

**Budget Comparison (Accrual)
2030 South Ocean Drive - (parker)
April 2017**

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	1,175,635.00	1,175,635.00	0.00	0.00	3,526,905.00	3,526,905.00	0.00	0.00	4,702,540.00
3115 Legal/ Lien Fees	989.80	1,708.33	-718.53	-42.06	4,492.50	11,958.31	-7,465.81	-62.43	20,500.00
3123 Storage	300.00	0.00	300.00	0	35,937.50	38,000.00	-2,062.50	-5.43	38,000.00
3125 Rentals-101/102/103	1,685.00	1,660.00	25.00	1.51	11,945.00	11,620.00	325.00	2.80	19,920.00
3130 Late Fees	1,050.00	166.67	883.33	529.9	2,375.00	1,166.69	1,208.31	103.5	2,000.00
3137 FOBS Keys	500.00	666.67	-166.67	-25.00	3,900.00	4,666.69	-766.69	-16.43	8,000.00
3144 Parking - Contractor	660.00	916.67	-256.67	-28.00	5,747.00	6,416.69	-669.69	-10.44	11,000.00
3145 Parking - Valet	1,835.01	1,333.33	501.68	37.63	10,516.02	9,333.31	1,182.71	12.67	16,000.00
3146 Parking - Stickers	1,740.00	2,375.00	-635.00	-26.74	17,414.50	16,625.00	789.50	4.75	28,500.00
3147 Parking - Monthly	2,965.30	6,750.00	-3,784.70	-56.07	16,364.93	20,250.00	-3,885.07	-19.19	27,000.00
3150 Repairs/Work Orders/AC Filters	1,294.00	541.67	752.33	138.8	3,500.00	3,791.69	-291.69	-7.69	6,500.00
3170 NSF Fees Recovered	185.00	50.00	135.00	270.0	260.00	150.00	110.00	73.33	200.00
3175 Condo Docs	0.00	8.33	-8.33	-100.0	0.00	58.31	-58.31	-100.0	100.00
3210 Application Fees - Owner	600.00	333.33	266.67	80.00	2,600.00	2,333.31	266.69	11.43	4,000.00
3211 Application Fees- Renter	0.00	250.00	-250.00	-100.0	1,700.00	1,750.00	-50.00	-2.86	3,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	291.69	-291.69	-100.0	500.00
3215 Estoppel & Condo Questionair	250.00	541.67	-291.67	-53.85	3,250.00	3,791.69	-541.69	-14.29	6,500.00
3510 Laundry Income	1,021.00	1,100.00	-79.00	-7.18	5,622.59	6,500.00	-877.41	-13.50	12,000.00
3512 Towel Income	85.00	333.33	-248.33	-74.50	2,729.00	2,333.31	395.69	16.96	4,000.00
3712 Interest Income	1.57	8.33	-6.76	-81.15	50.02	58.31	-8.29	-14.22	100.00
3715 Misc. Income-Fines,Plaza Roo	434.45	166.67	267.78	160.6	2,642.45	1,166.69	1,475.76	126.4	2,000.00
3717 Discounts Earned	1.03	41.67	-40.64	-97.53	3.56	291.69	-288.13	-98.78	500.00
TOTAL INCOME	1,191,232.16	1,194,628.34	-3,396.18	-0.28	3,657,955.07	3,669,458.38	-11,503.31	-0.31	4,912,860.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	307.84	1,666.67	1,358.83	81.53	9,934.70	11,666.69	1,731.99	14.85	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	270.00	250.00	-20.00	-8.00	1,280.00	1,750.00	470.00	26.86	3,000.00
4010 Bad Debt/ Write Offs	4,583.33	4,583.33	0.00	0.00	32,083.31	32,083.31	0.00	0.00	55,000.00
