

Condominium Association of Parker Plaza Estates, Inc.

*Treasurer's Report*

*June 30, 2014*

OPERATING INCOME RECEIVED AS OF JUNE 30,2014

Income Received	\$	61,150.70
Monthly Budgeted Amount	\$	22,974.99
YTD Income Received	\$	3,788,277.61
YTD Budgeted Amount	\$	3,733,679.91

OPERATING EXPENSES PAID AS OF JUNE 30, 2014

Actual Expenses	\$	458,416.21
Monthly Budgeted Expenses	\$	329,703.35
YTD Actual Expenses	\$	3,952,947.88
YTD Budgeted Expenses	\$	3,734,430.15

OPERATING BALANCES AS OF JUNE 30, 2014

WF - Operating Account-3832	\$	168,134.23
WF - Money Market-8653	\$	101,521.51
WF - RE Savings-9010	\$	3,326.41
WF - RE Checking-1538	\$	6,643.99
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,059.18
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	191,037.55
BP - Money Market OP-3824	\$	26,041.54
ST - RE Money Market -9585	\$	27,064.88
ST - RE-Fire Sprinkler-8453	\$	476,683.24
ST - RE-Money Market-4844	\$	60,004.38
ST - Payroll-5262	\$	78,675.30
CN - RE Money Market-8932	\$	106,175.62

TOTAL OPERATING FUNDS	\$	1,545,367.83
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ESCROW BALANCES AS OF JUNE 30, 2014

WF- Escrow Contractor -1413	\$	23,285.92
ST - Escrow Rental-3978	\$	99,681.25
BP - Escrow Owners 2Qtrs-7385	\$	386,973.74

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	400.77
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DELINQUENCIES AS OF JUNE 30, 2014

