

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

January-13

OPERATING INCOME RECEIVED AS OF JANUARY 31, 2013

Income Received	\$	1,072,678.66
Monthly Budgeted Amount	\$	1,116,691.99
YTD Income Received	\$	2,260,507.96
YTD Budgeted Amount	\$	2,294,613.96

OPERATING EXPENSES PAID AS OF JANUARY 31, 2013

Actual Expenses	\$	570,564.89
Monthly Budgeted Expenses	\$	519,848.04
YTD Actual Expenses	\$	1,793,673.67
YTD Budgeted Expenses	\$	1,697,770.16

BANK BALANCES AS OF JANUARY 31, 2013

WF Money Market-8653	\$	101,322.73
WF - Special Assessment-8501	\$	14,901.80
WF - Operating-3832	\$	461,039.41
WF - RE Savings Frm Sale-9010	\$	137,549.23
WF- RE Checking Frm Sale-1538	\$	88,944.25
WF- Contractor-Operating-1413	\$	22,320.92
Sunt-Escrow Rental-3978	\$	117,149.28
BP-2Qtrs Owners Escrow-7385	\$	176,657.32
BP Money Market OP-3824	\$	25,921.44
Sunt-Signature MM Recovery-9585	\$	27,045.79
Sunt Money Market-4844	\$	59,917.24
Sunt Payroll-5262	\$	112,718.04
Sunt- Fire Sprinkler Recovery -8453	\$	350,961.81
City Nat'l Bank MM-8932	\$	199,851.23

DELINQUENCIES AS OF JANUARY 31, 2013

\$ 178,190.04

WRITE-OFF AMOUNT AS OF JANUARY 31, 2013

\$ -

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	359,256.94	372,942.32	13,685.38
TOTAL BUILDING MAINTENANCE	77,222.42	80,876.00	3,653.58
TOTAL FIXED CONTRACTS	334,059.49	326,033.36	(8,026.13)
TOTAL PAYROLL, TAXES, BENEFITS	179,359.59	154,166.68	(25,192.91)
TOTAL SPECIAL PROJECTS	53,084.98	28,729.84	(24,355.14)
TOTAL UTILITIES	310,110.75	320,066.64	9,955.89
TOTAL LOAN INTEREST	320,003.06	299,652.82	(20,350.24)
TOTAL ADJUSTMENT (INS, ETC)	160,576.44	115,302.50	(45,273.94)
TOTAL EXPENSES	<u>1,793,673.67</u>	<u>1,697,770.16</u>	<u>(95,903.51)</u>

Notes:

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

Balance Sheet (Accrual)
2030 South Ocean Drive - (parker)
January 2013

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Prepared For:

Prepared By:

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

1007 Petty Cash - Contractor's Parking	100.00
1008 Petty Cash - Front Office	100.00
1009 Petty Cash - Valet	100.00
1110 WF-Money Market8653	101,322.73
1112 WF-Special Assessment8501	14,901.80
1113 WF-Operating3832	461,039.41
1114 WF-RE Savings Frm Sale9010	137,549.23
1115 WF-RE Ckg Frm Sale1538	88,944.25
1117 WF-Contractor-Operating1413	22,320.92
1120 Sunt-Escrow Rentals3978	117,149.28
1121 BP-2Qtrs Owners Escrow7385	176,657.32
1123 BP-Money Market OP3824	25,921.44
1129 Sunt-Signature MM Recovery9585	27,045.79
1136 Sunt- Money Market4844	59,917.24
1137 Sunt- Payroll5262	112,718.04
1139 Sunt-Fire Alarm Sprinkler-Recovery8453	350,961.81
1140 City National Bank - MM8932	199,851.23
TOTAL CASH	<u>1,896,600.49</u>
1300 A/R - Maintenance Assessments	178,190.04
1310 Allowance for Doubtful Account	-41,369.21
1330 A/R Contingency Fire Sprinkler/Alarm	191,225.72
1400 Employee Advance	1,000.00
1505 Prepaid Insurance	273,605.41
1510 Prepaid Expenses	7,584.83
1511 Due From PP-Sewer Project	113,225.50
PROPERTY	
1605 Land & Rec Facilities	1,950,000.00
1700 Machinery & Equipment	11,441.99
1710 Furniture & Fixtures	57,506.36
1720 Personal Property Depreciation	-948,199.72
TOTAL PROPERTY	<u>1,070,748.63</u>
OTHER ASSETS	
1910 Security Deposits	18,160.00
1920 Closing Costs	4,099.25
TOTAL OTHER ASSETS	<u>22,259.25</u>
 TOTAL ASSETS	 <u><u>3,713,070.66</u></u>

