

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

December-12

OPERATING INCOME RECEIVED AS OF DECEMBER 31, 2012

Income Received	\$	23,581.76
Monthly Budgeted Amount	\$	30,614.99
YTD Income Received	\$	1,187,829.30
YTD Budgeted Amount	\$	1,177,921.97

OPERATING EXPENSES PAID AS OF DECEMBER 31, 2012

Actual Expenses	\$	327,300.96
Monthly Budgeted Expenses	\$	329,037.04
YTD Actual Expenses	\$	1,223,108.78
YTD Budgeted Expenses	\$	1,177,922.12

BANK BALANCES AS OF DECEMBER 31, 2012

WF Money Market-8653	\$	101,349.82
WF - Special Assessment-8501	\$	14,808.35
WF - Operating-3832	\$	53,176.44
WF - RE Savings Frm Sale-9010	\$	162,530.68
WF- RE Checking Frm Sale-1538	\$	63,944.25
WF- Contractor-Savings-8281		Closed
WF- Contractor-Operating-1413	\$	19,627.92
Sunt-Escrow Rental-3978	\$	113,384.63
BP-2Qtrs Owners Escrow-7385	\$	159,807.26
BP-Small Expense-7442		Closed
BP Money Market OP-3824	\$	25,911.55
BP MM Escrow (Rentals)-3832		Closed
Sunt-Signature MM Recovery-9585	\$	27,044.64
BP Operating-6406		Closed
BP Payroll-6407		Closed
Sunt Money Market-1136	\$	59,909.61
Sunt Payroll-5262	\$	50,458.69
Sunt- Fire Sprinkler Recovery -8453	\$	325,918.75
City Nat'l Bank MM-8932	\$	199,792.69

DELINQUENCIES AS OF DECEMBER 31, 2012

\$	135,687.35
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WRITE-OFF AMOUNT AS OF DECEMBER 31, 2012
\$ -

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	259,159.64	279,706.74	20,547.10
TOTAL BUILDING MAINTENANCE	49,493.17	60,657.00	11,163.83
TOTAL FIXED CONTRACTS	248,798.34	244,525.02	(4,273.32)
TOTAL PAYROLL, TAXES, BENEFITS	142,136.92	115,625.01	(26,511.91)
TOTAL SPECIAL PROJECTS	51,683.28	21,547.38	(30,135.90)
TOTAL UTILITIES	233,900.50	240,049.98	6,149.48
TOTAL LOAN INTEREST	160,398.77	158,159.74	(2,239.03)
TOTAL ADJUSTMENT (INS, ETC)	77,538.16	57,651.25	(19,886.91)
TOTAL EXPENSES	<u>1,223,108.78</u>	<u>1,177,922.12</u>	<u>(45,186.66)</u>

Notes:

A Payroll - Maintenance now includes an additional employee moved from administrative to maintenance.

