

**Budget Comparison (Accrual)
2030 South Ocean Drive - (parker)
July 2016**

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	3,333.33	-3,333.33	-100.0	13,414.14	33,333.30	-19,919.16	-59.76	40,000.00
3123 Storage	-570.00	0.00	-570.00	0	34,027.50	38,000.00	-3,972.50	-10.45	38,000.00
3125 Rentals-101/102/103	1,660.00	1,100.00	560.00	50.91	19,967.00	13,800.00	6,167.00	44.69	16,000.00
3130 Late Fees	525.00	333.33	191.67	57.50	2,250.00	3,333.30	-1,083.30	-32.50	4,000.00
3137 FOBS Keys	1,000.00	833.33	166.67	20.00	6,900.00	8,333.30	-1,433.30	-17.20	10,000.00
3144 Parking - Contractor	1,032.00	1,000.00	32.00	3.20	8,961.02	10,000.00	-1,038.98	-10.39	12,000.00
3145 Parking - Valet	1,355.00	1,250.00	105.00	8.40	13,501.03	12,500.00	1,001.03	8.01	15,000.00
3146 Parking - Stickers	2,130.00	2,500.00	-370.00	-14.80	22,948.40	25,000.00	-2,051.60	-8.21	30,000.00
3147 Parking - Monthly	4,920.00	8,250.00	-3,330.00	-40.36	26,545.01	33,000.00	-6,454.99	-19.56	33,000.00
3150 Repairs/Work Orders/AC Filters	122.00	333.33	-211.33	-63.40	5,401.13	3,333.30	2,067.83	62.04	4,000.00
3170 NSF Fees Recovered	0.00	83.33	-83.33	-100.0	150.00	833.30	-683.30	-82.00	1,000.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	0.00	333.30	-333.30	-100.0	400.00
3210 Application Fees - Owner	600.00	350.00	250.00	71.43	3,420.00	3,500.00	-80.00	-2.29	4,200.00
3211 Application Fees- Renter	400.00	166.66	233.34	140.0	3,200.00	1,666.60	1,533.40	92.01	2,000.00
3212 Elevator Fees	200.00	41.67	158.33	379.9	300.00	416.70	-116.70	-28.01	500.00
3215 Estoppel & Condo Questionnair	800.00	541.67	258.33	47.69	5,900.00	5,416.70	483.30	8.92	6,500.00
3510 Laundry Income	1,021.00	1,000.00	21.00	2.10	9,254.32	9,400.00	-145.68	-1.55	11,400.00
3512 Towel Income	100.00	433.33	-333.33	-76.92	2,720.00	4,333.30	-1,613.30	-37.23	5,200.00
3712 Interest Income	2.52	166.67	-164.15	-98.49	92.03	1,666.70	-1,574.67	-94.48	2,000.00
3715 Misc. Income-Fines,Plaza Roo	65.46	208.33	-142.87	-68.58	1,543.79	2,083.30	-539.51	-25.90	2,500.00
3717 Discounts Earned	0.00	41.67	-41.67	-100.0	0.00	416.70	-416.70	-100.0	500.00
TOTAL INCOME	1,190,997.98	1,197,634.98	-6,637.00	-0.55	4,883,035.37	4,913,239.80	-30,204.43	-0.61	4,940,740.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	0.00	800.00	800.00	100.0	16,524.00	17,600.00	1,076.00	6.11	19,200.00
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	600.00	250.00	-350.00	-140.0	3,210.00	2,500.00	-710.00	-28.40	3,000.00
4010 Bad Debt/ Write Offs	2,383.33	2,383.33	0.00	0.00	23,833.30	23,833.30	0.00	0.00	28,600.00
4012 Bank Charges	61.36	208.33	-146.97	-70.55	1,073.18	2,083.30	-1,010.12	-48.49	2,500.00
4013 Consulting Fee	3,500.00	1,250.00	-2,250.00	-180.0	8,125.88	12,500.00	-4,374.12	-34.99	15,000.00
4014 Election Expense	0.00	0.00	0.00	0	2,830.09	1,000.00	-1,830.09	-183.0	1,000.00
4015 Employee Gas	31.02	33.33	2.31	6.93	193.90	333.30	-139.40	-41.82	400.00
4025 Insurance-All Risk	81,644.15	84,111.71	-2,467.56	-2.93	829,074.72	841,117.10	-12,042.38	-1.43	1,009,340.52
4026 Insurance-Claims Deductible	0.00	250.00	-250.00	-100.0	0.00	2,500.00	-2,500.00	-100.0	3,000.00
4029 Legal - Unit Owner Fees	0.00	3,333.33	-3,333.33	-100.0	13,414.14	33,333.30	-19,919.16	-59.76	40,000.00
4031 Legal- Association	0.00	2,083.33	-2,083.33	-100.0	17,810.94	20,833.30	-3,022.36	-14.51	25,000.00
4033 Licenses, Fees & Permits	511.10	208.33	-302.77	-145.3	5,934.91	2,083.30	-3,851.61	-184.8	2,500.00
4034 Maint Fees - Unit104	2,515.00	2,515.00	0.00	0.00	10,060.00	10,060.00	0.00	0.00	10,060.00
4035 Office Expenses- Soft	1,170.85	666.67	-504.18	-75.63	7,999.65	6,666.70	-1,332.95	-19.99	8,000.00
4036 New Hire Fees	202.50	83.33	-119.17	-143.0	1,631.02	833.30	-797.72	-95.73	1,000.00
4037 Meeting Catering Expenses	33.85	83.33	-49.48	-59.38	326.37	833.30	-506.93	-60.83	1,000.00
4039 Office Expense Kitchen	374.43	166.67	-207.76	-124.6	1,612.90	1,666.70	-53.80	-3.23	2,000.00
4043 Office Expense - Equipment	235.00	583.33	-348.33	-59.71	5,829.54	5,833.30	-3.76	-0.06	7,000.00
4046 Postage & Delivery	301.50	250.00	-51.50	-20.60	1,995.55	2,500.00	-504.45	-20.18	3,000.00
4056 Walkie-Talkies/Radios	436.68	125.00	-311.68	-249.3	1,594.20	1,250.00	-344.20	-27.54	1,500.00
TOTAL ADMINISTRATIVE	94,000.77	99,385.02	-5,384.25	5.42	955,154.29	991,440.20	-36,285.91	3.66	1,185,180.52
BUILDING MAINTENANCE									
4101 Annual Equipment Inspections	475.00	1,200.00	-725.00	-60.42	2,650.50	8,500.00	-5,849.50	-68.82	8,500.00
4103 Cleaning Supplies - Misc.	105.00	83.33	-21.67	-26.01	1,401.65	833.30	-568.35	-68.20	1,000.00
4108 Compactor Container & Mainte	0.00	208.33	-208.33	-100.0	5,502.20	2,083.30	-3,418.90	-164.1	2,500.00
4113 Fire Alarm System Repairs	0.00	125.00	-125.00	-100.0	0.00	1,250.00	-1,250.00	-100.0	1,500.00
4115 Gym Maintenance	185.20	333.33	-148.13	-44.44	1,074.57	3,333.30	-2,258.73	-67.76	4,000.00
4119 Pool Furnishings	165.02	416.67	-251.65	-60.40	8,498.59	4,166.70	-4,331.89	-103.9	5,000.00