LIABILITIES & CAPITAL

LIABILITIES

2200 Accounts Payable	93,981.88
2230 Ins. Payable	144,649.32
2240 Exchange	693.00
2259 Accrued Expenses	140,115.64
2260 Accrued P/R	8,971.02
2265 Accrued Interest Payable	90,265.85

Balance Sheet (Accrual)
2030 South Ocean Drive - (parker)
January 2013

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2280 Prepaid Maintenance	45,549.60
2310 A/P - Contingency Fire Sprinkler/Alarm	341,225.72
2370 Sales Tax Payable	156.00
2470 Escrow Rental Deposits	116,290.00
2471 Escrow Contractor Deposits	22,550.00
2472 Escrow Maintenance Deposits	174,981.00
TOTAL LIABILITIES	<u>1,179,429.03</u>
LONG-TERM LIABILITIES	
2511 Due To PP-Sewer Project	113,225.50
2535 Principal Banco Popular Operating Loan	<u>9,746,708.22</u>
TOTAL LONG-TERM LIABILITIES	<u>9,859,933.72</u>
CAPITAL	
2712 Owners Equity	-7,942,321.14
2714 S/A Retriected Bal as of 9/30/11	560,976.00
2750 Retained Earnings	<u>55,053.05</u>
TOTAL EQUITY	<u>-7,326,292.09</u>
TOTAL LIABILITIES & CAP	<u><u>3,713,070.66</u></u>

