

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

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	4,702,540.00	4,702,540.00	0.00	0.00	4,702,540.00
3115 Legal/ Lien Fees	1,194.46	3,333.37	-2,138.91	-64.17	15,208.31	40,000.00	-24,791.69	-61.98	40,000.00
3123 Storage	137.50	0.00	137.50	0	34,720.00	38,000.00	-3,280.00	-8.63	38,000.00
3125 Rentals-101/102/103	1,660.00	1,100.00	560.00	50.91	23,287.00	16,000.00	7,287.00	45.54	16,000.00
3130 Late Fees	-25.00	333.37	-358.37	-107.5	2,200.00	4,000.00	-1,800.00	-45.00	4,000.00
3137 FOBS Keys	1,000.00	833.37	166.63	19.99	8,600.00	10,000.00	-1,400.00	-14.00	10,000.00
3144 Parking - Contractor	578.00	1,000.00	-422.00	-42.20	10,211.02	12,000.00	-1,788.98	-14.91	12,000.00
3145 Parking - Valet	1,009.00	1,250.00	-241.00	-19.28	15,740.04	15,000.00	740.04	4.93	15,000.00
3146 Parking - Stickers	1,440.00	2,500.00	-1,060.00	-42.40	26,548.40	30,000.00	-3,451.60	-11.51	30,000.00
3147 Parking - Monthly	707.92	0.00	707.92	0	28,338.39	33,000.00	-4,661.61	-14.13	33,000.00
3150 Repairs/Work Orders/AC Filters	-352.68	333.37	-686.05	-205.7	5,339.45	4,000.00	1,339.45	33.49	4,000.00
3170 NSF Fees Recovered	0.00	83.37	-83.37	-100.0	150.00	1,000.00	-850.00	-85.00	1,000.00
3175 Condo Docs	0.00	33.37	-33.37	-100.0	0.00	400.00	-400.00	-100.0	400.00
3210 Application Fees - Owner	400.00	350.00	50.00	14.29	3,920.00	4,200.00	-280.00	-6.67	4,200.00
3211 Application Fees- Renter	600.00	166.74	433.26	259.8	4,400.00	2,000.00	2,400.00	120.0	2,000.00
3212 Elevator Fees	100.00	41.63	58.37	140.2	400.00	500.00	-100.00	-20.00	500.00
3215 Estoppel & Condo Questionair	600.00	541.63	58.37	10.78	7,400.00	6,500.00	900.00	13.85	6,500.00
3510 Laundry Income	1,021.00	1,000.00	21.00	2.10	11,296.32	11,400.00	-103.68	-0.91	11,400.00
3512 Towel Income	450.00	433.37	16.63	3.84	3,570.00	5,200.00	-1,630.00	-31.35	5,200.00
3712 Interest Income	2.04	166.63	-164.59	-98.78	96.59	2,000.00	-1,903.41	-95.17	2,000.00
3715 Misc. Income-Fines,Plaza Roo	3,848.75	208.37	3,640.38	1,747.5	5,705.53	2,500.00	3,205.53	128.2	2,500.00
3717 Discounts Earned	0.00	41.63	-41.63	-100.0	0.00	500.00	-500.00	-100.0	500.00
TOTAL INCOME	14,370.99	13,750.22	620.77	4.51	4,909,671.05	4,940,740.00	-31,068.95	-0.63	4,940,740.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,363.45	800.00	-563.45	-70.43	19,027.45	19,200.00	172.55	0.90	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	280.00	250.00	-30.00	-12.00	3,870.00	3,000.00	-870.00	-29.00	3,000.00
4010 Bad Debt/ Write Offs	7,896.44	2,383.37	-5,513.07	-231.3	34,113.07	28,600.00	-5,513.07	-19.28	28,600.00
4012 Bank Charges	93.95	208.37	-114.42	-54.91	1,243.87	2,500.00	1,256.13	50.25	2,500.00
