

**Budget Comparison (Accrual)
2030 South Ocean Drive - (parker)
September 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	4,702,540.00	4,702,540.00	0.00	0.00	4,702,540.00
3115 Legal/ Lien Fees	840.00	1,708.37	-868.37	-50.83	7,063.65	20,500.00	-13,436.35	-65.54	20,500.00
3123 Storage	30.00	0.00	30.00	0	36,608.18	38,000.00	-1,391.82	-3.66	38,000.00
3125 Rentals-101/102/103	711.25	1,660.00	-948.75	-57.15	16,527.50	19,920.00	-3,392.50	-17.03	19,920.00
3130 Late Fees	0.00	166.63	-166.63	-100.0	3,150.00	2,000.00	1,150.00	57.50	2,000.00
3137 FOBS Keys	400.00	666.63	-266.63	-40.00	5,100.00	8,000.00	-2,900.00	-36.25	8,000.00
3144 Parking - Contractor	676.00	916.63	-240.63	-26.25	10,371.09	11,000.00	-628.91	-5.72	11,000.00
3145 Parking - Valet	1,125.01	1,333.37	-208.36	-15.63	17,250.04	16,000.00	1,250.04	7.81	16,000.00
3146 Parking - Stickers	1,170.00	2,375.00	-1,205.00	-50.74	25,299.50	28,500.00	-3,200.50	-11.23	28,500.00
3147 Parking - Monthly	665.90	0.00	665.90	0	18,992.83	27,000.00	-8,007.17	-29.66	27,000.00
3150 Repairs/Work Orders/AC Filters	1,012.00	541.63	470.37	86.84	7,285.00	6,500.00	785.00	12.08	6,500.00
3170 NSF Fees Recovered	50.00	0.00	50.00	0	360.00	200.00	160.00	80.00	200.00
3175 Condo Docs	0.00	8.37	-8.37	-100.0	0.00	100.00	-100.00	-100.0	100.00
3210 Application Fees - Owner	100.00	333.37	-233.37	-70.00	5,000.00	4,000.00	1,000.00	25.00	4,000.00
3211 Application Fees- Renter	0.00	250.00	-250.00	-100.0	2,100.00	3,000.00	-900.00	-30.00	3,000.00
3212 Elevator Fees	0.00	41.63	-41.63	-100.0	0.00	500.00	-500.00	-100.0	500.00
3215 Estoppel & Condo Questionair	0.00	541.63	-541.63	-100.0	6,150.00	6,500.00	-350.00	-5.38	6,500.00
3510 Laundry Income	918.45	1,100.00	-181.55	-16.50	10,492.96	12,000.00	-1,507.04	-12.56	12,000.00
3512 Towel Income	300.00	333.37	-33.37	-10.01	4,539.00	4,000.00	539.00	13.48	4,000.00
3712 Interest Income	1.57	8.37	-6.80	-81.24	58.02	100.00	-41.98	-41.98	100.00
3715 Misc. Income-Fines,Plaza Roo	204.80	166.63	38.17	22.91	3,271.35	2,000.00	1,271.35	63.57	2,000.00
3717 Discounts Earned	1.07	41.63	-40.56	-97.43	11.90	500.00	-488.10	-97.62	500.00
TOTAL INCOME	8,206.05	12,193.26	-3,987.21	-32.70	4,882,171.02	4,912,860.00	-30,688.98	-0.62	4,912,860.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,456.63	1,666.63	210.00	12.60	14,488.21	20,000.00	5,511.79	27.56	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	0.00	250.00	250.00	100.0	2,105.00	3,000.00	895.00	29.83	3,000.00
4010 Bad Debt/ Write Offs	0.00	4,583.37	4,583.37	100.0	41,349.45	55,000.00	13,650.55	24.82	55,000.00
4012 Bank Charges	98.75	100.00	1.25	1.25	1,428.41	1,200.00	228.41	-19.03	1,200.00
4013 Consulting Fee	0.00	2,916.63	2,916.63	100.0	9,435.00	35,000.00	25,565.00	73.04	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	12.06	25.00	12.94	51.76	757.81	300.00	457.81	-152.6	300.00
4023 Legal - US Security Settlement	7,500.00	0.00	-7,500.00	0	67,500.00	0.00	-67,500.00	0	0.00
4025 Insurance-All Risk	43,464.07	62,083.37	18,619.30	29.99	522,048.36	745,000.00	222,951.64	29.93	745,000.00
4026 Insurance-Claims Deductible	1,000.00	208.37	-791.63	-379.9	1,000.00	2,500.00	1,500.00	60.00	2,500.00