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
January 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	1,050,570.00	1,086,077.00	-35,507.00	-3.27	2,128,944.66	2,172,154.00	-43,209.34	-1.99	4,344,308.00
3115 Legal/ Lien Fees	56.24	4,750.00	-4,693.76	-98.82	2,629.64	19,000.00	-16,370.36	-86.16	57,000.00
3121 Special Assessment Recovery	0.00	126.67	-126.67	-100.0	0.00	506.68	-506.68	-100.0	1,520.00
3123 Storage	309.34	3,083.33	-2,773.99	-89.97	31,694.82	12,333.32	19,361.50	156.9	37,000.00
3125 Rentals-101/102/103/317	2,700.00	2,916.67	-216.67	-7.43	10,500.00	11,666.68	-1,166.68	-10.00	35,000.00
3130 Late Fees	673.00	833.33	-160.33	-19.24	1,268.85	3,333.32	-2,064.47	-61.93	10,000.00
3137 FOBS (Medeco) Keys	1,100.00	416.67	683.33	164.0	2,500.00	1,666.68	833.32	50.00	5,000.00
3144 Parking - Contractor	1,347.00	1,083.33	263.67	24.34	4,141.00	4,333.32	-192.32	-4.44	13,000.00
3145 Parking - Valet	2,350.00	2,083.33	266.67	12.80	5,834.00	8,333.32	-2,499.32	-29.99	25,000.00
3146 Parking - Tickets	3,600.00	2,083.33	1,516.67	72.80	10,200.00	8,333.32	1,866.68	22.40	25,000.00
3147 Parking - Monthly	3,002.50	2,500.00	502.50	20.10	11,867.28	10,000.00	1,867.28	18.67	30,000.00
3150 Repairs/Work Orders/Emergen	959.74	1,198.33	-238.59	-19.91	2,222.86	4,793.32	-2,570.46	-53.63	14,380.00
3170 NSF Fees Recovered	120.00	41.67	78.33	187.9	380.00	166.68	213.32	127.9	500.00
3175 Condo Docs	50.00	58.33	-8.33	-14.28	100.00	233.32	-133.32	-57.14	700.00
3190 Copies/Fax/Stamps	166.00	83.33	82.67	99.21	406.00	333.32	72.68	21.80	1,000.00
3210 Application Fees	1,300.00	583.33	716.67	122.8	2,550.00	2,333.32	216.68	9.29	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	100.00	166.68	-66.68	-40.00	500.00
3215 Estoppel	1,050.00	583.33	466.67	80.00	2,250.00	2,333.32	-83.32	-3.57	7,000.00
3510 Laundry Income	2,012.00	1,041.67	970.33	93.15	4,463.47	4,166.68	296.79	7.12	12,500.00
3710 Recovered -Bad Debt	0.00	6,666.67	-6,666.67	-100.0	32,585.74	26,666.68	5,919.06	22.20	80,000.00
3712 Interest Income	306.44	250.00	56.44	22.58	1,418.66	1,000.00	418.66	41.87	3,000.00
3715 Misc. Income-Fines,Plaza Roo	1,006.40	316.67	689.73	217.8	4,450.98	1,266.68	3,184.30	251.3	3,800.00
TOTAL INCOME	1,072,678.66	1,116,818.66	-44,140.00	-3.95	2,260,507.96	2,295,120.64	-34,612.68	-1.51	4,713,208.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	9,360.00	3,166.67	-6,193.33	-195.5	10,540.00	12,666.68	2,126.68	16.79	38,000.00
4007 Annual Fee - DBPR	0.00	233.33	233.33	100.0	2,080.00	933.32	-1,146.68	-122.8	2,800.00
4008 Application / Screening - Unit	831.00	333.33	-497.67	-149.3	1,874.00	1,333.32	-540.68	-40.55	4,000.00
4010 Bad Debt/ Write Offs	0.00	5,833.33	5,833.33	100.0	0.00	23,333.32	23,333.32	100.0	70,000.00
4012 Bank Charges	113.23	166.67	53.44	32.06	371.74	666.68	294.94	44.24	2,000.00
4014 Election Expense	715.42	416.67	-298.75	-71.70	1,577.99	1,666.68	88.69	5.32	5,000.00
4015 Employee Gas	36.26	66.67	30.41	45.61	36.26	266.68	230.42	86.40	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	666.68	-6,833.32	-1,024	2,000.00
4029 Legal - Unit Owner Fees	5,539.72	5,000.00	-539.72	-10.79	17,811.16	20,000.00	2,188.84	10.94	60,000.00
4030 Legal - Non recoverable Attorne	0.00	41.67	41.67	100.0	1,717.87	166.68	-1,551.19	-930.6	500.00
4031 Legal- Recoverable Attorney Fe	4,574.49	3,916.67	-657.82	-16.80	5,527.09	15,666.68	10,139.59	64.72	47,000.00
Legal Expense - Total	10,114.21	8,958.34	-1,155.87	-12.90	25,056.12	35,833.36	10,777.24	30.08	107,500.00
4033 Licenses, Fees & Permits	1,242.50	416.67	-825.83	-198.2	3,494.18	1,666.68	-1,827.50	-109.6	5,000.00
4034 Maint Fees - Unit104	2,336.00	1,500.00	-836.00	-55.73	4,672.00	6,000.00	1,328.00	22.13	18,000.00
4035 Office Expenses- Soft	525.97	416.67	-109.30	-26.23	3,254.72	1,666.68	-1,588.04	-95.28	5,000.00
4036 New Hire Fees	100.50	416.67	316.17	75.88	186.00	1,666.68	1,480.68	88.84	5,000.00
4037 Maint Fees - Units317/408/100	0.00	1,416.67	1,416.67	100.0	0.00	5,666.68	5,666.68	100.0	17,000.00
4039 Office Expense Kitchen	114.57	208.33	93.76	45.01	1,267.27	833.32	-433.95	-52.07	2,500.00
4042 Office Expenses Hard Goods	755.78	1,265.67	509.89	40.29	1,015.02	5,062.68	4,047.66	79.95	15,188.00
4043 Office Expense - Computers	150.00	500.00	350.00	70.00	5,369.75	2,000.00	-3,369.75	-168.4	6,000.00
Office Expense - Total	1,020.35	1,974.00	953.65	48.31	7,652.04	7,896.00	243.96	3.09	23,688.00
4046 Postage & Delivery	696.50	316.67	-379.83	-119.9	1,066.10	1,266.68	200.58	15.84	3,800.00
4050 Taxes (317,1008 & 1825)	0.00	200.00	200.00	100.0	0.00	800.00	800.00	100.0	2,400.00
4052 Parker Owned Unit Expenses	680.70	208.33	-472.37	-226.7	680.70	833.32	152.62	18.31	2,500.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	0.00	666.68	666.68	100.0	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	242.54	833.32	590.78	70.89	2,500.00
4105 Cleaning Supplies - Paper	0.00	104.17	104.17	100.0	0.00	416.68	416.68	100.0	1,250.00
4108 Compactor Container	0.00	208.33	208.33	100.0	0.00	833.32	833.32	100.0	2,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	500.00	500.00	100.0	1,500.00
4110 Compactor Repairs	0.00	125.00	125.00	100.0	0.00	500.00	500.00	100.0	1,500.00

