

**Budget Comparison Cash Flow (Accrual)  
2030 South Ocean Drive - (parker)  
January 2019**

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
<b>INCOME</b>									
3110 Maintenance Income	1,175,635.00	1,175,635.00	0.00	0.00	2,351,270.00	2,351,270.00	0.00	0.00	4,702,540.00
3115 Legal/ Lien Fees	0.00	666.67	-666.67	-100.0	231.46	2,666.68	-2,435.22	-91.32	8,000.00
3123 Storage	-1,280.00	0.00	-1,280.00	0	31,775.00	34,000.00	-2,225.00	-6.54	34,000.00
3125 Rentals-101/102/103	778.81	750.00	28.81	3.84	3,115.24	3,000.00	115.24	3.84	9,000.00
3130 Late Fees	875.00	275.00	600.00	218.1	3,650.00	1,100.00	2,550.00	231.8	3,300.00
3137 FOBS Keys	1,000.00	516.67	483.33	93.55	2,000.00	2,066.68	-66.68	-3.23	6,200.00
3144 Parking - Contractor	1,025.00	750.00	275.00	36.67	3,733.00	3,000.00	733.00	24.43	9,000.00
3145 Parking - Valet	2,005.00	1,083.33	921.67	85.08	6,339.00	4,333.32	2,005.68	46.29	13,000.00
3146 Parking - Stickers	2,910.00	2,083.33	826.67	39.68	8,880.00	8,333.32	546.68	6.56	25,000.00
3147 Parking - Monthly	3,113.96	4,750.00	-1,636.04	-34.44	8,150.86	9,500.00	-1,349.14	-14.20	19,000.00
3150 Repairs/Work Orders/AC Filters	4,128.60	500.00	3,628.60	725.7	5,219.60	2,000.00	3,219.60	160.9	6,000.00
3170 NSF Fees Recovered	50.00	90.00	-40.00	-44.44	200.00	180.00	20.00	11.11	360.00
3210 Application Fees - Owner	400.00	333.33	66.67	20.00	1,500.00	1,333.32	166.68	12.50	4,000.00
3211 Application Fees- Renter	100.00	250.00	-150.00	-60.00	1,200.00	1,000.00	200.00	20.00	3,000.00
3212 Elevator Fees	400.00	125.00	275.00	220.0	1,300.00	500.00	800.00	160.0	1,500.00
3215 Estoppel & Condo Questionair	300.00	416.67	-116.67	-28.00	1,550.00	1,666.68	-116.68	-7.00	5,000.00
3510 Laundry Income	911.85	833.33	78.52	9.42	3,108.39	3,333.32	-224.93	-6.75	10,000.00
3512 Towel Income	550.00	208.33	341.67	164.0	1,200.00	833.32	366.68	44.00	2,500.00
3712 Interest Income	1.63	8.33	-6.70	-80.43	8.03	33.32	-25.29	-75.90	100.00
3715 Misc. Income-Fines,Plaza Roo	1,838.31	250.00	1,588.31	635.3	3,044.10	1,000.00	2,044.10	204.4	3,000.00
3717 Discounts Earned	0.00	0.83	-0.83	-100.0	1.13	3.32	-2.19	-65.96	10.00
3718 Prior Year Surplus	58,333.33	58,333.33	0.00	0.00	233,333.32	233,333.32	0.00	0.00	700,000.00
<b>TOTAL INCOME</b>	<b>1,253,076.49</b>	<b>1,247,859.15</b>	<b>5,217.34</b>	<b>0.42</b>	<b>2,670,809.13</b>	<b>2,664,486.60</b>	<b>6,322.53</b>	<b>0.24</b>	<b>5,564,510.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
4005 Accounting	1,415.19	1,666.67	251.48	15.09	9,365.23	6,666.68	-2,698.55	-40.48	20,000.00
4007 Annual Fee - DBPR	0.00	0.00	0.00	0	2,080.00	2,080.00	0.00	0.00	2,080.00
4008 Application / Screening	340.00	208.33	-131.67	-63.20	955.00	833.32	-121.68	-14.60	2,500.00
4010 Bad Debt/ Write Offs	2,916.67	2,916.67	0.00	0.00	11,666.68	11,666.68	0.00	0.00	35,000.00
4012 Bank Charges	171.88	125.00	-46.88	-37.50	583.01	500.00	-83.01	-16.60	1,500.00
4013 Consulting Fee	0.00	416.67	416.67	100.0	0.00	1,666.68	1,666.68	100.0	5,000.00
4014 Election Expense	0.00	5,000.00	5,000.00	100.0	0.00	10,000.00	10,000.00	100.0	10,000.00