4029 Legal - Unit Owner Fees	840.00	1,708.37	868.37	50.83	7,243.95	20,500.00	13,256.05	64.66	20,500.00
4031 Legal- Association	0.00	2,083.37	2,083.37	100.0	25,369.06	25,000.00	-369.06	-1.48	25,000.00
4033 Licenses, Fees & Permits	192.50	318.20	125.70	39.50	7,936.39	5,000.00	-2,936.39	-58.73	5,000.00
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	682.12	708.37	26.25	3.71	9,563.47	8,500.00	-1,063.47	-12.51	8,500.00
4036 New Hire Fees	68.50	166.63	98.13	58.89	217.52	2,000.00	1,782.48	89.12	2,000.00
4037 Meeting Catering Expenses	56.94	41.63	-15.31	-36.78	882.10	500.00	-382.10	-76.42	500.00
4039 Office Expense Kitchen	311.35	125.00	-186.35	-149.0	2,266.91	1,500.00	-766.91	-51.13	1,500.00
4043 Office Expense - Equipment	6,496.59	708.37	-5,788.22	-817.1	21,123.10	8,500.00	-12,623.10	-148.5	8,500.00
4046 Postage & Delivery	0.00	208.37	208.37	100.0	3,850.65	2,500.00	-1,350.65	-54.03	2,500.00
4047 Internet/E-mails	154.36	0.00	-154.36	0	4,374.36	0.00	-4,374.36	0	0.00
4056 Walkie-Talkies/Radios	0.00	125.00	125.00	100.0	774.18	1,500.00	725.82	48.39	1,500.00
TOTAL ADMINISTRATIVE	62,333.87	78,026.68	15,692.81	20.11	780,681.75	952,640.00	171,958.25	18.05	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	83.37	83.37	100.0	1,460.55	1,000.00	-460.55	-46.06	1,000.00
4108 Compactor Container & Mainte	100.00	583.37	483.37	82.86	7,668.84	7,000.00	-668.84	-9.55	7,000.00
4113 Fire Alarm System Repairs	0.00	125.00	125.00	100.0	2,379.00	1,500.00	-879.00	-58.60	1,500.00

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4115 Gym Maintenance	0.00	333.37	333.37	100.0	3,921.21	4,000.00	78.79	1.97	4,000.00
4119 Pool Furnishings	0.00	1,000.00	1,000.00	100.0	12,329.32	12,000.00	-329.32	-2.74	12,000.00
4120 Pool Chemicals/Tank Lease	1,950.28	766.63	-1,183.65	-154.4	12,306.67	9,200.00	-3,106.67	-33.77	9,200.00
4121 Pool Towel	59.36	316.63	257.27	81.25	5,129.47	3,800.00	-1,329.47	-34.99	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	529.68	666.63	136.95	20.54	5,727.06	8,000.00	2,272.94	28.41	8,000.00
4127 Elevator Repair	0.00	250.00	250.00	100.0	0.00	3,000.00	3,000.00	100.0	3,000.00
4129 Chillers-Repair	0.00	125.00	125.00	100.0	28,548.41	1,500.00	-27,048.41	-1,803	1,500.00
4131 Landscaping	0.00	500.00	500.00	100.0	3,737.31	6,000.00	2,262.69	37.71	6,000.00
4133 Uniforms	218.08	141.63	-76.45	-53.98	916.09	1,700.00	783.91	46.11	1,700.00
4135 Plumbing	211.25	666.63	455.38	68.31	7,449.93	8,000.00	550.07	6.88	8,000.00
4136 Parts & Supplies-Paint	0.00	625.00	625.00	100.0	9,620.04	7,500.00	-2,120.04	-28.27	7,500.00
4137 Parts & Supplies -Bldg & Decks	59.85	1,666.63	1,606.78	96.41	16,627.37	20,000.00	3,372.63	16.86	20,000.00
4138 Parts & Supplies- Electrical	542.70	1,166.63	623.93	53.48	21,598.97	14,000.00	-7,598.97	-54.28	14,000.00
4139 Parts & Supplies- AC	260.11	541.63	281.52	51.98	11,369.17	6,500.00	-4,869.17	-74.91	6,500.00
4140 Parts & Supplies-Tools, Equipm	988.54	1,666.63	678.09	40.69	17,475.77	20,000.00	2,524.23	12.62	20,000.00
4141 Parts & Supplies-FOB	0.00	250.00	250.00	100.0	1,619.87	3,000.00	1,380.13	46.00	3,000.00
4142 Parts & Supplies-Transponder	506.30	833.37	327.07	39.25	9,071.05	10,000.00	928.95	9.29	10,000.00
4143 Parts & Supplies- Doors	750.00	500.00	-250.00	-50.00	5,175.28	6,000.00	824.72	13.75	6,000.00