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4120 Pool Chemicals/Tank Lease	1,543.94	750.00	-793.94	-105.8	7,973.36	7,500.00	-473.36	-6.31	9,000.00
4121 Pool Towel	112.36	316.67	204.31	64.52	2,411.27	3,166.70	755.43	23.86	3,800.00
4122 Pool Repairs	0.00	375.00	375.00	100.0	0.00	3,750.00	3,750.00	100.0	4,500.00
4123 Pool Equipment - Pumps, Filter	0.00	666.67	666.67	100.0	7,476.47	6,666.70	-809.77	-12.15	8,000.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	1,837.48	2,500.00	662.52	26.50	3,000.00
4129 Chillers-Repair	4,827.39	125.00	-4,702.39	-3,761	5,277.39	1,250.00	-4,027.39	-322.1	1,500.00
4131 Landscaping	0.00	583.33	583.33	100.0	3,227.89	5,833.30	2,605.41	44.66	7,000.00
4133 Uniforms	31.74	83.33	51.59	61.91	1,137.79	833.30	-304.49	-36.54	1,000.00
4135 Plumbing	44.30	1,000.00	955.70	95.57	5,023.12	10,000.00	4,976.88	49.77	12,000.00
4136 Parts & Supplies-Paint	0.00	1,666.67	1,666.67	100.0	5,125.12	16,666.70	11,541.58	69.25	20,000.00
4137 Parts & Supplies -Bldg & Decks	3,659.45	1,250.00	-2,409.45	-192.7	1,408.47	12,500.00	11,091.53	88.73	15,000.00
4138 Parts & Supplies- Electrical	2,597.04	1,666.67	-930.37	-55.82	16,315.98	16,666.70	350.72	2.10	20,000.00
4139 Parts & Supplies- AC	288.78	541.67	252.89	46.69	3,283.44	5,416.70	2,133.26	39.38	6,500.00
4140 Parts & Supplies-Tools, Equipm	2,558.86	1,500.00	-1,058.86	-70.59	15,917.52	15,000.00	-917.52	-6.12	18,000.00
4141 Parts & Supplies-FOB	0.00	250.00	250.00	100.0	2,047.82	2,500.00	452.18	18.09	3,000.00
4142 Parts & Supplies-Transponder	0.00	458.33	458.33	100.0	7,077.29	4,583.30	-2,493.99	-54.41	5,500.00
4143 Parts & Supplies- Doors	0.00	1,083.33	1,083.33	100.0	4,822.63	10,833.30	6,010.67	55.48	13,000.00
<i>Total Parts & Supplies- Commo</i>	<i>11,106.49</i>	<i>11,066.67</i>	<i>-39.82</i>	<i>-0.36</i>	<i>82,444.05</i>	<i>110,666.70</i>	<i>28,222.65</i>	<i>25.50</i>	<i>132,800.00</i>
4163 R&M Labor Contract - Electrical	900.00	1,000.00	100.00	10.00	4,634.53	10,000.00	5,365.47	53.65	12,000.00
4165 R&M Labor Contract - Gate & A	309.00	291.67	-17.33	-5.94	5,587.00	2,916.70	-2,670.30	-91.55	3,500.00
4166 R&M Labor Contract - FOB	340.00	250.00	-90.00	-36.00	6,356.30	2,500.00	-3,856.30	-154.2	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	166.67	166.67	100.0	6,741.16	1,666.70	-5,074.46	-304.4	2,000.00
4171 R&M Labor Contract - Fire Spri	0.00	416.67	416.67	100.0	10,367.92	4,166.70	-6,201.22	-148.8	5,000.00
4173 R&M Labor Contract - AC	0.00	1,250.00	1,250.00	100.0	196.88	12,500.00	12,303.12	98.42	15,000.00
4175 R&M Labor Contract - Equipme	278.48	416.67	138.19	33.17	471.99	4,166.70	3,694.71	88.67	5,000.00
4177 R&M Labor Contract - Plumbing	28,120.94	2,916.67	-25,204.27	-864.1	43,341.04	29,166.70	-14,174.34	-48.60	35,000.00
4179 R&M Labor Contract - Structura	0.00	583.33	583.33	100.0	6,936.20	5,833.30	-1,102.90	-18.91	7,000.00
4181 R&M Labor Contract - Misc	3,501.83	1,000.00	-2,501.83	-250.1	7,831.99	10,000.00	2,168.01	21.68	12,000.00
4182 R&M Labor Contract -Pool/Cont	0.00	1,333.33	1,333.33	100.0	1,597.50	13,333.30	11,735.80	88.02	16,000.00
4197 Discounts Earned	-102.00	0.00	102.00	0	-471.36	0.00	471.36	0	0.00
<i>Total Outside Contractors(Labor</i>	<i>38,835.84</i>	<i>14,158.34</i>	<i>-24,677.50</i>	<i>-174.3</i>	<i>120,637.65</i>	<i>138,083.40</i>	<i>17,445.75</i>	<i>12.63</i>	<i>164,000.00</i>
