

**Budget Comparison Cash Flow (Accrual)**  
**2030 South Ocean Drive - (parker)**  
**September 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
<b>INCOME</b>									
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	1,472.34	666.63	805.71	120.8	5,388.11	8,000.00	-2,611.89	-32.65	8,000.00
3123 Storage	0.00	0.00	0.00	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	8,860.36	9,000.00	-139.64	-1.55	9,000.00
3130 Late Fees	-25.00	275.00	-300.00	-109.0	4,000.00	3,300.00	700.00	21.21	3,300.00
3137 FOBS Keys	300.00	516.63	-216.63	-41.93	6,324.00	6,200.00	124.00	2.00	6,200.00
3144 Parking - Contractor	573.00	825.00	-252.00	-30.55	7,965.51	9,900.00	-1,934.49	-19.54	9,900.00
3145 Parking - Valet	1,305.00	1,458.37	-153.37	-10.52	12,950.50	17,500.00	-4,549.50	-26.00	17,500.00
3146 Parking - Stickers	1,170.00	2,433.37	-1,263.37	-51.92	23,295.19	29,200.00	-5,904.81	-20.22	29,200.00
3147 Parking - Monthly	206.66	0.00	206.66	0	15,504.66	23,300.00	-7,795.34	-33.46	23,300.00
3150 Repairs/Work Orders/AC Filters	362.40	475.00	-112.60	-23.71	5,281.80	5,700.00	-418.20	-7.34	5,700.00
3170 NSF Fees Recovered	0.00	0.00	0.00	0	750.00	300.00	450.00	150.0	300.00
3175 Condo Docs	0.00	8.37	-8.37	-100.0	19.25	100.00	-80.75	-80.75	100.00
3210 Application Fees - Owner	400.00	408.37	-8.37	-2.05	4,044.00	4,900.00	-856.00	-17.47	4,900.00
3211 Application Fees- Renter	300.00	225.00	75.00	33.33	3,200.00	2,700.00	500.00	18.52	2,700.00
3212 Elevator Fees	900.00	16.63	883.37	5,311.	3,500.00	200.00	3,300.00	1,650.	200.00
3215 Estoppel & Condo Questionair	250.00	520.87	-270.87	-52.00	4,919.00	6,250.00	-1,331.00	-21.30	6,250.00
3510 Laundry Income	910.80	1,000.00	-89.20	-8.92	8,640.61	12,000.00	-3,359.39	-27.99	12,000.00
3512 Towel Income	0.00	366.63	-366.63	-100.0	2,690.00	4,400.00	-1,710.00	-38.86	4,400.00
3712 Interest Income	0.00	8.37	-8.37	-100.0	361.20	100.00	261.20	261.2	100.00
3715 Misc. Income-Fines,Plaza Roo	-130,076.30	291.63	-130,367.93	-44.70	12,194.02	3,500.00	8,694.02	248.4	3,500.00
3717 Discounts Earned	0.00	8.37	-8.37	-100.0	8.44	100.00	-91.56	-91.56	100.00
3718 Prior Year Surplus	36,995.00	36,995.00	0.00	0.00	443,940.00	443,940.00	0.00	0.00	443,940.00
3720 Cable Incentive Income	18,571.44	0.00	18,571.44	0	18,571.44	0.00	18,571.44	0	0.00
<b>TOTAL INCOME</b>	<b>-65,605.85</b>	<b>47,249.24</b>	<b>-112,855.09</b>	<b>-238.8</b>	<b>5,330,283.09</b>	<b>5,329,130.00</b>	<b>1,153.09</b>	<b>0.02</b>	<b>5,329,130.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
4005 Accounting	333.94	1,416.63	1,082.69	76.43	20,769.13	17,000.00	-3,769.13	-22.17	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	195.00	250.00	55.00	22.00	2,790.00	3,000.00	210.00	7.00	3,000.00
4010 Bad Debt/ Write Offs	-29,134.11	3,333.37	32,467.48	974.0	7,532.52	40,000.00	32,467.48	81.17	40,000.00
4012 Bank Charges	103.18	133.37	30.19	22.64	1,270.71	1,600.00	329.29	20.58	1,600.00
