

**Budget Comparison (Accrual)
2030 South Ocean Drive - (parker)
May 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	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	390.00	1,708.33	-1,318.33	-77.17	4,882.50	13,666.64	-8,784.14	-64.27	20,500.00
3123 Storage	117.50	0.00	117.50	0	36,055.00	38,000.00	-1,945.00	-5.12	38,000.00
3125 Rentals-101/102/103	1,685.00	1,660.00	25.00	1.51	13,630.00	13,280.00	350.00	2.64	19,920.00
3130 Late Fees	-175.00	166.67	-341.67	-205.0	2,200.00	1,333.36	866.64	65.00	2,000.00
3137 FOBS Keys	200.00	666.67	-466.67	-70.00	4,100.00	5,333.36	-1,233.36	-23.13	8,000.00
3144 Parking - Contractor	824.00	916.67	-92.67	-10.11	6,571.00	7,333.36	-762.36	-10.40	11,000.00
3145 Parking - Valet	1,090.00	1,333.33	-243.33	-18.25	11,606.02	10,666.64	939.38	8.81	16,000.00
3146 Parking - Stickers	1,990.00	2,375.00	-385.00	-16.21	19,404.50	19,000.00	404.50	2.13	28,500.00
3147 Parking - Monthly	-890.00	0.00	-890.00	0	15,474.93	20,250.00	-4,775.07	-23.58	27,000.00
3150 Repairs/Work Orders/AC Filters	284.00	541.67	-257.67	-47.57	3,784.00	4,333.36	-549.36	-12.68	6,500.00
3170 NSF Fees Recovered	-50.00	0.00	-50.00	0	210.00	150.00	60.00	40.00	200.00
3175 Condo Docs	0.00	8.33	-8.33	-100.0	0.00	66.64	-66.64	-100.0	100.00
3210 Application Fees - Owner	700.00	333.33	366.67	110.00	3,300.00	2,666.64	633.36	23.75	4,000.00
3211 Application Fees- Renter	100.00	250.00	-150.00	-60.00	1,800.00	2,000.00	-200.00	-10.00	3,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	333.36	-333.36	-100.0	500.00
3215 Estoppel & Condo Questionair	900.00	541.67	358.33	66.15	4,150.00	4,333.36	-183.36	-4.23	6,500.00
3510 Laundry Income	1,114.82	1,100.00	14.82	1.35	6,737.41	7,600.00	-862.59	-11.35	12,000.00
3512 Towel Income	150.00	333.33	-183.33	-55.00	2,879.00	2,666.64	212.36	7.96	4,000.00
3712 Interest Income	1.62	8.33	-6.71	-80.55	51.64	66.64	-15.00	-22.51	100.00
3715 Misc. Income-Fines,Plaza Roo	200.00	166.67	33.33	20.00	2,842.45	1,333.36	1,509.09	113.18	2,000.00
3717 Discounts Earned	0.00	41.67	-41.67	-100.0	3.56	333.36	-329.80	-98.93	500.00
TOTAL INCOME	8,631.94	12,193.34	-3,561.40	-29.21	3,666,587.01	3,681,651.72	-15,064.71	-0.41	4,912,860.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	663.52	1,666.67	1,003.15	60.19	10,598.22	13,333.36	2,735.14	20.51	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	200.00	250.00	50.00	20.00	1,480.00	2,000.00	520.00	26.00	3,000.00
4010 Bad Debt/ Write Offs	4,682.81	4,583.33	-99.48	-2.17	36,766.12	36,666.64	-99.48	-0.27	55,000.00
4012 Bank Charges	109.19	100.00	-9.19	-9.19	1,031.34	800.00	-231.34	-28.92	1,200.00
4013 Consulting Fee	660.00	2,916.67	2,256.67	77.37	6,410.00	23,333.36	16,923.36	72.53	35,000.00
4014 Election Expense	18,248.76	0.00	-18,248.76	0	24,827.82	3,000.00	-21,827.82	-727.5	3,000.00
4015 Employee Gas	108.72	25.00	-83.72	-334.8	567.06	200.00	-367.06	-183.5	300.00
4023 Legal - US Security Settlement	7,500.00	0.00	-7,500.00	0	37,500.00	0.00	-37,500.00	0	0.00
4025 Insurance-All Risk	43,001.99	62,083.33	19,081.34	30.74	343,978.92	496,666.64	152,687.72	30.74	745,000.00
4026 Insurance-Claims Deductible	0.00	208.33	208.33	100.0	0.00	1,666.64	1,666.64	100.0	2,500.00
