

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

Prepared For:

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

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
INCOME									
3110 Maintenance Income	1,175,635.00	1,175,635.00	0.00	0.00	4,702,540.00	4,702,540.00	0.00	0.00	4,702,540.00
3115 Legal/ Lien Fees	0.00	666.67	-666.67	-100.0	3,710.77	6,666.70	-2,955.93	-44.34	8,000.00
3123 Storage	30.00	0.00	30.00	0	33,835.00	36,000.00	-2,165.00	-6.01	36,000.00
3125 Rentals-101/102/103	778.81	750.00	28.81	3.84	7,302.74	7,500.00	-197.26	-2.63	9,000.00
3130 Late Fees	825.00	275.00	550.00	200.0	2,925.00	2,750.00	175.00	6.36	3,300.00
3137 FOBS Keys	1,200.00	516.67	683.33	132.2	5,324.00	5,166.70	157.30	3.04	6,200.00
3144 Parking - Contractor	620.00	825.00	-205.00	-24.85	6,881.51	8,250.00	-1,368.49	-16.59	9,900.00
3145 Parking - Valet	895.00	1,458.33	-563.33	-38.63	10,430.50	14,583.30	-4,152.80	-28.48	17,500.00
3146 Parking - Stickers	1,830.00	2,433.33	-603.33	-24.79	20,675.19	24,333.30	-3,658.11	-15.03	29,200.00
3147 Parking - Monthly	2,759.38	5,825.00	-3,065.62	-52.63	15,045.66	23,300.00	-8,254.34	-35.43	23,300.00
3150 Repairs/Work Orders/AC Filters	370.00	475.00	-105.00	-22.11	4,722.40	4,750.00	-27.60	-0.58	5,700.00
3170 NSF Fees Recovered	450.00	75.00	375.00	500.0	700.00	300.00	400.00	133.3	300.00
3175 Condo Docs	0.00	8.33	-8.33	-100.0	19.25	83.30	-64.05	-76.89	100.00
3210 Application Fees - Owner	600.00	408.33	191.67	46.94	3,344.00	4,083.30	-739.30	-18.11	4,900.00
3211 Application Fees- Renter	200.00	225.00	-25.00	-11.11	2,900.00	2,250.00	650.00	28.89	2,700.00
3212 Elevator Fees	-100.00	16.67	-116.67	-699.8	2,400.00	166.70	2,233.30	1,339.	200.00
3215 Estoppel & Condo Questionair	400.00	520.83	-120.83	-23.20	4,669.00	5,208.30	-539.30	-10.35	6,250.00
3510 Laundry Income	914.25	1,000.00	-85.75	-8.58	6,808.36	10,000.00	-3,191.64	-31.92	12,000.00
3512 Towel Income	840.00	366.67	473.33	129.0	2,490.00	3,666.70	-1,176.70	-32.09	4,400.00
3712 Interest Income	1.63	8.33	-6.70	-80.43	359.57	83.30	276.27	331.6	100.00
3715 Misc. Income-Fines,Plaza Roo	30.00	291.67	-261.67	-89.71	142,070.32	2,916.70	139,153.62	4,770.	3,500.00
3717 Discounts Earned	0.00	8.33	-8.33	-100.0	8.44	83.30	-74.86	-89.87	100.00
3718 Prior Year Surplus	36,995.00	36,995.00	0.00	0.00	369,950.00	369,950.00	0.00	0.00	443,940.00
TOTAL INCOME	1,225,274.07	1,228,784.16	-3,510.09	-0.29	5,349,111.71	5,234,631.60	114,480.11	2.19	5,329,130.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,244.74	1,416.67	171.93	12.14	17,966.46	14,166.70	-3,799.76	-26.82	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	515.00	250.00	-265.00	-106.0	2,375.00	2,500.00	125.00	5.00	3,000.00
4010 Bad Debt/ Write Offs	3,333.33	3,333.33	0.00	0.00	33,333.30	33,333.30	0.00	0.00	40,000.00
4012 Bank Charges	75.33	133.33	58.00	43.50	995.70	1,333.30	337.60	25.32	1,600.00
