

**Budget Comparison Cash Flow (Accrual)
2030 South Ocean Drive - (parker)
November 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	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	1,333.34	-1,101.88	-82.64	8,000.00
3123 Storage	390.00	0.00	390.00	0	32,995.00	34,000.00	-1,005.00	-2.96	34,000.00
3125 Rentals-101/102/103	778.81	750.00	28.81	3.84	1,557.62	1,500.00	57.62	3.84	9,000.00
3130 Late Fees	1,200.00	275.00	925.00	336.3	2,775.00	550.00	2,225.00	404.5	3,300.00
3137 FOBS Keys	500.00	516.67	-16.67	-3.23	600.00	1,033.34	-433.34	-41.94	6,200.00
3144 Parking - Contractor	738.00	750.00	-12.00	-1.60	1,564.00	1,500.00	64.00	4.27	9,000.00
3145 Parking - Valet	1,184.00	1,083.33	100.67	9.29	2,569.00	2,166.66	402.34	18.57	13,000.00
3146 Parking - Stickers	1,530.00	2,083.33	-553.33	-26.56	3,390.00	4,166.66	-776.66	-18.64	25,000.00
3147 Parking - Monthly	435.00	0.00	435.00	0	4,140.00	4,750.00	-610.00	-12.84	19,000.00
3150 Repairs/Work Orders/AC Filters	370.00	500.00	-130.00	-26.00	738.00	1,000.00	-262.00	-26.20	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	200.00	333.33	-133.33	-40.00	300.00	666.66	-366.66	-55.00	4,000.00
3211 Application Fees- Renter	300.00	250.00	50.00	20.00	900.00	500.00	400.00	80.00	3,000.00
3212 Elevator Fees	400.00	125.00	275.00	220.0	700.00	250.00	450.00	180.0	1,500.00
3215 Estoppel & Condo Questionnair	250.00	416.67	-166.67	-40.00	400.00	833.34	-433.34	-52.00	5,000.00
3510 Laundry Income	363.54	833.33	-469.79	-56.38	1,278.59	1,666.66	-388.07	-23.28	10,000.00
3512 Towel Income	250.00	208.33	41.67	20.00	600.00	416.66	183.34	44.00	2,500.00
3712 Interest Income	1.57	8.33	-6.76	-81.15	4.77	16.66	-11.89	-71.37	100.00
3715 Misc. Income-Fines,Plaza Roo	341.89	250.00	91.89	36.76	1,197.39	500.00	697.39	139.4	3,000.00
3717 Discounts Earned	0.00	0.83	-0.83	-100.0	0.00	1.66	-1.66	-100.0	10.00
3718 Prior Year Surplus	58,333.33	58,333.33	0.00	0.00	116,666.66	116,666.66	0.00	0.00	700,000.00
TOTAL INCOME	67,566.14	67,384.15	181.99	0.27	1,348,392.49	1,349,243.30	-850.81	-0.06	5,564,510.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,383.14	1,666.67	283.53	17.01	2,817.98	3,333.34	515.36	15.46	20,000.00
4007 Annual Fee - DBPR	0.00	2,080.00	2,080.00	100.0	0.00	2,080.00	2,080.00	100.0	2,080.00
4008 Application / Screening	225.00	208.33	-16.67	-8.00	425.00	416.66	-8.34	-2.00	2,500.00
4010 Bad Debt/ Write Offs	2,916.67	2,916.67	0.00	0.00	5,833.34	5,833.34	0.00	0.00	35,000.00
4012 Bank Charges	142.87	125.00	-17.87	-14.30	303.56	250.00	-53.56	-21.42	1,500.00
4013 Consulting Fee	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
4014 Election Expense	0.00	0.00	0.00	0	0.00	0.00	0.00	0	10,000.00
4015 Employee Gas	0.00	83.33	83.33	100.0	0.00	166.66	166.66	100.0	1,000.00