4029 Legal - Unit Owner Fees	390.00	1,708.33	1,318.33	77.17	4,882.70	13,666.64	8,783.94	64.27	20,500.00
4031 Legal- Association	2,610.00	2,083.33	-526.67	-25.28	22,493.74	16,666.64	-5,827.10	-34.96	25,000.00
4033 Licenses, Fees & Permits	1,052.64	318.18	-734.46	-230.8	5,532.57	3,727.26	-1,805.31	-48.44	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	938.48	708.33	-230.15	-32.49	5,690.54	5,666.64	-23.90	-0.42	8,500.00
4036 New Hire Fees	14.52	166.67	152.15	91.29	83.02	1,333.36	1,250.34	93.77	2,000.00
4037 Meeting Catering Expenses	24.25	41.67	17.42	41.80	489.80	333.36	-156.44	-46.93	500.00
4039 Office Expense Kitchen	63.60	125.00	61.40	49.12	1,267.07	1,000.00	-267.07	-26.71	1,500.00
4042 Office Expenses Hard Goods	390.07	0.00	-390.07	0	852.88	0.00	-852.88	0	0.00
4043 Office Expense - Equipment	734.48	708.33	-26.15	-3.69	13,435.48	5,666.64	-7,768.84	-137.1	8,500.00
4046 Postage & Delivery	471.10	208.33	-262.77	-126.1	2,407.15	1,666.64	-740.51	-44.43	2,500.00
4056 Walkie-Talkies/Radios	0.00	125.00	125.00	100.0	0.00	1,000.00	1,000.00	100.0	1,500.00
TOTAL ADMINISTRATIVE	81,864.13	78,026.50	-3,837.63	-4.92	529,919.43	638,018.82	108,099.39	16.94	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	666.64	-730.81	-109.6	1,000.00
4108 Compactor Container & Mainte	880.00	583.33	-296.67	-50.86	5,243.76	4,666.64	-577.12	-12.37	7,000.00
4113 Fire Alarm System Repairs	95.00	125.00	30.00	24.00	2,379.00	1,000.00	-1,379.00	-137.9	1,500.00

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4115 Gym Maintenance	0.00	333.33	333.33	100.0	2,125.07	2,666.64	541.57	20.31	4,000.00
4119 Pool Furnishings	599.20	1,000.00	400.80	40.08	6,951.26	8,000.00	1,048.74	13.11	12,000.00
4120 Pool Chemicals/Tank Lease	1,406.07	766.67	-639.40	-83.40	8,666.39	6,133.36	-2,533.03	-41.30	9,200.00
4121 Pool Towel	1,880.71	316.67	-1,564.04	-493.9	4,806.31	2,533.36	-2,272.95	-89.72	3,800.00
4122 Pool Repairs	0.00	375.00	375.00	100.0	0.00	3,000.00	3,000.00	100.0	4,500.00
4123 Pool Equipment - Pumps, Filter	127.04	666.67	539.63	80.94	5,197.38	5,333.36	135.98	2.55	8,000.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	0.00	2,000.00	2,000.00	100.0	3,000.00
4129 Chillers-Repair	0.00	125.00	125.00	100.0	26,234.81	1,000.00	-25,234.81	-2,523	1,500.00
4131 Landscaping	0.00	500.00	500.00	100.0	3,712.34	4,000.00	287.66	7.19	6,000.00
4133 Uniforms	0.00	141.67	141.67	100.0	583.22	1,133.36	550.14	48.54	1,700.00
4135 Plumbing	284.30	666.67	382.37	57.36	4,666.91	5,333.36	666.45	12.50	8,000.00
4136 Parts & Supplies-Paint	969.06	625.00	-344.06	-55.05	7,576.48	5,000.00	-2,576.48	-51.53	7,500.00
4137 Parts & Supplies -Bldg & Decks	2,263.68	1,666.67	-597.01	-35.82	9,979.75	13,333.36	3,353.61	25.15	20,000.00
4138 Parts & Supplies- Electrical	3,556.94	1,166.67	-2,390.27	-204.8	17,536.32	9,333.36	-8,202.96	-87.89	14,000.00
4139 Parts & Supplies- AC	1,087.48	541.67	-545.81	-100.7	5,131.42	4,333.36	-798.06	-18.42	6,500.00
4140 Parts & Supplies-Tools, Equipm	1,075.26	1,666.67	591.41	35.48	13,046.94	13,333.36	286.42	2.15	20,000.00
4141 Parts & Supplies-FOB	0.00	250.00	250.00	100.0	1,619.87	2,000.00	380.13	19.01	3,000.00
4142 Parts & Supplies-Transponder	3,113.70	833.33	-2,280.37	-273.6	8,564.75	6,666.64	-1,898.11	-28.47	10,000.00
