

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

August 31, 2013

OPERATING INCOME RECEIVED AS OF AUGUST 31, 2013

Income Received	\$	26,352.67
Monthly Budgeted Amount	\$	30,614.99
YTD Income Received	\$	4,646,796.53
YTD Budgeted Amount	\$	4,681,072.89

OPERATING EXPENSES PAID AS OF AUGUST 31, 2013

Actual Expenses	\$	346,953.87
Monthly Budgeted Expenses	\$	373,423.62
YTD Actual Expenses	\$	4,659,637.26
YTD Budgeted Expenses	\$	4,338,264.82

BANK BALANCES AS OF AUGUST 31, 2013

WF Money Market-8653	\$	101,437.27
WF - Special Assessment-8501	\$	400.77
WF - Operating-3832	\$	228,118.76
WF - RE Savings Frm Sale-9010	\$	137,655.73
WF- RE Checking Frm Sale-1538	\$	20,780.89
WF- Contractor-Operating-1413	\$	21,372.92
Sunt-Escrow Rental-3978	\$	109,625.52
BP-2Qtrs Owners Escrow-7385	\$	273,297.69
BP Money Market OP-3824	\$	25,975.28
Sunt-Signature MM Recovery-9585	\$	27,053.65
Sunt Money Market-4844	\$	59,954.60
Sunt Payroll-5262	\$	86,749.18
Sunt- Fire Sprinkler Recovery -8453	\$	401,265.78
City Nat'l Bank MM-8932	\$	84,464.26

DELINQUENCIES AS OF AUGUST 31, 2013

\$ 171,623.16

WRITE-OFF AMOUNT AS OF AUGUST 31, 2013

\$ 7,808.49

Items to note:

Housekeeping contract will include housekeeping payroll

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	917,845.44	1,025,591.38	107,745.94
TOTAL BUILDING MAINTENANCE	228,742.77	222,409.00	(6,333.77)
TOTAL FIXED CONTRACTS	936,321.12	896,591.74	(39,729.38)
TOTAL PAYROLL, TAXES, BENEFITS	436,197.12	423,958.37	(12,238.75)
TOTAL SPECIAL PROJECTS***	317,690.66	79,007.06	(238,683.60)
TOTAL UTILITIES	857,812.96	880,183.26	22,370.30
TOTAL LOAN INTEREST	632,453.77	579,919.01	(52,534.76)
TOTAL ADJUSTMENT (INS, ETC)	332,573.42	230,605.00	(101,968.42)
TOTAL EXPENSES	<u>4,659,637.26</u>	<u>4,338,264.82</u>	<u>(321,372.44)</u>

Notes:

- A Payroll - Maintenance now includes an additional employee moved from administrative to maintenance.
- B*** Special Project Expenses are causing the excess deficit expenses during the current year. These funds were paid from previous recovered funds and will be recovered within the next 2 years.