4023 Legal - US Security Settlement	7,500.00	1,791.67	-5,708.33	-318.6	15,000.00	3,583.34	-11,416.66	-318.6	21,500.00
4025 Insurance-All Risk	44,814.67	45,000.00	185.33	0.41	89,629.34	90,000.00	370.66	0.41	540,000.00
4026 Insurance-Claims Deductible	0.00	250.00	250.00	100.0	0.00	500.00	500.00	100.0	3,000.00
4029 Legal - Unit Owner Fees	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
4031 Legal- Association	800.00	2,500.00	1,700.00	68.00	845.00	5,000.00	4,155.00	83.10	30,000.00
4033 Licenses, Fees & Permits	70.00	666.67	596.67	89.50	400.00	1,333.34	933.34	70.00	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	599.93	791.67	191.74	24.22	1,171.96	1,583.34	411.38	25.98	9,500.00
4036 New Hire Fees	0.00	125.00	125.00	100.0	254.40	250.00	-4.40	-1.76	1,500.00
4037 Meeting Catering Expenses	59.74	83.33	23.59	28.31	89.74	166.66	76.92	46.15	1,000.00
4039 Office Expense Kitchen	127.20	166.67	39.47	23.68	190.80	333.34	142.54	42.76	2,000.00
4043 Office Expense - Equipment	-828.87	833.33	1,662.20	199.4	-26.47	1,866.66	1,693.13	101.5	10,000.00
4046 Postage & Delivery	301.50	291.67	-9.83	-3.37	301.50	583.34	281.84	48.31	3,500.00
4047 Internet/E-mails	30.00	291.67	261.67	89.71	60.00	583.34	523.34	89.71	3,500.00
4056 Walkie-Talkies/Radios	0.00	83.33	83.33	100.0	0.00	166.66	166.66	100.0	1,000.00
TOTAL ADMINISTRATIVE	58,141.85	60,788.35	2,646.50	4.35	119,811.15	122,011.70	2,200.55	1.80	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	350.00	326.76	93.36	2,100.00
4108 Compactor Container & Mainte	3,331.58	1,000.00	-2,331.58	-233.1	3,331.58	2,000.00	-1,331.58	-66.58	12,000.00
4113 Fire Alarm System Repairs	0.00	375.00	375.00	100.0	0.00	750.00	750.00	100.0	4,500.00

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4115 Gym Maintenance	75.00	250.00	175.00	70.00	150.00	500.00	350.00	70.00	3,000.00
4116 Gym Equipment	0.00	250.00	250.00	100.0	120.00	500.00	380.00	76.00	3,000.00
4119 Pool Furnishings	190.59	1,666.67	1,476.08	88.56	190.59	3,333.34	3,142.75	94.28	20,000.00
4120 Pool Chemicals/Tank Lease	512.09	1,083.33	571.24	52.73	1,076.39	2,166.66	1,090.27	50.32	13,000.00
4121 Pool Towel	80.56	333.33	252.77	75.83	80.56	666.66	586.10	87.92	4,000.00
4122 Pool Repairs	0.00	416.67	416.67	100.0	82.36	833.34	750.98	90.12	5,000.00
4123 Pool Equipment - Pumps, Filter	0.00	833.33	833.33	100.0	5,800.00	1,666.66	-4,133.34	-248.0	10,000.00
4127 Elevator Repair	0.00	500.00	500.00	100.0	0.00	1,000.00	1,000.00	100.0	6,000.00
4129 Chillers-Repair	0.00	3,333.33	3,333.33	100.0	4,929.00	6,666.66	1,737.66	26.06	40,000.00
4131 Landscaping	0.00	833.33	833.33	100.0	0.00	1,666.66	1,666.66	100.0	10,000.00
4133 Uniforms	127.20	100.00	-27.20	-27.20	291.84	200.00	-91.84	-45.92	1,200.00
