

**Budget Comparison (Accrual)
2030 South Ocean Drive - (parker)
June 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	0.00	0.00	0.00	0	3,526,905.00	3,526,905.00	0.00	0.00	4,702,540.00
3115 Legal/ Lien Fees	1,071.15	1,708.33	-637.18	-37.30	5,953.65	15,374.97	-9,421.32	-61.28	20,500.00
3123 Storage	212.50	0.00	212.50	0	36,267.50	38,000.00	-1,732.50	-4.56	38,000.00
3125 Rentals-101/102/103	685.00	1,660.00	-975.00	-58.73	14,315.00	14,940.00	-625.00	-4.18	19,920.00
3130 Late Fees	-100.00	166.67	-266.67	-160.0	2,100.00	1,500.03	599.97	40.00	2,000.00
3137 FOBS Keys	100.00	666.67	-566.67	-85.00	4,200.00	6,000.03	-1,800.03	-30.00	8,000.00
3144 Parking - Contractor	1,132.01	916.67	215.34	23.49	7,703.01	8,250.03	-547.02	-6.63	11,000.00
3145 Parking - Valet	1,360.01	1,333.33	26.68	2.00	12,966.03	11,999.97	966.06	8.05	16,000.00
3146 Parking - Stickers	1,350.00	2,375.00	-1,025.00	-43.16	20,754.50	21,375.00	-620.50	-2.90	28,500.00
3147 Parking - Monthly	-88.00	0.00	-88.00	0	15,386.93	20,250.00	-4,863.07	-24.02	27,000.00
3150 Repairs/Work Orders/AC Filters	683.00	541.67	141.33	26.09	4,467.00	4,875.03	-408.03	-8.37	6,500.00
3170 NSF Fees Recovered	0.00	0.00	0.00	0	210.00	150.00	60.00	40.00	200.00
3175 Condo Docs	0.00	8.33	-8.33	-100.0	0.00	74.97	-74.97	-100.0	100.00
3210 Application Fees - Owner	400.00	333.33	66.67	20.00	3,700.00	2,999.97	700.03	23.33	4,000.00
3211 Application Fees- Renter	100.00	250.00	-150.00	-60.00	1,900.00	2,250.00	-350.00	-15.56	3,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	375.03	-375.03	-100.0	500.00
3215 Estoppel & Condo Questionair	950.00	541.67	408.33	75.38	5,100.00	4,875.03	224.97	4.61	6,500.00
3510 Laundry Income	0.00	1,100.00	-1,100.00	-100.0	6,737.41	8,700.00	-1,962.59	-22.56	12,000.00
3512 Towel Income	500.00	333.33	166.67	50.00	3,379.00	2,999.97	379.03	12.63	4,000.00
3712 Interest Income	1.57	8.33	-6.76	-81.15	53.21	74.97	-21.76	-29.02	100.00
3715 Misc. Income-Fines,Plaza Roo	110.00	166.67	-56.67	-34.00	2,952.45	1,500.03	1,452.42	96.83	2,000.00
3717 Discounts Earned	5.06	41.67	-36.61	-87.86	8.62	375.03	-366.41	-97.70	500.00
TOTAL INCOME	8,472.30	12,193.34	-3,721.04	-30.52	3,675,059.31	3,693,845.06	-18,785.75	-0.51	4,912,860.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,287.20	1,666.67	379.47	22.77	11,885.42	15,000.03	3,114.61	20.76	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	215.00	250.00	35.00	14.00	1,695.00	2,250.00	555.00	24.67	3,000.00
4010 Bad Debt/ Write Offs	4,583.33	4,583.33	0.00	0.00	41,349.45	41,249.97	-99.48	-0.24	55,000.00
4012 Bank Charges	74.00	100.00	26.00	26.00	1,105.34	900.00	205.34	22.82	1,200.00
4013 Consulting Fee	0.00	2,916.67	2,916.67	100.0	6,410.00	26,250.03	19,840.03	75.58	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	46.36	25.00	-21.36	-85.44	613.42	225.00	-388.42	-172.6	300.00
4023 Legal - US Security Settlement	7,500.00	0.00	-7,500.00	0	45,000.00	0.00	-45,000.00	0	0.00
4025 Insurance-All Risk	47,677.41	62,083.33	14,405.92	23.20	391,656.33	558,749.97	167,093.64	29.90	745,000.00
4026 Insurance-Claims Deductible	0.00	208.33	208.33	100.0	0.00	1,874.97	1,874.97	100.0	2,500.00
4029 Legal - Unit Owner Fees	1,071.25	1,708.33	637.08	37.29	5,953.95	15,374.97	9,421.02	61.28	20,500.00