TOTAL BUILDING MAINTENANCE	49,942.33	25,225.01	-24,717.32	-97.99	203,081.70	248,750.10	45,668.40	18.36	296,800.00
FIXED CONTRACTS									
4203 Chillers Contract	2,328.75	2,250.00	-78.75	-3.50	22,691.25	22,500.00	-191.25	-0.85	27,000.00
4205 Elevator Contract	1,496.00	1,989.00	493.00	24.79	14,960.00	19,890.00	4,930.00	24.79	23,868.00
4207 Copier/Rental - (was 4041)	189.74	208.33	18.59	8.92	2,044.27	2,083.30	39.03	1.87	2,500.00
4209 Fire Alarm	0.00	0.00	0.00	0	3,942.42	435.00	-3,507.42	-806.3	580.00
4210 Housekeeping Contract	14,805.00	14,833.33	28.33	0.19	148,236.12	148,333.30	97.18	0.07	178,000.00
4211 Housekeeping Contract-OT	255.18	166.67	-88.51	-53.10	574.68	1,666.70	1,092.02	65.52	2,000.00
4215 Landscaping Contract	1,886.00	1,933.33	47.33	2.45	18,860.00	19,333.30	473.30	2.45	23,200.00
4220 Pest Control	647.60	500.00	-147.60	-29.52	4,088.00	5,000.00	912.00	18.24	6,000.00
4223 Pest Control Landscaping	0.00	250.00	250.00	100.0	2,185.00	2,500.00	315.00	12.60	3,000.00
4225 Security Contract	31,060.49	28,750.00	-2,310.49	-8.04	287,768.04	287,500.00	-268.04	-0.09	345,000.00
4226 Security Contract-OT	1,046.57	1,166.67	120.10	10.29	5,777.56	11,666.70	5,889.14	50.48	14,000.00
4229 Valet Contract	16,806.25	12,666.67	-4,139.58	-32.68	129,668.76	126,666.70	-3,002.06	-2.37	152,000.00
4230 Waste Removal Contract	4,394.94	6,500.00	2,105.06	32.39	49,961.54	65,000.00	15,038.46	23.14	78,000.00
4231 Water Treatment Contract	340.00	350.00	10.00	2.86	3,400.00	3,500.00	100.00	2.86	4,200.00
4233 Window Contract	0.00	0.00	0.00	0	6,000.00	6,000.00	0.00	0.00	6,000.00
TOTAL FIXED CONTRACTS	75,256.52	71,564.00	-3,692.52	-5.16	700,157.64	722,075.00	21,917.36	3.04	865,348.00
OPERATIONAL CAPITAL IMPROVE									
4311 Gas Repair Project 03/2016	66,214.37	0.00	-66,214.37	0	482,876.45	0.00	-482,876.45	0	0.00
4321 Repair Concrete on Building W	0.00	1,666.67	1,666.67	100.0	0.00	16,666.70	16,666.70	100.0	20,000.00
4323 Basement- Lobbies Modernizati	0.00	1,250.00	1,250.00	100.0	0.00	12,500.00	12,500.00	100.0	15,000.00
4325 Miscellaneous Projects	0.00	7,150.00	7,150.00	100.0	9,194.70	71,500.00	62,305.30	87.14	85,800.00
4327 Sauna Repair	0.00	416.67	416.67	100.0	0.00	4,166.70	4,166.70	100.0	5,000.00
4329 Parking Deck Lights	0.00	767.62	767.62	100.0	0.00	7,676.20	7,676.20	100.0	9,211.48
4331 Roof Repair	0.00	416.67	416.67	100.0	0.00	4,166.70	4,166.70	100.0	5,000.00
TOTAL OPERATIONAL CAPITAL I	66,214.37	11,667.63	-54,546.74	-467.5	492,071.15	116,676.30	-375,394.85	-321.7	140,011.48
UTILITIES									
4405 Cable	17,905.47	18,500.00	594.53	3.21	179,476.42	185,000.00	5,523.58	2.99	222,800.00
4410 Electricity	30,067.52	23,750.00	-6,317.52	-26.60	246,267.72	237,500.00	-8,767.72	-3.69	285,000.00
4415 Gas Bulk	1,644.22	2,722.39	1,078.17	39.60	23,434.45	24,300.00	865.55	3.56	30,000.00
4416 Gas Teco	0.00	600.00	600.00	100.0	4,946.59	12,750.00	7,803.41	61.20	15,000.00
4420 Telephone	521.16	350.00	-171.16	-48.90	5,182.98	3,500.00	-1,682.98	-48.09	4,200.00
4425 Water & Sewer	28,790.99	31,250.00	2,459.01	7.87	294,950.75	312,500.00	17,549.25	5.62	375,000.00
TOTAL UTILITIES	78,929.36	77,172.39	-1,756.97	-2.28	754,258.91	775,550.00	21,291.09	2.75	932,000.00

