

Condominium Association of Parker Plaza Estates, Inc.

*Treasurer's Report*  
*December 31, 2013*

OPERATING INCOME RECEIVED AS OF DECEMBER 31, 2013

Income Received	\$	25,171.16
Monthly Budgeted Amount	\$	22,974.99
YTD Income Received	\$	1,258,388.19
YTD Budgeted Amount	\$	1,244,559.97

OPERATING EXPENSES PAID AS OF DECEMBER 31, 2013

Actual Expenses	\$	330,585.80
Monthly Budgeted Expenses	\$	329,703.35
YTD Actual Expenses	\$	1,306,109.23
YTD Budgeted Expenses	\$	1,246,810.05

OPERATING BALANCES AS OF DECEMBER 31, 2013

WF - Operating Account-3832	\$	420,159.87
WF - Money Market-8653	\$	101,471.18
WF - RE Savings-9010	\$	13,862.78
WF - RE Checking-1538	\$	23,997.33
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,021.25
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	150,047.47
BP - Money Market OP-3824	\$	26,005.85
ST - RE Money Market -9585	\$	27,058.17
ST - RE-Fire Sprinkler-8453	\$	426,433.09
ST - Money Market-4844	\$	59,974.64
ST - Payroll-5262	\$	45,835.70
CN - RE Money Market-8932	\$	72,062.81

TOTAL OPERATING FUNDS \$ 1,666,930.14

ESCROW BALANCES AS OF DECEMBER 31, 2013

WF- Escrow Contractor -1413	\$	23,822.92
ST - Escrow Rental-3978	\$	100,036.13
BP - Escrow Owners 2Qtrs-7385	\$	327,834.33

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	400.77
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DELINQUENCIES AS OF DECEMBER 31, 2013

\$ 216,589.07

WRITE-OFF AMOUNT AS OF DECEMBER 31, 2013

\$ 14,175.57

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	280,744.92	286,460.01	5,715.09
TOTAL BUILDING MAINTENANCE ****B	67,936.26	56,524.98	(11,411.28)
TOTAL FIXED CONTRACTS	267,422.50	266,450.01	(972.49)
TOTAL PAYROLL, TAXES, BENEFITS	129,320.43	140,375.04	11,054.61
TOTAL SPECIAL PROJECTS***A	65,172.13	13,749.99	(51,422.14)
TOTAL UTILITIES	229,239.60	235,750.02	6,510.42
TOTAL LOAN INTEREST	188,719.01	186,500.00	(2,219.01)
TOTAL ADJUSTMENT (INS, ETC)	77,554.38	61,000.00	(16,554.38)
TOTAL EXPENSES	<u>1,306,109.23</u>	<u>1,246,810.05</u>	<u>(59,299.18)</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)**  
**December 2013**

Prepared For:

Prepared By:  
Parker Plaza Condo. Assoc., Inc.  
2030 South Ocean Drive  
Hallandale, FL 33009

