

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

February 28, 2014

OPERATING INCOME RECEIVED AS OF FEBRUARY 28,2014

Income Received	\$	49,999.65
Monthly Budgeted Amount	\$	22,974.99
YTD Income Received	\$	2,531,794.13
YTD Budgeted Amount	\$	2,466,144.95

OPERATING EXPENSES PAID AS OF FEBRUARY 28, 2014

Actual Expenses	\$	348,782.08
Monthly Budgeted Expenses	\$	329,703.35
YTD Actual Expenses	\$	2,285,939.05
YTD Budgeted Expenses	\$	2,160,916.75

OPERATING BALANCES AS OF FEBRUARY 28,2014

WF - Operating Account-3832	\$	554,383.56
WF - Money Market-8653	\$	101,487.58
WF - RE Savings-9010	\$	21,193.99
WF - RE Checking-1538	\$	3,571.68
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,034.18
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	150,083.86
BP - Money Market OP-3824	\$	26,020.52
ST - RE Money Market -9585	\$	27,045.36
ST - RE-Fire Sprinkler-8453	\$	451,504.51
ST - RE-Money Market-4844	\$	59,969.33
ST - Payroll-5262	\$	84,709.49
CN - RE Money Market-8932	\$	89,089.61

TOTAL OPERATING FUNDS	\$	1,869,093.67
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ESCROW BALANCES AS OF FEBRUARY 28,2014

WF- Escrow Contractor -1413	\$	22,822.92
ST - Escrow Rental-3978	\$	102,487.55
BP - Escrow Owners 2Qtrs-7385	\$	341,523.95

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	400.77
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DELINQUENCIES AS OF FEBRUARY 28, 2014

\$ 170,185.33

WRITE-OFF AMOUNT AS OF FEBRUARY 28,2014 \$ 43,956.17

WRITE OFF-SPECIAL ASSESSMENT \$ 1,399.02

TOTAL WRITE OFF \$ 45,355.19

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	489,381.62	475,433.35	(13,948.27)
TOTAL BUILDING MAINTENANCE ****B	122,959.58	94,208.30	(28,751.28)
TOTAL FIXED CONTRACTS	450,137.67	446,483.35	(3,654.32)
TOTAL PAYROLL, TAXES, BENEFITS	204,139.28	233,958.40	29,819.12
TOTAL SPECIAL PROJECTS***A	91,088.34	22,916.65	(68,171.69)
TOTAL UTILITIES	384,023.69	392,916.70	8,893.01
TOTAL LOAN INTEREST	376,624.10	373,000.00	(3,624.10)
TOTAL ADJUSTMENT (INS, ETC)	167,584.77	122,000.00	(45,584.77)
TOTAL EXPENSES	<u>2,285,939.05</u>	<u>2,160,916.75</u>	<u>(125,022.30)</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)
February 2014**