4013 Consulting Fee	1,317.00	1,250.00	-67.00	-5.36	11,942.88	15,000.00	3,057.12	20.38	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	84.33	33.37	-50.96	-152.7	295.59	400.00	104.41	26.10	400.00
4025 Insurance-All Risk	-48,257.05	84,111.71	132,368.76	157.3	862,461.82	1,009,340.52	146,878.70	14.55	1,009,340.52
4026 Insurance-Claims Deductible	0.00	250.00	250.00	100.0	500.00	3,000.00	2,500.00	83.33	3,000.00
4029 Legal - Unit Owner Fees	1,194.46	3,333.37	2,138.91	64.17	15,208.33	40,000.00	24,791.67	61.98	40,000.00
4031 Legal- Association	5,740.00	2,083.37	-3,656.63	-175.5	27,120.94	25,000.00	-2,120.94	-8.48	25,000.00
4033 Licenses, Fees & Permits	756.52	208.37	-548.15	-263.0	6,691.43	2,500.00	-4,191.43	-167.6	2,500.00
4034 Maint Fees - Unit104	0.00	0.00	0.00	0	10,060.00	10,060.00	0.00	0.00	10,060.00
4035 Office Expenses- Soft	1,619.86	666.63	-953.23	-142.9	10,672.62	8,000.00	-2,672.62	-33.41	8,000.00
4036 New Hire Fees	8.19	83.37	75.18	90.18	1,889.87	1,000.00	-889.87	-88.99	1,000.00
4037 Meeting Catering Expenses	79.68	83.37	3.69	4.43	464.38	1,000.00	535.62	53.56	1,000.00
4039 Office Expense Kitchen	154.18	166.63	12.45	7.47	1,859.66	2,000.00	140.34	7.02	2,000.00
4043 Office Expense - Equipment	2,419.15	583.37	-1,835.78	-314.6	8,496.39	7,000.00	-1,496.39	-21.38	7,000.00
4046 Postage & Delivery	469.60	250.00	-219.60	-87.84	3,915.91	3,000.00	-915.91	-30.53	3,000.00
4056 Walkie-Talkies/Radios	0.00	125.00	125.00	100.0	1,594.20	1,500.00	-94.20	-6.28	1,500.00
4097 Amortization Expense	204.17	0.00	-204.17	0	204.17	0.00	-204.17	0	0.00
4098 Depreciation Expense	8,905.08	0.00	-8,905.08	0	8,905.08	0.00	-8,905.08	0	0.00
TOTAL ADMINISTRATIVE	-15,670.99	96,870.30	112,541.29	116.18	1,035,447.75	1,185,180.52	149,732.77	12.63	1,185,180.52
BUILDING MAINTENANCE									
4101 Annual Equipment Inspections	0.00	0.00	0.00	0	2,650.50	8,500.00	5,849.50	68.82	8,500.00
4103 Cleaning Supplies - Misc.	51.91	83.37	31.46	37.74	1,503.56	1,000.00	-503.56	-50.36	1,000.00
4108 Compactor Container & Mainte	0.00	208.37	208.37	100.0	5,502.20	2,500.00	-3,002.20	-120.0	2,500.00
4113 Fire Alarm System Repairs	0.00	125.00	125.00	100.0	0.00	1,500.00	1,500.00	100.0	1,500.00

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4115 Gym Maintenance	662.48	333.37	-329.11	-98.72	1,922.25	4,000.00	2,077.75	51.94	4,000.00
4119 Pool Furnishings	658.50	416.63	-241.87	-58.05	13,172.49	5,000.00	-8,172.49	-163.4	5,000.00
4120 Pool Chemicals/Tank Lease	432.82	750.00	317.18	42.29	9,960.50	9,000.00	-960.50	-10.67	9,000.00
4121 Pool Towel	242.00	316.63	74.63	23.57	2,653.27	3,800.00	1,146.73	30.18	3,800.00
4122 Pool Repairs	0.00	375.00	375.00	100.0	0.00	4,500.00	4,500.00	100.0	4,500.00