	<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>
<b>INCOME</b>									
3110 Maintenance Income	7,476.28	0.00	7,476.28	0	1,169,238.08	1,175,635.00	-6,396.92	-0.54	4,702,540.00
3115 Legal/ Lien Fees	0.00	2,083.33	-2,083.33	-100.0	19,080.85	6,249.99	12,830.86	205.2	25,000.00
3123 Storage	0.00	2,666.67	-2,666.67	-100.0	31,940.00	8,000.01	23,939.99	299.2	32,000.00
3125 Rentals-101/102/103/317	2,200.00	2,100.00	100.00	4.76	5,100.00	6,300.00	-1,200.00	-19.05	25,200.00
3130 Late Fees	125.00	391.67	-266.67	-68.09	1,128.95	1,175.01	-46.06	-3.92	4,700.00
3137 FOBS (Medeco) Keys	1,000.00	625.00	375.00	60.00	1,800.00	1,875.00	-75.00	-4.00	7,500.00
3144 Parking - Contractor	1,028.00	1,083.33	-55.33	-5.11	3,332.00	3,249.99	82.01	2.52	13,000.00
3145 Parking - Valet	2,172.00	1,391.67	780.33	56.07	4,604.00	4,175.01	428.99	10.28	16,700.00
3146 Parking - Tickets	3,600.00	2,291.67	1,308.33	57.09	6,870.00	6,875.01	-5.01	-0.07	27,500.00
3147 Parking - Monthly	2,744.00	2,583.33	160.67	6.22	6,949.00	7,749.99	-800.99	-10.34	31,000.00
3150 Repairs/Work Orders/Emergen	604.00	533.33	70.67	13.25	970.21	1,599.99	-629.78	-39.36	6,400.00
3170 NSF Fees Recovered	50.00	83.33	-33.33	-40.00	50.00	249.99	-199.99	-80.00	1,000.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	50.00	99.99	-49.99	-49.99	400.00
3190 Copies/Fax/Stamps	175.00	83.33	91.67	110.01	297.00	249.99	47.01	18.80	1,000.00
3210 Application Fees	400.00	583.33	-183.33	-31.43	1,000.00	1,749.99	-749.99	-42.86	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	125.01	-125.01	-100.0	500.00
3215 Estoppel	750.00	566.67	183.33	32.35	1,800.00	1,700.01	99.99	5.88	6,800.00
3510 Laundry Income	2,012.50	1,000.00	1,012.50	101.2	2,486.91	3,000.00	-513.09	-17.10	12,000.00
3710 Recovered -Bad Debt	0.00	4,166.67	-4,166.67	-100.0	0.00	12,500.01	-12,500.01	-100.0	50,000.00
3712 Interest Income	351.21	333.33	17.88	5.36	1,004.12	999.99	4.13	0.41	4,000.00
3715 Misc. Income-Fines,Plaza Roo	483.17	333.33	149.84	44.95	687.07	999.99	-312.92	-31.29	4,000.00
<b>TOTAL INCOME</b>	<b>25,171.16</b>	<b>22,974.99</b>	<b>2,196.17</b>	<b>9.56</b>	<b>1,258,388.19</b>	<b>1,244,559.97</b>	<b>13,828.22</b>	<b>1.11</b>	<b>4,978,240.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
4005 Accounting	575.00	1,666.67	1,091.67	65.50	1,150.00	5,000.01	3,850.01	77.00	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	118.00	400.00	282.00	70.50	678.00	1,200.00	522.00	43.50	4,800.00
4010 Bad Debt/ Write Offs	0.00	10,583.33	10,583.33	100.0	14,175.57	31,749.99	17,574.42	55.35	127,000.00
4012 Bank Charges	-40.00	125.00	165.00	132.0	257.85	375.00	117.15	31.24	1,500.00
4013 Consulting Fee	1,250.00	0.00	-1,250.00	0	3,750.00	0.00	-3,750.00	0	0.00
4014 Election Expense	805.30	375.00	430.30	-114.7	805.30	1,125.00	319.70	28.42	4,500.00
4015 Employee Gas	291.91	16.67	275.24	-1,651	429.43	50.01	379.42	-758.6	200.00
4026 Insurance-Claims Deductible	0.00	916.67	916.67	100.0	0.00	2,750.01	2,750.01	100.0	11,000.00
4029 Legal - Unit Owner Fees	4,723.25	4,166.67	556.58	-13.36	17,593.13	12,500.01	5,093.12	-40.74	50,000.00
4031 Legal- Association	1,659.28	1,250.00	409.28	-32.74	6,134.53	3,750.00	2,384.53	-63.59	15,000.00
Legal Expense - Total	6,382.53	5,416.67	965.86	-17.83	23,727.66	16,250.01	7,477.65	-46.02	65,000.00
4033 Licenses, Fees & Permits	215.00	525.00	310.00	59.05	485.00	1,575.00	1,090.00	69.21	6,300.00
4034 Maint Fees - Unit104	0.00	1,000.00	1,000.00	100.0	2,515.00	3,000.00	485.00	16.17	12,000.00
4035 Office Expenses- Soft	630.50	650.00	19.50	3.00	1,705.89	1,950.00	244.11	12.52	7,800.00
4036 New Hire Fees	0.00	28.33	28.33	100.0	0.00	84.99	84.99	100.0	340.00