4015 Employee Gas	0.00	83.33	83.33	100.0	0.00	333.32	333.32	100.0	1,000.00
4023 Legal - US Security Settlement	0.00	1,791.67	1,791.67	100.0	21,500.00	7,166.68	-14,333.32	-200.0	21,500.00
4025 Insurance-All Risk	44,814.67	45,000.00	185.33	0.41	179,258.68	180,000.00	741.32	0.41	540,000.00
4026 Insurance-Claims Deductible	0.00	250.00	250.00	100.0	0.00	1,000.00	1,000.00	100.0	3,000.00
4029 Legal - Unit Owner Fees	0.00	416.67	416.67	100.0	0.00	1,666.68	1,666.68	100.0	5,000.00
4031 Legal- Association	810.60	2,500.00	1,689.40	67.58	2,150.60	10,000.00	7,849.40	78.49	30,000.00
4033 Licenses, Fees & Permits	0.00	666.67	666.67	100.0	638.00	2,666.68	2,028.68	76.08	8,000.00
4034 Maint Fees - Unit104	2,515.00	2,515.00	0.00	0.00	5,030.00	5,030.00	0.00	0.00	10,060.00
4035 Office Expenses- Soft	1,055.54	791.67	-263.87	-33.33	3,409.78	3,166.68	-243.10	-7.68	9,500.00
4036 New Hire Fees	0.00	125.00	125.00	100.0	254.40	500.00	245.60	49.12	1,500.00
4037 Meeting Catering Expenses	54.41	83.33	28.92	34.71	200.28	333.32	133.04	39.91	1,000.00
4039 Office Expense Kitchen	208.07	166.67	-41.40	-24.84	523.02	666.68	143.66	21.55	2,000.00
4043 Office Expense - Equipment	2,566.04	833.33	-1,732.71	-207.9	5,999.54	3,333.32	-2,666.22	-79.99	10,000.00
4046 Postage & Delivery	94.33	291.67	197.34	67.66	582.30	1,166.68	584.38	50.09	3,500.00
4047 Internet/E-mails	60.00	291.67	231.67	79.43	120.00	1,166.68	1,046.68	89.71	3,500.00
4056 Walkie-Talkies/Radios	0.00	83.33	83.33	100.0	0.00	333.32	333.32	100.0	1,000.00
<b>TOTAL ADMINISTRATIVE</b>	<b>57,022.40</b>	<b>66,223.35</b>	<b>9,200.95</b>	<b>13.89</b>	<b>244,316.52</b>	<b>251,943.40</b>	<b>7,626.88</b>	<b>3.03</b>	<b>726,640.00</b>
<b>BUILDING MAINTENANCE</b>									
4101 Annual Equipment Inspections	795.90	1,875.00	1,079.10	57.55	795.90	3,750.00	2,954.10	78.78	7,500.00
4103 Cleaning Supplies - Misc.	0.00	175.00	175.00	100.0	23.24	700.00	676.76	96.68	2,100.00
4108 Compactor Container & Mainte	0.00	1,000.00	1,000.00	100.0	3,331.58	4,000.00	668.42	16.71	12,000.00
4113 Fire Alarm System Repairs	774.60	375.00	-399.60	-106.5	774.60	1,500.00	725.40	48.36	4,500.00

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4115 Gym Maintenance	75.00	250.00	175.00	70.00	300.00	1,000.00	700.00	70.00	3,000.00
4116 Gym Equipment	445.00	250.00	-195.00	-78.00	565.00	1,000.00	435.00	43.50	3,000.00
4119 Pool Furnishings	67.77	1,666.67	1,598.90	95.93	258.36	6,666.68	6,408.32	96.12	20,000.00
4120 Pool Chemicals/Tank Lease	909.72	1,083.33	173.61	16.03	2,452.95	4,333.32	1,880.37	43.39	13,000.00
4121 Pool Towel	0.00	333.33	333.33	100.0	173.84	1,333.32	1,159.48	86.96	4,000.00
4122 Pool Repairs	0.00	416.67	416.67	100.0	82.36	1,666.68	1,584.32	95.06	5,000.00
4123 Pool Equipment - Pumps, Filter	1,250.00	833.33	-416.67	-50.00	7,050.00	3,333.32	-3,716.68	-111.5	10,000.00
4127 Elevator Repair	0.00	500.00	500.00	100.0	0.00	2,000.00	2,000.00	100.0	6,000.00
4129 Chillers-Repair	0.00	3,333.33	3,333.33	100.0	4,929.00	13,333.32	8,404.32	63.03	40,000.00