4013 Consulting Fee	400.00	1,250.00	850.00	68.00	1,525.00	15,000.00	13,475.00	89.83	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	15.99	75.00	59.01	78.68	1,202.20	900.00	-302.20	-33.58	900.00
4023 Legal - US Security Settlement	-82,500.00	7,500.00	90,000.00	1,200.	0.00	90,000.00	90,000.00	100.0	90,000.00
4025 Insurance-All Risk	44,814.67	42,997.88	-1,816.79	-4.23	507,927.67	515,975.00	8,047.33	1.56	515,975.00
4026 Insurance-Claims Deductible	0.00	416.63	416.63	100.0	3,000.00	5,000.00	2,000.00	40.00	5,000.00
4029 Legal - Unit Owner Fees	1,472.34	666.63	-805.71	-120.8	4,913.11	8,000.00	3,086.89	38.59	8,000.00
4031 Legal- Association	149.52	2,833.37	2,683.85	94.72	16,723.73	34,000.00	17,276.27	50.81	34,000.00
4033 Licenses, Fees & Permits	50.00	666.63	616.63	92.50	1,817.45	8,000.00	6,182.55	77.28	8,000.00
4034 Maint Fees - Unit104	0.00	0.00	0.00	0	10,060.00	10,060.00	0.00	0.00	10,060.00
4035 Office Expenses- Soft	557.50	791.63	234.13	29.58	9,948.64	9,500.00	-448.64	-4.72	9,500.00
4036 New Hire Fees	185.81	83.37	-102.44	-122.8	1,660.07	1,000.00	-660.07	-66.01	1,000.00
4037 Meeting Catering Expenses	30.00	66.63	36.63	54.98	879.75	800.00	-79.75	-9.97	800.00
4039 Office Expense Kitchen	190.80	166.63	-24.17	-14.51	1,611.68	2,000.00	388.32	19.42	2,000.00
4043 Office Expense - Equipment	1,033.30	1,675.00	641.70	38.31	12,546.21	20,100.00	7,553.79	37.58	20,100.00
4046 Postage & Delivery	-906.00	308.37	1,214.37	393.8	2,176.01	3,700.00	1,523.99	41.19	3,700.00
4047 Internet/E-mails	30.00	416.63	386.63	92.80	3,962.40	5,000.00	1,037.60	20.75	5,000.00
4056 Walkie-Talkies/Radios	0.00	208.37	208.37	100.0	1,162.82	2,500.00	1,337.18	53.49	2,500.00
<b>TOTAL ADMINISTRATIVE</b>	<b>-62,978.06</b>	<b>65,256.14</b>	<b>128,234.20</b>	<b>196.5</b>	<b>621,906.38</b>	<b>816,335.00</b>	<b>194,428.62</b>	<b>23.82</b>	<b>816,335.00</b>
<b>BUILDING MAINTENANCE</b>									
4101 Annual Equipment Inspections	0.00	0.00	0.00	0	3,590.90	7,500.00	3,909.10	52.12	7,500.00
4103 Cleaning Supplies - Misc.	0.00	175.00	175.00	100.0	840.73	2,100.00	1,259.27	59.97	2,100.00

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4108 Compactor Container & Mainte	0.00	666.63	666.63	100.0	6,696.93	8,000.00	1,303.07	16.29	8,000.00
4113 Fire Alarm System Repairs	731.40	291.63	-439.77	-150.8	4,176.81	3,500.00	-676.81	-19.34	3,500.00
4115 Gym Maintenance	267.53	250.00	-17.53	-7.01	2,799.68	3,000.00	200.32	6.68	3,000.00
4116 Gym Equipment	0.00	250.00	250.00	100.0	0.00	3,000.00	3,000.00	100.0	3,000.00
4119 Pool Furnishings	150.00	1,000.00	850.00	85.00	1,817.28	12,000.00	10,182.72	84.86	12,000.00
4120 Pool Chemicals/Tank Lease	274.44	1,083.37	808.93	74.67	6,396.29	13,000.00	6,603.71	50.80	13,000.00
4121 Pool Towel	173.84	483.37	309.53	64.04	2,206.16	5,800.00	3,593.84	61.96	5,800.00
4122 Pool Repairs	0.00	41.63	41.63	100.0	26.95	500.00	473.05	94.61	500.00
4123 Pool Equipment - Pumps, Filter	0.00	666.63	666.63	100.0	2,829.22	8,000.00	5,170.78	64.63	8,000.00
4127 Elevator Repair	0.00	500.00	500.00	100.0	2,695.84	6,000.00	3,304.16	55.07	6,000.00