4012 Bank Charges	140.73	100.00	-40.73	-40.73	922.15	700.00	-222.15	-31.74	1,200.00
4013 Consulting Fee	0.00	2,916.67	2,916.67	100.0	5,750.00	20,416.69	14,666.69	71.84	35,000.00
4014 Election Expense	0.00	0.00	0.00	0	6,579.06	3,000.00	-3,579.06	-119.3	3,000.00
4015 Employee Gas	37.55	25.00	-12.55	-50.20	458.34	175.00	-283.34	-161.9	300.00
4023 Legal - US Security Settlement	7,500.00	0.00	-7,500.00	0	30,000.00	0.00	-30,000.00	0	0.00
4025 Insurance-All Risk	42,964.99	62,083.33	19,118.34	30.79	300,976.93	434,583.31	133,606.38	30.74	745,000.00
4026 Insurance-Claims Deductible	0.00	208.33	208.33	100.0	0.00	1,458.31	1,458.31	100.0	2,500.00
4029 Legal - Unit Owner Fees	990.00	1,708.33	718.33	42.05	4,492.70	11,958.31	7,465.61	62.43	20,500.00
4031 Legal- Association	836.79	2,083.33	1,246.54	59.83	19,883.74	14,583.31	-5,300.43	-36.35	25,000.00
4033 Licenses, Fees & Permits	679.28	318.18	-361.10	-113.4	4,479.93	3,409.08	-1,070.85	-31.41	5,000.00
4034 Maint Fees - Unit104	2,515.00	2,515.00	0.00	0.00	7,545.00	7,545.00	0.00	0.00	10,060.00
4035 Office Expenses- Soft	637.30	708.33	71.03	10.03	4,752.06	4,958.31	206.25	4.16	8,500.00
4036 New Hire Fees	0.00	166.67	166.67	100.0	68.50	1,166.69	1,098.19	94.13	2,000.00
4037 Meeting Catering Expenses	49.75	41.67	-8.08	-19.39	465.55	291.69	-173.86	-59.60	500.00
4039 Office Expense Kitchen	150.65	125.00	-25.65	-20.52	1,203.47	875.00	-328.47	-37.54	1,500.00
4042 Office Expenses Hard Goods	322.98	0.00	-322.98	0	462.81	0.00	-462.81	0	0.00
4043 Office Expense - Equipment	1,767.59	708.33	-1,059.26	-149.5	12,701.00	4,958.31	-7,742.69	-156.1	8,500.00
4046 Postage & Delivery	301.50	208.33	-93.17	-44.72	1,936.05	1,458.31	-477.74	-32.76	2,500.00
4056 Walkie-Talkies/Radios	0.00	125.00	125.00	100.0	0.00	875.00	875.00	100.0	1,500.00
TOTAL ADMINISTRATIVE	64,055.28	80,541.50	16,486.22	20.47	448,055.30	559,992.32	111,937.02	19.99	952,640.00
BUILDING MAINTENANCE									
4101 Annual Equipment Inspections	0.00	1,800.00	1,800.00	100.0	6,922.84	5,000.00	-1,922.84	-38.46	5,000.00
4103 Cleaning Supplies - Misc.	484.62	83.33	-401.29	-481.5	1,397.45	583.31	-814.14	-139.5	1,000.00
4108 Compactor Container & Mainte	0.00	583.33	583.33	100.0	4,363.76	4,083.31	-280.45	-6.87	7,000.00
4113 Fire Alarm System Repairs	1,999.00	125.00	-1,874.00	-1,499	2,284.00	875.00	-1,409.00	-161.0	1,500.00

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4115 Gym Maintenance	75.00	333.33	258.33	77.50	2,125.07	2,333.31	208.24	8.92	4,000.00
4119 Pool Furnishings	0.00	1,000.00	1,000.00	100.0	6,352.06	7,000.00	647.94	9.26	12,000.00
4120 Pool Chemicals/Tank Lease	1,406.20	766.67	-639.53	-83.42	7,260.32	5,366.69	-1,893.63	-35.28	9,200.00
