees	0.00	416.67	-416.67	100.0	0.00	1,250.01	1,250.01	100.0	5,000.00
4031 Legal- Association	495.00	2,500.00	-2,005.00	80.20	1,340.00	7,500.00	6,160.00	82.13	30,000.00
4033 Licenses, Fees & Permits	238.00	666.67	-428.67	64.30	638.00	2,000.01	1,362.01	68.10	8,000.00
4034 Maint Fees - Unit104	0.00	0.00	0.00	0	2,515.00	2,515.00	0.00	0.00	10,060.00
4035 Office Expenses- Soft	1,182.28	791.67	-390.61	-49.34	2,354.24	2,375.01	-20.77	0.87	9,500.00
4036 New Hire Fees	0.00	125.00	-125.00	100.0	254.40	375.00	-120.60	32.16	1,500.00
4037 Meeting Catering Expenses	56.13	83.33	-27.20	32.64	145.87	249.99	-104.12	41.65	1,000.00
4039 Office Expense Kitchen	124.15	166.67	-42.52	25.51	314.95	500.01	-185.06	37.01	2,000.00
4043 Office Expense - Equipment	3,459.97	833.33	-2,626.64	-315.2	3,433.50	2,499.99	-933.51	-37.34	10,000.00
4046 Postage & Delivery	186.47	291.67	-105.20	36.07	487.97	875.01	-387.04	44.23	3,500.00
4047 Internet/E-mails	0.00	291.67	-291.67	100.0	60.00	875.01	815.01	93.14	3,500.00
4056 Walkie-Talkies/Radios	0.00	83.33	-83.33	100.0	0.00	249.99	249.99	100.0	1,000.00
TOTAL ADMINISTRATIVE	67,482.97	63,708.35	-3,774.62	-5.92	187,294.12	185,720.05	-1,574.07	-0.85	726,640.00
BUILDING MAINTENANCE									
4101 Annual Equipment Inspections	0.00	0.00	0.00	0	0.00	1,875.00	1,875.00	100.0	7,500.00
4103 Cleaning Supplies - Misc.	0.00	175.00	-175.00	100.0	23.24	525.00	-501.76	95.57	2,100.00
4108 Compactor Container & Mainte	0.00	1,000.00	-1,000.00	100.0	3,331.58	3,000.00	-331.58	-11.05	12,000.00
4113 Fire Alarm System Repairs	0.00	375.00	-375.00	100.0	0.00	1,125.00	1,125.00	100.0	4,500.00

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4115 Gym Maintenance	75.00	250.00	175.00	70.00	225.00	750.00	525.00	70.00	3,000.00
4116 Gym Equipment	0.00	250.00	250.00	100.0	120.00	750.00	630.00	84.00	3,000.00
4119 Pool Furnishings	0.00	1,666.67	1,666.67	100.0	190.59	5,000.01	4,809.42	96.19	20,000.00
4120 Pool Chemicals/Tank Lease	466.84	1,083.33	616.49	56.91	1,543.23	3,249.99	1,706.76	52.52	13,000.00
4121 Pool Towel	93.28	333.33	240.05	72.02	173.84	999.99	826.15	82.62	4,000.00
4122 Pool Repairs	0.00	416.67	416.67	100.0	82.36	1,250.01	1,167.65	93.41	5,000.00
4123 Pool Equipment - Pumps, Filter	0.00	833.33	833.33	100.0	5,800.00	2,499.99	-3,300.01	-132.0	10,000.00
4127 Elevator Repair	0.00	500.00	500.00	100.0	0.00	1,500.00	1,500.00	100.0	6,000.00
4129 Chillers-Repair	0.00	3,333.33	3,333.33	100.0	4,929.00	9,999.99	5,070.99	50.71	40,000.00
4131 Landscaping	0.00	833.33	833.33	100.0	0.00	2,499.99	2,499.99	100.0	10,000.00
4133 Uniforms	92.24	100.00	7.76	7.76	384.08	300.00	-84.08	-28.03	1,200.00
4135 Plumbing	0.00	416.67	416.67	100.0	339.68	1,250.01	910.33	72.83	5,000.00