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
January 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	833.32	833.32	100.0	2,500.00
4113 Fire Alarm System	0.00	75.00	75.00	100.0	711.69	300.00	-411.69	-137.2	900.00
4115 Gym Maintenance	0.00	300.00	300.00	100.0	0.00	1,200.00	1,200.00	100.0	3,600.00
4119 Pool Expense-Large Equipment	47.14	1,500.00	1,452.86	96.86	152.08	6,000.00	5,847.92	97.47	18,000.00
4120 Pool Chemicals/Tank Lease	639.32	1,127.33	488.01	43.29	2,811.61	4,509.32	1,697.71	37.65	13,528.00
4121 Pool Towel Expense	-441.64	41.67	483.31	1,159.	-1,170.84	166.68	1,337.52	802.4	500.00
4122 Pool Repairs	1,475.00	2,083.33	608.33	29.20	1,475.00	8,333.32	6,858.32	82.30	25,000.00
4123 Pool Equipment Expense	0.00	62.50	62.50	100.0	522.57	250.00	-272.57	-109.0	750.00
4124 Pool Furniture/Umbrellas	3,509.60	291.67	-3,217.93	-1,103	3,509.60	1,166.68	-2,342.92	-200.8	3,500.00
Pool Expense - Total	5,229.42	5,106.50	-122.92	-2.41	7,300.02	20,426.00	13,125.98	64.26	61,278.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	0.00	5,666.68	5,666.68	100.0	17,000.00
4129 Repairs - Chillers	0.00	1,666.67	1,666.67	100.0	0.00	6,666.68	6,666.68	100.0	20,000.00
4131 Landscaping	4,545.50	333.33	-4,212.17	-1,263	5,425.50	1,333.32	-4,092.18	-306.9	4,000.00
4133 Uniforms	0.00	58.33	58.33	100.0	194.72	233.32	38.60	16.54	700.00
4140 Parts & Supplies-Misc	2,986.48	4,166.67	1,180.19	28.32	16,444.55	16,666.68	222.13	1.33	50,000.00
4141 Parts & Supplies-FOB	0.00	41.67	41.67	100.0	0.00	166.68	166.68	100.0	500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	166.68	166.68	100.0	500.00
4163 Labor Contract - Electrical	0.00	208.33	208.33	100.0	1,200.00	833.32	-366.68	-44.00	2,500.00
4165 Labor Contract - Gate & Arm R	2,150.94	125.00	-2,025.94	-1,620	4,376.92	500.00	-3,876.92	-775.3	1,500.00
4166 Labor Contract - FOB	0.00	125.00	125.00	100.0	557.16	500.00	-57.16	-11.43	1,500.00
4181 Labor Contract - Misc	12,926.25	5,500.00	-7,426.25	-135.0	40,581.26	22,000.00	-18,581.26	-84.46	66,000.00
4182 Labor Contract -Pool/Contr/Mai	-96.97	33.33	130.30	390.9	456.00	133.32	-322.68	-242.0	400.00
Labor Contract - Total	14,980.22	5,991.66	-8,988.56	-150.0	47,171.34	23,966.64	-23,204.70	-96.82	71,900.00
4193 Supplies - Plumbing	0.00	41.67	41.67	100.0	0.00	166.68	166.68	100.0	500.00
4197 Discounts Earned	-12.37	0.00	12.37	0	-267.94	0.00	267.94	0	0.00
Supplies - Total	2,974.11	4,291.68	1,317.57	30.70	16,176.61	17,166.72	990.11	5.77	51,500.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	500.00	500.00	100.0	6,475.00	2,000.00	-4,475.00	-223.7	6,000.00
4205 Elevator Contract	7,200.00	2,400.00	-4,800.00	-200.0	7,200.00	9,600.00	2,400.00	25.00	28,800.00
4207 Copier/Rental - (was 4041)	458.98	541.67	82.69	15.27	1,620.37	2,166.68	546.31	25.21	6,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	0.00	333.32	333.32	100.0	1,000.00
4210 Housekeeping Contract	13,776.97	11,000.00	-2,776.97	-25.25	55,245.38	44,000.00	-11,245.38	-25.56	132,000.00