4129 Chillers-Repair	162.00	4,166.63	4,004.63	96.11	9,826.73	50,000.00	40,173.27	80.35	50,000.00
4131 Landscaping	0.00	250.00	250.00	100.0	49.94	3,000.00	2,950.06	98.34	3,000.00
4133 Uniforms	40.00	83.37	43.37	52.02	1,082.26	1,000.00	-82.26	-8.23	1,000.00
4135 Plumbing	40.82	666.63	625.81	93.88	3,567.27	8,000.00	4,432.73	55.41	8,000.00
4136 Parts & Supplies-Paint	845.62	1,000.00	154.38	15.44	13,813.27	12,000.00	-1,813.27	-15.11	12,000.00
4137 Parts & Supplies -Bldg & Decks	-5,893.12	1,250.00	7,143.12	571.4	32,062.02	15,000.00	-17,062.02	-113.7	15,000.00
4138 Parts & Supplies- Electrical	5,929.08	2,181.38	-3,747.70	-171.8	31,587.79	26,177.00	-5,410.79	-20.67	26,177.00
4139 Parts & Supplies- AC	1,020.25	666.63	-353.62	-53.05	9,724.56	8,000.00	-1,724.56	-21.56	8,000.00
4140 Parts & Supplies-Tools, Equipm	1,982.34	1,666.63	-315.71	-18.94	25,519.81	20,000.00	-5,519.81	-27.60	20,000.00
4141 Parts & Supplies-FOB	127.20	208.37	81.17	38.95	3,041.46	2,500.00	-541.46	-21.66	2,500.00
4142 Parts & Supplies-Transponder	0.00	1,083.37	1,083.37	100.0	3,594.91	13,000.00	9,405.09	72.35	13,000.00
4143 Parts & Supplies- Doors	0.00	750.00	750.00	100.0	3,219.62	9,000.00	5,780.38	64.23	9,000.00
<b>Total Parts &amp; Supplies- Commo</b>	<b>4,690.47</b>	<b>12,298.12</b>	<b>7,607.65</b>	<b>61.86</b>	<b>138,473.43</b>	<b>147,577.00</b>	<b>9,103.57</b>	<b>6.17</b>	<b>147,577.00</b>
4163 R&M Labor Contract - Electrical	480.00	666.63	186.63	28.00	3,181.76	8,000.00	4,818.24	60.23	8,000.00
4165 R&M Labor Contract - Gate & A	0.00	500.00	500.00	100.0	8,804.28	6,000.00	-2,804.28	-46.74	6,000.00
4166 R&M Labor Contract - FOB	0.00	250.00	250.00	100.0	1,750.05	3,000.00	1,249.95	41.67	3,000.00
4168 R&M Labor Contract - Water D	3,451.91	666.63	-2,785.28	-417.8	3,451.91	8,000.00	4,548.09	56.85	8,000.00
4170 R&M Labor- Doors	0.00	583.37	583.37	100.0	275.00	7,000.00	6,725.00	96.07	7,000.00
4171 R&M Labor Contract - Fire Spr	0.00	666.63	666.63	100.0	3,612.93	8,000.00	4,387.07	54.84	8,000.00
4173 R&M Labor Contract - AC	1,675.00	1,666.63	-8.37	-0.50	8,521.79	20,000.00	11,478.21	57.39	20,000.00
4175 R&M Labor Contract - Equipme	169.60	291.63	122.03	41.84	2,959.35	3,500.00	540.65	15.45	3,500.00
4177 R&M Labor Contract - Plumbing	1,490.00	3,583.37	2,093.37	58.42	17,655.58	43,000.00	25,344.42	58.94	43,000.00
4179 R&M Labor Contract - Structura	0.00	208.37	208.37	100.0	183.33	2,500.00	2,316.67	92.67	2,500.00
4181 R&M Labor Contract - Misc	0.00	750.00	750.00	100.0	3,833.13	9,000.00	5,166.87	57.41	9,000.00
4197 Discounts Earned	-15.00	-39.62	-24.62	-62.14	-304.50	-475.00	-170.50	-35.89	-475.00
<b>Total Outside Contractors(Labor</b>	<b>8,412.44</b>	<b>16,876.79</b>	<b>8,464.35</b>	<b>50.15</b>	<b>86,617.61</b>	<b>210,025.00</b>	<b>123,407.39</b>	<b>58.76</b>	<b>210,025.00</b>
<b>TOTAL BUILDING MAINTENANCE</b>	<b>13,102.91</b>	<b>29,174.91</b>	<b>16,072.00</b>	<b>55.09</b>	<b>225,091.04</b>	<b>357,602.00</b>	<b>132,510.96</b>	<b>37.06</b>	<b>357,602.00</b>
