

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

February-13

OPERATING INCOME RECEIVED AS OF FEBRUARY 28, 2013

Income Received	\$	40,792.17
Monthly Budgeted Amount	\$	30,614.99
YTD Income Received	\$	2,301,300.13
YTD Budgeted Amount	\$	2,325,228.95

OPERATING EXPENSES PAID AS OF FEBRUARY 28, 2013

Actual Expenses	\$	379,168.11
Monthly Budgeted Expenses	\$	329,037.04
YTD Actual Expenses	\$	2,172,841.78
YTD Budgeted Expenses	\$	2,026,807.20

BANK BALANCES AS OF FEBRUARY 28, 2013

WF Money Market-8653	\$	101,374.39
WF - Special Assessment-8501	\$	4,901.80
WF - Operating-3832	\$	190,111.63
WF - RE Savings Frm Sale-9010	\$	137,565.06
WF- RE Checking Frm Sale-1538	\$	77,282.15
WF- Contractor-Operating-1413	\$	14,377.92
Sunt-Escrow Rental-3978	\$	114,037.74
BP-2Qtrs Owners Escrow-7385	\$	197,666.24
BP Money Market OP-3824	\$	25,929.87
Sunt-Signature MM Recovery-9585	\$	27,046.83
Sunt Money Market-4844	\$	59,924.13
Sunt Payroll-5262	\$	80,876.93
Sunt- Fire Sprinkler Recovery -8453	\$	351,002.20
City Nat'l Bank MM-8932	\$	199,829.12

DELINQUENCIES AS OF FEBRUARY 28, 2013

\$	159,498.55
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WRITE-OFF AMOUNT AS OF FEBRUARY 28, 2013