4215 Landscaping Contract	1,241.00	1,250.00	9.00	0.72	4,964.00	5,000.00	36.00	0.72	15,000.00
4217 Maintenance/Pool Contract	19,118.30	20,000.00	881.70	4.41	76,473.20	80,000.00	3,526.80	4.41	240,000.00
4220 Pest Control	222.60	375.00	152.40	40.64	4,495.20	1,500.00	-2,995.20	-199.6	4,500.00
4223 Phone Insurance Toshiba (was	0.00	125.00	125.00	100.0	-120.80	500.00	620.80	124.1	1,500.00
4225 Security Contract	26,462.61	27,666.67	1,204.06	4.35	108,295.37	110,666.68	2,371.31	2.14	332,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	44,893.75	48,666.68	3,772.93	7.75	146,000.00
4230 Waste Removal Contract	5,240.69	5,000.00	-240.69	-4.81	23,158.02	20,000.00	-3,158.02	-15.79	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	1,360.00	1,600.00	240.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	666.67	666.67	100.0	0.00	2,666.68	2,666.68	100.0	8,000.00
4310 Fire Sprinkler Project/Soffits	0.00	0.00	0.00	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	1,666.68	1,666.68	100.0	5,000.00
4321 Repair Concrete on Building W	400.00	1,666.67	1,266.67	76.00	825.20	6,666.68	5,841.48	87.62	20,000.00
4323 Pool Deck Repair	1,001.70	1,307.45	305.75	23.39	7,130.68	5,229.80	-1,900.88	-36.35	15,689.35
4324 Rear Parking Lot Repair	0.00	1,666.67	1,666.67	100.0	0.00	6,666.68	6,666.68	100.0	20,000.00
4325 Cameras	0.00	833.33	833.33	100.0	0.00	3,333.32	3,333.32	100.0	10,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	0.00	2,500.00	2,500.00	100.0	7,500.00
4332 Sewer & Drain Relining	0.00	0.00	0.00	0	43,629.10	0.00	-43,629.10	0	0.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	1,421.55	0.00	-1,421.55	0	1,421.55	0.00	-1,421.55	0	0.00
4360 S/A - Water Well - Landscaping	-1,515.00	0.00	1,515.00	0	2,912.50	0.00	-2,912.50	0	0.00
4367 S/A Fire Alarm - Flow & Tampe	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	506.68	506.68	100.0	1,520.00
UTILITIES									
4405 Cable	16,140.60	14,583.33	-1,557.27	-10.68	64,563.01	58,333.32	-6,229.69	-10.68	175,000.00
4410 Electricity	23,929.80	27,500.00	3,570.20	12.98	107,563.61	110,000.00	2,436.39	2.21	330,000.00
4415 Gas	3,753.10	3,333.33	-419.77	-12.59	12,442.06	13,333.32	891.26	6.68	40,000.00
4416 Gas Transportation	1,740.45	1,666.67	-73.78	-4.43	5,772.55	6,666.68	894.13	13.41	20,000.00
Gas Expense - Total	5,493.55	5,000.00	-493.55	-9.87	18,214.61	20,000.00	1,785.39	8.93	60,000.00
4420 Telephone	580.25	433.33	-146.92	-33.90	2,006.42	1,733.32	-273.10	-15.76	5,200.00
4425 Water & Sewer	30,066.05	32,500.00	2,433.95	7.49	117,763.10	130,000.00	12,236.90	9.41	390,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	0.00	1,333.33	1,333.33	100.0	7,987.71	5,333.32	-2,654.39	-49.77	16,000.00
5010 P/R Administration/Office	13,073.86	14,166.67	1,092.81	7.71	63,466.99	56,666.68	-6,800.31	-12.00	170,000.00
5022 P/R Housekeeping	0.00	1,833.33	1,833.33	100.0	0.00	7,333.32	7,333.32	100.0	22,000.00