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	27,576.00	0.00	27,576.00	0	2,356,518.42	2,351,270.00	5,248.42	0.22	4,702,540.00
3115 Legal/ Lien Fees	2,128.70	2,083.33	45.37	2.18	49,267.26	10,416.65	38,850.61	372.9	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	140.00	2,666.67	-2,526.67	-94.75	34,055.00	13,333.35	20,721.65	155.4	32,000.00
3125 Rentals-101/102/103/317	2,350.00	2,100.00	250.00	11.90	9,350.00	10,500.00	-1,150.00	-10.95	25,200.00
3130 Late Fees	350.00	391.67	-41.67	-10.64	2,403.95	1,958.35	445.60	22.75	4,700.00
3137 FOBS (Medeco) Keys	600.00	625.00	-25.00	-4.00	3,400.00	3,125.00	275.00	8.80	7,500.00
3144 Parking - Contractor	780.00	1,083.33	-303.33	-28.00	4,700.00	5,416.65	-716.65	-13.23	13,000.00
3145 Parking - Valet	1,843.00	1,391.67	451.33	32.43	8,712.00	6,958.35	1,753.65	25.20	16,700.00
3146 Parking - Tickets	2,340.00	2,291.67	48.33	2.11	12,870.00	11,458.35	1,411.65	12.32	27,500.00
3147 Parking - Monthly	2,750.00	2,583.33	166.67	6.45	13,581.46	12,916.65	664.81	5.15	31,000.00
3150 Repairs/Work Orders/Emergen	257.00	533.33	-276.33	-51.81	6,576.70	2,666.65	3,910.05	146.6	6,400.00
3170 NSF Fees Recovered	150.00	83.33	66.67	80.01	200.00	416.65	-216.65	-52.00	1,000.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	150.00	166.65	-16.65	-9.99	400.00
3190 Copies/Fax/Stamps	93.00	83.33	9.67	11.60	548.00	416.65	131.35	31.53	1,000.00
3210 Application Fees	300.00	583.33	-283.33	-48.57	2,000.00	2,916.65	-916.65	-31.43	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	208.35	-208.35	-100.0	500.00
3215 Estoppel	0.00	566.67	-566.67	-100.0	2,400.00	2,833.35	-433.35	-15.29	6,800.00
3510 Laundry Income	2,013.50	1,000.00	1,013.50	101.3	4,500.41	5,000.00	-499.59	-9.99	12,000.00
3710 Recovered -Bad Debt	0.00	4,166.67	-4,166.67	-100.0	0.00	20,833.35	-20,833.35	-100.0	50,000.00
3712 Interest Income	556.37	333.33	223.04	66.91	1,915.86	1,666.65	249.21	14.95	4,000.00
3715 Misc. Income-Fines,Plaza Roo	5,772.08	333.33	5,438.75	1,631.	18,645.07	1,666.65	16,978.42	1,018.	4,000.00
TOTAL INCOME	49,999.65	22,974.99	27,024.66	117.63	2,533,193.15	2,466,144.95	67,048.20	2.72	4,978,240.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,345.00	1,666.67	321.67	19.30	11,745.00	8,333.35	-3,411.65	-40.94	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	40.00	400.00	360.00	90.00	928.00	2,000.00	1,072.00	53.60	4,800.00
4010 Bad Debt/ Write Offs	0.00	10,583.33	10,583.33	100.0	43,956.17	52,916.65	8,960.48	16.93	127,000.00
4012 Bank Charges	-40.00	125.00	165.00	132.0	338.52	625.00	286.48	45.84	1,500.00
4013 Consulting Fee	0.00	0.00	0.00	0	5,000.00	0.00	-5,000.00	0	0.00
4014 Election Expense	0.00	375.00	375.00	100.0	2,288.18	1,875.00	-413.18	-22.04	4,500.00
4015 Employee Gas	372.24	16.67	-355.57	-2,132	967.71	83.35	-884.36	-1,061	200.00
4026 Insurance-Claims Deductible	0.00	916.67	916.67	100.0	0.00	4,583.35	4,583.35	100.0	11,000.00
4029 Legal - Unit Owner Fees	1,682.19	4,166.67	2,484.48	59.63	23,904.32	20,833.35	-3,070.97	-14.74	50,000.00
4031 Legal- Association	5,978.64	1,250.00	4,728.64	-378.2	15,608.44	6,250.00	-9,358.44	-149.7	15,000.00
Legal Expense - Total	7,660.83	5,416.67	-2,244.16	-41.43	39,512.76	27,083.35	-12,429.41	-45.89	65,000.00
4033 Licenses, Fees & Permits	199.00	525.00	326.00	62.10	876.50	2,625.00	1,748.50	66.61	6,300.00
4034 Maint Fees - Unit104	0.00	1,000.00	1,000.00	100.0	5,030.00	5,000.00	-30.00	-0.60	12,000.00
4035 Office Expenses- Soft	554.29	650.00	95.71	14.72	2,808.96	3,250.00	441.04	13.57	7,800.00
4036 New Hire Fees	0.00	28.33	28.33	100.0	0.00	141.65	141.65	100.0	340.00