4136 Parts & Supplies-Paint	1,079.21	666.67	-412.54	-61.88	1,597.52	2,000.01	402.49	20.12	8,000.00
4137 Parts & Supplies -Bldg & Decks	0.00	2,083.33	2,083.33	100.0	712.95	6,249.99	5,537.04	88.59	25,000.00
4138 Parts & Supplies- Electrical	747.09	1,666.67	919.58	55.17	4,256.13	5,000.01	743.88	14.88	20,000.00
4139 Parts & Supplies- AC	520.48	833.33	312.85	37.54	687.68	2,499.99	1,812.31	72.49	10,000.00
4140 Parts & Supplies-Tools, Equipm	23.88	1,833.33	1,809.45	98.70	1,072.80	5,499.99	4,427.19	80.49	22,000.00
4141 Parts & Supplies-FOB	178.37	250.00	71.63	28.65	178.37	750.00	571.63	76.22	3,000.00
4142 Parts & Supplies-Transponder	0.00	500.00	500.00	100.0	0.00	1,500.00	1,500.00	100.0	6,000.00
4143 Parts & Supplies- Doors	20.81	833.33	812.52	97.50	130.76	2,499.99	2,369.23	94.77	10,000.00
<i>Total Parts & Supplies- Commo</i>	<i>3,222.20</i>	<i>12,441.66</i>	<i>9,219.46</i>	<i>74.10</i>	<i>11,290.87</i>	<i>37,324.98</i>	<i>26,034.11</i>	<i>69.75</i>	<i>149,300.00</i>
4163 R&M Labor Contract - Electrical	960.00	500.00	-460.00	-92.00	3,360.00	1,500.00	-1,860.00	-124.0	6,000.00
4165 R&M Labor Contract - Gate & A	0.00	916.67	916.67	100.0	1,307.20	2,750.01	1,442.81	52.47	11,000.00
4166 R&M Labor Contract - FOB	1,190.00	183.33	-1,006.67	-549.1	1,190.00	549.99	-640.01	-116.3	2,200.00
4168 R&M Labor Contract - Water D	0.00	666.67	666.67	100.0	0.00	2,000.01	2,000.01	100.0	8,000.00
4170 R&M Labor- Doors	3,405.00	416.67	-2,988.33	-717.1	3,405.00	1,250.01	-2,154.99	-172.4	5,000.00
4171 R&M Labor Contract - Fire Spri	0.00	500.00	500.00	100.0	0.00	1,500.00	1,500.00	100.0	6,000.00
4173 R&M Labor Contract - AC	0.00	1,250.00	1,250.00	100.0	3,150.00	3,750.00	600.00	16.00	15,000.00
4175 R&M Labor Contract - Equipme	0.00	291.67	291.67	100.0	0.00	875.01	875.01	100.0	3,500.00
4177 R&M Labor Contract - Plumbing	1,920.00	2,083.33	163.33	7.84	6,360.00	6,249.99	-110.01	-1.76	25,000.00
4179 R&M Labor Contract - Structura	0.00	1,250.00	1,250.00	100.0	0.00	3,750.00	3,750.00	100.0	15,000.00
4181 R&M Labor Contract - Misc	0.00	250.00	250.00	100.0	147.30	750.00	602.70	80.36	3,000.00
4197 Discounts Earned	0.00	0.00	0.00	0	-18.00	0.00	18.00	0	0.00
<i>Total Outside Contractors(Labor</i>	<i>7,550.00</i>	<i>16,100.00</i>	<i>8,550.00</i>	<i>53.11</i>	<i>33,389.44</i>	<i>50,175.00</i>	<i>16,785.56</i>	<i>33.45</i>	<i>200,700.00</i>
TOTAL BUILDING MAINTENANCE	10,772.20	28,541.66	17,769.46	62.26	44,680.31	87,499.98	42,819.67	48.94	350,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,328.75	2,666.67	337.92	12.67	4,789.03	8,000.01	3,210.98	40.14	32,000.00
4205 Elevator Contract	1,602.55	2,333.33	730.78	31.32	4,807.65	6,999.99	2,192.34	31.32	28,000.00
4207 Copier/Rental - (was 4041)	264.86	266.67	1.81	0.68	794.58	800.01	5.43	0.68	3,200.00