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
August 2013**

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	8,113.93	0.00	8,113.93	0	4,342,991.93	4,344,308.00	-1,316.07	-0.03	4,344,308.00
3115 Legal/ Lien Fees	5,026.70	4,750.00	276.70	5.83	27,226.95	52,250.00	-25,023.05	-47.89	57,000.00
3121 Special Assessment Recovery	0.00	126.67	-126.67	-100.0	4,440.38	1,393.37	3,047.01	218.6	1,520.00
3123 Storage	20.00	3,083.33	-3,063.33	-99.35	32,179.02	33,916.63	-1,737.61	-5.12	37,000.00
3125 Rentals-101/102/103/317	1,300.00	2,916.67	-1,616.67	-55.43	20,300.00	32,083.37	-11,783.37	-36.73	35,000.00
3130 Late Fees	349.97	833.33	-483.36	-58.00	4,364.85	9,166.63	-4,801.78	-52.38	10,000.00
3137 FOBS (Medeco) Keys	300.00	416.67	-116.67	-28.00	7,200.00	4,583.37	2,616.63	57.09	5,000.00
3144 Parking - Contractor	1,914.00	1,083.33	830.67	76.68	13,415.00	11,916.63	1,498.37	12.57	13,000.00
3145 Parking - Valet	1,305.00	2,083.33	-778.33	-37.36	15,681.00	22,916.63	-7,235.63	-31.57	25,000.00
3146 Parking - Tickets	2,105.00	2,083.33	21.67	1.04	23,740.00	22,916.63	823.37	3.59	25,000.00
3147 Parking - Monthly	2,710.00	2,500.00	210.00	8.40	28,353.61	27,500.00	853.61	3.10	30,000.00
3150 Repairs/Work Orders/Emergen	155.00	1,198.33	-1,043.33	-87.07	5,492.86	13,181.63	-7,688.77	-58.33	14,380.00
3170 NSF Fees Recovered	0.00	41.67	-41.67	-100.0	680.00	458.37	221.63	48.35	500.00
3175 Condo Docs	0.00	58.33	-58.33	-100.0	300.00	641.63	-341.63	-53.24	700.00
3190 Copies/Fax/Stamps	55.00	83.33	-28.33	-34.00	1,046.00	916.63	129.37	14.11	1,000.00
3210 Application Fees	200.00	583.33	-383.33	-65.71	6,194.81	6,416.63	-221.82	-3.46	7,000.00
3212 Elevator Fees	200.00	41.67	158.33	379.9	300.00	458.37	-158.37	-34.55	500.00
3215 Estoppel	750.00	583.33	166.67	28.57	6,000.00	6,416.63	-416.63	-6.49	7,000.00
3510 Laundry Income	1,018.00	1,041.67	-23.67	-2.27	10,596.24	11,458.37	-862.13	-7.52	12,500.00
3710 Recovered -Bad Debt	0.00	6,666.67	-6,666.67	-100.0	71,981.71	73,333.37	-1,351.66	-1.84	80,000.00
3712 Interest Income	827.67	250.00	577.67	231.0	4,106.77	2,750.00	1,356.77	49.34	3,000.00
3715 Misc. Income-Fines,Plaza Roo	2.40	316.67	-314.27	-99.24	24,645.78	3,483.37	21,162.41	607.5	3,800.00
TOTAL INCOME	26,352.67	30,741.66	-4,388.99	-14.28	4,651,236.91	4,682,466.26	-31,229.35	-0.67	4,713,208.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,075.00	3,166.67	2,091.67	66.05	15,215.00	34,833.37	19,618.37	56.32	38,000.00
4007 Annual Fee - DBPR	0.00	233.33	233.33	100.0	2,080.00	2,566.63	486.63	18.96	2,800.00
4008 Application / Screening - Unit	225.00	333.33	108.33	32.50	3,677.00	3,666.63	-10.37	-0.28	4,000.00
4010 Bad Debt/ Write Offs	231.60	5,833.33	5,601.73	96.03	7,808.49	64,166.63	56,358.14	87.83	70,000.00
4012 Bank Charges	87.63	166.67	79.04	47.42	1,235.60	1,833.37	597.77	32.60	2,000.00
4013 Consulting Fee	1,250.00	0.00	-1,250.00	0	1,250.00	0.00	-1,250.00	0	0.00
4014 Election Expense	0.00	416.67	416.67	100.0	1,577.99	4,583.37	3,005.38	65.57	5,000.00
4015 Employee Gas	62.25	66.67	4.42	6.63	201.62	733.37	531.75	72.51	800.00
4025 Insurance-All Risk	0.00	0.00	0.00	0	-83.55	0.00	83.55	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	7,500.00	1,833.37	-5,666.63	-309.0	2,000.00
4029 Legal - Unit Owner Fees	3,439.94	5,000.00	1,560.06	31.20	83,846.75	55,000.00	-28,846.75	-52.45	60,000.00
4030 Legal - Non recoverable Attorne	0.00	41.67	41.67	100.0	1,717.87	458.37	-1,259.50	-274.7	500.00
4031 Legal- Recoverable Attorney Fe	590.70	3,916.67	3,325.97	84.92	13,699.51	43,083.37	29,383.86	68.20	47,000.00
Legal Expense - Total	4,030.64	8,958.34	4,927.70	55.01	99,264.13	98,541.74	-722.39	-0.73	107,500.00
4033 Licenses, Fees & Permits	0.00	416.67	416.67	100.0	5,182.43	4,583.37	-599.06	-13.07	5,000.00
4034 Maint Fees - Unit104	0.00	1,500.00	1,500.00	100.0	9,748.00	16,500.00	6,752.00	40.92	18,000.00
4035 Office Expenses- Soft	809.57	416.67	-392.90	-94.30	7,190.61	4,583.37	-2,607.24	-56.88	5,000.00
4036 New Hire Fees	98.50	416.67	318.17	76.36	324.50	4,583.37	4,258.87	92.92	5,000.00
4037 Maint Fees - Units317/408/100	0.00	1,416.67	1,416.67	100.0	0.00	15,583.37	15,583.37	100.0	17,000.00
4039 Office Expense Kitchen	64.04	208.33	144.29	69.26	2,487.92	2,291.63	-196.29	-8.57	2,500.00
4042 Office Expenses Hard Goods	1,067.01	1,265.67	198.66	15.70	2,379.59	13,922.37	11,542.78	82.91	15,188.00
4043 Office Expense - Computers	0.00	500.00	500.00	100.0	9,279.26	5,500.00	-3,779.26	-68.71	6,000.00
Office Expense - Total	1,131.05	1,974.00	842.95	42.70	14,146.77	21,714.00	7,567.23	34.85	23,688.00
4046 Postage & Delivery	1,046.31	316.67	-729.64	-230.4	3,149.16	3,483.37	334.21	9.59	3,800.00
4050 Taxes (317,1008 & 1825)	0.00	200.00	200.00	100.0	0.00	2,200.00	2,200.00	100.0	2,400.00
4052 Parker Owned Unit Expenses	507.42	208.33	-299.09	-143.5	3,354.92	2,291.63	-1,063.29	-46.40	2,500.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	0.00	1,833.37	1,833.37	100.0	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	1,184.22	2,291.63	1,107.41	48.32	2,500.00
4105 Cleaning Supplies - Paper	0.00	104.17	104.17	100.0	291.32	1,145.87	854.55	74.58	1,250.00
4108 Compactor Container	0.00	208.33	208.33	100.0	1,298.50	2,291.63	993.13	43.34	2,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	1,375.00	1,375.00	100.0	1,500.00