4037 Maint Fees - Units317/408/100	0.00	2,666.67	2,666.67	100.0	0.00	13,333.35	13,333.35	100.0	32,000.00
4039 Office Expense Kitchen	210.62	258.33	47.71	18.47	1,003.96	1,291.65	287.69	22.27	3,100.00
4042 Office Expenses Hard Goods	29.95	166.67	136.72	82.03	393.44	833.35	439.91	52.79	2,000.00
4043 Office Expense - Computers	85.00	833.33	748.33	89.80	5,778.52	4,166.65	-1,611.87	-38.69	10,000.00
Office Expense - Total	325.57	1,258.33	932.76	74.13	7,175.92	6,291.65	-884.27	-14.05	15,100.00
4046 Postage & Delivery	300.00	233.33	-66.67	-28.57	769.60	1,166.65	397.05	34.03	2,800.00
4052 Parker Owned Unit Expenses	0.00	333.33	333.33	100.0	-2,847.50	1,666.65	4,514.15	270.8	4,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	1,250.80	833.35	-417.45	-50.09	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	684.78	100.00	-584.78	-584.7	684.78	500.00	-184.78	-36.96	1,200.00
4105 Cleaning Supplies - Paper	0.00	37.50	37.50	100.0	520.06	187.50	-332.56	-177.3	450.00
4108 Compactor Container	0.00	291.67	291.67	100.0	0.00	1,458.35	1,458.35	100.0	3,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	625.00	625.00	100.0	1,500.00
4110 Compactor Repairs	2,627.12	166.67	-2,460.45	-1,476	2,627.12	833.35	-1,793.77	-215.2	2,000.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	208.35	208.35	100.0	500.00
4113 Fire Alarm System	143.07	366.67	223.60	60.98	4,164.16	1,833.35	-2,330.81	-127.1	4,400.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4115 Gym Maintenance	649.15	308.33	-340.82	-110.5	1,410.99	1,541.65	130.66	8.48	3,700.00
4119 Pool Expense-Large Equipment	0.00	208.33	208.33	100.0	0.00	1,041.65	1,041.65	100.0	2,500.00
4120 Pool Chemicals/Tank Lease	828.64	750.00	-78.64	-10.49	3,499.66	3,750.00	250.34	6.68	9,000.00
4121 Pool Towel Expense	-152.79	50.00	202.79	405.5	-572.19	250.00	822.19	328.8	600.00
4122 Pool Repairs	0.00	333.33	333.33	100.0	821.54	1,666.65	845.11	50.71	4,000.00
4123 Pool Equipment Expense	701.19	666.67	-34.52	-5.18	10,006.65	3,333.35	-6,673.30	-200.2	8,000.00
Pool Expense - Total	1,377.04	2,008.33	631.29	31.43	13,755.66	10,041.65	-3,714.01	-36.99	24,100.00
4127 Elevator Repair (begin use 10/0	0.00	833.33	833.33	100.0	0.00	4,166.65	4,166.65	100.0	10,000.00
4129 Chillers-Repair	2,198.50	275.00	-1,923.50	-699.4	2,266.81	1,375.00	-891.81	-64.86	3,300.00
4131 Landscaping	0.00	583.33	583.33	100.0	449.02	2,916.65	2,467.63	84.60	7,000.00
4133 Uniforms	0.00	37.50	37.50	100.0	175.86	187.50	11.64	6.21	450.00
4140 Parts & Supplies-Misc	17,549.19	4,166.67	-13,382.52	-321.1	40,006.67	20,833.35	-19,173.32	-92.03	50,000.00
4141 Parts & Supplies-FOB	0.00	208.33	208.33	100.0	0.00	1,041.65	1,041.65	100.0	2,500.00
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	5,000.00	250.00	-4,750.00	-1,900	5,000.00	1,250.00	-3,750.00	-300.0	3,000.00
4165 Labor Contract - Gate & Arm R	0.00	583.33	583.33	100.0	0.00	2,916.65	2,916.65	100.0	7,000.00
4166 Labor Contract - FOB	0.00	125.00	125.00	100.0	2,894.03	625.00	-2,269.03	-363.0	1,500.00
4181 Labor Contract - Misc	11,808.84	8,083.33	-3,725.51	-46.09	46,139.00	40,416.65	-5,722.35	-14.16	97,000.00
4182 Labor Contract -Pool/Contr/Mai	1,800.00	208.33	-1,591.67	-764.0	3,324.00	1,041.65	-2,282.35	-219.1	2,500.00
Labor Contract - Total	18,608.84	9,249.99	-9,358.85	-101.1	57,357.03	46,249.95	-11,107.08	-24.02	111,000.00
4197 Discounts Earned	-216.60	0.00	216.60	0	-458.58	0.00	458.58	0	0.00
Supplies - Total	17,332.59	4,416.67	-12,915.92	-292.4	39,548.09	22,083.35	-17,464.74	-79.09	53,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,250.00	2,250.00	0.00	0.00	11,250.00	11,250.00	0.00	0.00	27,000.00