4121 Pool Towel	86.58	316.67	230.09	72.66	2,925.60	2,216.69	-708.91	-31.98	3,800.00
4122 Pool Repairs	0.00	375.00	375.00	100.0	0.00	2,625.00	2,625.00	100.0	4,500.00
4123 Pool Equipment - Pumps, Filter	708.15	666.67	-41.48	-6.22	5,070.34	4,666.69	-403.65	-8.65	8,000.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	0.00	1,750.00	1,750.00	100.0	3,000.00
4129 Chillers-Repair	0.00	125.00	125.00	100.0	26,234.81	875.00	-25,359.81	-2,898	1,500.00
4131 Landscaping	0.00	500.00	500.00	100.0	3,712.34	3,500.00	-212.34	-6.07	6,000.00
4133 Uniforms	0.00	141.67	141.67	100.0	583.22	991.69	408.47	41.19	1,700.00
4135 Plumbing	1,117.34	666.67	-450.67	-67.60	4,382.61	4,666.69	284.08	6.09	8,000.00
4136 Parts & Supplies-Paint	1,105.96	625.00	-480.96	-76.95	6,607.42	4,375.00	-2,232.42	-51.03	7,500.00
4137 Parts & Supplies -Bldg & Decks	1,295.57	1,666.67	371.10	22.27	7,716.07	11,666.69	3,950.62	33.86	20,000.00
4138 Parts & Supplies- Electrical	3,454.68	1,166.67	-2,288.01	-196.1	13,979.38	8,166.69	-5,812.69	-71.18	14,000.00
4139 Parts & Supplies- AC	0.00	541.67	541.67	100.0	4,043.94	3,791.69	-252.25	-6.65	6,500.00
4140 Parts & Supplies-Tools, Equipm	1,231.40	1,666.67	435.27	26.12	11,971.68	11,666.69	-304.99	-2.61	20,000.00
4141 Parts & Supplies-FOB	0.00	250.00	250.00	100.0	1,619.87	1,750.00	130.13	7.44	3,000.00
4142 Parts & Supplies-Transponder	0.00	833.33	833.33	100.0	5,451.05	5,833.31	382.26	6.55	10,000.00
4143 Parts & Supplies- Doors	40.16	500.00	459.84	91.97	1,701.05	3,500.00	1,798.95	51.40	6,000.00
Total Parts & Supplies- Commo	10,222.51	10,225.02	2.51	0.02	75,991.72	71,575.14	-4,416.58	-6.17	122,700.00
4163 R&M Labor Contract - Electrical	0.00	1,000.00	1,000.00	100.0	145.22	7,000.00	6,854.78	97.93	12,000.00
4165 R&M Labor Contract - Gate & A	0.00	650.00	650.00	100.0	3,306.40	4,550.00	1,243.60	27.33	7,800.00
4166 R&M Labor Contract - FOB	0.00	750.00	750.00	100.0	1,330.30	5,250.00	3,919.70	74.66	9,000.00
4168 R&M Labor Contract - Water D	0.00	666.67	666.67	100.0	0.00	4,666.69	4,666.69	100.0	8,000.00
4170 R&M Labor- Doors	0.00	750.00	750.00	100.0	3,293.80	5,250.00	1,956.20	37.26	9,000.00
4171 R&M Labor Contract - Fire Spr	2,085.00	833.33	-1,251.67	-150.2	2,085.00	5,833.31	3,748.31	64.26	10,000.00
4173 R&M Labor Contract - AC	13,713.46	1,250.00	-12,463.46	-997.0	14,929.11	8,750.00	-6,179.11	-70.62	15,000.00
4175 R&M Labor Contract - Equipme	350.00	166.67	-183.33	-110.0	1,193.31	1,166.69	-26.62	-2.28	2,000.00
4177 R&M Labor Contract - Plumbing	3,141.57	2,916.67	-224.90	-7.71	25,705.72	20,416.69	-5,289.03	-25.91	35,000.00
4179 R&M Labor Contract - Structura	0.00	583.33	583.33	100.0	0.00	4,083.31	4,083.31	100.0	7,000.00