4123 Pool Equipment - Pumps, Filter	588.04	666.63	78.59	11.79	9,475.15	8,000.00	-1,475.15	-18.44	8,000.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	1,837.48	3,000.00	1,162.52	38.75	3,000.00
4129 Chillers-Repair	0.00	125.00	125.00	100.0	5,277.39	1,500.00	-3,777.39	-251.8	1,500.00
4131 Landscaping	0.00	583.37	583.37	100.0	3,227.89	7,000.00	3,772.11	53.89	7,000.00
4133 Uniforms	53.00	83.37	30.37	36.43	1,374.65	1,000.00	-374.65	-37.47	1,000.00
4135 Plumbing	782.07	1,000.00	217.93	21.79	6,531.24	12,000.00	5,468.76	45.57	12,000.00
4136 Parts & Supplies-Paint	1,136.30	1,666.63	530.33	31.82	7,538.78	20,000.00	12,461.22	62.31	20,000.00
4137 Parts & Supplies -Bldg & Decks	4,028.76	1,250.00	-2,778.76	-222.3	6,384.73	15,000.00	8,615.27	57.44	15,000.00
4138 Parts & Supplies- Electrical	4,979.38	1,666.63	-3,312.75	-198.7	27,842.11	20,000.00	-7,842.11	-39.21	20,000.00
4139 Parts & Supplies- AC	16,377.73	541.63	-15,836.10	-2,923	19,661.17	6,500.00	-13,161.17	-202.4	6,500.00
4140 Parts & Supplies-Tools, Equipm	4,428.52	1,500.00	-2,928.52	-195.2	23,311.50	18,000.00	-5,311.50	-29.51	18,000.00
4141 Parts & Supplies-FOB	0.00	250.00	250.00	100.0	2,047.82	3,000.00	952.18	31.74	3,000.00
4142 Parts & Supplies-Transponder	265.20	458.37	193.17	42.14	7,390.39	5,500.00	-1,890.39	-34.37	5,500.00
4143 Parts & Supplies- Doors	383.18	1,083.37	700.19	64.63	5,205.81	13,000.00	7,794.19	59.96	13,000.00
<i>Total Parts & Supplies- Commo</i>	<i>33,819.37</i>	<i>11,066.63</i>	<i>-22,752.74</i>	<i>-205.6</i>	<i>134,578.02</i>	<i>132,800.00</i>	<i>-1,778.02</i>	<i>-1.34</i>	<i>132,800.00</i>
4163 R&M Labor Contract - Electrical	0.00	1,000.00	1,000.00	100.0	4,634.53	12,000.00	7,365.47	61.38	12,000.00
4165 R&M Labor Contract - Gate & A	360.00	291.63	-68.37	-23.44	6,247.00	3,500.00	-2,747.00	-78.49	3,500.00
4166 R&M Labor Contract - FOB	0.00	250.00	250.00	100.0	7,193.75	3,000.00	-4,193.75	-139.7	3,000.00
4168 R&M Labor Contract - Water D	0.00	666.63	666.63	100.0	0.00	8,000.00	8,000.00	100.0	8,000.00
4170 R&M Labor- Doors	0.00	166.63	166.63	100.0	6,741.16	2,000.00	-4,741.16	-237.0	2,000.00
4171 R&M Labor Contract - Fire Spri	0.00	416.63	416.63	100.0	10,367.92	5,000.00	-5,367.92	-107.3	5,000.00
4173 R&M Labor Contract - AC	295.00	1,250.00	955.00	76.40	1,291.88	15,000.00	13,708.12	91.39	15,000.00
4175 R&M Labor Contract - Equipme	0.00	416.63	416.63	100.0	471.99	5,000.00	4,528.01	90.56	5,000.00
4177 R&M Labor Contract - Plumbing	0.00	2,916.63	2,916.63	100.0	48,975.67	35,000.00	-13,975.67	-39.93	35,000.00
4179 R&M Labor Contract - Structura	0.00	583.37	583.37	100.0	6,936.20	7,000.00	63.80	0.91	7,000.00
4181 R&M Labor Contract - Misc	40.00	1,000.00	960.00	96.00	8,278.09	12,000.00	3,721.91	31.02	12,000.00