Total Parts & Supplies- Commo	5,546.47	10,224.78	4,678.31	45.75	132,149.55	122,700.00	-9,449.55	-7.70	122,700.00
4163 R&M Labor Contract - Electrical	0.00	1,000.00	1,000.00	100.0	145.22	12,000.00	11,854.78	98.79	12,000.00
4165 R&M Labor Contract - Gate & A	1,166.00	650.00	-516.00	-79.38	4,472.40	7,800.00	3,327.60	42.66	7,800.00
4166 R&M Labor Contract - FOB	0.00	750.00	750.00	100.0	1,577.80	9,000.00	7,422.20	82.47	9,000.00
4168 R&M Labor Contract - Water D	0.00	666.63	666.63	100.0	8,865.08	8,000.00	-865.08	-10.81	8,000.00
4170 R&M Labor- Doors	0.00	750.00	750.00	100.0	4,267.80	9,000.00	4,732.20	52.58	9,000.00
4171 R&M Labor Contract - Fire Spri	196.63	833.37	636.74	76.41	8,066.63	10,000.00	1,933.37	19.33	10,000.00
4173 R&M Labor Contract - AC	0.00	1,250.00	1,250.00	100.0	17,294.11	15,000.00	-2,294.11	-15.29	15,000.00
4175 R&M Labor Contract - Equipme	0.00	166.63	166.63	100.0	3,384.98	2,000.00	-1,384.98	-69.25	2,000.00
4177 R&M Labor Contract - Plumbing	3,833.88	2,916.63	-917.25	-31.45	45,165.60	35,000.00	-10,165.60	-29.04	35,000.00
4179 R&M Labor Contract - Structura	0.00	583.37	583.37	100.0	1,400.00	7,000.00	5,600.00	80.00	7,000.00
4181 R&M Labor Contract - Misc	2,450.00	500.00	-1,950.00	-390.0	10,796.06	6,000.00	-4,796.06	-79.93	6,000.00
4197 Discounts Earned	-33.00	0.00	33.00	0	-428.12	0.00	428.12	0	0.00
Total Outside Contractors(Labor	8,243.19	13,025.00	4,781.81	36.71	163,912.23	161,300.00	-2,612.23	-1.62	161,300.00
TOTAL BUILDING MAINTENANCE	13,789.66	23,249.78	9,460.12	40.69	296,061.78	284,000.00	-12,061.78	-4.25	284,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,328.75	2,291.63	-37.12	-1.62	27,945.00	27,500.00	-445.00	-1.62	27,500.00
4205 Elevator Contract	1,548.36	333.37	-1,214.99	-364.4	18,266.16	4,000.00	-14,266.16	-356.6	4,000.00
4207 Copier/Rental - (was 4041)	529.72	243.37	-286.35	-117.6	3,156.80	2,920.00	-236.80	-8.11	2,920.00
4209 Fire Alarm	1,314.14	1,325.00	10.86	0.82	5,256.56	5,300.00	43.44	0.82	5,300.00
4210 Housekeeping Contract	13,998.00	14,833.37	835.37	5.63	169,968.54	178,000.00	8,031.46	4.51	178,000.00
4211 Housekeeping Contract-OT	0.00	83.37	83.37	100.0	772.50	1,000.00	227.50	22.75	1,000.00
4215 Landscaping Contract	1,886.00	1,916.63	30.63	1.60	22,632.00	23,000.00	368.00	1.60	23,000.00
4220 Pest Control	425.00	434.60	9.60	2.21	6,213.00	6,000.00	-213.00	-3.55	6,000.00
4223 Pest Control Landscaping	0.00	575.00	575.00	100.0	1,719.00	2,300.00	581.00	25.26	2,300.00
4225 Security Contract	34,000.00	28,958.37	-5,041.63	-17.41	364,218.32	347,500.00	-16,718.32	-4.81	347,500.00
4226 Security Contract-OT	1,900.00	0.00	-1,900.00	0	13,617.72	8,000.00	-5,617.72	-70.22	8,000.00
4229 Valet Contract	15,712.50	12,833.37	-2,879.13	-22.43	144,728.04	154,000.00	9,271.96	6.02	154,000.00
4230 Waste Removal Contract	2,469.81	2,451.63	-18.18	-0.74	28,810.58	29,420.00	609.42	2.07	29,420.00
4231 Water Treatment Contract	340.00	341.63	1.63	0.48	4,080.00	4,100.00	20.00	0.49	4,100.00
4233 Window Contract	0.00	500.00	500.00	100.0	6,500.00	6,000.00	-500.00	-8.33	6,000.00
TOTAL FIXED CONTRACTS	76,452.28	67,121.34	-9,330.94	-13.90	817,884.22	799,040.00	-18,844.22	-2.36	799,040.00