\$	-
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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	448,921.89	466,177.90	17,256.01
TOTAL BUILDING MAINTENANCE	91,353.77	101,095.00	9,741.23
TOTAL FIXED CONTRACTS	432,583.78	407,541.70	(25,042.08)
TOTAL PAYROLL, TAXES, BENEFITS	215,384.01	192,708.35	(22,675.66)
TOTAL SPECIAL PROJECTS	119,046.30	35,912.30	(83,134.00)
TOTAL UTILITIES	384,339.14	400,083.30	15,744.16
TOTAL LOAN INTEREST	320,003.06	307,986.15	(12,016.91)
TOTAL ADJUSTMENT (INS, ETC)	161,209.83	115,302.50	(45,907.33)
TOTAL EXPENSES	<u>2,172,841.78</u>	<u>2,026,807.20</u>	<u>(146,034.58)</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)
February 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	21,801.00	0.00	21,801.00	0	2,150,745.66	2,172,154.00	-21,408.34	-0.99	4,344,308.00
3115 Legal/ Lien Fees	3,585.76	4,750.00	-1,164.24	-24.51	6,215.40	23,750.00	-17,534.60	-73.83	57,000.00
3121 Special Assessment Recovery	0.00	126.67	-126.67	-100.0	0.00	633.35	-633.35	-100.0	1,520.00
3123 Storage	337.50	3,083.33	-2,745.83	-89.05	32,032.32	15,416.65	16,615.67	107.7	37,000.00
3125 Rentals-101/102/103/317	500.00	2,916.67	-2,416.67	-82.86	11,000.00	14,583.35	-3,583.35	-24.57	35,000.00
3130 Late Fees	150.00	833.33	-683.33	-82.00	1,418.85	4,166.65	-2,747.80	-65.95	10,000.00
3137 FOBS (Medeco) Keys	500.00	416.67	83.33	20.00	3,000.00	2,083.35	916.65	44.00	5,000.00
3144 Parking - Contractor	1,336.00	1,083.33	252.67	23.32	5,477.00	5,416.65	60.35	1.11	13,000.00
3145 Parking - Valet	1,517.00	2,083.33	-566.33	-27.18	7,351.00	10,416.65	-3,065.65	-29.43	25,000.00
3146 Parking - Tickets	2,430.00	2,083.33	346.67	16.64	12,630.00	10,416.65	2,213.35	21.25	25,000.00
3147 Parking - Monthly	2,048.00	2,500.00	-452.00	-18.08	13,915.28	12,500.00	1,415.28	11.32	30,000.00
3150 Repairs/Work Orders/Emergen	839.00	1,198.33	-359.33	-29.99	3,061.86	5,991.65	-2,929.79	-48.90	14,380.00
3170 NSF Fees Recovered	50.00	41.67	8.33	19.99	430.00	208.35	221.65	106.3	500.00
3175 Condo Docs	100.00	58.33	41.67	71.44	200.00	291.65	-91.65	-31.42	700.00
3190 Copies/Fax/Stamps	118.00	83.33	34.67	41.61	524.00	416.65	107.35	25.77	1,000.00
3210 Application Fees	400.00	583.33	-183.33	-31.43	2,950.00	2,916.65	33.35	1.14	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	100.00	208.35	-108.35	-52.00	500.00
3215 Estoppel	750.00	583.33	166.67	28.57	3,000.00	2,916.65	83.35	2.86	7,000.00
3510 Laundry Income	1,000.00	1,041.67	-41.67	-4.00	5,463.47	5,208.35	255.12	4.90	12,500.00
3710 Recovered -Bad Debt	0.00	6,666.67	-6,666.67	-100.0	32,585.74	33,333.35	-747.61	-2.24	80,000.00
3712 Interest Income	289.51	250.00	39.51	15.80	1,708.17	1,250.00	458.17	36.65	3,000.00
3715 Misc. Income-Fines,Plaza Roo	3,040.40	316.67	2,723.73	860.1	7,491.38	1,583.35	5,908.03	373.1	3,800.00