4181 R&M Labor Contract - Misc	125.00	500.00	375.00	75.00	5,581.06	3,500.00	-2,081.06	-59.46	6,000.00
4197 Discounts Earned	-35.92	0.00	35.92	0	-268.00	0.00	268.00	0	0.00
Total Outside Contractors(Labor	22,161.26	14,825.00	-7,336.26	-49.49	108,015.08	96,175.00	-11,840.08	-12.31	161,300.00
TOTAL BUILDING MAINTENANCE	32,383.77	25,050.02	-7,333.75	-29.28	184,006.80	167,750.14	-16,256.66	-9.69	284,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,328.75	2,291.67	-37.08	-1.62	16,301.25	16,041.69	-259.56	-1.62	27,500.00
4205 Elevator Contract	1,548.36	333.33	-1,215.03	-364.5	7,532.36	2,333.31	-5,199.05	-222.8	4,000.00
4207 Copier/Rental - (was 4041)	264.86	243.33	-21.53	-8.85	1,832.50	1,703.31	-129.19	-7.58	2,920.00
4209 Fire Alarm	0.00	0.00	0.00	0	2,628.28	2,650.00	21.72	0.82	5,300.00
4210 Housekeeping Contract	13,998.00	14,833.33	835.33	5.63	99,978.54	103,833.31	3,854.77	3.71	178,000.00
4211 Housekeeping Contract-OT	0.00	83.33	83.33	100.0	772.50	583.31	-189.19	-32.43	1,000.00
4215 Landscaping Contract	1,886.00	1,916.67	30.67	1.60	13,202.00	13,416.69	214.69	1.60	23,000.00
4220 Pest Control	647.60	425.00	-222.60	-52.38	3,865.40	3,420.20	-445.20	-13.02	6,000.00
4223 Pest Control Landscaping	573.00	0.00	-573.00	0	1,146.00	1,150.00	4.00	0.35	2,300.00
4225 Security Contract	29,548.77	28,958.33	-590.44	-2.04	209,190.32	202,708.31	-6,482.01	-3.20	347,500.00
4226 Security Contract-OT	0.00	0.00	0.00	0	9,635.45	6,000.00	-3,635.45	-60.59	8,000.00
4229 Valet Contract	11,203.04	12,833.33	1,630.29	12.70	78,403.04	89,833.31	11,430.27	12.72	154,000.00
4230 Waste Removal Contract	2,367.86	2,451.67	83.81	3.42	16,599.22	17,161.69	562.47	3.28	29,420.00
4231 Water Treatment Contract	340.00	341.67	1.67	0.49	2,380.00	2,391.69	11.69	0.49	4,100.00
4233 Window Contract	0.00	500.00	500.00	100.0	3,250.00	3,500.00	250.00	7.14	6,000.00
TOTAL FIXED CONTRACTS	64,706.24	65,211.66	505.42	0.78	466,716.86	466,726.82	9.96	0.00	799,040.00
OPERATIONAL CAPITAL IMPROVE									
4321 Repair Concrete on Building W	0.00	1,250.00	1,250.00	100.0	0.00	8,750.00	8,750.00	100.0	15,000.00
4325 Board Contingency Funds- Mis	0.00	9,106.67	9,106.67	100.0	15,278.03	63,746.69	48,468.66	76.03	109,280.00
4327 Sauna Repair	0.00	3,750.00	3,750.00	100.0	0.00	26,250.00	26,250.00	100.0	45,000.00
4329 Parking Deck Lights	0.00	775.00	775.00	100.0	146.91	5,425.00	5,278.09	97.29	9,300.00
4331 Roof Repair	0.00	416.67	416.67	100.0	0.00	2,916.69	2,916.69	100.0	5,000.00
4333 Swimming Pool Project	0.00	8,333.33	8,333.33	100.0	0.00	58,333.31	58,333.31	100.0	100,000.00
