

Condominium Association of Parker Plaza Estates, Inc.

*Treasurer's Report*

*July 31, 2014*

OPERATING INCOME RECEIVED AS OF July 31,2014

Income Received	\$	1,193,584.66
Monthly Budgeted Amount	\$	1,198,609.99
YTD Income Received	\$	4,981,862.28
YTD Budgeted Amount	\$	4,932,289.90

OPERATING EXPENSES PAID AS OF July 31, 2014

Actual Expenses	\$	537,908.11
Monthly Budgeted Expenses	\$	584,403.35
YTD Actual Expenses	\$	4,490,855.99
YTD Budgeted Expenses	\$	4,318,833.50

OPERATING BALANCES AS OF July 31, 2014

WF - Operating Account-3832	\$	859,755.35
WF - Money Market-8653	\$	101,530.13
WF - RE Savings-9010	\$	3,306.55
WF - RE Checking-1538	\$	21,143.99
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,064.28
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	199,845.38
BP - Money Market OP-3824	\$	26,030.96
ST - RE Money Market -9585	\$	27,066.03
ST - RE-Fire Sprinkler-8453	\$	501,724.48
ST - RE-Money Market-4844	\$	60,009.48
ST - Payroll-5262	\$	44,516.97
CN - RE Money Market-8932	\$	123,208.50

TOTAL OPERATING FUNDS \$ 2,268,202.10

ESCROW BALANCES AS OF July 31, 2014

WF- Escrow Contractor -1413	\$	22,285.42
ST - Escrow Rental-3978	\$	99,114.78
BP - Escrow Owners 2Qtrs-7385	\$	387,203.22

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	400.77
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DELINQUENCIES AS OF July 31, 2014	\$	211,442.66
WRITE-OFF AMOUNT AS OF July 31, 2014	\$	44,047.77
WRITE OFF-SPECIAL ASSESSMENT	\$	1,399.02
TOTAL WRITE OFF	\$	45,446.79

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	991,028.36	947,866.70	(43,161.66)
TOTAL BUILDING MAINTENANCE ****B	279,896.72	188,416.60	(91,480.12)
TOTAL FIXED CONTRACTS	906,770.11	892,966.70	(13,803.41)
TOTAL PAYROLL, TAXES, BENEFITS	383,483.99	467,916.80	84,432.81
TOTAL SPECIAL PROJECTS***A	106,810.12	45,833.30	(60,976.82)
TOTAL UTILITIES	734,300.13	785,833.40	51,533.27
TOTAL LOAN INTEREST	745,682.54	746,000.00	317.46
TOTAL ADJUSTMENT (INS, ETC)	342,884.02	244,000.00	(98,884.02)
<b>TOTAL EXPENSES</b>	<b>4,490,855.99</b>	<b>4,318,833.50</b>	<b>(172,022.49)</b>