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
August 2013

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4110 Compactor Repairs	0.00	125.00	125.00	100.0	1,123.10	1,375.00	251.90	18.32	1,500.00
4111 Electrical Room	0.00	208.33	208.33	100.0	0.00	2,291.63	2,291.63	100.0	2,500.00
4113 Fire Alarm System	143.07	75.00	-68.07	-90.76	3,032.55	825.00	-2,207.55	-267.5	900.00
4115 Gym Maintenance	185.20	300.00	114.80	38.27	2,811.55	3,300.00	488.45	14.80	3,600.00
4119 Pool Expense-Large Equipment <i>Return</i>	-689.00	1,500.00	2,189.00	145.9	1,834.79	16,500.00	14,665.21	88.88	18,000.00
4120 Pool Chemicals/Tank Lease	1,226.59	1,127.33	-99.26	-8.80	8,428.93	12,400.63	3,971.70	32.03	13,528.00
4121 Pool Towel Expense	-267.64	41.67	309.31	742.2	-742.86	458.37	1,201.23	262.0	500.00
4122 Pool Repairs	0.00	2,083.33	2,083.33	100.0	2,322.87	22,916.63	20,593.76	89.86	25,000.00
4123 Pool Equipment Expense	0.00	62.50	62.50	100.0	3,325.77	687.50	-2,638.27	-383.7	750.00
4124 Pool Furniture/Umbrellas	0.00	291.67	291.67	100.0	3,814.60	3,208.37	-606.23	-18.90	3,500.00
Pool Expense - Total	269.95	5,106.50	4,836.55	94.71	18,984.10	56,171.50	37,187.40	66.20	61,278.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	6,790.00	15,583.37	8,793.37	56.43	17,000.00
4129 Chillers-Repair	1,456.00	1,666.67	210.67	12.64	4,046.97	18,333.37	14,286.40	77.93	20,000.00
4131 Landscaping	0.00	333.33	333.33	100.0	5,425.50	3,666.63	-1,758.87	-47.97	4,000.00
4133 Uniforms	29.89	58.33	28.44	48.76	421.00	641.63	220.63	34.39	700.00
4140 Parts & Supplies-Misc	5,333.05	4,166.67	-1,166.38	-27.99	52,173.95	45,833.37	-6,340.58	-13.83	50,000.00
4141 Parts & Supplies-FOB	0.00	41.67	41.67	100.0	1,481.63	458.37	-1,023.26	-223.2	500.00
4142 Parts & Supplies-Transponder	227.74	41.67	-186.07	-446.5	286.98	458.37	171.39	37.39	500.00
4163 Labor Contract - Electrical	2,078.14	208.33	-1,869.81	-897.5	7,318.14	2,291.63	-5,026.51	-219.3	2,500.00
4165 Labor Contract - Gate & Arm R	1,028.20	125.00	-903.20	-722.5	7,145.52	1,375.00	-5,770.52	-419.6	1,500.00
4166 Labor Contract - FOB	1,473.32	125.00	-1,348.32	-1,078	3,472.98	1,375.00	-2,097.98	-152.5	1,500.00
4181 Labor Contract - Misc	5,628.23	5,500.00	-128.23	-2.33	108,570.50	60,500.00	-48,070.50	-79.46	66,000.00
4182 Labor Contract -Pool/Contr/Mai	360.00	33.33	-326.67	-980.1	2,682.00	366.63	-2,315.37	-631.5	400.00
Labor Contract - Total	10,567.89	5,991.66	-4,576.23	-76.38	129,189.14	65,908.26	-63,280.88	-96.01	71,900.00
4193 Supplies - Plumbing	0.00	41.67	41.67	100.0	1,313.89	458.37	-855.52	-186.6	500.00
4197 Discounts Earned	-352.30	0.00	352.30	0	-1,111.63	0.00	1,111.63	0	0.00
Supplies - Total	5,208.49	4,291.68	-916.81	-21.36	54,144.82	47,208.48	-6,936.34	-14.69	51,500.00
FIXED CONTRACTS									
4203 Chillers Contract	2,250.00	500.00	-1,750.00	-350.0	20,465.70	5,500.00	-14,965.70	-272.1	6,000.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	21,600.00	26,400.00	4,800.00	18.18	28,800.00
4207 Copier/Rental - (was 4041)	189.74	541.67	351.93	64.97	3,018.94	5,958.37	2,939.43	49.33	6,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	0.00	916.63	916.63	100.0	1,000.00