4143 Parts & Supplies- Doors	0.00	500.00	500.00	100.0	1,701.05	4,000.00	2,298.95	57.47	6,000.00
Total Parts & Supplies- Commo	16,236.40	10,225.02	-6,011.38	-58.79	92,228.12	81,800.16	-10,427.96	-12.75	122,700.00
4163 R&M Labor Contract - Electrical	0.00	1,000.00	1,000.00	100.0	145.22	8,000.00	7,854.78	98.18	12,000.00
4165 R&M Labor Contract - Gate & A	0.00	650.00	650.00	100.0	3,306.40	5,200.00	1,893.60	36.42	7,800.00
4166 R&M Labor Contract - FOB	0.00	750.00	750.00	100.0	1,330.30	6,000.00	4,669.70	77.83	9,000.00
4168 R&M Labor Contract - Water D	0.00	666.67	666.67	100.0	0.00	5,333.36	5,333.36	100.0	8,000.00
4170 R&M Labor- Doors	0.00	750.00	750.00	100.0	3,293.80	6,000.00	2,706.20	45.10	9,000.00
4171 R&M Labor Contract - Fire Spri	2,495.00	833.33	-1,661.67	-199.4	4,580.00	6,666.64	2,086.64	31.30	10,000.00
4173 R&M Labor Contract - AC	0.00	1,250.00	1,250.00	100.0	14,929.11	10,000.00	-4,929.11	-49.29	15,000.00
4175 R&M Labor Contract - Equipme	1,146.67	166.67	-980.00	-587.9	2,339.98	1,333.36	-1,006.62	-75.49	2,000.00
4177 R&M Labor Contract - Plumbing	3,061.00	2,916.67	-144.33	-4.95	28,766.72	23,333.36	-5,433.36	-23.29	35,000.00
4179 R&M Labor Contract - Structura	1,400.00	583.33	-816.67	-140.0	1,400.00	4,666.64	3,266.64	70.00	7,000.00
4181 R&M Labor Contract - Misc	300.00	500.00	200.00	40.00	5,881.06	4,000.00	-1,881.06	-47.03	6,000.00
4197 Discounts Earned	-48.00	0.00	48.00	0	-316.00	0.00	316.00	0	0.00
Total Outside Contractors(Labor	9,456.71	13,025.00	3,568.29	27.40	117,471.79	109,200.00	-8,271.79	-7.57	161,300.00
TOTAL BUILDING MAINTENANCE	25,693.11	23,250.02	-2,443.09	-10.51	209,699.91	191,000.16	-18,699.75	-9.79	284,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,328.75	2,291.67	-37.08	-1.62	18,630.00	18,333.36	-296.64	-1.62	27,500.00
4205 Elevator Contract	4,540.36	333.33	-4,207.03	-1,262	12,072.72	2,666.64	-9,406.08	-352.7	4,000.00
4207 Copier/Rental - (was 4041)	264.86	243.33	-21.53	-8.85	2,097.36	1,946.64	-150.72	-7.74	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	113,976.54	118,666.64	4,690.10	3.95	178,000.00
4211 Housekeeping Contract-OT	0.00	83.33	83.33	100.0	772.50	666.64	-105.86	-15.88	1,000.00
4215 Landscaping Contract	1,886.00	1,916.67	30.67	1.60	15,088.00	15,333.36	245.36	1.60	23,000.00
4220 Pest Control	425.00	647.60	222.60	34.37	4,290.40	4,067.80	-222.60	-5.47	6,000.00
4223 Pest Control Landscaping	0.00	0.00	0.00	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	238,739.09	231,666.64	-7,072.45	-3.05	347,500.00
4226 Security Contract-OT	1,291.08	0.00	-1,291.08	0	10,926.53	6,000.00	-4,926.53	-82.11	8,000.00
4229 Valet Contract	16,800.00	12,833.33	-3,966.67	-30.91	95,203.04	102,666.64	7,463.60	7.27	154,000.00
4230 Waste Removal Contract	2,367.00	2,451.67	84.67	3.45	18,966.22	19,613.36	647.14	3.30	29,420.00
4231 Water Treatment Contract	340.00	341.67	1.67	0.49	2,720.00	2,733.36	13.36	0.49	4,100.00
4233 Window Contract	3,250.00	500.00	-2,750.00	-550.0	6,500.00	4,000.00	-2,500.00	-62.50	6,000.00
TOTAL FIXED CONTRACTS	77,039.82	65,434.26	-11,605.56	-17.74	543,756.68	532,161.08	-11,595.60	-2.18	799,040.00
OPERATIONAL CAPITAL IMPROVE									
4321 Repair Concrete on Building W	0.00	1,250.00	1,250.00	100.0	0.00	10,000.00	10,000.00	100.0	15,000.00