4131 Landscaping	43.59	833.33	789.74	94.77	43.59	3,333.32	3,289.73	98.69	10,000.00
4133 Uniforms	48.56	100.00	51.44	51.44	432.64	400.00	-32.64	-8.16	1,200.00
4135 Plumbing	1,108.80	416.67	-692.13	-166.1	1,448.48	1,666.68	218.20	13.09	5,000.00
4136 Parts & Supplies-Paint	862.04	666.67	-195.37	-29.31	2,459.56	2,666.68	207.12	7.77	8,000.00
4137 Parts & Supplies -Bldg & Decks	368.63	2,083.33	1,714.70	82.31	1,081.58	8,333.32	7,251.74	87.02	25,000.00
4138 Parts & Supplies- Electrical	5,477.31	1,666.67	-3,810.64	-228.6	9,733.44	6,666.68	-3,066.76	-46.00	20,000.00
4139 Parts & Supplies- AC	492.45	833.33	340.88	40.91	1,180.13	3,333.32	2,153.19	64.60	10,000.00
4140 Parts & Supplies-Tools, Equipm	1,160.34	1,833.33	672.99	36.71	2,233.14	7,333.32	5,100.18	69.55	22,000.00
4141 Parts & Supplies-FOB	265.00	250.00	-15.00	-6.00	443.37	1,000.00	556.63	55.66	3,000.00
4142 Parts & Supplies-Transponder	0.00	500.00	500.00	100.0	0.00	2,000.00	2,000.00	100.0	6,000.00
4143 Parts & Supplies- Doors	197.23	833.33	636.10	76.33	327.99	3,333.32	3,005.33	90.16	10,000.00
<i>Total Parts &amp; Supplies- Commo</i>	<i>10,957.85</i>	<i>12,441.66</i>	<i>1,483.81</i>	<i>11.93</i>	<i>22,248.72</i>	<i>49,766.64</i>	<i>27,517.92</i>	<i>55.29</i>	<i>149,300.00</i>
4163 R&M Labor Contract - Electrical	11,195.23	500.00	-10,695.23	-2,139	14,555.23	2,000.00	-12,555.23	-627.7	6,000.00
4165 R&M Labor Contract - Gate & A	402.80	916.67	513.87	56.06	1,710.00	3,666.68	1,956.68	53.36	11,000.00
4166 R&M Labor Contract - FOB	800.00	183.33	-616.67	-336.3	1,990.00	733.32	-1,256.68	-171.3	2,200.00
4168 R&M Labor Contract - Water D	0.00	666.67	666.67	100.0	0.00	2,666.68	2,666.68	100.0	8,000.00
4170 R&M Labor- Doors	0.00	416.67	416.67	100.0	3,405.00	1,666.68	-1,738.32	-104.3	5,000.00
4171 R&M Labor Contract - Fire Spr	4,476.81	500.00	-3,976.81	-795.3	4,476.81	2,000.00	-2,476.81	-123.8	6,000.00
4173 R&M Labor Contract - AC	4,500.00	1,250.00	-3,250.00	-260.0	7,650.00	5,000.00	-2,650.00	-53.00	15,000.00
4175 R&M Labor Contract - Equipme	69.00	291.67	222.67	76.34	69.00	1,166.68	1,097.68	94.09	3,500.00
4177 R&M Labor Contract - Plumbing	15,792.00	2,083.33	-13,708.67	-658.0	22,152.00	8,333.32	-13,818.68	-165.8	25,000.00
4179 R&M Labor Contract - Structura	0.00	1,250.00	1,250.00	100.0	0.00	5,000.00	5,000.00	100.0	15,000.00
4181 R&M Labor Contract - Misc	0.00	250.00	250.00	100.0	147.30	1,000.00	852.70	85.27	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>40,619.93</i>	<i>17,975.00</i>	<i>-22,644.93</i>	<i>-125.9</i>	<i>74,009.37</i>	<i>68,150.00</i>	<i>-5,859.37</i>	<i>-8.60</i>	<i>200,700.00</i>
<b>TOTAL BUILDING MAINTENANCE</b>	<b>51,577.78</b>	<b>30,416.66</b>	<b>-21,161.12</b>	<b>-69.57</b>	<b>96,258.09</b>	<b>117,916.64</b>	<b>21,658.55</b>	<b>18.37</b>	<b>350,000.00</b>
<b>FIXED CONTRACTS</b>									
4203 Chillers Contract	5,217.15	2,666.67	-2,550.48	-95.64	10,006.18	10,666.68	660.50	6.19	32,000.00
4205 Elevator Contract	1,602.55	2,333.33	730.78	31.32	6,410.20	9,333.32	2,923.12	31.32	28,000.00