4013 Consulting Fee	250.00	1,250.00	1,000.00	80.00	1,125.00	12,500.00	11,375.00	91.00	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	194.28	75.00	-119.28	-159.0	1,042.86	750.00	-292.86	-39.05	900.00
4023 Legal - US Security Settlement	7,500.00	7,500.00	0.00	0.00	75,000.00	75,000.00	0.00	0.00	90,000.00
4025 Insurance-All Risk	44,814.67	42,997.92	-1,816.75	-4.23	418,298.33	429,979.20	11,680.87	2.72	515,975.00
4026 Insurance-Claims Deductible	0.00	416.67	416.67	100.0	3,000.00	4,166.70	1,166.70	28.00	5,000.00
4029 Legal - Unit Owner Fees	0.00	666.67	666.67	100.0	3,440.77	6,666.70	3,225.93	48.39	8,000.00
4031 Legal- Association	1,105.00	2,833.33	1,728.33	61.00	15,404.21	28,333.30	12,929.09	45.63	34,000.00
4033 Licenses, Fees & Permits	75.00	666.67	591.67	88.75	1,568.45	6,666.70	5,098.25	76.47	8,000.00
4034 Maint Fees - Unit104	0.00	2,515.00	2,515.00	100.0	7,545.00	10,060.00	2,515.00	25.00	10,060.00
4035 Office Expenses- Soft	1,312.61	791.67	-520.94	-65.80	7,017.54	7,916.70	899.16	11.36	9,500.00
4036 New Hire Fees	450.00	83.33	-366.67	-44.0	1,403.26	833.30	-569.96	-68.40	1,000.00
4037 Meeting Catering Expenses	0.00	66.67	66.67	100.0	815.38	666.70	-148.68	-22.30	800.00
4039 Office Expense Kitchen	213.62	166.67	-46.95	-28.17	1,366.28	1,666.70	300.42	18.02	2,000.00
4043 Office Expense - Equipment	2,594.75	1,675.00	-919.75	-54.91	5,962.50	16,750.00	10,787.50	64.40	20,100.00
4046 Postage & Delivery	0.00	308.33	308.33	100.0	2,175.59	3,083.30	907.71	29.44	3,700.00
4047 Internet/E-mails	119.40	416.67	297.27	71.34	3,824.40	4,166.70	342.30	8.22	5,000.00
4056 Walkie-Talkies/Radios	1,162.82	208.33	-954.49	-458.1	1,162.82	2,083.30	920.48	44.18	2,500.00
TOTAL ADMINISTRATIVE	64,960.55	67,771.26	2,810.71	4.15	613,250.13	685,822.60	72,572.47	10.58	816,335.00
BUILDING MAINTENANCE									
4101 Annual Equipment Inspections	0.00	1,875.00	1,875.00	100.0	3,540.90	7,500.00	3,959.10	52.79	7,500.00
4103 Cleaning Supplies - Misc.	0.00	175.00	175.00	100.0	778.00	1,750.00	972.00	55.54	2,100.00
4108 Compactor Container & Mainte	0.00	666.67	666.67	100.0	6,696.93	6,666.70	-30.23	-0.45	8,000.00

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	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	2,916.70	-528.71	-18.13	3,500.00
4115 Gym Maintenance	120.00	250.00	130.00	52.00	2,101.75	2,500.00	398.25	15.93	3,000.00
4116 Gym Equipment	0.00	250.00	250.00	100.0	0.00	2,500.00	2,500.00	100.0	3,000.00
4119 Pool Furnishings	32.82	1,000.00	967.18	96.72	1,667.28	10,000.00	8,332.72	83.33	12,000.00
4120 Pool Chemicals/Tank Lease	1,451.99	1,083.33	-368.66	-34.03	4,436.22	10,833.30	6,397.08	59.05	13,000.00
4121 Pool Towel	0.00	483.33	483.33	100.0	1,962.36	4,833.30	2,870.94	59.40	5,800.00
4122 Pool Repairs	0.00	41.67	41.67	100.0	26.95	416.70	389.75	93.53	500.00
4123 Pool Equipment - Pumps, Filter	148.35	666.67	518.32	77.75	2,808.13	6,666.70	3,858.57	57.88	8,000.00
