

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

April 30, 2014

OPERATING INCOME RECEIVED AS OF APRIL 30,2014

Income Received	\$	1,125,576.25
Monthly Budgeted Amount	\$	1,198,609.99
YTD Income Received	\$	3,676,998.57
YTD Budgeted Amount	\$	3,687,729.93

OPERATING EXPENSES PAID AS OF APRIL 30, 2014

Actual Expenses	\$	453,040.21
Monthly Budgeted Expenses	\$	584,403.35
YTD Actual Expenses	\$	3,068,258.29
YTD Budgeted Expenses	\$	3,075,023.45

OPERATING BALANCES AS OF APRIL 30,2014

WF - Operating Account-3832	\$	851,396.39
WF - Money Market-8653	\$	101,504.54
WF - RE Savings-9010	\$	3,366.13
WF - RE Checking-1538	\$	1,603.60
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,047.56
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	179,453.11
BP - Money Market OP-3824	\$	26,032.83
ST - RE Money Market -9585	\$	27,062.62
ST - RE-Fire Sprinkler-8453	\$	451,604.13
ST - RE-Money Market-4844	\$	59,994.35
ST - Payroll-5262	\$	137,711.93
CN - RE Money Market-8932	\$	89,118.64

TOTAL OPERATING FUNDS	\$	2,228,895.83
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ESCROW BALANCES AS OF APRIL 30,2014

WF- Escrow Contractor -1413	\$	21,819.92
ST - Escrow Rental-3978	\$	102,494.76
BP - Escrow Owners 2Qtrs-7385	\$	359,693.76

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	400.77
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DELINQUENCIES AS OF APRIL 30, 2014

\$ 244,953.54

WRITE-OFF AMOUNT AS OF APRIL 30, 2014

\$ 43,956.17

WRITE OFF-SPECIAL ASSESSMENT

\$ 1,399.02

TOTAL WRITE OFF

\$ 45,355.19

Expense Summary

	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	595,023.96	664,406.69	69,382.73
TOTAL BUILDING MAINTENANCE ****B	201,235.33	131,891.62	(69,343.71)
TOTAL FIXED CONTRACTS	635,822.85	626,516.69	(9,306.16)
TOTAL PAYROLL, TAXES, BENEFITS	280,942.53	327,541.76	46,599.23
TOTAL SPECIAL PROJECTS***A	93,106.42	32,083.31	(61,023.11)
TOTAL UTILITIES	524,720.63	550,083.38	25,362.75
TOTAL LOAN INTEREST	502,944.33	559,500.00	56,555.67
TOTAL ADJUSTMENT (INS, ETC)	234,462.24	183,000.00	(51,462.24)
 TOTAL EXPENSES	 <u>3,068,258.29</u>	 <u>3,075,023.45</u>	 <u>6,765.16</u>

Notes:

A*** Special Project Expenses for Reheat/ Outside Air Repair will be paid out of recovery funds and will be repaid from budget funds within 2 years.