TOTAL INCOME	40,792.17	30,741.66	10,050.51	32.69	2,301,300.13	2,325,862.30	-24,562.17	-1.06	4,713,208.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	725.00	3,166.67	2,441.67	77.11	11,265.00	15,833.35	4,568.35	28.85	38,000.00
4007 Annual Fee - DBPR	0.00	233.33	233.33	100.0	2,080.00	1,166.65	913.35	-78.29	2,800.00
4008 Application / Screening - Unit	230.00	333.33	103.33	31.00	2,104.00	1,666.65	437.35	-26.24	4,000.00
4010 Bad Debt/ Write Offs	0.00	5,833.33	5,833.33	100.0	0.00	29,166.65	29,166.65	100.0	70,000.00
4012 Bank Charges	209.25	166.67	42.58	-25.55	580.99	833.35	252.36	30.28	2,000.00
4014 Election Expense	0.00	416.67	416.67	100.0	1,577.99	2,083.35	505.36	24.26	5,000.00
4015 Employee Gas	10.06	66.67	56.61	84.91	46.32	333.35	287.03	86.10	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	833.35	6,666.65	-799.9	2,000.00
4029 Legal - Unit Owner Fees	10,066.47	5,000.00	5,066.47	-101.3	27,877.63	25,000.00	2,877.63	-11.51	60,000.00
4030 Legal - Non recoverable Attorne	0.00	41.67	41.67	100.0	1,717.87	208.35	1,509.52	-724.5	500.00
4031 Legal- Recoverable Attorney Fe	0.00	3,916.67	3,916.67	100.0	5,527.09	19,583.35	14,056.26	71.78	47,000.00
Legal Expense - Total	10,066.47	8,958.34	-1,108.13	-12.37	35,122.59	44,791.70	9,669.11	21.59	107,500.00
4033 Licenses, Fees & Permits	0.00	416.67	416.67	100.0	3,494.18	2,083.35	1,410.83	-67.72	5,000.00
4034 Maint Fees - Unit104	0.00	1,500.00	1,500.00	100.0	4,672.00	7,500.00	2,828.00	37.71	18,000.00
4035 Office Expenses- Soft	448.63	416.67	31.96	-7.67	3,703.35	2,083.35	1,620.00	-77.76	5,000.00
4036 New Hire Fees	40.00	416.67	376.67	90.40	226.00	2,083.35	1,857.35	89.15	5,000.00
4037 Maint Fees - Units317/408/100	0.00	1,416.67	1,416.67	100.0	0.00	7,083.35	7,083.35	100.0	17,000.00
4039 Office Expense Kitchen	243.02	208.33	34.69	-16.65	1,510.29	1,041.65	468.64	-44.99	2,500.00
4042 Office Expenses Hard Goods	225.76	1,265.67	1,039.91	82.16	1,240.78	6,328.35	5,087.57	80.39	15,188.00
4043 Office Expense - Computers	2,675.30	500.00	2,175.30	-435.0	8,045.05	2,500.00	5,545.05	-221.8	6,000.00
Office Expense - Total	3,144.08	1,974.00	1,170.08	-59.27	10,796.12	9,870.00	926.12	-9.38	23,688.00
4046 Postage & Delivery	300.00	316.67	16.67	5.26	1,366.10	1,583.35	217.25	13.72	3,800.00
4050 Taxes (317,1008 & 1825)	0.00	200.00	200.00	100.0	0.00	1,000.00	1,000.00	100.0	2,400.00
4052 Parker Owned Unit Expenses	2,166.80	208.33	1,958.47	-940.0	2,847.50	1,041.65	1,805.85	-173.3	2,500.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	242.54	1,041.65	799.11	76.72	2,500.00
4105 Cleaning Supplies - Paper	26.69	104.17	77.48	74.38	26.69	520.85	494.16	94.88	1,250.00
4108 Compactor Container	0.00	208.33	208.33	100.0	0.00	1,041.65	1,041.65	100.0	2,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	625.00	625.00	100.0	1,500.00
4110 Compactor Repairs	0.00	125.00	125.00	100.0	0.00	625.00	625.00	100.0	1,500.00