<b>FIXED CONTRACTS</b>									
4203 Chillers Contract	0.00	2,416.63	2,416.63	100.0	27,945.00	29,000.00	1,055.00	3.64	29,000.00
4205 Elevator Contract	1,602.55	2,333.37	730.82	31.32	19,106.28	28,000.00	8,893.72	31.76	28,000.00
4207 Copier/Rental - (was 4041)	0.00	266.63	266.63	100.0	3,176.08	3,200.00	23.92	0.75	3,200.00
4209 Fire Alarm	0.00	458.37	458.37	100.0	5,256.56	5,500.00	243.44	4.43	5,500.00
4210 Housekeeping Contract	13,998.00	15,000.00	1,002.00	6.68	167,976.00	180,000.00	12,024.00	6.68	180,000.00
4211 Housekeeping Contract-OT	0.00	100.00	100.00	100.0	0.00	1,200.00	1,200.00	100.0	1,200.00
4215 Landscaping Contract	1,456.00	1,916.63	460.63	24.03	17,454.00	23,000.00	5,546.00	24.11	23,000.00
4220 Pest Control	647.60	541.63	-105.97	-19.57	10,858.20	6,500.00	-4,358.20	-67.05	6,500.00
4223 Pest Control Landscaping	0.00	166.63	166.63	100.0	0.00	2,000.00	2,000.00	100.0	2,000.00
4225 Security Contract	30,533.75	30,833.37	299.62	0.97	360,009.16	370,000.00	9,990.84	2.70	370,000.00
4226 Security Contract-OT	337.50	1,666.63	1,329.13	79.75	16,606.82	20,000.00	3,393.18	16.97	20,000.00
4229 Valet Contract	17,200.00	12,166.63	-5,033.37	-41.37	146,762.50	146,000.00	-762.50	-0.52	146,000.00
4230 Waste Removal Contract	2,463.86	2,500.00	36.14	1.45	44,994.34	30,000.00	-14,994.34	-49.98	30,000.00
4231 Water Treatment Contract	340.00	354.13	14.13	3.99	4,080.00	4,250.00	170.00	4.00	4,250.00
4233 Window Contract	0.00	583.37	583.37	100.0	0.00	7,000.00	7,000.00	100.0	7,000.00
<b>TOTAL FIXED CONTRACTS</b>	<b>68,579.26</b>	<b>71,304.02</b>	<b>2,724.76</b>	<b>3.82</b>	<b>824,224.94</b>	<b>855,650.00</b>	<b>31,425.06</b>	<b>3.67</b>	<b>855,650.00</b>
<b>OPERATIONAL CAPITAL IMPROVE</b>									
4321 Repair Concrete on Building W	0.00	333.37	333.37	100.0	0.00	4,000.00	4,000.00	100.0	4,000.00
4325 Board Contingency Funds- Mis	2,850.00	36,995.00	34,145.00	92.30	207,254.75	443,940.00	236,685.25	53.31	443,940.00
4327 Sauna Repair	0.00	16.63	16.63	100.0	0.00	200.00	200.00	100.0	200.00
4331 Roof Repair	1,800.00	416.63	-1,383.37	-332.0	14,300.00	5,000.00	-9,300.00	-186.0	5,000.00
4335 Board Contengency-Misc. Proje	26,211.77	26,488.13	276.36	1.04	130,222.76	317,858.00	187,635.24	59.03	317,858.00
4336 Misc Projects	15,783.30	0.00	-15,783.30	0	15,783.30	0.00	-15,783.30	0	0.00
<b>TOTAL OPERATIONAL CAPITAL I</b>	<b>46,645.07</b>	<b>64,249.76</b>	<b>17,604.69</b>	<b>27.40</b>	<b>367,560.81</b>	<b>770,998.00</b>	<b>403,437.19</b>	<b>52.33</b>	<b>770,998.00</b>
<b>UTILITIES</b>									
4405 Cable	16,310.30	15,500.00	-810.30	-5.23	181,937.28	186,000.00	4,062.72	2.18	186,000.00
4410 Electricity	34,188.79	21,166.63	-13,022.16	-61.52	337,407.05	254,000.00	-83,407.05	-32.84	254,000.00
4415 Gas Bulk	1,200.00	1,933.37	733.37	37.93	17,303.84	23,200.00	5,896.16	25.41	23,200.00
4416 Gas Teco	899.81	1,333.37	433.56	32.52	10,650.06	16,000.00	5,349.94	33.44	16,000.00
4420 Telephone	678.82	500.00	-178.82	-35.76	6,241.44	6,000.00	-241.44	-4.02	6,000.00