\$ 179,266.82

WRITE-OFF AMOUNT AS OF JUNE 30, 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	919,082.38	853,380.03	(65,702.35)
TOTAL BUILDING MAINTENANCE ****B	266,153.28	169,574.94	(96,578.34)
TOTAL FIXED CONTRACTS	824,740.60	799,350.03	(25,390.57)
TOTAL PAYROLL, TAXES, BENEFITS	348,014.30	421,125.12	73,110.82
TOTAL SPECIAL PROJECTS***A	106,810.12	41,249.97	(65,560.15)
TOTAL UTILITIES	671,861.24	707,250.06	35,388.82
TOTAL LOAN INTEREST	559,444.33	559,500.00	55.67
TOTAL ADJUSTMENT (INS, ETC)	256,841.63	183,000.00	(73,841.63)
TOTAL EXPENSES	<u>3,952,947.88</u>	<u>3,734,430.15</u>	<u>(218,517.73)</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)**  
**June 2014**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
3110 Maintenance Income	43,692.95	0.00	43,692.95	0	3,535,640.15	3,526,905.00	8,735.15	0.25	4,702,540.00
3115 Legal/ Lien Fees	3,009.68	2,083.33	926.35	44.46	54,305.94	18,749.97	35,555.97	189.6	25,000.00
3121 Special Assessment Recovery	1,428.46	0.00	1,428.46	0	2,827.48	0.00	2,827.48	0	0.00
3123 Storage	-350.00	2,666.67	-3,016.67	-113.1	33,960.00	24,000.03	9,959.97	41.50	32,000.00
3125 Rentals-101/102/103/317	1,900.00	2,100.00	-200.00	-9.52	17,450.00	18,900.00	-1,450.00	-7.67	25,200.00
3130 Late Fees	375.20	391.67	-16.47	-4.21	3,454.15	3,525.03	-70.88	-2.01	4,700.00
3135 Remotes	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
3137 FOBS (Medeco) Keys	200.00	625.00	-425.00	-68.00	4,100.00	5,625.00	-1,525.00	-27.11	7,500.00
3144 Parking - Contractor	605.00	1,083.33	-478.33	-44.15	8,334.00	9,749.97	-1,415.97	-14.52	13,000.00
3145 Parking - Valet	1,110.00	1,391.67	-281.67	-20.24	14,977.00	12,525.03	2,451.97	19.58	16,700.00
3146 Parking - Tickets	1,194.00	2,291.67	-1,097.67	-47.90	20,424.00	20,625.03	-201.03	-0.97	27,500.00
3147 Parking - Monthly	2,120.00	2,583.33	-463.33	-17.94	22,391.96	23,249.97	-858.01	-3.69	31,000.00
3150 Repairs/Work Orders/Emergen	70.00	533.33	-463.33	-86.87	10,936.84	4,799.97	6,136.87	127.8	6,400.00
3170 NSF Fees Recovered	50.00	83.33	-33.33	-40.00	450.00	749.97	-299.97	-40.00	1,000.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	150.00	299.97	-149.97	-49.99	400.00
3190 Copies/Fax/Stamps	25.00	83.33	-58.33	-70.00	818.00	749.97	68.03	9.07	1,000.00
3210 Application Fees	200.00	583.33	-383.33	-65.71	3,600.00	5,249.97	-1,649.97	-31.43	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	375.03	-375.03	-100.0	500.00
3215 Estoppel	600.00	566.67	33.33	5.88	3,900.00	5,100.03	-1,200.03	-23.53	6,800.00
3510 Laundry Income	1,019.50	1,000.00	19.50	1.95	7,646.61	9,000.00	-1,353.39	-15.04	12,000.00
3710 Recovered -Bad Debt	3.00	4,166.67	-4,163.67	-99.93	3.00	37,500.03	-37,497.03	-99.99	50,000.00
3712 Interest Income	345.29	333.33	11.96	3.59	3,267.80	2,999.97	267.83	8.93	4,000.00
3715 Misc. Income-Fines,Plaza Roo	4,981.08	333.33	4,647.75	1,394.	42,268.16	2,999.97	39,268.19	1,308.	4,000.00
<b>TOTAL INCOME</b>	<b>62,579.16</b>	<b>22,974.99</b>	<b>39,604.17</b>	<b>172.3</b>	<b>3,791,105.09</b>	<b>3,733,679.91</b>	<b>57,425.18</b>	<b>1.54</b>	<b>4,978,240.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
4005 Accounting	2,560.00	1,666.67	-893.33	-53.60	17,190.00	15,000.03	-2,189.97	-14.60	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	413.00	400.00	-13.00	-3.25	2,332.00	3,600.00	1,268.00	35.22	4,800.00
4010 Bad Debt/ Write Offs	91.60	10,583.33	10,491.73	99.13	44,047.77	95,249.97	51,202.20	53.76	127,000.00
4012 Bank Charges	40.85	125.00	84.15	67.32	432.30	1,125.00	692.70	61.57	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	3,375.00	1,086.82	32.20	4,500.00
4015 Employee Gas	183.06	16.67	-166.39	-998.1	1,764.09	150.03	-1,614.06	-1,075	200.00
4025 Insurance-All Risk	175,642.00	0.00	-175,642.00	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	8,250.03	7,800.03	94.55	11,000.00
4029 Legal - Unit Owner Fees	3,062.48	4,166.67	1,104.19	26.50	40,168.01	37,500.03	-2,667.98	-7.11	50,000.00
4030 Legal - 2000 Development (eff	2,165.00	0.00	-2,165.00	0	48,699.66	0.00	-48,699.66	0	0.00
4031 Legal- Association	254.34	1,250.00	995.66	79.65	20,465.19	11,250.00	-9,215.19	-81.91	15,000.00
Legal Expense - Total	5,481.82	5,416.67	-65.15	-1.20	109,332.86	48,750.03	-60,582.83	-124.2	65,000.00
4033 Licenses, Fees & Permits	1,275.00	525.00	-750.00	-142.8	3,042.50	4,725.00	1,682.50	35.61	6,300.00
4034 Maint Fees - Unit104	0.00	1,000.00	1,000.00	100.0	7,545.00	9,000.00	1,455.00	16.17	12,000.00
4035 Office Expenses- Soft	762.72	650.00	-112.72	-17.34	6,137.62	5,850.00	-287.62	-4.92	7,800.00
4036 New Hire Fees	503.50	28.33	-475.17	-1,677	902.00	254.97	-647.03	-253.7	340.00