B**** 40 Year Certification not budgeted for

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
April 2014

	<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	1,108,268.00	1,175,635.00	-67,367.00	-5.73	3,466,563.20	3,526,905.00	-60,341.80	-1.71	4,702,540.00
3115 Legal/ Lien Fees	1,029.00	2,083.33	-1,054.33	-50.61	50,296.26	14,583.31	35,712.95	244.8	25,000.00
3121 Special Assessment Recovery	0.00	0.00	0.00	0	1,399.02	0.00	1,399.02	0	0.00
3123 Storage	5.00	2,666.67	-2,661.67	-99.81	34,220.00	18,666.69	15,553.31	83.32	32,000.00
3125 Rentals-101/102/103/317	900.00	2,100.00	-1,200.00	-57.14	11,550.00	14,700.00	-3,150.00	-21.43	25,200.00
3130 Late Fees	300.00	391.67	-91.67	-23.40	2,853.95	2,741.69	112.26	4.09	4,700.00
3137 FOBS (Medeco) Keys	200.00	625.00	-425.00	-68.00	3,700.00	4,375.00	-675.00	-15.43	7,500.00
3144 Parking - Contractor	1,000.00	1,083.33	-83.33	-7.69	6,559.00	7,583.31	-1,024.31	-13.51	13,000.00
3145 Parking - Valet	1,726.00	1,391.67	334.33	24.02	12,473.00	9,741.69	2,731.31	28.04	16,700.00
3146 Parking - Tickets	1,860.00	2,291.67	-431.67	-18.84	17,430.00	16,041.69	1,388.31	8.65	27,500.00
3147 Parking - Monthly	2,195.00	2,583.33	-388.33	-15.03	18,096.96	18,083.31	13.65	0.08	31,000.00
3150 Repairs/Work Orders/Emergen	12.00	533.33	-521.33	-97.75	6,890.70	3,733.31	3,157.39	84.57	6,400.00
3170 NSF Fees Recovered	50.00	83.33	-33.33	-40.00	400.00	583.31	-183.31	-31.43	1,000.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	150.00	233.31	-83.31	-35.71	400.00
3190 Copies/Fax/Stamps	44.00	83.33	-39.33	-47.20	662.00	583.31	78.69	13.49	1,000.00
3210 Application Fees	800.00	583.33	216.67	37.14	2,900.00	4,083.31	-1,183.31	-28.98	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	291.69	-291.69	-100.0	500.00
3215 Estoppel	300.00	566.67	-266.67	-47.06	3,150.00	3,966.69	-816.69	-20.59	6,800.00
3510 Laundry Income	92.20	1,000.00	-907.80	-90.78	5,609.11	7,000.00	-1,390.89	-19.87	12,000.00
3710 Recovered -Bad Debt	0.00	4,166.67	-4,166.67	-100.0	0.00	29,166.69	-29,166.69	-100.0	50,000.00
3712 Interest Income	310.87	333.33	-22.46	-6.74	2,592.39	2,333.31	259.08	11.10	4,000.00
3715 Misc. Income-Fines,Plaza Roo	6,319.18	333.33	5,985.85	1,795.	30,737.00	2,333.31	28,403.69	1,217.	4,000.00
TOTAL INCOME	1,125,411.25	1,198,609.99	-73,198.74	-6.11	3,678,232.59	3,687,729.93	-9,497.34	-0.26	4,978,240.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	0.00	1,666.67	1,666.67	100.0	12,415.00	11,666.69	-748.31	-6.41	20,000.00
4007 Annual Fee - DBPR	0.00	0.00	0.00	0	2,080.00	3,000.00	920.00	30.67	3,000.00
4008 Application / Screening - Unit	476.00	400.00	-76.00	-19.00	1,484.00	2,800.00	1,316.00	47.00	4,800.00
4010 Bad Deb/ Write Offs	0.00	10,583.33	10,583.33	100.0	43,956.17	74,083.31	30,127.14	40.67	127,000.00
4012 Bank Charges	40.80	125.00	84.20	67.36	331.73	875.00	543.27	62.09	1,500.00
4013 Consulting Fee	0.00	0.00	0.00	0	8,675.00	0.00	-8,675.00	0	0.00
4014 Election Expense	0.00	375.00	375.00	100.0	2,288.18	2,625.00	336.82	12.83	4,500.00
4015 Employee Gas	132.56	16.67	-115.89	-695.2	1,343.31	116.69	-1,226.62	-1,051	200.00