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
December 2012**

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	4,711.66	0.00	4,711.66	0	1,078,374.66	1,086,077.00	-7,702.34	-0.71	4,344,308.00
3115 Legal/ Lien Fees	579.38	4,750.00	-4,170.62	-87.80	2,573.40	14,250.00	-11,676.60	-81.94	57,000.00
3121 Special Assessment Recovery	0.00	126.67	-126.67	-100.0	0.00	380.01	-380.01	-100.0	1,520.00
3123 Storage	1,920.00	3,083.33	-1,163.33	-37.73	31,385.48	9,249.99	22,135.49	239.3	37,000.00
3125 Rentals-101/102/103/317	3,600.00	2,916.67	683.33	23.43	7,800.00	8,750.01	-950.01	-10.86	35,000.00
3130 Late Fees	150.00	833.33	-683.33	-82.00	595.85	2,499.99	-1,904.14	-76.17	10,000.00
3137 FOBS (Medeco) Keys	800.00	416.67	383.33	92.00	1,400.00	1,250.01	149.99	12.00	5,000.00
3144 Parking - Contractor	578.00	1,083.33	-505.33	-46.65	2,794.00	3,249.99	-455.99	-14.03	13,000.00
3145 Parking - Valet	1,215.00	2,083.33	-868.33	-41.68	3,484.00	6,249.99	-2,765.99	-44.26	25,000.00
3146 Parking - Tickets	2,400.00	2,083.33	316.67	15.20	6,600.00	6,249.99	350.01	5.60	25,000.00
3147 Parking - Monthly	3,417.78	2,500.00	917.78	36.71	8,864.78	7,500.00	1,364.78	18.20	30,000.00
3150 Repairs/Work Orders/Emergen	814.12	1,198.33	-384.21	-32.06	1,263.12	3,594.99	-2,331.87	-64.86	14,380.00
3170 NSF Fees Recovered	0.00	41.67	-41.67	-100.0	260.00	125.01	134.99	107.9	500.00
3175 Condo Docs	50.00	58.33	-8.33	-14.28	50.00	174.99	-124.99	-71.43	700.00
3190 Copies/Fax/Stamps	80.00	83.33	-3.33	-4.00	240.00	249.99	-9.99	-4.00	1,000.00
3210 Application Fees	300.00	583.33	-283.33	-48.57	1,250.00	1,749.99	-499.99	-28.57	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	100.00	125.01	-25.01	-20.01	500.00
3215 Estoppel	300.00	583.33	-283.33	-48.57	1,200.00	1,749.99	-549.99	-31.43	7,000.00
3510 Laundry Income	0.00	1,041.67	-1,041.67	-100.0	2,451.47	3,125.01	-673.54	-21.55	12,500.00
3710 Recovered -Bad Debt	0.00	6,666.67	-6,666.67	-100.0	32,585.74	20,000.01	12,585.73	62.93	80,000.00
3712 Interest Income	298.54	250.00	48.54	19.42	1,112.22	750.00	362.22	48.30	3,000.00
3715 Misc. Income-Fines,Plaza Roo	2,367.28	316.67	2,050.61	647.5	3,444.58	950.01	2,494.57	262.5	3,800.00
TOTAL INCOME	23,581.76	30,741.66	-7,159.90	-23.29	1,187,829.30	1,178,301.98	9,527.32	0.81	4,713,208.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	615.00	3,166.67	2,551.67	80.58	1,180.00	9,500.01	8,320.01	87.58	38,000.00
4007 Annual Fee - DBPR	0.00	233.33	233.33	100.0	2,080.00	699.99	-1,380.01	-197.1	2,800.00
4008 Application / Screening - Unit	155.00	333.33	178.33	53.50	1,043.00	999.99	-43.01	-4.30	4,000.00
4010 Bad Debt/ Write Offs	0.00	5,833.33	5,833.33	100.0	0.00	17,499.99	17,499.99	100.0	70,000.00
4012 Bank Charges	-42.11	166.67	208.78	125.2	258.51	500.01	241.50	48.30	2,000.00
4014 Election Expense	862.57	416.67	-445.90	-107.0	862.57	1,250.01	387.44	30.99	5,000.00
4015 Employee Gas	0.00	66.67	66.67	100.0	0.00	200.01	200.01	100.0	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	500.01	-6,999.99	-1,399	2,000.00
4029 Legal - Unit Owner Fees	7,731.14	5,000.00	-2,731.14	-54.62	12,271.44	15,000.00	2,728.56	18.19	60,000.00
4030 Legal - Non recoverable Attorne	1,717.87	41.67	-1,676.20	-4,022	1,717.87	125.01	-1,592.86	-1,274	500.00
4031 Legal- Recoverable Attorney Fe	0.00	3,916.67	3,916.67	100.0	952.60	11,750.01	10,797.41	91.89	47,000.00
Legal Expense - Total	9,449.01	8,958.34	-490.67	-5.48	14,941.91	26,875.02	11,933.11	44.40	107,500.00
4033 Licenses, Fees & Permits	1,555.00	416.67	-1,138.33	-273.2	2,251.68	1,250.01	-1,001.67	-80.13	5,000.00
4034 Maint Fees - Unit104	0.00	1,500.00	1,500.00	100.0	2,336.00	4,500.00	2,164.00	48.09	18,000.00
4035 Office Expenses- Soft	985.54	416.67	-568.87	-136.5	2,728.75	1,250.01	-1,478.74	-118.3	5,000.00
4036 New Hire Fees	0.00	416.67	416.67	100.0	85.50	1,250.01	1,164.51	93.16	5,000.00
4037 Maint Fees - Units317/408/100	0.00	1,416.67	1,416.67	100.0	0.00	4,250.01	4,250.01	100.0	17,000.00
4039 Office Expense Kitchen	565.64	208.33	-357.31	-171.5	1,152.70	624.99	-527.71	-84.43	2,500.00
4042 Office Expenses Hard Goods	134.68	1,265.67	1,130.99	89.36	259.24	3,797.01	3,537.77	93.17	15,188.00
4043 Office Expense - Computers	0.00	500.00	500.00	100.0	5,219.75	1,500.00	-3,719.75	-247.9	6,000.00
Office Expense - Total	700.32	1,974.00	1,273.68	64.52	6,631.69	5,922.00	-709.69	-11.98	23,688.00
4046 Postage & Delivery	169.60	316.67	147.07	46.44	369.60	950.01	580.41	61.10	3,800.00
4050 Taxes (317,1008 & 1825)	0.00	200.00	200.00	100.0	0.00	600.00	600.00	100.0	2,400.00
4052 Parker Owned Unit Expenses	0.00	208.33	208.33	100.0	0.00	624.99	624.99	100.0	2,500.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	0.00	500.01	500.01	100.0	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supples - Chemicals	218.35	208.33	-10.02	-4.81	242.54	624.99	382.45	61.19	2,500.00
4105 Cleaning Supples - Paper	0.00	104.17	104.17	100.0	0.00	312.51	312.51	100.0	1,250.00
4108 Compactor Container	0.00	208.33	208.33	100.0	0.00	624.99	624.99	100.0	2,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	375.00	375.00	100.0	1,500.00
4110 Compactor Repairs	0.00	125.00	125.00	100.0	0.00	375.00	375.00	100.0	1,500.00

