

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

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	360.00	1,708.33	-1,348.33	-78.93	6,313.65	17,083.30	-10,769.65	-63.04	20,500.00
3123 Storage	0.00	0.00	0.00	0	36,267.50	38,000.00	-1,732.50	-4.56	38,000.00
3125 Rentals-101/102/103	790.00	1,660.00	-870.00	-52.41	15,105.00	16,600.00	-1,495.00	-9.01	19,920.00
3130 Late Fees	1,015.00	166.67	848.33	508.9	3,115.00	1,666.70	1,448.30	86.90	2,000.00
3137 FOBS Keys	400.00	666.67	-266.67	-40.00	4,600.00	6,666.70	-2,066.70	-31.00	8,000.00
3144 Parking - Contractor	864.00	916.67	-52.67	-5.75	8,567.01	9,166.70	-599.69	-6.54	11,000.00
3145 Parking - Valet	1,529.00	1,333.33	195.67	14.68	14,495.03	13,333.30	1,161.73	8.71	16,000.00
3146 Parking - Stickers	1,710.00	2,375.00	-665.00	-28.00	22,464.50	23,750.00	-1,285.50	-5.41	28,500.00
3147 Parking - Monthly	2,655.00	6,750.00	-4,095.00	-60.67	18,041.93	27,000.00	-8,958.07	-33.18	27,000.00
3150 Repairs/Work Orders/AC Filters	1,074.00	541.67	532.33	98.28	5,541.00	5,416.70	124.30	2.29	6,500.00
3170 NSF Fees Recovered	50.00	50.00	0.00	0.00	260.00	200.00	60.00	30.00	200.00
3175 Condo Docs	0.00	8.33	-8.33	-100.0	0.00	83.30	-83.30	-100.0	100.00
3210 Application Fees - Owner	700.00	333.33	366.67	110.00	4,400.00	3,333.30	1,066.70	32.00	4,000.00
3211 Application Fees- Renter	0.00	250.00	-250.00	-100.0	1,900.00	2,500.00	-600.00	-24.00	3,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	416.70	-416.70	-100.0	500.00
3215 Estoppel & Condo Questionair	150.00	541.67	-391.67	-72.31	5,250.00	5,416.70	-166.70	-3.08	6,500.00
3510 Laundry Income	1,003.80	1,100.00	-96.20	-8.75	7,741.21	9,800.00	-2,058.79	-21.01	12,000.00
3512 Towel Income	300.00	333.33	-33.33	-10.00	3,679.00	3,333.30	345.70	10.37	4,000.00
3712 Interest Income	1.62	8.33	-6.71	-80.55	54.83	83.30	-28.47	-34.18	100.00
3715 Misc. Income-Fines,Plaza Roo	106.00	166.67	-60.67	-36.40	3,058.45	1,666.70	1,391.75	83.50	2,000.00
3717 Discounts Earned	1.03	41.67	-40.64	-97.53	9.65	416.70	-407.05	-97.68	500.00
TOTAL INCOME	1,188,344.45	1,194,628.34	-6,283.89	-0.53	4,863,403.76	4,888,473.40	-25,069.64	-0.51	4,912,860.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	812.20	1,666.67	854.47	51.27	12,697.62	16,666.70	3,969.08	23.81	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	245.00	250.00	5.00	2.00	1,940.00	2,500.00	560.00	22.40	3,000.00
4010 Bad Debt/ Write Offs	0.00	4,583.33	4,583.33	100.0	41,349.45	45,833.30	4,483.85	9.78	55,000.00
4012 Bank Charges	107.89	100.00	-7.89	-7.89	1,213.23	1,000.00	-213.23	-21.32	1,200.00
4013 Consulting Fee	600.00	2,916.67	2,316.67	79.43	7,010.00	29,166.70	22,156.70	75.97	35,000.00
4014 Election Expense	0.00	0.00	0.00	0	24,827.82	3,000.00	-21,827.82	-727.5	3,000.00
4015 Employee Gas	47.39	25.00	-22.39	-89.56	660.81	250.00	-410.81	-164.3	300.00
4023 Legal - US Security Settlement	7,500.00	0.00	-7,500.00	0	52,500.00	0.00	-52,500.00	0	0.00
4025 Insurance-All Risk	43,463.98	62,083.33	18,619.35	29.99	435,120.31	620,833.30	185,712.99	29.91	745,000.00
4026 Insurance-Claims Deductible	0.00	208.33	208.33	100.0	0.00	2,083.30	2,083.30	100.0	2,500.00
4029 Legal - Unit Owner Fees	540.00	1,708.33	1,168.33	68.39	6,493.95	17,083.30	10,589.35	61.99	20,500.00