4037 Maint Fees - Units317/408/100	0.00	2,666.67	2,666.67	100.0	0.00	8,000.01	8,000.01	100.0	32,000.00
4039 Office Expense Kitchen	279.78	258.33	21.45	-8.30	707.21	774.99	67.78	8.75	3,100.00
4042 Office Expenses Hard Goods	0.00	166.67	166.67	100.0	363.49	500.01	136.52	27.30	2,000.00
4043 Office Expense - Computers	1,370.30	833.33	536.97	-64.44	5,693.52	2,499.99	3,193.53	-127.7	10,000.00
Office Expense - Total	1,650.08	1,258.33	391.75	-31.13	6,764.22	3,774.99	2,989.23	-79.19	15,100.00
4046 Postage & Delivery	169.60	233.33	63.73	27.31	469.60	699.99	230.39	32.91	2,800.00
4052 Parker Owned Unit Expenses	0.00	333.33	333.33	100.0	0.00	999.99	999.99	100.0	4,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	1,250.80	500.01	750.79	-150.1	2,000.00
<b>BUILDING MAINTENANCE</b>									
4103 Cleaning Supplies - Chemicals	0.00	100.00	100.00	100.0	0.00	300.00	300.00	100.0	1,200.00
4105 Cleaning Supplies - Paper	0.00	37.50	37.50	100.0	520.06	112.50	407.56	-362.2	450.00
4108 Compactor Container	0.00	291.67	291.67	100.0	0.00	875.01	875.01	100.0	3,500.00
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	166.67	166.67	100.0	0.00	500.01	500.01	100.0	2,000.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	125.01	125.01	100.0	500.00
4113 Fire Alarm System	0.00	366.67	366.67	100.0	4,021.09	1,100.01	2,921.08	-265.5	4,400.00
4115 Gym Maintenance	576.64	308.33	268.31	-87.02	761.84	924.99	163.15	17.64	3,700.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4119 Pool Expense-Large Equipment	0.00	208.33	208.33	100.0	0.00	624.99	624.99	100.0	2,500.00
4120 Pool Chemicals/Tank Lease	507.34	750.00	242.66	32.35	1,755.40	2,250.00	494.60	21.98	9,000.00
4121 Pool Towel Expense	832.00	50.00	-782.00	-1,564	297.64	150.00	-147.64	-98.43	600.00
4122 Pool Repairs	0.00	333.33	333.33	100.0	653.05	999.99	346.94	34.69	4,000.00
4123 Pool Equipment Expense	2,478.00	666.67	-1,811.33	-271.7	9,305.46	2,000.01	-7,305.45	-365.2	8,000.00
Pool Expense - Total	3,817.34	2,008.33	-1,809.01	-90.08	12,011.55	6,024.99	-5,986.56	-99.36	24,100.00
4127 Elevator Repair (begin use 10/0	0.00	833.33	833.33	100.0	0.00	2,499.99	2,499.99	100.0	10,000.00
4129 Chillers-Repair	0.00	275.00	275.00	100.0	0.00	825.00	825.00	100.0	3,300.00
4131 Landscaping	449.02	583.33	134.31	23.02	449.02	1,749.99	1,300.97	74.34	7,000.00
4133 Uniforms	80.78	37.50	-43.28	-115.4	175.86	112.50	-63.36	-56.32	450.00
4140 Parts & Supplies-Misc	6,205.59	4,166.67	-2,038.92	-48.93	18,019.79	12,500.01	-5,519.78	-44.16	50,000.00
4141 Parts & Supplies-FOB	0.00	208.33	208.33	100.0	0.00	624.99	624.99	100.0	2,500.00
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	250.00	250.00	100.0	0.00	750.00	750.00	100.0	3,000.00
4165 Labor Contract - Gate & Arm R	0.00	583.33	583.33	100.0	0.00	1,749.99	1,749.99	100.0	7,000.00
4166 Labor Contract - FOB	1,292.33	125.00	-1,167.33	-933.8	2,894.03	375.00	-2,519.03	-671.7	1,500.00
4181 Labor Contract - Misc	1,486.05	8,083.33	6,597.28	81.62	28,364.31	24,249.99	-4,114.32	-16.97	97,000.00
4182 Labor Contract -Pool/Contr/Mai	0.00	208.33	208.33	100.0	924.00	624.99	-299.01	-47.84	2,500.00
Labor Contract - Total	2,778.38	9,249.99	6,471.61	69.96	32,182.34	27,749.97	-4,432.37	-15.97	111,000.00
4197 Discounts Earned	-137.21	0.00	137.21	0	-205.29	0.00	205.29	0	0.00
Supplies - Total	6,068.38	4,416.67	-1,651.71	-37.40	17,814.50	13,250.01	-4,564.49	-34.45	53,000.00
<b>FIXED CONTRACTS</b>									
4203 Chillers Contract	2,250.00	2,250.00	0.00	0.00	6,750.00	6,750.00	0.00	0.00	27,000.00
4205 Elevator Contract	0.00	0.00	0.00	0	7,200.00	7,200.00	0.00	0.00	28,800.00