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
December 2012**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4111 Electrical Room	0.00	208.33	208.33	100.0	0.00	624.99	624.99	100.0	2,500.00
4113 Fire Alarm System	285.00	75.00	-210.00	-280.0	711.69	225.00	-486.69	-216.3	900.00
4115 Gym Maintenance	0.00	300.00	300.00	100.0	0.00	900.00	900.00	100.0	3,600.00
4119 Pool Expense-Large Equipment	0.00	1,500.00	1,500.00	100.0	104.94	4,500.00	4,395.06	97.67	18,000.00
4120 Pool Chemicals/Tank Lease	521.17	1,127.33	606.16	53.77	2,172.29	3,381.99	1,209.70	35.77	13,528.00
4121 Pool Towel Expense	-25.84	41.67	67.31	161.5	-729.20	125.01	854.21	683.3	500.00
4122 Pool Repairs	0.00	2,083.33	2,083.33	100.0	0.00	6,249.99	6,249.99	100.0	25,000.00
4123 Pool Equipment Expense	0.00	62.50	62.50	100.0	522.57	187.50	-335.07	-178.7	750.00
4124 Pool Furniture/Umbrellas	0.00	291.67	291.67	100.0	0.00	875.01	875.01	100.0	3,500.00
Pool Expense - Total	495.53	5,106.50	4,610.97	90.30	2,070.60	15,319.50	13,248.90	86.48	61,278.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	0.00	4,250.01	4,250.01	100.0	17,000.00
4129 Repairs - Chillers	0.00	1,666.67	1,666.67	100.0	0.00	5,000.01	5,000.01	100.0	20,000.00
4131 Landscaping	120.00	333.33	213.33	64.00	880.00	999.99	119.99	12.00	4,000.00
4133 Uniforms	160.80	58.33	-102.47	-175.6	194.72	174.99	-19.73	-11.27	700.00
4140 Parts & Supplies-Misc	3,259.10	4,166.67	907.57	21.78	13,458.07	12,500.01	-958.06	-7.66	50,000.00
4141 Parts & Supplies-FOB	0.00	41.67	41.67	100.0	0.00	125.01	125.01	100.0	500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	125.01	125.01	100.0	500.00
4163 Labor Contract - Electrical	0.00	208.33	208.33	100.0	1,200.00	624.99	-575.01	-92.00	2,500.00
4165 Labor Contract - Gate & Arm R	759.80	125.00	-634.80	-507.8	2,225.98	375.00	-1,850.98	-493.5	1,500.00
4166 Labor Contract - FOB	0.00	125.00	125.00	100.0	557.16	375.00	-182.16	-48.58	1,500.00
4181 Labor Contract - Misc	5,224.66	5,500.00	275.34	5.01	27,655.01	16,500.00	-11,155.01	-67.61	66,000.00
4182 Labor Contract -Pool/Contr/Mal	395.02	33.33	-361.69	-1,085	552.97	99.99	-452.98	-453.0	400.00
Labor Contract - Total	6,379.48	5,991.66	-387.82	-6.47	32,191.12	17,974.98	-14,216.14	-79.09	71,900.00
4193 Supplies - Plumbing	0.00	41.67	41.67	100.0	0.00	125.01	125.01	100.0	500.00
4197 Discounts Earned	-87.01	0.00	87.01	0	-255.57	0.00	255.57	0	0.00
Supplies - Total	3,172.09	4,291.68	1,119.59	26.09	13,202.50	12,875.04	-327.46	-2.54	51,500.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	500.00	500.00	100.0	6,475.00	1,500.00	-4,975.00	-331.6	6,000.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	0.00	7,200.00	7,200.00	100.0	28,800.00
4207 Copier/Rental - (was 4041)	0.00	541.67	541.67	100.0	1,161.39	1,625.01	463.62	28.53	6,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	0.00	249.99	249.99	100.0	1,000.00
4210 Housekeeping Contract	13,914.47	11,000.00	-2,914.47	-26.50	41,468.41	33,000.00	-8,468.41	-25.66	132,000.00