4031 Legal- Association	390.00	2,083.33	1,693.33	81.28	24,536.56	20,833.30	-3,703.26	-17.78	25,000.00
4033 Licenses, Fees & Permits	305.00	318.18	13.18	4.14	5,853.89	4,363.62	-1,490.27	-34.15	5,000.00
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	1,618.00	708.33	-909.67	-128.4	7,825.14	7,083.30	-741.84	-10.47	8,500.00
4036 New Hire Fees	0.00	166.67	166.67	100.0	149.02	1,666.70	1,517.68	91.06	2,000.00
4037 Meeting Catering Expenses	51.75	41.67	-10.08	-24.19	567.53	416.70	-150.83	-36.20	500.00
4039 Office Expense Kitchen	324.68	125.00	-199.68	-159.7	1,781.99	1,250.00	-531.99	-42.56	1,500.00
4042 **DO NOT USE**Office Expense	-852.88	0.00	852.88	0	0.00	0.00	0.00	0	0.00
4043 Office Expense - Equipment	358.92	708.33	349.41	49.33	14,305.04	7,083.30	-7,221.74	-101.9	8,500.00
4046 Postage & Delivery	300.00	208.33	-91.67	-44.00	3,379.55	2,083.30	-1,296.25	-62.22	2,500.00
4047 Internet/E-mails	4,190.00	0.00	-4,190.00	0	4,190.00	0.00	-4,190.00	0	0.00
4056 Walkie-Talkies/Radios	0.00	125.00	125.00	100.0	774.18	1,250.00	475.82	38.07	1,500.00
TOTAL ADMINISTRATIVE	62,516.93	80,541.50	18,024.57	22.38	659,316.09	796,586.82	137,270.73	17.23	952,640.00
BUILDING MAINTENANCE									
4101 Annual Equipment Inspections	0.00	0.00	0.00	0	6,922.84	5,000.00	-1,922.84	-38.46	5,000.00
4103 Cleaning Supplies - Misc.	63.10	83.33	20.23	24.28	1,460.55	833.30	-627.25	-75.27	1,000.00
4108 Compactor Container & Mainte	0.00	583.33	583.33	100.0	7,052.06	5,833.30	-1,218.76	-20.89	7,000.00

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4113 Fire Alarm System Repairs	0.00	125.00	125.00	100.0	2,379.00	1,250.00	-1,129.00	-90.32	1,500.00
4115 Gym Maintenance	167.77	333.33	165.56	49.67	3,224.86	3,333.30	108.44	3.25	4,000.00
4119 Pool Furnishings	1,062.96	1,000.00	-62.96	-6.30	12,329.32	10,000.00	-2,329.32	-23.29	12,000.00
4120 Pool Chemicals/Tank Lease	481.86	766.67	284.81	37.15	9,944.51	7,666.70	-2,277.81	-29.71	9,200.00
4121 Pool Towel	106.92	316.67	209.75	66.24	4,959.87	3,166.70	-1,793.17	-56.63	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	5,197.38	6,666.70	1,469.32	22.04	8,000.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	0.00	2,500.00	2,500.00	100.0	3,000.00
4129 Chillers-Repair	0.00	125.00	125.00	100.0	27,929.41	1,250.00	-26,679.41	-2,134	1,500.00
4131 Landscaping	0.00	500.00	500.00	100.0	3,712.34	5,000.00	1,287.66	25.75	6,000.00
4133 Uniforms	0.00	141.67	141.67	100.0	698.01	1,416.70	718.69	50.73	1,700.00
4135 Plumbing	107.14	666.67	559.53	83.93	4,940.38	6,666.70	1,726.32	25.89	8,000.00
4136 Parts & Supplies-Paint	288.80	625.00	336.20	53.79	8,044.83	6,250.00	-1,794.83	-28.72	7,500.00
4137 Parts & Supplies -Bldg & Decks	1,132.51	1,666.67	534.16	32.05	14,132.97	16,666.70	2,533.73	15.20	20,000.00
4138 Parts & Supplies- Electrical	885.07	1,166.67	281.60	24.14	19,718.28	11,666.70	-8,051.58	-69.01	14,000.00
4139 Parts & Supplies- AC	5,582.83	541.67	-5,041.16	-930.6	10,714.25	5,416.70	-5,297.55	-97.80	6,500.00
4140 Parts & Supplies-Tools, Equipm	966.10	1,666.67	700.57	42.03	15,022.33	16,666.70	1,644.37	9.87	20,000.00
4141 Parts & Supplies-FOB	0.00	250.00	250.00	100.0	1,619.87	2,500.00	880.13	35.21	3,000.00
4142 Parts & Supplies-Transponder	0.00	833.33	833.33	100.0	8,564.75	8,333.30	-231.45	-2.78	10,000.00