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

	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	1,041.65	1,041.65	100.0	2,500.00
4113 Fire Alarm System	143.07	75.00	-68.07	-90.76	854.76	375.00	-479.76	-127.9	900.00
4115 Gym Maintenance	0.00	300.00	300.00	100.0	0.00	1,500.00	1,500.00	100.0	3,600.00
4119 Pool Expense-Large Equipment	0.00	1,500.00	1,500.00	100.0	152.08	7,500.00	7,347.92	97.97	18,000.00
4120 Pool Chemicals/Tank Lease	1,141.99	1,127.33	-14.66	-1.30	3,953.60	5,636.65	1,683.05	29.86	13,528.00
4121 Pool Towel Expense	-177.56	41.67	219.23	526.11	-1,348.40	208.35	1,556.75	747.1	500.00
4122 Pool Repairs	847.87	2,083.33	1,235.46	59.30	2,322.87	10,416.65	8,093.78	77.70	25,000.00
4123 Pool Equipment Expense	0.00	62.50	62.50	100.0	522.57	312.50	-210.07	-67.22	750.00
4124 Pool Furniture/Umbrellas	0.00	291.67	291.67	100.0	3,509.60	1,458.35	-2,051.25	-140.6	3,500.00
Pool Expense - Total	1,812.30	5,106.50	3,294.20	64.51	9,112.32	25,532.50	16,420.18	64.31	61,278.00
4127 Elevator Repair (begin use 10/0	475.00	1,416.67	941.67	66.47	475.00	7,083.35	6,608.35	93.29	17,000.00
4129 Repairs - Chillers	0.00	1,666.67	1,666.67	100.0	0.00	8,333.35	8,333.35	100.0	20,000.00
4131 Landscaping	0.00	333.33	333.33	100.0	5,425.50	1,666.65	-3,758.85	-225.5	4,000.00
4133 Uniforms	36.97	58.33	21.36	36.62	231.69	291.65	59.96	20.56	700.00
4140 Parts & Supplies-Misc	2,360.45	4,166.67	1,806.22	43.35	18,805.00	20,833.35	2,028.35	9.74	50,000.00
4141 Parts & Supplies-FOB	1,481.63	41.67	-1,439.96	-3,455	1,481.63	208.35	-1,273.28	-611.1	500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	208.35	208.35	100.0	500.00
4163 Labor Contract - Electrical	0.00	208.33	208.33	100.0	1,200.00	1,041.65	-158.35	-15.20	2,500.00
4165 Labor Contract - Gate & Arm R	0.00	125.00	125.00	100.0	4,376.92	625.00	-3,751.92	-600.3	1,500.00
4166 Labor Contract - FOB	0.00	125.00	125.00	100.0	557.16	625.00	67.84	10.85	1,500.00
4181 Labor Contract - Misc	7,482.28	5,500.00	-1,982.28	-36.04	48,063.54	27,500.00	-20,563.54	-74.78	66,000.00
4182 Labor Contract -Pool/Contr/Mai	336.00	33.33	-302.67	-908.1	792.00	166.65	-625.35	-375.2	400.00
Labor Contract - Total	7,818.28	5,991.66	-1,826.62	-30.49	54,989.62	29,958.30	-25,031.32	-83.55	71,900.00
4193 Supplies - Plumbing	0.00	41.67	41.67	100.0	0.00	208.35	208.35	100.0	500.00
4197 Discounts Earned	-23.04	0.00	23.04	0	-290.98	0.00	290.98	0	0.00
Supplies - Total	3,819.04	4,291.68	472.64	11.01	19,995.65	21,458.40	1,462.75	6.82	51,500.00
FIXED CONTRACTS									
4203 Chillers Contract	6,475.00	500.00	-5,975.00	-1,195	12,950.00	2,500.00	-10,450.00	-418.0	6,000.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	7,200.00	12,000.00	4,800.00	40.00	28,800.00
4207 Copier/Rental - (was 4041)	260.13	541.67	281.54	51.98	1,880.50	2,708.35	827.85	30.57	6,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	0.00	416.65	416.65	100.0	1,000.00
4210 Housekeeping Contract	13,776.97	11,000.00	-2,776.97	-25.25	69,022.35	55,000.00	-14,022.35	-25.50	132,000.00
4215 Landscaping Contract	1,600.00	1,250.00	-350.00	-28.00	6,564.00	6,250.00	-314.00	-5.02	15,000.00
4217 Maintenance/Pool Contract	19,118.30	20,000.00	881.70	4.41	95,591.50	100,000.00	4,408.50	4.41	240,000.00
4220 Pest Control	0.00	375.00	375.00	100.0	4,495.20	1,875.00	-2,620.20	-139.7	4,500.00
4223 Phone Insurance Toshiba (was	0.00	125.00	125.00	100.0	-120.80	625.00	745.80	119.33	1,500.00
4225 Security Contract	40,513.20	27,666.67	-12,846.53	-46.43	148,808.57	138,333.35	-10,475.22	-7.57	332,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	56,093.75	60,833.35	4,739.60	7.79	146,000.00
4230 Waste Removal Contract	5,240.69	5,000.00	-240.69	-4.81	28,398.71	25,000.00	-3,398.71	-13.59	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	1,700.00	2,000.00	300.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	666.67	666.67	100.0	0.00	3,333.35	3,333.35	100.0	8,000.00
4309 Fire Sprinkler Project	49,342.01	0.00	-49,342.01	0	49,342.01	0.00	-49,342.01	0	0.00
4310 Fire Sprinkler Project/Soffits	75.00	0.00	-75.00	0	1,575.00	0.00	-1,575.00	0	0.00
4315 Non-Contracted Supervisory Se	0.00	416.67	416.67	100.0	0.00	2,083.35	2,083.35	100.0	5,000.00
4321 Repair Concrete on Building W	4,800.00	1,666.67	-3,133.33	-188.0	5,625.20	8,333.35	2,708.15	32.50	20,000.00
4323 Pool Deck Repair	82.21	1,307.45	1,225.24	93.71	7,212.89	6,537.25	-675.64	-10.34	15,689.35
4324 Rear Parking Lot Repair	0.00	1,666.67	1,666.67	100.0	0.00	8,333.35	8,333.35	100.0	20,000.00
4325 Cameras	0.00	833.33	833.33	100.0	0.00	4,166.65	4,166.65	100.0	10,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	0.00	3,125.00	3,125.00	100.0	7,500.00
4332 Sewer & Drain Relining	11,662.10	0.00	-11,662.10	0	55,291.20	0.00	-55,291.20	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	2,912.50	0.00	-2,912.50	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	633.35	633.35	100.0	1,520.00
UTILITIES									
4405 Cable	16,140.60	14,583.33	-1,557.27	-10.68	80,703.61	72,916.65	-7,786.96	-10.68	175,000.00
4410 Electricity	22,035.18	27,500.00	5,464.82	19.87	129,598.79	137,500.00	7,901.21	5.75	330,000.00
4415 Gas	76.50	3,333.33	3,256.83	97.70	12,518.56	16,666.65	4,148.09	24.89	40,000.00
4416 Gas Transportation	3,066.05	1,666.67	-1,399.38	-83.96	8,838.60	8,333.35	-505.25	-6.06	20,000.00
Gas Expense - Total	3,142.55	5,000.00	1,857.45	37.15	21,357.16	25,000.00	3,642.84	14.57	60,000.00
4420 Telephone	471.67	433.33	-38.34	-8.85	2,478.09	2,166.65	-311.44	-14.37	5,200.00
4425 Water & Sewer	32,438.39	32,500.00	61.61	0.19	150,201.49	162,500.00	12,298.51	7.57	390,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	0.00	1,333.33	1,333.33	100.0	7,987.71	6,666.65	-1,321.06	-19.82	16,000.00
5010 P/R Administration/Office	13,457.86	14,166.67	708.81	5.00	76,924.85	70,833.35	-6,091.50	-8.60	170,000.00