4207 Copier/Rental - (was 4041)	532.22	266.67	-265.55	-99.58	1,326.80	1,066.68	-260.12	-24.39	3,200.00
4209 Fire Alarm	0.00	541.67	541.67	100.0	1,314.14	2,166.68	852.54	39.35	6,500.00
4210 Housekeeping Contract	14,277.96	14,166.67	-111.29	-0.79	56,271.96	56,666.68	394.72	0.70	170,000.00
4211 Housekeeping Contract-OT	0.00	125.00	125.00	100.0	0.00	500.00	500.00	100.0	1,500.00
4215 Landscaping Contract	2,912.00	2,083.33	-828.67	-39.78	7,280.00	8,333.32	1,053.32	12.64	25,000.00
4220 Pest Control	872.30	583.33	-288.97	-49.54	2,147.30	2,333.32	186.02	7.97	7,000.00
4223 Pest Control Landscaping	0.00	208.33	208.33	100.0	0.00	833.32	833.32	100.0	2,500.00
4225 Security Contract	29,022.80	30,266.67	1,243.87	4.11	122,046.46	121,066.68	-979.78	-0.81	363,200.00
4226 Security Contract-OT	4,274.00	1,666.67	-2,607.33	-156.4	5,597.67	6,666.68	1,069.01	16.04	20,000.00
4229 Valet Contract	13,568.17	14,166.67	598.50	4.22	41,168.17	56,666.68	15,498.51	27.35	170,000.00
4230 Waste Removal Contract	6,427.63	2,916.67	-3,510.96	-120.3	15,863.53	11,666.68	-4,196.85	-35.97	35,000.00
4231 Water Treatment Contract	340.00	500.00	160.00	32.00	1,360.00	2,000.00	640.00	32.00	6,000.00
4233 Window Contract	0.00	583.33	583.33	100.0	0.00	2,333.32	2,333.32	100.0	7,000.00
<b>TOTAL FIXED CONTRACTS</b>	<b>79,046.78</b>	<b>73,075.01</b>	<b>-5,971.77</b>	<b>-8.17</b>	<b>270,792.41</b>	<b>292,300.04</b>	<b>21,507.63</b>	<b>7.36</b>	<b>876,900.00</b>
<b>OPERATIONAL CAPITAL IMPROVE</b>									
4325 Board Contingency Funds- Mis	0.00	2,500.00	2,500.00	100.0	6,715.00	10,000.00	3,285.00	32.85	30,000.00
4327 Sauna Repair	0.00	83.33	83.33	100.0	0.00	333.32	333.32	100.0	1,000.00
4329 Parking Deck Lights	0.00	833.33	833.33	100.0	0.00	3,333.32	3,333.32	100.0	10,000.00
4331 Roof Repair	0.00	2,500.00	2,500.00	100.0	9,230.66	10,000.00	769.34	7.69	30,000.00
4335 Board Contingency-Misc. Proje	50,213.59	8,333.33	-41,880.26	-502.5	115,037.87	33,333.32	-81,704.55	-245.1	100,000.00
4336 Misc Projects	358.60	66,462.17	66,103.57	99.46	11,962.78	265,848.68	253,885.90	95.50	797,546.00
<b>TOTAL OPERATIONAL CAPITAL I</b>	<b>50,572.19</b>	<b>80,712.16</b>	<b>30,139.97</b>	<b>37.34</b>	<b>142,946.31</b>	<b>322,848.64</b>	<b>179,902.33</b>	<b>55.72</b>	<b>968,546.00</b>
<b>UTILITIES</b>									
4405 Cable	16,357.47	15,552.00	-805.47	-5.18	65,193.15	62,208.00	-2,985.15	-4.80	186,624.00
4410 Electricity	25,386.67	26,666.67	1,280.00	4.80	116,154.65	106,666.68	-9,487.97	-8.89	320,000.00
4415 Gas Bulk	4,002.61	1,933.33	-2,069.28	-107.0	8,085.49	7,733.32	-352.17	-4.55	23,200.00
4416 Gas Teco	2,480.96	1,333.33	-1,147.63	-86.07	5,172.79	5,333.32	160.53	3.01	16,000.00
4420 Telephone	915.88	500.00	-415.88	-83.18	2,844.59	2,000.00	-844.59	-42.23	6,000.00
4425 Water & Sewer	34,098.28	33,333.33	-764.95	-2.29	140,030.23	133,333.32	-6,696.91	-5.02	400,000.00
<b>TOTAL UTILITIES</b>	<b>83,241.87</b>	<b>79,318.66</b>	<b>-3,923.21</b>	<b>-4.95</b>	<b>337,480.90</b>	<b>317,274.64</b>	<b>-20,206.26</b>	<b>-6.37</b>	<b>951,824.00</b>