4143 Parts & Supplies- Doors	1,452.00	500.00	-952.00	-190.4	3,225.28	5,000.00	1,774.72	35.49	6,000.00
<i>Total Parts & Supplies- Commo</i>	12,129.29	10,225.02	-1,904.27	-18.62	115,375.20	102,250.20	-13,125.00	-12.84	122,700.00
4163 R&M Labor Contract - Electrical	0.00	1,000.00	1,000.00	100.0	145.22	10,000.00	9,854.78	98.55	12,000.00
4165 R&M Labor Contract - Gate & A	0.00	650.00	650.00	100.0	3,306.40	6,500.00	3,193.60	49.13	7,800.00
4166 R&M Labor Contract - FOB	0.00	750.00	750.00	100.0	1,330.30	7,500.00	6,169.70	82.26	9,000.00
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	974.00	750.00	-224.00	-29.87	4,267.80	7,500.00	3,232.20	43.10	9,000.00
4171 R&M Labor Contract - Fire Spr	1,645.00	833.33	-811.67	-97.40	6,225.00	8,333.30	2,108.30	25.30	10,000.00
4173 R&M Labor Contract - AC	0.00	1,250.00	1,250.00	100.0	17,294.11	12,500.00	-4,794.11	-38.35	15,000.00
4175 R&M Labor Contract - Equipme	145.00	166.67	21.67	13.00	2,484.98	1,666.70	-818.28	-49.10	2,000.00
4177 R&M Labor Contract - Plumbing	7,900.00	2,916.67	-4,983.33	-170.8	37,566.72	29,166.70	-8,400.02	-28.80	35,000.00
4179 R&M Labor Contract - Structura	0.00	583.33	583.33	100.0	1,400.00	5,833.30	4,433.30	76.00	7,000.00
4181 R&M Labor Contract - Misc	2,115.00	500.00	-1,615.00	-323.0	8,346.06	5,000.00	-3,346.06	-66.92	6,000.00
4197 Discounts Earned	-20.20	0.00	20.20	0	-369.76	0.00	369.76	0	0.00
<i>Total Outside Contractors(Labor</i>	12,926.57	13,025.00	98.43	0.76	138,414.72	135,250.00	-3,164.72	-2.34	161,300.00
TOTAL BUILDING MAINTENANCE	25,055.86	23,250.02	-1,805.84	-7.77	253,789.92	237,500.20	-16,289.72	-6.86	284,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,328.75	2,291.67	-37.08	-1.62	23,287.50	22,916.70	-370.80	-1.62	27,500.00
4205 Elevator Contract	1,548.36	333.33	-1,215.03	-364.5	15,169.44	3,333.30	-11,836.14	-355.0	4,000.00
4207 Copier/Rental - (was 4041)	0.00	243.33	243.33	100.0	2,362.22	2,433.30	71.08	2.92	2,920.00
4209 Fire Alarm	0.00	0.00	0.00	0	3,942.42	3,975.00	32.58	0.82	5,300.00
4210 Housekeeping Contract	13,998.00	14,833.33	835.33	5.63	141,972.54	148,333.30	6,360.76	4.29	178,000.00
4211 Housekeeping Contract-OT	0.00	83.33	83.33	100.0	772.50	833.30	60.80	7.30	1,000.00
4215 Landscaping Contract	1,886.00	1,916.67	30.67	1.60	18,860.00	19,166.70	306.70	1.60	23,000.00
4220 Pest Control	647.60	425.00	-222.60	-52.38	5,363.00	4,917.80	-445.20	-9.05	6,000.00
4223 Pest Control Landscaping	573.00	0.00	-573.00	0	1,719.00	1,725.00	6.00	0.35	2,300.00
4225 Security Contract	29,505.34	28,958.33	-547.01	-1.89	298,596.40	289,583.30	-9,013.10	-3.11	347,500.00
4226 Security Contract-OT	-2,333.82	2,000.00	4,333.82	216.6	10,334.12	8,000.00	-2,334.12	-29.18	8,000.00
4229 Valet Contract	11,200.00	12,833.33	1,633.33	12.73	117,615.54	128,333.30	10,717.76	8.35	154,000.00
4230 Waste Removal Contract	2,452.26	2,451.67	-0.59	-0.02	23,870.23	24,516.70	646.47	2.64	29,420.00
4231 Water Treatment Contract	340.00	341.67	1.67	0.49	3,400.00	3,416.70	16.70	0.49	4,100.00
4233 Window Contract	0.00	500.00	500.00	100.0	6,500.00	5,000.00	-1,500.00	-30.00	6,000.00
TOTAL FIXED CONTRACTS	62,145.49	67,211.66	5,066.17	7.54	673,764.91	666,484.40	-7,280.51	-1.09	799,040.00
OPERATIONAL CAPITAL IMPROVE									