4205 Elevator Contract	0.00	0.00	0.00	0	14,400.00	14,400.00	0.00	0.00	28,800.00
4207 Copier/Rental - (was 4041)	394.90	375.00	-19.90	-5.31	1,153.86	1,875.00	721.14	38.46	4,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	294.22	416.65	122.43	29.38	1,000.00
4210 Housekeeping Contract	14,405.54	14,666.67	261.13	1.78	72,027.70	73,333.35	1,305.65	1.78	176,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	491.25	833.35	342.10	41.05	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	8,000.00	8,000.00	0.00	0.00	19,200.00
4217 Maintenance/Pool Contract	22,034.50	18,833.33	-3,201.17	-17.00	105,107.83	94,166.65	-10,941.18	-11.62	226,000.00
4218 Maintenance/Pool Contract-OT	0.00	166.67	166.67	100.0	1,567.50	833.35	-734.15	-88.10	2,000.00
4220 Pest Control	1,000.00	458.33	-541.67	-118.1	5,795.20	2,291.65	-3,503.55	-152.8	5,500.00
4225 Security Contract	27,008.80	29,333.33	2,324.53	7.92	139,367.56	146,666.65	7,299.09	4.98	352,000.00
4226 Security Contract-OT	103.33	916.67	813.34	88.73	8,222.10	4,583.35	-3,638.75	-79.39	11,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	56,037.50	60,833.35	4,795.85	7.88	146,000.00
4230 Waste Removal Contract	4,944.59	5,000.00	55.41	1.11	24,722.95	25,000.00	277.05	1.11	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									
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	1,374.13	2,083.33	709.20	34.04	7,520.45	10,416.65	2,896.20	27.80	25,000.00
4323 Pool Deck Repair	0.00	416.67	416.67	100.0	0.00	2,083.35	2,083.35	100.0	5,000.00
4331 Roof Repair	0.00	2,083.33	2,083.33	100.0	0.00	10,416.65	10,416.65	100.0	25,000.00
4342 Reheat/Outside Air Repair	19,900.30	0.00	-19,900.30	0	70,229.90	0.00	-70,229.90	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	16,789.61	17,000.00	210.39	1.24	83,948.53	85,000.00	1,051.47	1.24	204,000.00
4410 Electricity	22,357.66	25,000.00	2,642.34	10.57	119,567.86	125,000.00	5,432.14	4.35	300,000.00
4415 Gas	7,769.00	3,666.67	-4,102.33	-111.8	15,553.14	18,333.35	2,780.21	15.16	44,000.00
4416 Gas Transportation	1,601.45	1,500.00	-101.45	-6.76	7,414.17	7,500.00	85.83	1.14	18,000.00
Gas Expense - Total	9,370.45	5,166.67	-4,203.78	-81.36	22,967.31	25,833.35	2,866.04	11.09	62,000.00
4420 Telephone	479.46	500.00	20.54	4.11	2,011.96	2,500.00	488.04	19.52	6,000.00
4425 Water & Sewer	31,212.82	30,916.67	-296.15	-0.96	155,528.03	154,583.35	-944.68	-0.61	371,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	0.00	1,416.67	1,416.67	100.0	3,439.89	7,083.35	3,643.46	51.44	17,000.00
5010 P/R Administration/Office	11,343.24	16,666.67	5,323.43	31.94	64,805.96	83,333.35	18,527.39	22.23	200,000.00
5025 P/R Maintenance	12,579.96	16,666.67	4,086.71	24.52	69,599.30	83,333.35	13,734.05	16.48	200,000.00
5032 P/R Pool	2,691.00	2,916.67	225.67	7.74	14,773.20	14,583.35	-189.85	-1.30	35,000.00
5080 P/RContractor Inspector	2,395.40	2,500.00	104.60	4.18	13,164.06	12,500.00	-664.06	-5.31	30,000.00
P/R Maintenance - Total	12,579.96	16,666.67	4,086.71	24.52	69,599.30	83,333.35	13,734.05	16.48	200,000.00
6000 Employee Health	3,081.89	2,258.33	-823.56	-36.47	14,105.70	11,291.65	-2,814.05	-24.92	27,100.00
6005 Holiday Gift Fund	0.00	666.67	666.67	100.0	8,782.51	3,333.35	-5,449.16	-163.4	8,000.00
6007 Special Events Fund	0.00	250.00	250.00	100.0	2,612.64	1,250.00	-1,362.64	-109.0	3,000.00
6010 P/R Tax - Fica	1,727.66	2,000.00	272.34	13.62	9,932.94	10,000.00	67.06	0.67	24,000.00
6020 P/R Tax Medicare	404.06	466.67	62.61	13.42	2,323.08	2,333.35	10.27	0.44	5,600.00