4209 Fire Alarm	1,314.14	541.67	-772.47	-142.6	1,314.14	1,625.01	310.87	19.13	6,500.00
4210 Housekeeping Contract	13,998.00	14,166.67	168.67	1.19	41,994.00	42,500.01	506.01	1.19	170,000.00
4211 Housekeeping Contract-OT	0.00	125.00	125.00	100.0	0.00	375.00	375.00	100.0	1,500.00
4215 Landscaping Contract	1,456.00	2,083.33	627.33	30.11	4,368.00	6,249.99	1,881.99	30.11	25,000.00
4220 Pest Control	425.00	583.33	158.33	27.14	1,275.00	1,749.99	474.99	27.14	7,000.00
4223 Pest Control Landscaping	0.00	208.33	208.33	100.0	0.00	624.99	624.99	100.0	2,500.00
4225 Security Contract	32,000.00	30,266.67	-1,733.33	-5.73	93,023.66	90,800.01	-2,223.65	-2.45	363,200.00
4226 Security Contract-OT	0.00	1,666.67	1,666.67	100.0	1,323.67	5,000.01	3,676.34	73.53	20,000.00
4229 Valet Contract	5,200.00	14,166.67	8,966.67	63.29	27,600.00	42,500.01	14,900.01	35.06	170,000.00
4230 Waste Removal Contract	2,838.08	2,916.67	78.59	2.69	9,435.90	8,750.01	-685.89	-7.84	35,000.00
4231 Water Treatment Contract	340.00	500.00	160.00	32.00	1,020.00	1,500.00	480.00	32.00	6,000.00
4233 Window Contract	0.00	583.33	583.33	100.0	0.00	1,749.99	1,749.99	100.0	7,000.00
TOTAL FIXED CONTRACTS	61,767.38	73,075.01	11,307.63	15.47	191,745.63	219,225.03	27,479.40	12.53	876,900.00
OPERATIONAL CAPITAL IMPROVE									
4325 Board Contingency Funds- Mis	250.00	2,500.00	2,250.00	90.00	6,715.00	7,500.00	785.00	10.47	30,000.00
4327 Sauna Repair	0.00	83.33	83.33	100.0	0.00	249.99	249.99	100.0	1,000.00
4329 Parking Deck Lights	0.00	833.33	833.33	100.0	0.00	2,499.99	2,499.99	100.0	10,000.00
4331 Roof Repair	6,630.66	2,500.00	-4,130.66	-165.2	9,230.66	7,500.00	-1,730.66	-23.08	30,000.00
4335 Board Contingency-Misc. Proje	11,359.00	8,333.33	-3,025.67	-36.31	64,824.28	24,999.99	-39,824.29	-159.3	100,000.00
4336 Misc Projects	750.00	66,462.17	65,712.17	98.87	11,604.18	199,386.51	187,782.33	94.18	797,546.00
TOTAL OPERATIONAL CAPITAL I	18,989.66	80,712.16	61,722.50	76.47	92,374.12	242,136.48	149,762.36	61.85	968,546.00
UTILITIES									
4405 Cable	16,240.82	15,552.00	-688.82	-4.43	48,835.68	46,656.00	-2,179.68	-4.67	186,624.00
4410 Electricity	26,816.64	26,666.67	-149.97	-0.56	90,767.98	80,000.01	-10,767.97	-13.46	320,000.00
4415 Gas Bulk	1,525.63	1,933.33	407.70	21.09	4,082.88	5,799.99	1,717.11	29.61	23,200.00
4416 Gas Teco	900.00	1,333.33	433.33	32.50	2,691.83	3,999.99	1,308.16	32.70	16,000.00
4420 Telephone	591.30	500.00	-91.30	-18.26	1,928.71	1,500.00	-428.71	-28.58	6,000.00
4425 Water & Sewer	32,339.25	33,333.33	994.08	2.98	105,931.95	99,999.99	-5,931.96	-5.93	400,000.00
TOTAL UTILITIES	78,413.64	79,318.66	905.02	1.14	254,239.03	237,955.98	-16,283.05	-6.84	951,824.00