4207 Copier/Rental - (was 4041)	189.74	375.00	185.26	49.40	569.22	1,125.00	555.78	49.40	4,500.00
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	14,405.54	14,666.67	261.13	1.78	43,216.62	44,000.01	783.39	1.78	176,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	243.75	500.01	256.26	51.25	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	19,200.00
4217 Maintenance/Pool Contract	21,191.83	18,833.33	-2,358.50	-12.52	60,628.17	56,499.99	-4,128.18	-7.31	226,000.00
4218 Maintenance/Pool Contract-OT	0.00	166.67	166.67	100.0	420.00	500.01	80.01	16.00	2,000.00
4220 Pest Control	300.00	458.33	158.33	34.54	4,572.60	1,374.99	-3,197.61	-232.5	5,500.00
4225 Security Contract	25,906.48	29,333.33	3,426.85	11.68	86,848.54	87,999.99	1,151.45	1.31	352,000.00
4226 Security Contract-OT	1,446.52	916.67	-529.85	-57.80	2,719.83	2,750.01	30.18	1.10	11,000.00
4229 Valet Contract	16,800.00	12,166.67	-4,633.33	-38.08	33,600.00	36,500.01	2,900.01	7.95	146,000.00
4230 Waste Removal Contract	4,944.59	5,000.00	55.41	1.11	14,833.77	15,000.00	166.23	1.11	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
<b>SPECIAL PROJECTS</b>									
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	-439.31	0.00	439.31	0	6,100.02	0.00	-6,100.02	0	0.00
4321 Repair Concrete on Building W	0.00	2,083.33	2,083.33	100.0	4,100.00	6,249.99	2,149.99	34.40	25,000.00
4323 Pool Deck Repair	0.00	416.67	416.67	100.0	0.00	1,250.01	1,250.01	100.0	5,000.00
4331 Roof Repair	0.00	2,083.33	2,083.33	100.0	0.00	6,249.99	6,249.99	100.0	25,000.00
4342 Reheat/Outside Air Repair	14,276.64	0.00	-14,276.64	0	47,734.14	0.00	-47,734.14	0	0.00
<b>UTILITIES</b>									
4405 Cable	16,789.77	17,000.00	210.23	1.24	50,369.31	51,000.00	630.69	1.24	204,000.00
4410 Electricity	22,792.40	25,000.00	2,207.60	8.83	72,038.93	75,000.00	2,961.07	3.95	300,000.00
4415 Gas	3,481.00	3,666.67	185.67	5.06	7,784.14	11,000.01	3,215.87	29.24	44,000.00
4416 Gas Transportation	1,624.44	1,500.00	-124.44	-8.30	3,736.85	4,500.00	763.15	16.96	18,000.00
Gas Expense - Total	5,105.44	5,166.67	61.23	1.19	11,520.99	15,500.01	3,979.02	25.67	62,000.00
4420 Telephone	31.05	500.00	468.95	93.79	1,056.57	1,500.00	443.43	29.56	6,000.00
4425 Water & Sewer	31,063.59	30,916.67	-146.92	-0.48	94,253.80	92,750.01	-1,503.79	-1.62	371,000.00
<b>PAYROLL, TAXES, BENEFITS</b>									
5003 Workmen's Comp	1,146.55	1,416.67	270.12	19.07	3,439.89	4,250.01	810.12	19.06	17,000.00
5010 P/R Administration/Office	17,957.42	16,666.67	-1,290.75	-7.74	41,241.40	50,000.01	8,758.61	17.52	200,000.00
5025 P/R Maintenance	18,839.40	16,666.67	-2,172.73	-13.04	44,430.86	50,000.01	5,569.15	11.14	200,000.00
5032 P/R Pool	4,036.50	2,916.67	-1,119.83	-38.39	9,391.20	8,750.01	-641.19	-7.33	35,000.00
5080 P/R Contractor Inspector	3,593.10	2,500.00	-1,093.10	-43.72	8,373.26	7,500.00	-873.26	-11.64	30,000.00
P/R Maintenance - Total	18,839.40	16,666.67	-2,172.73	-13.04	44,430.86	50,000.01	5,569.15	11.14	200,000.00
6000 Employee Health	-1,426.38	2,258.33	3,684.71	163.1	3,178.34	6,774.99	3,596.65	53.09	27,100.00
6005 Holiday Gift Fund	8,782.51	666.67	-8,115.84	-1,217	8,782.51	2,000.01	-6,782.50	-339.1	8,000.00
6007 Special Events Fund	1,695.00	250.00	-1,445.00	-578.0	2,320.44	750.00	-1,570.44	-209.3	3,000.00
6010 P/R Tax - Fica	2,879.53	2,000.00	-879.53	-43.98	6,422.64	6,000.00	-422.64	-7.04	24,000.00
6020 P/R Tax Medicare	673.47	466.67	-206.80	-44.31	1,502.11	1,400.01	-102.10	-7.29	5,600.00
6030 P/R Tax Futa	0.00	400.00	400.00	100.0	23.78	1,200.00	1,176.22	98.02	4,800.00
6040 P/R Tax Suta	0.00	583.33	583.33	100.0	214.00	1,749.99	1,535.99	87.77	7,000.00

Repayment of Loan