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)**  
**July 2014**

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	1,139,843.13	1,175,635.00	-35,791.87	-3.04	4,675,483.28	4,702,540.00	-27,056.72	-0.58	4,702,540.00
3115 Legal/ Lien Fees	2,303.10	2,083.33	219.77	10.55	56,609.04	20,833.30	35,775.74	171.7	25,000.00
3121 Special Assessment Recovery	0.00	0.00	0.00	0	2,827.48	0.00	2,827.48	0	0.00
3123 Storage	125.00	2,666.67	-2,541.67	-95.31	34,085.00	26,666.70	7,418.30	27.82	32,000.00
3125 Rentals-101/102/103/317	2,000.00	2,100.00	-100.00	-4.76	19,450.00	21,000.00	-1,550.00	-7.38	25,200.00
3130 Late Fees	680.95	391.67	289.28	73.86	4,135.10	3,916.70	218.40	5.58	4,700.00
3135 Remotes	-200.00	0.00	-200.00	0	0.00	0.00	0.00	0	0.00
3137 FOBS (Medeco) Keys	600.00	625.00	-25.00	-4.00	4,700.00	6,250.00	-1,550.00	-24.80	7,500.00
3144 Parking - Contractor	671.00	1,083.33	-412.33	-38.06	9,005.00	10,833.30	-1,828.30	-16.88	13,000.00
3145 Parking - Valet	1,440.00	1,391.67	48.33	3.47	16,417.00	13,916.70	2,500.30	17.97	16,700.00
3146 Parking - Tickets	1,200.00	2,291.67	-1,091.67	-47.64	21,624.00	22,916.70	-1,292.70	-5.64	27,500.00
3147 Parking - Monthly	2,177.50	2,583.33	-405.83	-15.71	24,569.46	25,833.30	-1,263.84	-4.89	31,000.00
3150 Repairs/Work Orders/Emergen	170.00	533.33	-363.33	-68.12	11,106.84	5,333.30	5,773.54	108.2	6,400.00
3170 NSF Fees Recovered	50.00	83.33	-33.33	-40.00	500.00	833.30	-333.30	-40.00	1,000.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	150.00	333.30	-183.30	-55.00	400.00
3190 Copies/Fax/Stamps	128.64	83.33	45.31	54.37	946.64	833.30	113.34	13.60	1,000.00
3210 Application Fees	600.00	583.33	16.67	2.86	4,200.00	5,833.30	-1,633.30	-28.00	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	416.70	-416.70	-100.0	500.00
3215 Estoppel	650.00	566.67	83.33	14.71	4,550.00	5,666.70	-1,116.70	-19.71	6,800.00
3510 Laundry Income	1,021.00	1,000.00	21.00	2.10	8,667.61	10,000.00	-1,332.39	-13.32	12,000.00
3710 Recovered -Bad Debt	0.00	4,166.67	-4,166.67	-100.0	3.00	41,666.70	-41,663.70	-99.99	50,000.00
3712 Interest Income	361.20	333.33	27.87	8.36	3,629.00	3,333.30	295.70	8.87	4,000.00
3714 Settlements	30,000.00	0.00	30,000.00	0	30,000.00	0.00	30,000.00	0	0.00
3715 Misc. Income-Fines,Plaza Roo	9,763.14	333.33	9,429.81	2,828.	52,031.30	3,333.30	48,698.00	1,460.	4,000.00
<b>TOTAL INCOME</b>	<b>1,193,584.66</b>	<b>1,198,609.99</b>	<b>-5,025.33</b>	<b>-0.42</b>	<b>4,984,689.75</b>	<b>4,932,289.90</b>	<b>52,399.85</b>	<b>1.06</b>	<b>4,978,240.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
4005 Accounting	1,640.00	1,666.67	26.67	1.60	18,830.00	16,666.70	-2,163.30	-12.98	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	0.00	400.00	400.00	100.0	2,332.00	4,000.00	1,668.00	41.70	4,800.00
4010 Bad Debt/ Write Offs	0.00	10,583.33	10,583.33	100.0	44,047.77	105,833.30	61,785.53	58.38	127,000.00
4012 Bank Charges	141.07	125.00	-16.07	-12.86	573.37	1,250.00	676.63	54.13	1,500.00
4013 Consulting Fee	0.00	0.00	0.00	0	8,675.00	0.00	-8,675.00	0	0.00
4014 Election Expense	0.00	375.00	375.00	100.0	2,288.18	3,750.00	1,461.82	38.98	4,500.00
4015 Employee Gas	52.01	16.67	-35.34	-212.0	1,816.10	166.70	-1,649.40	-989.4	200.00
4025 Insurance-All Risk	0.00	0.00	0.00	0	175,642.00	0.00	-175,642.00	0	0.00
4026 Insurance-Claims Deductible	0.00	916.67	916.67	100.0	450.00	9,166.70	8,716.70	95.09	11,000.00
4029 Legal - Unit Owner Fees	4,897.52	4,166.67	-730.85	-17.54	45,065.53	41,666.70	-3,398.83	-8.16	50,000.00
4030 Legal - 2000 Development (eff	4,115.00	0.00	-4,115.00	0	52,814.66	0.00	-52,814.66	0	0.00
4031 Legal- Association	800.85	1,250.00	449.15	35.93	21,266.04	12,500.00	-8,766.04	-70.13	15,000.00
Legal Expense - Total	9,813.37	5,416.67	-4,396.70	-81.17	119,146.23	54,166.70	-64,979.53	-119.9	65,000.00
4033 Licenses, Fees & Permits	226.69	525.00	298.31	56.82	3,269.19	5,250.00	1,980.81	37.73	6,300.00
4034 Maint Fees - Unit104	0.00	1,000.00	1,000.00	100.0	7,545.00	10,000.00	2,455.00	24.55	12,000.00
4035 Office Expenses- Soft	898.36	650.00	-248.36	-38.21	7,035.98	6,500.00	-535.98	-8.25	7,800.00
4036 New Hire Fees	227.09	28.33	-198.76	-701.5	1,129.09	283.30	-845.79	-298.5	340.00
4037 Maint Fees - Units317/408/100	0.00	2,666.67	2,666.67	100.0	0.00	26,666.70	26,666.70	100.0	32,000.00
4039 Office Expense Kitchen	66.66	258.33	191.67	74.20	1,612.67	2,583.30	970.63	37.57	3,100.00
4042 Office Expenses Hard Goods	0.00	166.67	166.67	100.0	565.67	1,666.70	1,101.03	66.06	2,000.00
4043 Office Expense - Computers	0.00	833.33	833.33	100.0	12,115.70	8,333.30	-3,782.40	-45.39	10,000.00
Office Expense - Total	66.66	1,258.33	1,191.67	94.70	14,294.04	12,583.30	-1,710.74	-13.60	15,100.00
4046 Postage & Delivery	0.00	233.33	233.33	100.0	1,454.34	2,333.30	878.96	37.67	2,800.00
4052 Parker Owned Unit Expenses	0.00	333.33	333.33	100.0	-2,847.50	3,333.30	6,180.80	185.4	4,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	2,433.76	1,666.70	-767.06	-46.02	2,000.00
<b>BUILDING MAINTENANCE</b>									
4103 Cleaning Supplies - Chemicals	106.29	100.00	-6.29	-6.29	1,689.44	1,000.00	-689.44	-68.94	1,200.00
4105 Cleaning Supplies - Paper	0.00	37.50	37.50	100.0	520.06	375.00	-145.06	-38.68	450.00
4108 Compactor Container	0.00	291.67	291.67	100.0	475.00	2,916.70	2,441.70	83.71	3,500.00