4026 Insurance-Claims Deductible	0.00	916.67	916.67	100.0	0.00	6,416.69	6,416.69	100.0	11,000.00
4029 Legal - Unit Owner Fees	1,667.20	4,166.67	2,499.47	59.99	28,339.12	29,166.69	827.57	2.84	50,000.00
4030 Legal - 2000 Development (eff	11,090.00	0.00	-11,090.00	0	11,090.00	0.00	-11,090.00	0	0.00
4031 Legal- Association	1,004.65	1,250.00	245.35	19.63	20,210.85	8,750.00	-11,460.85	-130.9	15,000.00
Legal Expense - Total	13,761.85	5,416.67	-8,345.18	-154.0	59,639.97	37,916.69	-21,723.28	-57.29	65,000.00
4033 Licenses, Fees & Permits	0.00	525.00	525.00	100.0	876.50	3,675.00	2,798.50	76.15	6,300.00
4034 Maint Fees - Unit104	2,515.00	1,000.00	-1,515.00	-151.5	7,545.00	7,000.00	-545.00	-7.79	12,000.00
4035 Office Expenses- Soft	617.27	650.00	32.73	5.04	4,320.36	4,550.00	229.64	5.05	7,800.00
4036 New Hire Fees	0.00	28.33	28.33	100.0	0.00	198.31	198.31	100.0	340.00
4037 Maint Fees - Units317/408/100	0.00	2,666.67	2,666.67	100.0	0.00	18,666.69	18,666.69	100.0	32,000.00
4039 Office Expense Kitchen	281.86	258.33	-23.53	-9.11	1,285.82	1,808.31	522.49	28.89	3,100.00
4042 Office Expenses Hard Goods	35.98	166.67	130.69	78.41	485.17	1,166.69	681.52	58.41	2,000.00
4043 Office Expense - Computers	54.00	833.33	779.33	93.52	6,425.55	5,833.31	-592.24	-10.15	10,000.00
Office Expense - Total	371.84	1,258.33	886.49	70.45	8,196.54	8,808.31	611.77	6.95	15,100.00
4046 Postage & Delivery	316.32	233.33	-82.99	-35.57	1,284.74	1,633.31	348.57	21.34	2,800.00
4052 Parker Owned Unit Expenses	0.00	333.33	333.33	100.0	-2,847.50	2,333.31	5,180.81	222.0	4,000.00
4056 Walkie-Talkies/Radios	1,182.96	166.67	-1,016.29	-609.7	2,433.76	1,166.69	-1,267.07	-108.6	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	100.00	100.00	100.0	1,274.46	700.00	-574.46	-82.07	1,200.00
4105 Cleaning Supplies - Paper	0.00	37.50	37.50	100.0	520.06	262.50	-257.56	-98.12	450.00
4108 Compactor Container	0.00	291.67	291.67	100.0	0.00	2,041.69	2,041.69	100.0	3,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	875.00	875.00	100.0	1,500.00
4110 Compactor Repairs	180.00	166.67	-13.33	-8.00	2,983.08	1,166.69	-1,816.39	-155.6	2,000.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	291.69	291.69	100.0	500.00
4113 Fire Alarm System	0.00	366.67	366.67	100.0	4,164.16	2,566.69	-1,597.47	-62.24	4,400.00
4115 Gym Maintenance	132.60	308.33	175.73	56.99	1,543.59	2,158.31	614.72	28.48	3,700.00
4119 Pool Expense-Large Equipment	0.00	208.33	208.33	100.0	0.00	1,458.31	1,458.31	100.0	2,500.00
4120 Pool Chemicals/Tank Lease	1,274.76	750.00	-524.76	-69.97	5,326.81	5,250.00	-76.81	-1.46	9,000.00
4121 Pool Towel Expense	-53.00	50.00	103.00	206.0	-1,124.51	350.00	1,474.51	421.2	600.00
4122 Pool Repairs	0.00	333.33	333.33	100.0	821.54	2,333.31	1,511.77	64.79	4,000.00
4123 Pool Equipment Expense	1,823.60	666.67	-1,156.93	-173.5	16,570.47	4,666.69	-11,903.78	-255.0	8,000.00
Pool Expense - Total	3,045.36	2,008.33	-1,037.03	-51.64	21,594.31	14,058.31	-7,536.00	-53.61	24,100.00
4127 Elevator Repair (begin use 10/0	1,500.00	833.33	-666.67	-80.00	1,500.00	5,833.31	4,333.31	74.29	10,000.00