4135 Plumbing	203.51	416.67	213.16	51.16	339.68	833.34	493.66	59.24	5,000.00
4136 Parts & Supplies-Paint	926.11	666.67	-259.44	-38.92	518.31	1,333.34	815.03	61.13	8,000.00
4137 Parts & Supplies -Bldg & Decks	200.15	2,083.33	1,883.18	90.39	712.95	4,166.66	3,453.71	82.89	25,000.00
4138 Parts & Supplies- Electrical	377.31	1,666.67	1,289.36	77.36	3,509.04	3,333.34	-175.70	-5.27	20,000.00
4139 Parts & Supplies- AC	0.00	833.33	833.33	100.0	167.20	1,666.66	1,499.46	89.97	10,000.00
4140 Parts & Supplies-Tools, Equipm	343.56	1,833.33	1,489.77	81.26	1,048.92	3,666.66	2,617.74	71.39	22,000.00
4141 Parts & Supplies-FOB	0.00	250.00	250.00	100.0	0.00	500.00	500.00	100.0	3,000.00
4142 Parts & Supplies-Transponder	0.00	500.00	500.00	100.0	0.00	1,000.00	1,000.00	100.0	6,000.00
4143 Parts & Supplies- Doors	16.71	833.33	816.62	97.99	109.95	1,666.66	1,556.71	93.40	10,000.00
<i>Total Parts & Supplies- Commo</i>	<i>2,977.79</i>	<i>12,441.66</i>	<i>9,463.87</i>	<i>76.07</i>	<i>8,068.67</i>	<i>24,883.32</i>	<i>16,814.65</i>	<i>67.57</i>	<i>149,300.00</i>
4163 R&M Labor Contract - Electrical	2,400.00	500.00	-1,900.00	-380.0	2,400.00	1,000.00	-1,400.00	-140.0	6,000.00
4165 R&M Labor Contract - Gate & A	1,187.20	916.67	-270.53	-29.51	1,307.20	1,833.34	526.14	28.70	11,000.00
4166 R&M Labor Contract - FOB	0.00	183.33	183.33	100.0	0.00	366.66	366.66	100.0	2,200.00
4168 R&M Labor Contract - Water D	0.00	666.67	666.67	100.0	0.00	1,333.34	1,333.34	100.0	8,000.00
4170 R&M Labor- Doors	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
4171 R&M Labor Contract - Fire Spr	0.00	500.00	500.00	100.0	0.00	1,000.00	1,000.00	100.0	6,000.00
4173 R&M Labor Contract - AC	0.00	1,250.00	1,250.00	100.0	3,150.00	2,500.00	-650.00	-26.00	15,000.00
4175 R&M Labor Contract - Equipme	0.00	291.67	291.67	100.0	0.00	583.34	583.34	100.0	3,500.00
4177 R&M Labor Contract - Plumbing	3,540.00	2,083.33	-1,456.67	-69.92	4,440.00	4,166.66	-273.34	-6.56	25,000.00
4179 R&M Labor Contract - Structura	0.00	1,250.00	1,250.00	100.0	0.00	2,500.00	2,500.00	100.0	15,000.00
4181 R&M Labor Contract - Misc	147.30	250.00	102.70	41.08	147.30	500.00	352.70	70.54	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>10,681.08</i>	<i>16,100.00</i>	<i>5,418.92</i>	<i>33.66</i>	<i>25,839.44</i>	<i>34,075.00</i>	<i>8,235.56</i>	<i>24.17</i>	<i>200,700.00</i>
TOTAL BUILDING MAINTENANCE	13,658.87	28,541.66	14,882.79	52.14	33,908.11	58,958.32	25,050.21	42.49	350,000.00
FIXED CONTRACTS									
4203 Chillers Contract	131.53	2,666.67	2,535.14	95.07	2,460.28	5,333.34	2,873.06	53.87	32,000.00
4205 Elevator Contract	1,602.55	2,333.33	730.78	31.32	3,205.10	4,666.66	1,461.56	31.32	28,000.00