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

	<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>
4109 Compactors	0.00	125.00	125.00	100.0	0.00	1,250.00	1,250.00	100.0	1,500.00
4110 Compactor Repairs	0.00	166.67	166.67	100.0	2,983.08	1,666.70	-1,316.38	-78.98	2,000.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	416.70	416.70	100.0	500.00
4113 Fire Alarm System	0.00	366.67	366.67	100.0	5,057.23	3,666.70	-1,390.53	-37.92	4,400.00
4115 Gym Maintenance	0.00	308.33	308.33	100.0	1,944.04	3,083.30	1,139.26	36.95	3,700.00
4119 Pool Expense-Large Equipment	0.00	208.33	208.33	100.0	0.00	2,083.30	2,083.30	100.0	2,500.00
4120 Pool Chemicals/Tank Lease	603.67	750.00	146.33	19.51	7,583.63	7,500.00	-83.63	-1.12	9,000.00
4121 Pool Towel Expense	-33.00	50.00	83.00	166.0	-509.96	500.00	1,009.96	201.9	600.00
4122 Pool Repairs	664.49	333.33	-331.16	-99.35	2,012.85	3,333.30	1,320.45	39.61	4,000.00
4123 Pool Equipment Expense	0.00	666.67	666.67	100.0	17,870.85	6,666.70	-11,204.15	-168.0	8,000.00
Pool Expense - Total	1,235.16	2,008.33	773.17	38.50	26,957.37	20,083.30	-6,874.07	-34.23	24,100.00
4127 Elevator Repair (begin use 10/0	87.02	833.33	746.31	89.56	1,587.02	8,333.30	6,746.28	80.96	10,000.00
4129 Chillers-Repair	0.00	275.00	275.00	100.0	3,500.81	2,750.00	-750.81	-27.30	3,300.00
4131 Landscaping	0.00	583.33	583.33	100.0	7,734.53	5,833.30	-1,901.23	-32.59	7,000.00
4133 Uniforms	80.55	37.50	-43.05	-114.8	256.41	375.00	118.59	31.62	450.00
4140 Parts & Supplies-Misc	3,879.26	4,166.67	287.41	6.90	81,539.40	41,666.70	-39,872.70	-95.69	50,000.00
4141 Parts & Supplies-FOB	375.00	208.33	-166.67	-80.00	1,100.04	2,083.30	983.26	47.20	2,500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	416.70	416.70	100.0	500.00
4159 Labor Contract - A/C	0.00	0.00	0.00	0	2,036.70	0.00	-2,036.70	0	0.00
4163 Labor Contract - Electrical	2,900.00	250.00	-2,650.00	-1,060	23,650.00	2,500.00	-21,150.00	-846.0	3,000.00
4165 Labor Contract - Gate & Arm R	752.60	583.33	-169.27	-29.02	1,293.20	5,833.30	4,540.10	77.83	7,000.00
4166 Labor Contract - FOB	0.00	125.00	125.00	100.0	5,934.28	1,250.00	-4,684.28	-374.7	1,500.00
4181 Labor Contract - Misc	3,522.86	8,083.33	4,560.47	56.42	102,931.39	80,833.30	-22,098.09	-27.34	97,000.00
4182 Labor Contract -Pool/Contr/Mai	840.00	208.33	-631.67	-303.2	9,684.00	2,083.30	-7,600.70	-364.8	2,500.00
Labor Contract - Total	8,015.46	9,249.99	1,234.53	13.35	145,529.57	92,499.90	-53,029.67	-57.33	111,000.00
4197 Discounts Earned	-35.30	0.00	35.30	0	-977.28	0.00	977.28	0	0.00
Supplies - Total	4,218.96	4,416.67	197.71	4.48	81,662.16	44,166.70	-37,495.46	-84.90	53,000.00
<b>FIXED CONTRACTS</b>									
4203 Chillers Contract	2,250.00	2,250.00	0.00	0.00	22,500.00	22,500.00	0.00	0.00	27,000.00
4205 Elevator Contract	7,200.00	7,200.00	0.00	0.00	28,800.00	28,800.00	0.00	0.00	28,800.00
4207 Copier/Rental - (was 4041)	189.74	375.00	185.26	49.40	2,292.30	3,750.00	1,457.70	38.87	4,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	294.22	833.30	539.08	64.69	1,000.00