4321 Repair Concrete on Building W	0.00	1,250.00	1,250.00	100.0	0.00	12,500.00	12,500.00	100.0	15,000.00
4325 Board Contingency Funds- Mis	-979.97	9,106.67	10,086.64	110.76	14,298.06	91,066.70	76,768.64	84.30	109,280.00
4327 Sauna Repair	0.00	3,750.00	3,750.00	100.0	4,575.00	37,500.00	32,925.00	87.80	45,000.00
4329 Parking Deck Lights	0.00	775.00	775.00	100.0	146.91	7,750.00	7,603.09	98.10	9,300.00
4331 Roof Repair	0.00	416.67	416.67	100.0	0.00	4,166.70	4,166.70	100.0	5,000.00
4333 Swimming Pool Project	0.00	8,333.33	8,333.33	100.0	0.00	83,333.30	83,333.30	100.0	100,000.00
TOTAL OPERATIONAL CAPITAL I	-979.97	23,631.67	24,611.64	104.1	19,019.97	236,316.70	217,296.73	91.95	283,580.00
UTILITIES									
4405 Cable	-13,842.55	18,625.00	32,467.55	174.3	154,601.95	186,250.00	31,648.05	16.99	223,500.00
4410 Electricity	34,131.29	26,000.00	-8,131.29	-31.27	236,006.58	260,000.00	23,993.42	9.23	312,000.00
4415 Gas Bulk	0.00	2,500.00	2,500.00	100.0	17,516.07	25,000.00	7,483.93	29.94	30,000.00
4416 Gas Teco	823.80	1,250.00	426.20	34.10	12,324.27	12,500.00	175.73	1.41	15,000.00
4420 Telephone	873.74	541.67	-332.07	-61.30	4,949.01	5,416.70	467.69	8.63	6,500.00
4425 Water & Sewer	30,986.00	31,708.33	722.33	2.28	305,634.77	317,083.30	11,448.53	3.61	380,500.00
TOTAL UTILITIES	52,972.28	80,625.00	27,652.72	34.30	731,032.65	806,250.00	75,217.35	9.33	967,500.00

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PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	2,424.38	1,500.00	-924.38	-61.63	13,028.90	15,000.00	1,971.10	13.14	18,000.00
5010 P/R Administration/Office	10,754.85	18,750.00	7,995.15	42.64	131,556.77	187,500.00	55,943.23	29.84	225,000.00
5025 P/R Maintenance	33,363.36	35,583.33	2,219.97	6.24	355,637.01	355,833.30	196.29	0.06	427,000.00
5032 P/R Pool	3,435.83	4,166.67	730.84	17.54	42,126.53	41,666.70	-459.83	-1.10	50,000.00
6000 Employee Health	5,782.64	6,916.67	1,134.03	16.40	55,998.72	69,166.70	13,167.98	19.04	83,000.00
6005 Holiday Gift Fund	0.00	101.85	101.85	100.0	8,669.04	9,296.29	627.25	6.75	9,500.00
6007 Special Events Fund	445.07	500.00	54.93	10.99	4,639.48	5,000.00	360.52	7.21	6,000.00
6010 P/R Tax - Fica	2,845.69	3,550.00	704.31	19.84	31,735.77	35,500.00	3,764.23	10.60	42,600.00
6020 P/R Tax Medicare	665.54	833.33	167.79	20.13	7,421.95	8,333.30	911.35	10.94	10,000.00
6030 P/R Tax Futa	0.00	250.00	250.00	100.0	0.00	2,500.00	2,500.00	100.0	3,000.00
6040 P/R Tax Suta	13.99	625.00	611.01	97.76	5,259.16	6,250.00	990.84	15.85	7,500.00
TOTAL PAYROLL, TAXES, BENE	59,731.35	72,776.85	13,045.50	17.93	656,073.33	736,046.29	79,972.96	10.87	881,600.00
LOAN & INS. INTEREST EXPENSE									
6201 Bank of America Loan-Interest	0.00	0.00	0.00	0	175,829.94	552,000.00	376,170.06	68.15	736,000.00
6202 Insurance Interest Expense	537.27	708.33	171.06	24.15	7,043.34	7,083.30	39.96	0.56	8,500.00
TOTAL INTEREST EXPENSE	537.27	708.33	171.06	24.15	182,873.28	559,083.30	376,210.02	67.29	744,500.00
TOTAL EXPENSES	261,979.21	348,745.03	86,765.82	24.88	3,175,870.15	4,038,267.71	862,397.56	21.36	4,912,860.00
NET INCOME	926,365.24	845,883.31	80,481.93	9.51	1,687,533.61	850,205.69	837,327.92	98.49	0.00
CAPITAL PROJECTS BUDGET-SPE									
9993 S/A - Elevator & Cameras	0.00	0.00	0.00	0	151,985.83	0.00	-151,985.83	0	0.00