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PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,144.00	1,000.00	-144.00	-14.40	15,551.00	10,000.00	-5,551.00	-55.51	12,000.00
5010 P/R Administration/Office	9,610.58	17,500.00	7,889.42	45.08	133,101.09	175,000.00	41,898.91	23.94	210,000.00
5025 P/R Maintenance	31,445.93	30,916.67	-529.26	-1.71	311,731.85	309,166.70	-2,565.15	-0.83	371,000.00
5032 P/R Pool	3,920.69	3,166.67	-754.02	-23.81	40,630.33	31,666.70	-8,963.63	-28.31	38,000.00
6000 Employee Health	4,463.03	6,000.00	1,536.97	25.62	61,151.66	60,000.00	-1,151.66	-1.92	72,000.00
6005 Holiday Gift Fund	0.00	0.00	0.00	0	9,065.85	9,000.00	-65.85	-0.73	9,000.00
6007 Special Events Fund	90.00	250.00	160.00	64.00	2,993.00	2,500.00	-493.00	-19.72	3,000.00
6010 P/R Tax - Fica	2,842.34	3,166.67	324.33	10.24	29,521.13	31,666.70	2,145.57	6.78	38,000.00
6020 P/R Tax Medicare	635.64	833.33	197.69	23.72	6,843.37	8,333.30	1,489.93	17.88	10,000.00
6030 P/R Tax Futa	0.00	83.33	83.33	100.0	1,687.89	833.30	-854.59	-102.5	1,000.00
6040 P/R Tax Suta	1,662.30	583.33	-1,078.97	-184.9	7,255.63	5,833.30	-1,422.33	-24.38	7,000.00
TOTAL PAYROLL, TAXES, BENE	55,814.51	63,500.00	7,685.49	12.10	619,532.80	644,000.00	24,467.20	3.80	771,000.00
LOAN & INS. INTEREST EXPENSE									
6201 Interest Bank of America Expen	0.00	0.00	0.00	0	190,850.85	558,000.00	367,149.15	65.80	744,000.00
6202 Insurance Interest Expense	746.10	533.33	-212.77	-39.89	7,159.88	5,333.30	-1,826.58	-34.25	6,400.00
TOTAL INTEREST EXPENSE	746.10	533.33	-212.77	-39.89	198,010.73	563,333.30	365,322.57	64.85	750,400.00
TOTAL EXPENSES	420,903.96	349,047.38	-71,856.58	-20.59	3,922,267.22	4,061,824.90	139,557.68	3.44	4,940,740.00
NET INCOME	770,094.02	848,587.60	-78,493.58	-9.25	960,768.15	851,414.90	109,353.25	12.84	0.00
CAPITAL PROJECTS BUDGET-SPE									
9993 S/A - Elevator & Cameras	500.00	45,333.33	44,833.33	98.90	316,486.65	453,333.30	136,846.65	30.19	544,000.00