4182 R&M Labor Contract -Pool/Cont	0.00	1,333.37	1,333.37	100.0	1,597.50	16,000.00	14,402.50	90.02	16,000.00
4197 Discounts Earned	-123.40	0.00	123.40	0	-674.36	0.00	674.36	0	0.00
<i>Total Outside Contractors(Labor</i>	<i>1,822.12</i>	<i>12,958.26</i>	<i>11,136.14</i>	<i>85.94</i>	<i>131,954.19</i>	<i>164,000.00</i>	<i>32,045.81</i>	<i>19.54</i>	<i>164,000.00</i>
TOTAL BUILDING MAINTENANCE	35,641.49	24,024.89	-11,616.60	-48.35	266,532.21	296,800.00	30,267.79	10.20	296,800.00
FIXED CONTRACTS									
4203 Chillers Contract	2,328.75	2,250.00	-78.75	-3.50	27,348.75	27,000.00	-348.75	-1.29	27,000.00
4205 Elevator Contract	1,496.00	1,989.00	493.00	24.79	17,952.00	23,868.00	5,916.00	24.79	23,868.00
4207 Copier/Rental - (was 4041)	242.74	208.37	-34.37	-16.49	2,476.75	2,500.00	23.25	0.93	2,500.00
4209 Fire Alarm	1,314.14	0.00	-1,314.14	0	5,256.56	580.00	-4,676.56	-806.3	580.00
4210 Housekeeping Contract	14,469.18	14,833.37	364.19	2.46	177,510.48	178,000.00	489.52	0.28	178,000.00
4211 Housekeeping Contract-OT	0.00	166.63	166.63	100.0	954.05	2,000.00	1,045.95	52.30	2,000.00
4215 Landscaping Contract	1,886.00	1,933.37	47.37	2.45	22,632.00	23,200.00	568.00	2.45	23,200.00
4220 Pest Control	647.60	500.00	-147.60	-29.52	5,160.60	6,000.00	839.40	13.99	6,000.00
4223 Pest Control Landscaping	573.00	250.00	-323.00	-129.2	2,758.00	3,000.00	242.00	8.07	3,000.00
4225 Security Contract	29,639.00	28,750.00	-889.00	-3.09	347,937.77	345,000.00	-2,937.77	-0.85	345,000.00
4226 Security Contract-OT	423.07	1,166.63	743.56	63.74	6,200.63	14,000.00	7,799.37	55.71	14,000.00
4229 Valet Contract	11,600.00	12,666.63	1,066.63	8.42	152,468.76	152,000.00	-468.76	-0.31	152,000.00
4230 Waste Removal Contract	2,557.69	6,500.00	3,942.31	60.65	54,914.61	78,000.00	23,085.39	29.60	78,000.00
4231 Water Treatment Contract	340.00	350.00	10.00	2.86	4,080.00	4,200.00	120.00	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	67,517.17	71,564.00	4,046.83	5.65	833,650.96	865,348.00	31,697.04	3.66	865,348.00
OPERATIONAL CAPITAL IMPROVE									
4311 Gas Repair Project 03/2016	0.00	0.00	0.00	0	491,749.70	0.00	-491,749.70	0	0.00
4321 Repair Concrete on Building W	0.00	1,666.63	1,666.63	100.0	0.00	20,000.00	20,000.00	100.0	20,000.00
4323 Basement- Lobbies Modernizati	0.00	1,250.00	1,250.00	100.0	0.00	15,000.00	15,000.00	100.0	15,000.00
4325 Board Contingency Funds- Mis	14,757.97	7,150.00	-7,607.97	-106.4	37,795.97	85,800.00	48,004.03	55.95	85,800.00
4327 Sauna Repair	0.00	416.63	416.63	100.0	0.00	5,000.00	5,000.00	100.0	5,000.00
4329 Parking Deck Lights	5,899.42	767.66	-5,131.76	-668.4	5,899.42	9,211.48	3,312.06	35.96	9,211.48
4331 Roof Repair	0.00	416.63	416.63	100.0	0.00	5,000.00	5,000.00	100.0	5,000.00