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
April 2014

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4129 Chillers-Repair	0.00	275.00	275.00	100.0	3,500.81	1,925.00	-1,575.81	-81.86	3,300.00
4131 Landscaping	658.51	583.33	-75.18	-12.89	7,734.53	4,083.31	-3,651.22	-89.42	7,000.00
4133 Uniforms	0.00	37.50	37.50	100.0	175.86	262.50	86.64	33.01	450.00
4140 Parts & Supplies-Misc	7,471.47	4,166.67	-3,304.80	-79.32	58,259.73	29,166.69	-29,093.04	-99.75	50,000.00
4141 Parts & Supplies-FOB	0.00	208.33	208.33	100.0	0.00	1,458.31	1,458.31	100.0	2,500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	291.69	291.69	100.0	500.00
4163 Labor Contract - Electrical	2,500.00	250.00	-2,250.00	-900.0	20,750.00	1,750.00	-19,000.00	-1,085	3,000.00
4165 Labor Contract - Gate & Arm R	0.00	583.33	583.33	100.0	0.00	4,083.31	4,083.31	100.0	7,000.00
4166 Labor Contract - FOB	2,460.25	125.00	-2,335.25	-1,868	5,354.28	875.00	-4,479.28	-511.9	1,500.00
4181 Labor Contract - Misc	15,280.12	8,083.33	-7,196.79	-89.03	66,623.42	56,583.31	-10,040.11	-17.74	97,000.00
4182 Labor Contract -Pool/Contr/Mai	1,800.00	208.33	-1,591.67	-764.0	6,084.00	1,458.31	-4,625.69	-317.2	2,500.00
Labor Contract - Total	22,040.37	9,249.99	-12,790.38	-138.2	98,811.70	64,749.93	-34,061.77	-52.61	111,000.00
4197 Discounts Earned	-71.02	0.00	71.02	0	-826.96	0.00	826.96	0	0.00
Supplies - Total	7,400.45	4,416.67	-2,983.78	-67.56	57,432.77	30,916.69	-26,516.08	-85.77	53,000.00
FIXED CONTRACTS									
4203 Chillers Contract	4,500.00	2,250.00	-2,250.00	-100.0	15,750.00	15,750.00	0.00	0.00	27,000.00
4205 Elevator Contract	0.00	7,200.00	7,200.00	100.0	21,600.00	21,600.00	0.00	0.00	28,800.00
4207 Copier/Rental - (was 4041)	379.48	375.00	-4.48	-1.19	1,723.08	2,625.00	901.92	34.36	4,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	294.22	583.31	289.09	49.56	1,000.00
4210 Housekeeping Contract	14,405.54	14,666.67	261.13	1.78	100,838.78	102,666.69	1,827.91	1.78	176,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	1,293.75	1,166.69	-127.06	-10.89	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	11,200.00	11,200.00	0.00	0.00	19,200.00
4217 Maintenance/Pool Contract	21,746.50	18,833.33	-2,913.17	-15.47	148,295.83	131,833.31	-16,462.52	-12.49	226,000.00
4218 Maintenance/Pool Contract-OT	0.00	166.67	166.67	100.0	2,437.50	1,166.69	-1,270.81	-108.9	2,000.00
4220 Pest Control	440.00	458.33	18.33	4.00	6,457.80	3,208.31	-3,249.49	-101.2	5,500.00
4225 Security Contract	40,668.53	29,333.33	-11,335.20	-38.64	207,044.89	205,333.31	-1,711.58	-0.83	352,000.00
4226 Security Contract-OT	370.29	916.67	546.38	59.60	9,057.37	6,416.69	-2,640.68	-41.15	11,000.00
4229 Valet Contract	5,600.00	12,166.67	6,566.67	53.97	72,837.50	85,166.69	12,329.19	14.48	146,000.00
4230 Waste Removal Contract	4,944.59	5,000.00	55.41	1.11	34,612.13	35,000.00	387.87	1.11	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	2,380.00	2,800.00	420.00	15.00	4,800.00