Balance Sheet (Accrual)
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Parker Plaza Condo. Assoc., Inc.
2030 South Ocean Drive
Hallandale, FL 33009

1007 Petty Cash - Contractor's Parking	100.00
1009 Petty Cash - Valet	55.00
1103 BA- Payroll-3770	97,694.58
1105 BA- Special Assessment-3738	30,759.75
1106 BA-General Checking-1561	575,220.10
1107 BA-RE Money Market-3662	<u>99,353.05</u>
TOTAL CASH	803,182.48

Escrow Accounts	
1192 BA-Escrow Rental-3754	124,451.66
1193 BA-Escrow Contractor-3741	34,810.00
1194 BA- Escrow 2 Qtrs. Maintenance-3767	<u>641,525.56</u>
TOTAL ESCROW ACCTS.	800,787.22

1300 A/R - Maintenance Assessments	141,214.86
1310 Allowance for Doubtful Account	-24,996.57
1505 Prepaid Insurance	852,783.45
1510 Prepaid Expenses	8,598.88

PROPERTY	
1605 Land & Rec Facilities	1,950,000.00
1720 Personal Property Depreciation	<u>-966,094.92</u>
TOTAL PROPERTY	983,905.08

OTHER ASSETS	
1910 Security Deposits	18,160.00
1920 Closing Costs	<u>2,313.89</u>
TOTAL OTHER ASSETS	20,473.89

TOTAL ASSETS	<u><u>3,585,949.29</u></u>
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LIABILITIES & CAPITAL

LIABILITIES	
2230 Ins. Payable	741,512.34
2240 Exchange	901.52
2259 Accrued Expenses	27,831.59
2260 Accrued P/R	16,118.39
2261 Accrued Payroll Taxes	1,735.96
2262 Accrued Vacation	662.40
2265 Accrued Interest Payable	42,567.45
2280 Prepaid Maintenance	29,737.63
2370 Sales Tax Payable	199.20
2430 FICA Tax Payable	-1.62
2470 Escrow Rental Deposits	124,451.66
2471 Escrow Contractor Deposits	34,810.00
2472 Escrow Maintenance Deposits	<u>641,525.56</u>

TOTAL LIABILITIES	<u>1,662,052.08</u>
LONG-TERM LIABILITIES	

2536 Bank of America Loan	6,404,658.34
2537 Bank of America Revolver Loan	<u>381,556.00</u>
TOTAL LONG-TERM LIABILITIES	6,786,214.34
 CAPITAL	
2712 Owners Equity	-6,172,288.63
2714 S/A Retriected Bal as of 9/30/14	665,690.00
2750 Retained Earnings	<u>644,281.50</u>
TOTAL EQUITY	-4,862,317.13
 TOTAL LIABILITIES & CAP	 <u><u>3,585,949.29</u></u>