4127 Elevator Repair	0.00	500.00	500.00	100.0	2,695.84	5,000.00	2,304.16	46.08	6,000.00
4129 Chillers-Repair	1,331.25	4,166.67	2,835.42	68.05	9,380.56	41,666.70	32,286.14	77.49	50,000.00
4131 Landscaping	0.00	250.00	250.00	100.0	0.00	2,500.00	2,500.00	100.0	3,000.00
4133 Uniforms	0.00	83.33	83.33	100.0	938.03	833.30	-104.73	-12.57	1,000.00
4135 Plumbing	255.05	666.67	411.62	61.74	2,679.44	6,666.70	3,987.26	59.81	8,000.00
4136 Parts & Supplies-Paint	2,940.98	1,000.00	-1,940.98	-194.1	8,500.13	10,000.00	1,499.87	15.00	12,000.00
4137 Parts & Supplies -Bldg & Decks	3,624.09	1,250.00	-2,374.09	-189.9	35,242.07	12,500.00	-22,742.07	-181.9	15,000.00
4138 Parts & Supplies- Electrical	8,941.14	2,181.42	-6,759.72	-309.8	15,961.73	21,814.20	5,852.47	26.83	26,177.00
4139 Parts & Supplies- AC	2,030.21	666.67	-1,363.54	-204.5	4,885.89	6,666.70	1,780.81	26.71	8,000.00
4140 Parts & Supplies-Tools, Equipm	4,713.00	1,666.67	-3,046.33	-182.7	21,022.18	16,666.70	-4,355.48	-26.13	20,000.00
4141 Parts & Supplies-FOB	625.93	208.33	-417.60	-200.4	2,794.26	2,083.30	-710.96	-34.13	2,500.00
4142 Parts & Supplies-Transponder	0.00	1,083.33	1,083.33	100.0	3,594.91	10,833.30	7,238.39	66.82	13,000.00
4143 Parts & Supplies- Doors	106.45	750.00	643.55	85.81	2,906.50	7,500.00	4,593.50	61.25	9,000.00
Total Parts & Supplies- Commo	24,721.66	12,298.08	-12,423.58	-101.0	107,369.00	122,980.80	15,611.80	12.69	147,577.00
4163 R&M Labor Contract - Electrical	121.76	666.67	544.91	81.74	2,101.76	6,666.70	4,564.94	68.47	8,000.00
4165 R&M Labor Contract - Gate & A	127.20	500.00	372.80	74.56	8,677.08	5,000.00	-3,677.08	-73.54	6,000.00
4166 R&M Labor Contract - FOB	0.00	250.00	250.00	100.0	1,615.65	2,500.00	884.35	35.37	3,000.00
4168 R&M Labor Contract - Water D	0.00	666.67	666.67	100.0	0.00	6,666.70	6,666.70	100.0	8,000.00
4170 R&M Labor- Doors	0.00	583.33	583.33	100.0	275.00	5,833.30	5,558.30	95.29	7,000.00
4171 R&M Labor Contract - Fire Spr	0.00	666.67	666.67	100.0	3,612.93	6,666.70	3,053.77	45.81	8,000.00
4173 R&M Labor Contract - AC	0.00	1,666.67	1,666.67	100.0	5,146.79	16,666.70	11,519.91	69.12	20,000.00
4175 R&M Labor Contract - Equipme	0.00	291.67	291.67	100.0	1,705.80	2,916.70	1,210.90	41.52	3,500.00
4177 R&M Labor Contract - Plumbing	2,600.00	3,583.33	983.33	27.44	16,412.03	35,833.30	19,421.27	54.20	43,000.00
4179 R&M Labor Contract - Structura	0.00	208.33	208.33	100.0	183.33	2,083.30	1,899.97	91.20	2,500.00
4181 R&M Labor Contract - Misc	2,482.75	750.00	-1,732.75	-231.0	3,608.13	7,500.00	3,891.87	51.89	9,000.00
4197 Discounts Earned	4,043.44	-39.58	-4,083.02	-10.31	-252.59	-395.80	-143.21	-36.18	-475.00
Total Outside Contractors(Labor	10,974.75	18,752.11	7,777.36	41.47	73,782.38	176,271.10	102,488.72	58.14	210,025.00
TOTAL BUILDING MAINTENANCE	35,696.41	31,050.19	-4,646.22	-14.96	181,151.38	299,251.90	118,100.52	39.47	357,602.00
FIXED CONTRACTS									