4031 Legal- Association	1,652.82	2,083.33	430.51	20.66	24,146.56	18,749.97	-5,396.59	-28.78	25,000.00
4033 Licenses, Fees & Permits	16.32	318.18	301.86	94.87	5,548.89	4,045.44	-1,503.45	-37.16	5,000.00
4034 Maint Fees - Unit104	0.00	0.00	0.00	0	7,545.00	7,545.00	0.00	0.00	10,060.00
4035 Office Expenses- Soft	516.60	708.33	191.73	27.07	6,207.14	6,374.97	167.83	2.63	8,500.00
4036 New Hire Fees	66.00	166.67	100.67	60.40	149.02	1,500.03	1,351.01	90.07	2,000.00
4037 Meeting Catering Expenses	25.98	41.67	15.69	37.65	515.78	375.03	-140.75	-37.53	500.00
4039 Office Expense Kitchen	190.24	125.00	-65.24	-52.19	1,457.31	1,125.00	-332.31	-29.54	1,500.00
4042 Office Expenses Hard Goods	0.00	0.00	0.00	0	852.88	0.00	-852.88	0	0.00
4043 Office Expense - Equipment	510.64	708.33	197.69	27.91	13,946.12	6,374.97	-7,571.15	-118.7	8,500.00
4046 Postage & Delivery	672.40	208.33	-464.07	-222.7	3,079.55	1,874.97	-1,204.58	-64.25	2,500.00
4056 Walkie-Talkies/Radios	774.18	125.00	-649.18	-519.3	774.18	1,125.00	350.82	31.18	1,500.00
TOTAL ADMINISTRATIVE	66,879.73	78,026.50	11,146.77	14.29	596,799.16	716,045.32	119,246.16	16.65	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.	0.00	83.33	83.33	100.0	1,397.45	749.97	-647.48	-86.33	1,000.00
4108 Compactor Container & Mainte	1,808.30	583.33	-1,224.97	-210.0	7,052.06	5,249.97	-1,802.09	-34.33	7,000.00
4113 Fire Alarm System Repairs	0.00	125.00	125.00	100.0	2,379.00	1,125.00	-1,254.00	-111.4	1,500.00

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4115 Gym Maintenance	932.02	333.33	-598.69	-179.6	3,057.09	2,999.97	-57.12	-1.90	4,000.00
4119 Pool Furnishings	4,315.10	1,000.00	-3,315.10	-331.5	11,266.36	9,000.00	-2,266.36	-25.18	12,000.00
4120 Pool Chemicals/Tank Lease	796.26	766.67	-29.59	-3.86	9,462.65	6,900.03	-2,562.62	-37.14	9,200.00
4121 Pool Towel	46.64	316.67	270.03	85.27	4,852.95	2,850.03	-2,002.92	-70.28	3,800.00
4122 Pool Repairs	0.00	375.00	375.00	100.0	0.00	3,375.00	3,375.00	100.0	4,500.00
4123 Pool Equipment - Pumps, Filter	0.00	666.67	666.67	100.0	5,197.38	6,000.03	802.65	13.38	8,000.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	0.00	2,250.00	2,250.00	100.0	3,000.00
4129 Chillers-Repair	1,694.60	125.00	-1,569.60	-1,255	27,929.41	1,125.00	-26,804.41	-2,382	1,500.00
4131 Landscaping	0.00	500.00	500.00	100.0	3,712.34	4,500.00	787.66	17.50	6,000.00
4133 Uniforms	114.79	141.67	26.88	18.97	698.01	1,275.03	577.02	45.26	1,700.00
4135 Plumbing	166.33	666.67	500.34	75.05	4,833.24	6,000.03	1,166.79	19.45	8,000.00
4136 Parts & Supplies-Paint	179.55	625.00	445.45	71.27	7,756.03	5,625.00	-2,131.03	-37.88	7,500.00
4137 Parts & Supplies -Bldg & Decks	3,020.71	1,666.67	-1,354.04	-81.24	13,000.46	15,000.03	1,999.57	13.33	20,000.00
4138 Parts & Supplies- Electrical	1,296.89	1,166.67	-130.22	-11.16	18,833.21	10,500.03	-8,333.18	-79.36	14,000.00
4139 Parts & Supplies- AC	0.00	541.67	541.67	100.0	5,131.42	4,875.03	-256.39	-5.26	6,500.00
4140 Parts & Supplies-Tools, Equipm	1,009.29	1,666.67	657.38	39.44	14,056.23	15,000.03	943.80	6.29	20,000.00
4141 Parts & Supplies-FOB	0.00	250.00	250.00	100.0	1,619.87	2,250.00	630.13	28.01	3,000.00