SPECIAL PROJECTS									
4308 Electrical Roof Top	0.00	0.00	0.00	0	7,237.97	0.00	-7,237.97	0	0.00
4310 Fire Sprinkler Project/Soffits	0.00	0.00	0.00	0	6,100.02	0.00	-6,100.02	0	0.00
4321 Repair Concrete on Building W	1,050.00	2,083.33	1,033.33	49.60	8,570.45	14,583.31	6,012.86	41.23	25,000.00
4323 Pool Deck Repair	0.00	416.67	416.67	100.0	0.00	2,916.69	2,916.69	100.0	5,000.00
4331 Roof Repair	0.00	2,083.33	2,083.33	100.0	0.00	14,583.31	14,583.31	100.0	25,000.00
4342 Reheat/Outside Air Repair	841.50	0.00	-841.50	0	71,197.98	0.00	-71,197.98	0	0.00
SPECIAL ASSESSMENT									
4368 S/A Bad Debt	0.00	0.00	0.00	0	1,399.02	0.00	-1,399.02	0	0.00
UTILITIES									
4405 Cable	16,792.12	17,000.00	207.88	1.22	117,530.26	119,000.00	1,469.74	1.24	204,000.00
4410 Electricity	21,736.47	25,000.00	3,263.53	13.05	163,107.57	175,000.00	11,892.43	6.80	300,000.00
4415 Gas	4,515.99	3,666.67	-849.32	-23.16	23,122.93	25,666.69	2,543.76	9.91	44,000.00
4416 Gas Transportation	0.00	1,500.00	1,500.00	100.0	8,890.93	10,500.00	1,609.07	15.32	18,000.00
Gas Expense - Total	4,515.99	5,166.67	650.68	12.59	32,013.86	36,166.69	4,152.83	11.48	62,000.00
4420 Telephone	929.24	500.00	-429.24	-85.85	3,434.04	3,500.00	65.96	1.88	6,000.00
4425 Water & Sewer	25,700.77	30,916.67	5,215.90	16.87	208,634.90	216,416.69	7,781.79	3.60	371,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,071.00	1,416.67	345.67	24.40	5,581.89	9,916.69	4,334.80	43.71	17,000.00
5010 P/R Administration/Office	11,323.52	16,666.67	5,343.15	32.06	89,524.02	116,666.69	27,142.67	23.27	200,000.00
5025 P/R Maintenance	12,520.00	16,666.67	4,146.67	24.88	95,228.62	116,666.69	21,438.07	18.38	200,000.00
5032 P/R Pool	2,691.00	2,916.67	225.67	7.74	20,155.20	20,416.69	261.49	1.28	35,000.00
5080 P/R Contractor Inspector	2,395.40	2,500.00	104.60	4.18	17,954.86	17,500.00	-454.86	-2.60	30,000.00
P/R Maintenance - Total	12,520.00	16,666.67	4,146.67	24.88	95,228.62	116,666.69	21,438.07	18.38	200,000.00
6000 Employee Health	2,530.83	2,258.33	-272.50	-12.07	19,718.42	15,808.31	-3,910.11	-24.73	27,100.00
6005 Holiday Gift Fund	0.00	666.67	666.67	100.0	8,782.51	4,666.69	-4,115.82	-88.20	8,000.00
6007 Special Events Fund	-125.44	250.00	375.44	150.1	2,284.54	1,750.00	-534.54	-30.55	3,000.00
6010 P/R Tax - Fica	1,728.36	2,000.00	271.64	13.58	13,548.96	14,000.00	451.04	3.22	24,000.00
6020 P/R Tax Medicare	404.24	466.67	62.43	13.38	3,168.80	3,266.69	97.89	3.00	5,600.00
6030 P/R Tax Futa	404.76	400.00	-4.76	-1.19	459.36	2,800.00	2,340.64	83.59	4,800.00
6040 P/R Tax Suta	3,989.95	583.33	-3,406.62	-584.0	4,535.35	4,083.31	-452.04	-11.07	7,000.00
Repayment of Loan									
6201 Interest Banco Popular Expns	126,320.23	130,000.00	3,679.77	2.83	389,944.33	390,000.00	55.67	0.01	520,000.00
6203 Loan from PP Recovery Acct	0.00	56,500.00	56,500.00	100.0	113,000.00	169,500.00	56,500.00	33.33	226,000.00

SUMMARY