4210 Housekeeping Contract	14,529.29	14,666.67	137.38	0.94	144,179.15	146,666.70	2,487.55	1.70	176,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	1,293.75	1,666.70	372.95	22.38	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	16,000.00	16,000.00	0.00	0.00	19,200.00
4217 Maintenance/Pool Contract	21,886.50	18,833.33	-3,053.17	-16.21	213,963.33	188,333.30	-25,630.03	-13.61	226,000.00
4218 Maintenance/Pool Contract-OT	0.00	166.67	166.67	100.0	2,437.50	1,666.70	-770.80	-46.25	2,000.00
4220 Pest Control	210.60	458.33	247.73	54.05	7,331.00	4,583.30	-2,747.70	-59.95	5,500.00
4225 Security Contract	22,254.70	29,333.33	7,078.63	24.13	290,707.22	293,333.30	2,626.08	0.90	352,000.00
4226 Security Contract-OT	0.00	916.67	916.67	100.0	9,349.87	9,166.70	-183.17	-2.00	11,000.00
4229 Valet Contract	5,600.00	12,166.67	6,566.67	53.97	111,987.50	121,666.70	9,679.20	7.96	146,000.00
4230 Waste Removal Contract	5,968.68	5,000.00	-968.68	-19.37	52,234.27	50,000.00	-2,234.27	-4.47	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	3,400.00	4,000.00	600.00	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	0.00	0.00	0.00	0	-701.41	0.00	701.41	0	0.00
4321 Repair Concrete on Building W	0.00	2,083.33	2,083.33	100.0	14,470.45	20,833.30	6,362.85	30.54	25,000.00
4323 Pool Deck Repair	0.00	416.67	416.67	100.0	0.00	4,166.70	4,166.70	100.0	5,000.00
4331 Roof Repair	0.00	2,083.33	2,083.33	100.0	0.00	20,833.30	20,833.30	100.0	25,000.00
4342 Reheat/Outside Air Repair	0.00	0.00	0.00	0	85,803.11	0.00	-85,803.11	0	0.00
<b>SPECIAL ASSESSMENT</b>									
4368 S/A Bad Debt	0.00	0.00	0.00	0	1,399.02	0.00	-1,399.02	0	0.00
<b>UTILITIES</b>									
4405 Cable	0.00	17,000.00	17,000.00	100.0	151,114.50	170,000.00	18,885.50	11.11	204,000.00
4410 Electricity	29,767.42	25,000.00	-4,767.42	-19.07	244,155.52	250,000.00	5,844.48	2.34	300,000.00
4415 Gas	0.00	3,666.67	3,666.67	100.0	25,697.13	36,666.70	10,969.57	29.92	44,000.00
4416 Gas Transportation	315.90	1,500.00	1,184.10	78.94	10,641.58	15,000.00	4,358.42	29.06	18,000.00
Gas Expense - Total	315.90	5,166.67	4,850.77	93.89	36,338.71	51,666.70	15,327.99	29.67	62,000.00
4420 Telephone	1,542.36	500.00	-1,042.36	-208.4	5,498.09	5,000.00	-498.09	-9.96	6,000.00
4425 Water & Sewer	30,813.21	30,916.67	103.46	0.33	297,193.31	309,166.70	11,973.39	3.87	371,000.00
<b>PAYROLL, TAXES, BENEFITS</b>									
5003 Workmen's Comp	1,074.00	1,416.67	342.67	24.19	8,024.57	14,166.70	6,142.13	43.36	17,000.00
5010 P/R Administration/Office	7,812.92	16,666.67	8,853.75	53.12	119,176.14	166,666.70	47,490.56	28.49	200,000.00
5025 P/R Maintenance	18,780.00	16,666.67	-2,113.33	-12.68	139,003.08	166,666.70	27,663.62	16.60	200,000.00
5032 P/R Pool	4,978.60	2,916.67	-2,061.93	-70.69	30,515.80	29,166.70	-1,349.10	-4.63	35,000.00
5080 P/R Contractor Inspector	1,077.84	2,500.00	1,422.16	56.89	23,703.54	25,000.00	1,296.46	5.19	30,000.00
P/R Maintenance - Total	18,780.00	16,666.67	-2,113.33	-12.68	139,003.08	166,666.70	27,663.62	16.60	200,000.00