TOTAL OPERATIONAL CAPITAL I	20,657.39	11,667.55	-8,989.84	-77.05	535,445.09	140,011.48	-395,433.61	-282.4	140,011.48
UTILITIES									
4405 Cable	18,626.05	18,900.00	273.95	1.45	216,302.14	222,800.00	6,497.86	2.92	222,800.00
4410 Electricity	29,224.75	23,750.00	-5,474.75	-23.05	309,915.02	285,000.00	-24,915.02	-8.74	285,000.00
4415 Gas Bulk	1,433.18	3,000.00	1,566.82	52.23	26,708.16	30,000.00	3,291.84	10.97	30,000.00
4416 Gas Teco	10,260.00	1,000.00	-9,260.00	-926.0	15,206.59	15,000.00	-206.59	-1.38	15,000.00
4420 Telephone	377.28	350.00	-27.28	-7.79	6,004.10	4,200.00	-1,804.10	-42.95	4,200.00
4425 Water & Sewer	21,295.32	31,250.00	9,954.68	31.85	334,295.48	375,000.00	40,704.52	10.85	375,000.00

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TOTAL UTILITIES	81,216.58	78,250.00	-2,966.58	-3.79	908,431.49	932,000.00	23,568.51	2.53	932,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	2,254.73	1,000.00	-1,254.73	-125.4	18,949.73	12,000.00	-6,949.73	-57.91	12,000.00
5010 P/R Administration/Office	19,038.18	17,500.00	-1,538.18	-8.79	165,602.60	210,000.00	44,397.40	21.14	210,000.00
5025 P/R Maintenance	36,920.73	30,916.63	-6,004.10	-19.42	380,218.22	371,000.00	-9,218.22	-2.48	371,000.00
5032 P/R Pool	4,415.67	3,166.63	-1,249.04	-39.44	48,475.63	38,000.00	-10,475.63	-27.57	38,000.00
6000 Employee Health	875.75	6,000.00	5,124.25	85.40	65,901.30	72,000.00	6,098.70	8.47	72,000.00
6005 Holiday Gift Fund	35.11	0.00	-35.11	0	9,100.96	9,000.00	-100.96	-1.12	9,000.00
6007 Special Events Fund	0.00	250.00	250.00	100.0	2,993.00	3,000.00	7.00	0.23	3,000.00
6010 P/R Tax - Fica	3,710.54	3,166.63	-543.91	-17.18	36,156.54	38,000.00	1,843.46	4.85	38,000.00
6020 P/R Tax Medicare	867.78	833.37	-34.41	-4.13	8,395.57	10,000.00	1,604.43	16.04	10,000.00
6030 P/R Tax Futa	-26.44	83.37	109.81	131.7	1,661.45	1,000.00	-661.45	-66.15	1,000.00
6040 P/R Tax Suta	21.75	583.37	561.62	96.27	7,277.38	7,000.00	-277.38	-3.96	7,000.00
TOTAL PAYROLL, TAXES, BENE	68,113.80	63,500.00	-4,613.80	-7.27	744,732.38	771,000.00	26,267.62	3.41	771,000.00
LOAN & INS. INTEREST EXPENSE									
6201 Interest Bank of America Expen	-2,332.81	0.00	2,332.81	0	251,271.49	744,000.00	492,728.51	66.23	744,000.00
6202 Insurance Interest Expense	746.10	533.37	-212.73	-39.88	8,652.08	6,400.00	-2,252.08	-35.19	6,400.00
TOTAL INTEREST EXPENSE	-1,586.71	533.37	2,120.08	397.4	259,923.57	750,400.00	490,476.43	65.36	750,400.00
TOTAL EXPENSES	255,888.73	346,410.11	90,521.38	26.13	4,584,163.45	4,940,740.00	356,576.55	7.22	4,940,740.00
NET INCOME	-241,517.74	-332,659.89	91,142.15	27.40	325,507.60	0.00	325,507.60	0	0.00
CAPITAL PROJECTS BUDGET-SPE									
9993 S/A - Elevator & Cameras	358.22	45,333.37	44,975.15	99.21	318,633.68	544,000.00	225,366.32	41.43	544,000.00