4142 Parts & Supplies-Transponder	0.00	833.33	833.33	100.0	8,564.75	7,499.97	-1,064.78	-14.20	10,000.00
4143 Parts & Supplies- Doors	72.23	500.00	427.77	85.55	1,773.28	4,500.00	2,726.72	60.59	6,000.00
Total Parts & Supplies- Commo	11,017.79	10,225.02	-792.77	-7.75	103,245.91	92,025.18	-11,220.73	-12.19	122,700.00
4163 R&M Labor Contract - Electrical	0.00	1,000.00	1,000.00	100.0	145.22	9,000.00	8,854.78	98.39	12,000.00
4165 R&M Labor Contract - Gate & A	0.00	650.00	650.00	100.0	3,306.40	5,850.00	2,543.60	43.48	7,800.00
4166 R&M Labor Contract - FOB	0.00	750.00	750.00	100.0	1,330.30	6,750.00	5,419.70	80.29	9,000.00
4168 R&M Labor Contract - Water D	0.00	666.67	666.67	100.0	0.00	6,000.03	6,000.03	100.0	8,000.00
4170 R&M Labor- Doors	0.00	750.00	750.00	100.0	3,293.80	6,750.00	3,456.20	51.20	9,000.00
4171 R&M Labor Contract - Fire Spri	0.00	833.33	833.33	100.0	4,580.00	7,499.97	2,919.97	38.93	10,000.00
4173 R&M Labor Contract - AC	2,365.00	1,250.00	-1,115.00	-89.20	17,294.11	11,250.00	-6,044.11	-53.73	15,000.00
4175 R&M Labor Contract - Equipme	0.00	166.67	166.67	100.0	2,339.98	1,500.03	-839.95	-56.00	2,000.00
4177 R&M Labor Contract - Plumbing	900.00	2,916.67	2,016.67	69.14	29,666.72	26,250.03	-3,416.69	-13.02	35,000.00
4179 R&M Labor Contract - Structura	0.00	583.33	583.33	100.0	1,400.00	5,249.97	3,849.97	73.33	7,000.00
4181 R&M Labor Contract - Misc	350.00	500.00	150.00	30.00	6,231.06	4,500.00	-1,731.06	-38.47	6,000.00
4197 Discounts Earned	-33.56	0.00	33.56	0	-349.56	0.00	349.56	0	0.00
Total Outside Contractors(Labor	8,016.36	13,025.00	5,008.64	38.45	125,488.15	122,225.00	-3,263.15	-2.67	161,300.00
TOTAL BUILDING MAINTENANCE	19,034.15	23,250.02	4,215.87	18.13	228,734.06	214,250.18	-14,483.88	-6.76	284,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,328.75	2,291.67	-37.08	-1.62	20,958.75	20,625.03	-333.72	-1.62	27,500.00
4205 Elevator Contract	1,548.36	333.33	-1,215.03	-364.5	13,621.08	2,999.97	-10,621.11	-354.0	4,000.00
4207 Copier/Rental - (was 4041)	264.86	243.33	-21.53	-8.85	2,362.22	2,189.97	-172.25	-7.87	2,920.00
4209 Fire Alarm	1,314.14	1,325.00	10.86	0.82	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	127,974.54	133,499.97	5,525.43	4.14	178,000.00
4211 Housekeeping Contract-OT	0.00	83.33	83.33	100.0	772.50	749.97	-22.53	-3.00	1,000.00
4215 Landscaping Contract	1,886.00	1,916.67	30.67	1.60	16,974.00	17,250.03	276.03	1.60	23,000.00
4220 Pest Control	425.00	425.00	0.00	0.00	4,715.40	4,492.80	-222.60	-4.95	6,000.00
4223 Pest Control Landscaping	0.00	575.00	575.00	100.0	1,146.00	1,725.00	579.00	33.57	2,300.00
4225 Security Contract	30,351.97	28,958.33	-1,393.64	-4.81	269,091.06	260,624.97	-8,466.09	-3.25	347,500.00
4226 Security Contract-OT	1,741.41	0.00	-1,741.41	0	12,667.94	6,000.00	-6,667.94	-111.1	8,000.00
4229 Valet Contract	11,212.50	12,833.33	1,620.83	12.63	106,415.54	115,499.97	9,084.43	7.87	154,000.00
4230 Waste Removal Contract	2,451.75	2,451.67	-0.08	0.00	21,417.97	22,065.03	647.06	2.93	29,420.00
4231 Water Treatment Contract	340.00	341.67	1.67	0.49	3,060.00	3,075.03	15.03	0.49	4,100.00
4233 Window Contract	0.00	500.00	500.00	100.0	6,500.00	4,500.00	-2,000.00	-44.44	6,000.00
TOTAL FIXED CONTRACTS	67,862.74	67,111.66	-751.08	-1.12	611,619.42	599,272.74	-12,346.68	-2.06	799,040.00