4215 Landscaping Contract	1,241.00	1,250.00	9.00	0.72	3,723.00	3,750.00	27.00	0.72	15,000.00
4217 Maintenance/Pool Contract	19,118.30	20,000.00	881.70	4.41	57,354.90	60,000.00	2,645.10	4.41	240,000.00
4220 Pest Control	0.00	375.00	375.00	100.0	4,272.60	1,125.00	-3,147.60	-279.7	4,500.00
4223 Phone Insurance Toshiba (was	0.00	125.00	125.00	100.0	-120.80	375.00	495.80	132.2	1,500.00
4225 Security Contract	27,146.61	27,666.67	520.06	1.88	81,832.76	83,000.01	1,167.25	1.41	332,000.00
4229 Valet Contract	11,212.50	12,166.67	954.17	7.84	33,693.75	36,500.01	2,806.26	7.69	146,000.00
4230 Waste Removal Contract	5,240.69	5,000.00	-240.69	-4.81	17,917.33	15,000.00	-2,917.33	-19.45	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	1,020.00	1,200.00	180.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	666.67	666.67	100.0	0.00	2,000.01	2,000.01	100.0	8,000.00
4310 Fire Sprinkler Project/Soffits	1,500.00	0.00	-1,500.00	0	1,500.00	0.00	-1,500.00	0	0.00
4315 Non-Contracted Supervisory Se	0.00	416.67	416.67	100.0	0.00	1,250.01	1,250.01	100.0	5,000.00
4321 Repair Concrete on Building W	0.00	1,666.67	1,666.67	100.0	425.20	5,000.01	4,574.81	91.50	20,000.00
4323 Pool Deck Repair	748.00	1,307.45	559.45	42.79	6,128.98	3,922.35	-2,206.63	-56.26	15,689.35
4324 Rear Parking Lot Repair	0.00	1,666.67	1,666.67	100.0	0.00	5,000.01	5,000.01	100.0	20,000.00
4325 Cameras	0.00	833.33	833.33	100.0	0.00	2,499.99	2,499.99	100.0	10,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	0.00	1,875.00	1,875.00	100.0	7,500.00
4332 Sewer & Drain Relining	17,363.35	0.00	-17,363.35	0	43,629.10	0.00	-43,629.10	0	0.00
SPECIAL ASSESSMENT									
4360 S/A - Water Well - Landscaping	2,970.00	0.00	-2,970.00	0	4,427.50	0.00	-4,427.50	0	0.00
4367 S/A Fire Alarm - Flow & Tampe	750.00	0.00	-750.00	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	380.01	380.01	100.0	1,520.00
UTILITIES									
4405 Cable	16,141.66	14,583.33	-1,558.33	-10.69	48,422.41	43,749.99	-4,672.42	-10.68	175,000.00
4410 Electricity	22,742.72	27,500.00	4,757.28	17.30	83,633.81	82,500.00	-1,133.81	-1.37	330,000.00
4415 Gas	3,404.68	3,333.33	-71.35	-2.14	8,688.96	9,999.99	1,311.03	13.11	40,000.00
4416 Gas Transportation	1,565.13	1,666.67	101.54	6.09	4,032.10	5,000.01	967.91	19.36	20,000.00
Gas Expense - Total	4,969.81	5,000.00	30.19	0.60	12,721.06	15,000.00	2,278.94	15.19	60,000.00
4420 Telephone	472.93	433.33	-39.60	-9.14	1,426.17	1,299.99	-126.18	-9.71	5,200.00
4425 Water & Sewer	29,116.47	32,500.00	3,383.53	10.41	87,697.05	97,500.00	9,802.95	10.05	390,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	2,139.70	1,333.33	-806.37	-60.48	7,987.71	3,999.99	-3,987.72	-99.69	16,000.00
5010 P/R Administration/Office	20,264.78	14,166.67	-6,098.11	-43.05	50,393.13	42,500.01	-7,893.12	-18.57	170,000.00
5022 P/R Housekeeping	0.00	1,833.33	1,833.33	100.0	0.00	5,499.99	5,499.99	100.0	22,000.00
5025 P/R Maintenance	18,717.24	8,750.00	-9,967.24	-113.9	43,858.96	26,250.00	-17,608.96	-67.08	105,000.00