4210 Housekeeping Contract	13,776.97	11,000.00	-2,776.97	-25.25	151,684.17	121,000.00	-30,684.17	-25.36	132,000.00
4215 Landscaping Contract	1,600.00	1,250.00	-350.00	-28.00	16,164.00	13,750.00	-2,414.00	-17.56	15,000.00
4217 Maintenance/Pool Contract	19,060.30	20,000.00	939.70	4.70	210,243.30	220,000.00	9,756.70	4.43	240,000.00
4220 Pest Control	0.00	375.00	375.00	100.0	5,163.00	4,125.00	-1,038.00	-25.16	4,500.00
4223 Phone Insurance Toshiba (was	0.00	125.00	125.00	100.0	-120.80	1,375.00	1,495.80	108.7	1,500.00
4225 Security Contract	27,008.80	27,666.67	657.87	2.38	316,218.35	304,333.37	-11,884.98	-3.91	332,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	128,837.50	133,833.37	4,995.87	3.73	146,000.00
4230 Waste Removal Contract	4,951.71	5,000.00	48.29	0.97	59,306.96	55,000.00	-4,306.96	-7.83	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	3,740.00	4,400.00	660.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	666.67	666.67	100.0	0.00	7,333.37	7,333.37	100.0	8,000.00
4308 Electrical Roof Top	19,235.81	0.00	-19,235.81	0	19,235.81	0.00	-19,235.81	0	0.00
4309 Fire Sprinkler Project	0.00	0.00	0.00	0	49,342.01	0.00	-49,342.01	0	0.00
4310 Fire Sprinkler Project/Soffits	31,245.62	0.00	-31,245.62	0	115,043.41	0.00	-115,043.41	0	0.00
4315 Non-Contracted Supervisory Se	0.00	416.67	416.67	100.0	0.00	4,583.37	4,583.37	100.0	5,000.00
4321 Repair Concrete on Building W	0.00	1,666.67	1,666.67	100.0	12,938.02	18,333.37	5,395.35	29.43	20,000.00
4323 Pool Deck Repair	0.00	1,307.45	1,307.45	100.0	7,212.89	14,381.95	7,169.06	49.85	15,689.35
4324 Rear Parking Lot Repair	0.00	1,666.67	1,666.67	100.0	0.00	18,333.37	18,333.37	100.0	20,000.00
4325 Cameras	0.00	833.33	833.33	100.0	0.00	9,166.63	9,166.63	100.0	10,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	0.00	6,875.00	6,875.00	100.0	7,500.00
4332 Sewer & Drain Relining	0.00	0.00	0.00	0	111,792.46	0.00	-111,792.46	0	0.00
4342 Reheat/Outside Air Repair	0.00	0.00	0.00	0	2,126.06	0.00	-2,126.06	0	0.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	0.00	0.00	0.00	0	1,421.55	0.00	-1,421.55	0	0.00
4360 S/A - Water Well - Landscaping	0.00	0.00	0.00	0	6,553.70	0.00	-6,553.70	0	0.00
4367 S/A Fire Alarm - Flow & Tamper	0.00	0.00	0.00	0	750.00	0.00	-750.00	0	0.00
4368 S/A Bad Debt	0.00	126.67	126.67	100.0	0.00	1,393.37	1,393.37	100.0	1,520.00
UTILITIES									
4405 Cable	16,789.77	14,583.33	-2,206.44	-15.13	178,196.38	160,416.63	-17,779.75	-11.08	175,000.00
4410 Electricity	29,708.13	27,500.00	-2,208.13	-8.03	281,650.75	302,500.00	20,849.25	6.89	330,000.00
4415 Gas	0.00	3,333.33	3,333.33	100.0	34,184.39	36,666.63	2,482.24	6.77	40,000.00
4416 Gas Transportation	1,133.82	1,666.67	532.85	31.97	15,462.71	18,333.37	2,870.66	15.66	20,000.00
Gas Expense - Total	1,133.82	5,000.00	3,866.18	77.32	49,647.10	55,000.00	5,352.90	9.73	60,000.00
4420 Telephone	484.77	433.33	-51.44	-11.87	5,600.14	4,766.63	-833.51	-17.49	5,200.00
4425 Water & Sewer	31,832.70	32,500.00	667.30	2.05	342,718.59	357,500.00	14,781.41	4.13	390,000.00