OPERATIONAL CAPITAL IMPROVE									
4321 Repair Concrete on Building W	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	0.00	9,106.63	9,106.63	100.0	14,718.06	109,280.00	94,561.94	86.53	109,280.00
4327 Sauna Repair	0.00	3,750.00	3,750.00	100.0	4,575.00	45,000.00	40,425.00	89.83	45,000.00
4329 Parking Deck Lights	0.00	775.00	775.00	100.0	146.91	9,300.00	9,153.09	98.42	9,300.00
4331 Roof Repair	0.00	416.63	416.63	100.0	0.00	5,000.00	5,000.00	100.0	5,000.00
4333 Swimming Pool Project	0.00	8,333.37	8,333.37	100.0	0.00	100,000.00	100,000.00	100.0	100,000.00
TOTAL OPERATIONAL CAPITAL I	0.00	23,631.63	23,631.63	100.0	19,439.97	283,580.00	264,140.03	93.14	283,580.00
UTILITIES									
4405 Cable	16,131.84	18,625.00	2,493.16	13.39	183,363.89	223,500.00	40,136.11	17.96	223,500.00
4410 Electricity	34,264.02	26,000.00	-8,264.02	-31.78	305,970.39	312,000.00	6,029.61	1.93	312,000.00
4415 Gas Bulk	1,331.31	2,500.00	1,168.69	46.75	23,293.19	30,000.00	6,706.81	22.36	30,000.00
4416 Gas Teco	934.25	1,250.00	315.75	25.26	14,075.61	15,000.00	924.39	6.16	15,000.00
4420 Telephone	409.09	541.63	132.54	24.47	5,900.21	6,500.00	599.79	9.23	6,500.00
4425 Water & Sewer	29,667.22	31,708.37	2,041.15	6.44	365,178.51	380,500.00	15,321.49	4.03	380,500.00
TOTAL UTILITIES	82,737.73	80,625.00	-2,112.73	-2.62	897,781.80	967,500.00	69,718.20	7.21	967,500.00

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PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	6,453.80	1,500.00	-4,953.80	-330.2	21,814.81	18,000.00	-3,814.81	-21.19	18,000.00
5010 P/R Administration/Office	12,294.40	18,750.00	6,455.60	34.43	155,663.50	225,000.00	69,336.50	30.82	225,000.00
5025 P/R Maintenance	35,246.61	35,583.37	336.76	0.95	423,045.79	427,000.00	3,954.21	0.93	427,000.00
5032 P/R Pool	2,909.76	4,166.63	1,256.87	30.17	47,595.66	50,000.00	2,404.34	4.81	50,000.00
6000 Employee Health	-2,557.70	6,916.63	9,474.33	136.9	61,781.10	83,000.00	21,218.90	25.56	83,000.00
6005 Holiday Gift Fund	707.12	101.86	-605.26	-594.2	9,376.16	9,500.00	123.84	1.30	9,500.00
6007 Special Events Fund	267.71	500.00	232.29	46.46	4,907.19	6,000.00	1,092.81	18.21	6,000.00
6010 P/R Tax - Fica	3,042.40	3,550.00	507.60	14.30	37,560.60	42,600.00	5,039.40	11.83	42,600.00
6020 P/R Tax Medicare	711.51	833.37	121.86	14.62	8,784.20	10,000.00	1,215.80	12.16	10,000.00
6030 P/R Tax Futa	0.00	250.00	250.00	100.0	0.00	3,000.00	3,000.00	100.0	3,000.00
6040 P/R Tax Suta	59.72	625.00	565.28	90.44	5,348.76	7,500.00	2,151.24	28.68	7,500.00
TOTAL PAYROLL, TAXES, BENE	59,135.33	72,776.86	13,641.53	18.74	775,877.77	881,600.00	105,722.23	11.99	881,600.00
LOAN & INS. INTEREST EXPENSE									
6201 Bank of America Loan-Interest	0.00	0.00	0.00	0	231,558.36	736,000.00	504,441.64	68.54	736,000.00
6202 Insurance Interest Expense	537.27	708.37	171.10	24.15	8,117.88	8,500.00	382.12	4.50	8,500.00
TOTAL INTEREST EXPENSE	537.27	708.37	171.10	24.15	239,676.24	744,500.00	504,823.76	67.81	744,500.00
TOTAL EXPENSES	294,986.14	346,139.66	51,153.52	14.78	3,827,403.53	4,912,860.00	1,085,456.47	22.09	4,912,860.00
NET INCOME	-286,780.09	-333,946.40	47,166.31	14.12	1,054,767.49	0.00	1,054,767.49	0	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