4325 Board Contingency Funds- Mis	0.00	9,106.67	9,106.67	100.0	15,278.03	72,853.36	57,575.33	79.03	109,280.00
4327 Sauna Repair	4,575.00	3,750.00	-825.00	-22.00	4,575.00	30,000.00	25,425.00	84.75	45,000.00
4329 Parking Deck Lights	0.00	775.00	775.00	100.0	146.91	6,200.00	6,053.09	97.63	9,300.00
4331 Roof Repair	0.00	416.67	416.67	100.0	0.00	3,333.36	3,333.36	100.0	5,000.00
4333 Swimming Pool Project	0.00	8,333.33	8,333.33	100.0	0.00	66,666.64	66,666.64	100.0	100,000.00
TOTAL OPERATIONAL CAPITAL I	4,575.00	23,631.67	19,056.67	80.64	19,999.94	189,053.36	169,053.42	89.42	283,580.00
UTILITIES									
4405 Cable	18,730.59	18,625.00	-105.59	-0.57	149,787.14	149,000.00	-787.14	-0.53	223,500.00
4410 Electricity	28,351.84	26,000.00	-2,351.84	-9.05	169,269.38	208,000.00	38,730.62	18.62	312,000.00
4415 Gas Bulk	0.00	2,500.00	2,500.00	100.0	15,450.70	20,000.00	4,549.30	22.75	30,000.00
4416 Gas Teco	1,221.49	1,250.00	28.51	2.28	10,497.72	10,000.00	-497.72	-4.98	15,000.00
4420 Telephone	414.75	541.67	126.92	23.43	3,904.99	4,333.36	428.37	9.89	6,500.00
4425 Water & Sewer	28,106.74	31,708.33	3,601.59	11.36	246,748.93	253,666.64	6,917.71	2.73	380,500.00
TOTAL UTILITIES	76,825.41	80,625.00	3,799.59	4.71	595,658.86	645,000.00	49,341.14	7.65	967,500.00

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PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	2,167.28	1,500.00	-667.28	-44.49	8,230.28	12,000.00	3,769.72	31.41	18,000.00
5010 P/R Administration/Office	17,307.63	18,750.00	1,442.37	7.69	109,095.42	150,000.00	40,904.58	27.27	225,000.00
5025 P/R Maintenance	48,663.01	35,583.33	-13,079.68	-36.76	290,416.48	284,666.64	-5,749.84	-2.02	427,000.00
5032 P/R Pool	5,374.66	4,166.67	-1,207.99	-28.99	35,154.46	33,333.36	-1,821.10	-5.46	50,000.00
6000 Employee Health	3,933.50	6,916.67	2,983.17	43.13	44,586.53	55,333.36	10,746.83	19.42	83,000.00
6005 Holiday Gift Fund	0.00	101.85	101.85	100.0	8,669.04	9,092.59	423.55	4.66	9,500.00
6007 Special Events Fund	600.00	500.00	-100.00	-20.00	3,625.26	4,000.00	374.74	9.37	6,000.00
6010 P/R Tax - Fica	4,281.25	3,550.00	-731.25	-20.60	26,072.53	28,400.00	2,327.47	8.20	42,600.00
6020 P/R Tax Medicare	1,001.26	833.33	-167.93	-20.15	6,097.46	6,666.64	569.18	8.54	10,000.00
6030 P/R Tax Futa	0.00	250.00	250.00	100.0	0.00	2,000.00	2,000.00	100.0	3,000.00
6040 P/R Tax Suta	217.64	625.00	407.36	65.18	5,216.58	5,000.00	-216.58	-4.33	7,500.00
TOTAL PAYROLL, TAXES, BENE	83,546.23	72,776.85	-10,769.38	-14.80	537,164.04	590,492.59	53,328.55	9.03	881,600.00
LOAN & INS. INTEREST EXPENSE									
6201 Interest Bank of America Expen	54,857.18	184,000.00	129,142.82	70.19	175,829.94	552,000.00	376,170.06	68.15	736,000.00
6202 Insurance Interest Expense	746.10	708.33	-37.77	-5.33	5,968.80	5,666.64	-302.16	-5.33	8,500.00
TOTAL INTEREST EXPENSE	55,603.28	184,708.33	129,105.05	69.90	181,798.74	557,666.64	375,867.90	67.40	744,500.00
TOTAL EXPENSES	405,146.98	528,452.63	123,305.65	23.33	2,617,997.60	3,343,392.65	725,395.05	21.70	4,912,860.00
NET INCOME	-396,515.04	-516,259.29	119,744.25	23.19	1,048,589.41	338,259.07	710,330.34	210.0	0.00
CAPITAL PROJECTS BUDGET-SPE									
9993 S/A - Elevator & Cameras	14,200.00	0.00	-14,200.00	0	151,985.83	0.00	-151,985.83	0	0.00