4203 Chillers Contract	3,263.75	2,416.67	-847.08	-35.05	24,222.50	24,166.70	-55.80	-0.23	29,000.00
4205 Elevator Contract	1,602.55	2,333.33	730.78	31.32	15,901.18	23,333.30	7,432.12	31.85	28,000.00
4207 Copier/Rental - (was 4041)	264.86	266.67	1.81	0.68	2,646.36	2,666.70	20.34	0.76	3,200.00
4209 Fire Alarm	0.00	458.33	458.33	100.0	3,942.42	4,583.30	640.88	13.98	5,500.00
4210 Housekeeping Contract	13,998.00	15,000.00	1,002.00	6.68	139,980.00	150,000.00	10,020.00	6.68	180,000.00
4211 Housekeeping Contract-OT	0.00	100.00	100.00	100.0	0.00	1,000.00	1,000.00	100.0	1,200.00
4215 Landscaping Contract	2,912.00	1,916.67	-995.33	-51.93	14,542.00	19,166.70	4,624.70	24.13	23,000.00
4220 Pest Control	222.60	541.67	319.07	58.90	9,360.60	5,416.70	-3,943.90	-72.81	6,500.00
4223 Pest Control Landscaping	0.00	166.67	166.67	100.0	0.00	1,666.70	1,666.70	100.0	2,000.00
4225 Security Contract	32,000.00	30,833.33	-1,166.67	-3.78	298,371.06	308,333.30	9,962.24	3.23	370,000.00
4226 Security Contract-OT	0.00	1,666.67	1,666.67	100.0	14,122.82	16,666.70	2,543.88	15.26	20,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	118,362.50	121,666.70	3,304.20	2.72	146,000.00
4230 Waste Removal Contract	5,120.63	2,500.00	-2,620.63	-104.8	39,298.22	25,000.00	-14,298.22	-57.19	30,000.00
4231 Water Treatment Contract	340.00	354.17	14.17	4.00	3,400.00	3,541.70	141.70	4.00	4,250.00
4233 Window Contract	0.00	583.33	583.33	100.0	0.00	5,833.30	5,833.30	100.0	7,000.00
TOTAL FIXED CONTRACTS	70,924.39	71,304.18	379.79	0.53	684,149.66	713,041.80	28,892.14	4.05	855,650.00
OPERATIONAL CAPITAL IMPROVE									
4321 Repair Concrete on Building W	0.00	333.33	333.33	100.0	0.00	3,333.30	3,333.30	100.0	4,000.00
4325 Board Contingency Funds- Mis	547.50	36,995.00	36,447.50	98.52	199,484.87	369,950.00	170,465.13	46.08	443,940.00
4327 Sauna Repair	0.00	16.67	16.67	100.0	0.00	166.70	166.70	100.0	200.00
4331 Roof Repair	0.00	416.67	416.67	100.0	12,500.00	4,166.70	-8,333.30	-200.0	5,000.00
4335 Board Contengency-Misc. Proje	25,420.61	26,488.17	1,067.56	4.03	103,247.24	264,881.70	161,634.46	61.02	317,858.00
TOTAL OPERATIONAL CAPITAL I	25,968.11	64,249.84	38,281.73	59.58	315,232.11	642,498.40	327,266.29	50.94	770,998.00
UTILITIES									
4405 Cable	12.66	15,500.00	15,487.34	99.92	150,043.00	155,000.00	4,957.00	3.20	186,000.00
4410 Electricity	32,242.78	21,166.67	-11,076.11	-52.33	269,850.73	211,666.70	-58,184.03	-27.49	254,000.00
4415 Gas Bulk	0.00	1,933.33	1,933.33	100.0	13,700.75	19,333.30	5,632.55	29.13	23,200.00
4416 Gas Teco	789.02	1,333.33	544.31	40.82	8,942.02	13,333.30	4,391.28	32.93	16,000.00
4420 Telephone	772.60	500.00	-272.60	-54.52	4,927.17	5,000.00	72.83	1.46	6,000.00
4425 Water & Sewer	34,663.06	31,000.00	-3,663.06	-11.82	336,207.34	310,000.00	-26,207.34	-8.45	372,000.00
TOTAL UTILITIES	68,480.12	71,433.33	2,953.21	4.13	783,671.01	714,333.30	-69,337.71	-9.71	857,200.00