4207 Copier/Rental - (was 4041)	0.00	266.67	266.67	100.0	529.72	533.34	3.62	0.68	3,200.00
4209 Fire Alarm	0.00	541.67	541.67	100.0	0.00	1,083.34	1,083.34	100.0	6,500.00
4210 Housekeeping Contract	13,998.00	14,166.67	168.67	1.19	27,996.00	28,333.34	337.34	1.19	170,000.00
4211 Housekeeping Contract-OT	0.00	125.00	125.00	100.0	0.00	250.00	250.00	100.0	1,500.00
4215 Landscaping Contract	1,456.00	2,083.33	627.33	30.11	2,912.00	4,166.66	1,254.66	30.11	25,000.00
4220 Pest Control	425.00	583.33	158.33	27.14	850.00	1,166.66	316.66	27.14	7,000.00
4223 Pest Control Landscaping	0.00	208.33	208.33	100.0	0.00	416.66	416.66	100.0	2,500.00
4225 Security Contract	31,023.66	30,266.67	-756.99	-2.50	61,023.66	60,533.34	-490.32	-0.81	363,200.00
4226 Security Contract-OT	1,323.67	1,666.67	343.00	20.58	1,323.67	3,333.34	2,009.67	60.29	20,000.00
4229 Valet Contract	11,200.00	14,166.67	2,966.67	20.94	22,400.00	28,333.34	5,933.34	20.94	170,000.00
4230 Waste Removal Contract	3,043.60	2,916.67	-126.93	-4.35	6,597.82	5,833.34	-764.48	-13.11	35,000.00
4231 Water Treatment Contract	340.00	500.00	160.00	32.00	680.00	1,000.00	320.00	32.00	6,000.00
4233 Window Contract	0.00	583.33	583.33	100.0	0.00	1,166.66	1,166.66	100.0	7,000.00
TOTAL FIXED CONTRACTS	64,544.01	73,075.01	8,531.00	11.67	129,978.25	146,150.02	16,171.77	11.07	876,900.00
OPERATIONAL CAPITAL IMPROVE									
4325 Board Contingency Funds- Mis	6,320.00	2,500.00	-3,820.00	-152.8	6,465.00	5,000.00	-1,465.00	-29.30	30,000.00
4327 Sauna Repair	0.00	83.33	83.33	100.0	0.00	166.66	166.66	100.0	1,000.00
4329 Parking Deck Lights	0.00	833.33	833.33	100.0	0.00	1,666.66	1,666.66	100.0	10,000.00
4331 Roof Repair	0.00	2,500.00	2,500.00	100.0	2,600.00	5,000.00	2,400.00	48.00	30,000.00
4335 Board Contingency-Misc. Proje	30,234.05	8,333.33	-21,900.72	-262.8	53,465.28	16,666.66	-36,798.62	-220.7	100,000.00
4336 Misc Projects	9,309.69	66,462.17	57,152.48	85.99	10,854.18	132,924.34	122,070.16	91.83	797,546.00
TOTAL OPERATIONAL CAPITAL I	45,863.74	80,712.16	34,848.42	43.18	73,384.46	161,424.32	88,039.86	54.54	968,546.00
UTILITIES									
4405 Cable	16,284.56	15,552.00	-732.56	-4.71	32,594.86	31,104.00	-1,490.86	-4.79	186,624.00
4410 Electricity	31,665.82	26,666.67	-4,999.15	-18.75	63,951.34	53,333.34	-10,618.00	-19.91	320,000.00
4415 Gas Bulk	0.00	1,933.33	1,933.33	100.0	2,557.25	3,866.66	1,309.41	33.86	23,200.00
4416 Gas Teco	1,007.78	1,333.33	325.55	24.42	1,791.83	2,666.66	874.83	32.81	16,000.00
4420 Telephone	667.74	500.00	-167.74	-33.55	1,337.41	1,000.00	-337.41	-33.74	6,000.00
4425 Water & Sewer	36,778.26	33,333.33	-3,444.93	-10.33	73,592.70	66,666.66	-6,926.04	-10.39	400,000.00
TOTAL UTILITIES	86,404.16	79,318.66	-7,085.50	-8.93	175,825.39	158,637.32	-17,188.07	-10.83	951,824.00