OPERATIONAL CAPITAL IMPROVE									
4321 Repair Concrete on Building W	0.00	1,250.00	1,250.00	100.0	0.00	11,250.00	11,250.00	100.0	15,000.00
4325 Board Contingency Funds- Mis	0.00	9,106.67	9,106.67	100.0	15,278.03	81,960.03	66,682.00	81.36	109,280.00
4327 Sauna Repair	0.00	3,750.00	3,750.00	100.0	4,575.00	33,750.00	29,175.00	86.44	45,000.00
4329 Parking Deck Lights	0.00	775.00	775.00	100.0	146.91	6,975.00	6,828.09	97.89	9,300.00
4331 Roof Repair	0.00	416.67	416.67	100.0	0.00	3,750.03	3,750.03	100.0	5,000.00
4333 Swimming Pool Project	0.00	8,333.33	8,333.33	100.0	0.00	74,999.97	74,999.97	100.0	100,000.00
TOTAL OPERATIONAL CAPITAL I	0.00	23,631.67	23,631.67	100.0	19,999.94	212,685.03	192,685.09	90.60	283,580.00
UTILITIES									
4405 Cable	18,657.36	18,625.00	-32.36	-0.17	168,444.50	167,625.00	-819.50	-0.49	223,500.00
4410 Electricity	32,605.91	26,000.00	-6,605.91	-25.41	201,875.29	234,000.00	32,124.71	13.73	312,000.00
4415 Gas Bulk	2,065.37	2,500.00	434.63	17.39	17,516.07	22,500.00	4,983.93	22.15	30,000.00
4416 Gas Teco	1,002.75	1,250.00	247.25	19.78	11,500.47	11,250.00	-250.47	-2.23	15,000.00
4420 Telephone	170.28	541.67	371.39	68.56	4,075.27	4,875.03	799.76	16.41	6,500.00
4425 Water & Sewer	27,899.84	31,708.33	3,808.49	12.01	274,648.77	285,374.97	10,726.20	3.76	380,500.00
TOTAL UTILITIES	82,401.51	80,625.00	-1,776.51	-2.20	678,060.37	725,625.00	47,564.63	6.55	967,500.00

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PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	2,374.24	1,500.00	-874.24	-58.28	10,604.52	13,500.00	2,895.48	21.45	18,000.00
5010 P/R Administration/Office	11,706.50	18,750.00	7,043.50	37.57	120,801.92	168,750.00	47,948.08	28.41	225,000.00
5025 P/R Maintenance	31,857.17	35,583.33	3,726.16	10.47	322,273.65	320,249.97	-2,023.68	-0.63	427,000.00
5032 P/R Pool	3,536.24	4,166.67	630.43	15.13	38,690.70	37,500.03	-1,190.67	-3.18	50,000.00
6000 Employee Health	5,629.55	6,916.67	1,287.12	18.61	50,216.08	62,250.03	12,033.95	19.33	83,000.00
6005 Holiday Gift Fund	0.00	101.85	101.85	100.0	8,669.04	9,194.44	525.40	5.71	9,500.00
6007 Special Events Fund	569.15	500.00	-69.15	-13.83	4,194.41	4,500.00	305.59	6.79	6,000.00
6010 P/R Tax - Fica	2,817.55	3,550.00	732.45	20.63	28,890.08	31,950.00	3,059.92	9.58	42,600.00
6020 P/R Tax Medicare	658.95	833.33	174.38	20.93	6,756.41	7,499.97	743.56	9.91	10,000.00
6030 P/R Tax Futa	0.00	250.00	250.00	100.0	0.00	2,250.00	2,250.00	100.0	3,000.00
6040 P/R Tax Suta	28.59	625.00	596.41	95.43	5,245.17	5,625.00	379.83	6.75	7,500.00
TOTAL PAYROLL, TAXES, BENE	59,177.94	72,776.85	13,598.91	18.69	596,341.98	663,269.44	66,927.46	10.09	881,600.00
LOAN & INS. INTEREST EXPENSE									
6201 Interest Bank of America Expen	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	6,506.07	6,374.97	-131.10	-2.06	8,500.00
TOTAL INTEREST EXPENSE	537.27	708.33	171.06	24.15	182,336.01	558,374.97	376,038.96	67.35	744,500.00
TOTAL EXPENSES	295,893.34	346,130.03	50,236.69	14.51	2,913,890.94	3,689,522.68	775,631.74	21.02	4,912,860.00
NET INCOME	-287,421.04	-333,936.69	46,515.65	13.93	761,168.37	4,322.38	756,845.99	17.50	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