TOTAL OPERATIONAL CAPITAL I	0.00	23,631.67	23,631.67	100.0	15,424.94	165,421.69	149,996.75	90.68	283,580.00
UTILITIES									
4405 Cable	18,666.91	18,625.00	-41.91	-0.23	131,056.55	130,375.00	-681.55	-0.52	223,500.00
4410 Electricity	23,736.03	26,000.00	2,263.97	8.71	140,917.54	182,000.00	41,082.46	22.57	312,000.00
4415 Gas Bulk	2,187.95	2,500.00	312.05	12.48	15,450.70	17,500.00	2,049.30	11.71	30,000.00
4416 Gas Teco	2,571.66	1,250.00	-1,321.66	-105.7	9,276.23	8,750.00	-526.23	-6.01	15,000.00
4420 Telephone	487.94	541.67	53.73	9.92	3,490.24	3,791.69	301.45	7.95	6,500.00
4425 Water & Sewer	32,159.54	31,708.33	-451.21	-1.42	218,642.19	221,958.31	3,316.12	1.49	380,500.00
TOTAL UTILITIES	79,810.03	80,625.00	814.97	1.01	518,833.45	564,375.00	45,541.55	8.07	967,500.00

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PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	0.00	1,500.00	1,500.00	100.0	6,063.00	10,500.00	4,437.00	42.26	18,000.00
5010 P/R Administration/Office	10,730.77	18,750.00	8,019.23	42.77	91,787.79	131,250.00	39,462.21	30.07	225,000.00
5025 P/R Maintenance	32,198.82	35,583.33	3,384.51	9.51	241,753.47	249,083.31	7,329.84	2.94	427,000.00
5032 P/R Pool	3,801.68	4,166.67	364.99	8.76	29,779.80	29,166.69	-613.11	-2.10	50,000.00
6000 Employee Health	6,182.85	6,916.67	733.82	10.61	40,653.03	48,416.69	7,763.66	16.04	83,000.00
6005 Holiday Gift Fund	0.00	101.85	101.85	100.0	8,669.04	8,990.74	321.70	3.58	9,500.00
6007 Special Events Fund	0.00	500.00	500.00	100.0	3,025.26	3,500.00	474.74	13.56	6,000.00
6010 P/R Tax - Fica	2,806.82	3,550.00	743.18	20.93	21,791.28	24,850.00	3,058.72	12.31	42,600.00
6020 P/R Tax Medicare	656.42	833.33	176.91	21.23	5,096.20	5,833.31	737.11	12.64	10,000.00
6030 P/R Tax Futa	0.00	250.00	250.00	100.0	0.00	1,750.00	1,750.00	100.0	3,000.00
6040 P/R Tax Suta	185.46	625.00	439.54	70.33	4,998.94	4,375.00	-623.94	-14.26	7,500.00
TOTAL PAYROLL, TAXES, BENE	56,562.82	72,776.85	16,214.03	22.28	453,617.81	517,715.74	64,097.93	12.38	881,600.00
LOAN & INS. INTEREST EXPENSE									
6201 Interest Bank of America Expen	0.00	0.00	0.00	0	120,972.76	368,000.00	247,027.24	67.13	736,000.00
6202 Insurance Interest Expense	746.10	708.33	-37.77	-5.33	5,222.70	4,958.31	-264.39	-5.33	8,500.00
TOTAL INTEREST EXPENSE	746.10	708.33	-37.77	-5.33	126,195.46	372,958.31	246,762.85	66.16	744,500.00
TOTAL EXPENSES	298,264.24	348,545.03	50,280.79	14.43	2,212,850.62	2,814,940.02	602,089.40	21.39	4,912,860.00
NET INCOME	892,967.92	846,083.31	46,884.61	5.54	1,445,104.45	854,518.36	590,586.09	69.11	0.00
CAPITAL PROJECTS BUDGET-SPE									
9993 S/A - Elevator & Cameras	7,614.00	0.00	-7,614.00	0	137,785.83	0.00	-137,785.83	0	0.00