4037 Maint Fees - Units317/408/100	0.00	2,666.67	2,666.67	100.0	0.00	24,000.03	24,000.03	100.0	32,000.00
4039 Office Expense Kitchen	129.08	258.33	129.25	50.03	1,546.01	2,324.97	778.96	33.50	3,100.00
4042 Office Expenses Hard Goods	80.50	166.67	86.17	51.70	565.67	1,500.03	934.36	62.29	2,000.00
4043 Office Expense - Computers	1,332.84	833.33	-499.51	-59.94	12,115.70	7,499.97	-4,615.73	-61.54	10,000.00
Office Expense - Total	1,542.42	1,258.33	-284.09	-22.58	14,227.38	11,324.97	-2,902.41	-25.63	15,100.00
4046 Postage & Delivery	169.60	233.33	63.73	27.31	1,454.34	2,099.97	645.63	30.74	2,800.00
4052 Parker Owned Unit Expenses	0.00	333.33	333.33	100.0	-2,847.50	2,999.97	5,847.47	194.9	4,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	2,433.76	1,500.03	-933.73	-62.25	2,000.00
<b>BUILDING MAINTENANCE</b>									
4103 Cleaning Supplies - Chemicals	0.00	100.00	100.00	100.0	1,583.15	900.00	-683.15	-75.91	1,200.00
4105 Cleaning Supplies - Paper	0.00	37.50	37.50	100.0	520.06	337.50	-182.56	-54.09	450.00
4108 Compactor Container	475.00	291.67	-183.33	-62.86	475.00	2,625.03	2,150.03	81.90	3,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	1,125.00	1,125.00	100.0	1,500.00
4110 Compactor Repairs	0.00	166.67	166.67	100.0	2,983.08	1,500.03	-1,483.05	-98.87	2,000.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	375.03	375.03	100.0	500.00
4113 Fire Alarm System	0.00	366.67	366.67	100.0	5,057.23	3,300.03	-1,757.20	-53.25	4,400.00
4115 Gym Maintenance	215.25	308.33	93.08	30.19	1,944.04	2,774.97	830.93	29.94	3,700.00
4119 Pool Expense-Large Equipment	0.00	208.33	208.33	100.0	0.00	1,874.97	1,874.97	100.0	2,500.00
4120 Pool Chemicals/Tank Lease	1,303.30	750.00	-553.30	-73.77	6,979.96	6,750.00	-229.96	-3.41	9,000.00
4121 Pool Towel Expense	522.47	50.00	-472.47	-94.49	-476.96	450.00	926.96	205.9	600.00
4122 Pool Repairs	0.00	333.33	333.33	100.0	1,348.36	2,999.97	1,651.61	55.05	4,000.00
4123 Pool Equipment Expense	1,050.34	666.67	-383.67	-57.55	17,870.85	6,000.03	-11,870.82	-197.8	8,000.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Pool Expense - Total	2,876.11	2,008.33	-867.78	-43.21	25,722.21	18,074.97	-7,647.24	-42.31	24,100.00
4127 Elevator Repair (begin use 10/0	0.00	833.33	833.33	100.0	1,500.00	7,499.97	5,999.97	80.00	10,000.00
4129 Chillers-Repair	0.00	275.00	275.00	100.0	3,500.81	2,475.00	-1,025.81	-41.45	3,300.00
4131 Landscaping	0.00	583.33	583.33	100.0	7,734.53	5,249.97	-2,484.56	-47.33	7,000.00
4133 Uniforms	0.00	37.50	37.50	100.0	175.86	337.50	161.64	47.89	450.00
4140 Parts & Supplies-Misc	11,698.83	4,166.67	-7,532.16	-180.7	77,660.14	37,500.03	-40,160.11	-107.0	50,000.00
4141 Parts & Supplies-FOB	725.04	208.33	-516.71	-248.0	725.04	1,874.97	1,149.93	61.33	2,500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	375.03	375.03	100.0	500.00
4159 Labor Contract - A/C	2,036.70	0.00	-2,036.70	0	2,036.70	0.00	-2,036.70	0	0.00
4163 Labor Contract - Electrical	0.00	250.00	250.00	100.0	20,750.00	2,250.00	-18,500.00	-822.2	3,000.00
4165 Labor Contract - Gate & Arm R	0.00	583.33	583.33	100.0	540.60	5,249.97	4,709.37	89.70	7,000.00
4166 Labor Contract - FOB	460.00	125.00	-335.00	-268.0	5,934.28	1,125.00	-4,809.28	-427.4	1,500.00
4181 Labor Contract - Misc	9,946.78	8,083.33	-1,863.45	-23.05	99,408.53	72,749.97	-26,658.56	-36.64	97,000.00
4182 Labor Contract -Pool/Contr/Mai	1,560.00	208.33	-1,351.67	-648.8	8,844.00	1,874.97	-6,969.03	-371.6	2,500.00
Labor Contract - Total	14,003.48	9,249.99	-4,753.49	-51.39	137,514.11	83,249.91	-54,264.20	-65.18	111,000.00
4197 Discounts Earned	-10.68	0.00	10.68	0	-941.98	0.00	941.98	0	0.00
Supplies - Total	12,413.19	4,416.67	-7,996.52	-181.0	77,443.20	39,750.03	-37,693.17	-94.83	53,000.00
<b>FIXED CONTRACTS</b>									
4203 Chillers Contract	2,250.00	2,250.00	0.00	0.00	20,250.00	20,250.00	0.00	0.00	27,000.00
4205 Elevator Contract	0.00	0.00	0.00	0	21,600.00	21,600.00	0.00	0.00	28,800.00
4207 Copier/Rental - (was 4041)	379.48	375.00	-4.48	-1.19	2,102.56	3,375.00	1,272.44	37.70	4,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	294.22	749.97	455.75	60.77	1,000.00
4210 Housekeeping Contract	14,405.54	14,666.67	261.13	1.78	129,649.86	132,000.03	2,350.17	1.78	176,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	1,293.75	1,500.03	206.28	13.75	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	14,400.00	14,400.00	0.00	0.00	19,200.00
4217 Maintenance/Pool Contract	21,890.50	18,833.33	-3,057.17	-16.23	192,076.83	169,499.97	-22,576.86	-13.32	226,000.00
4218 Maintenance/Pool Contract-OT	0.00	166.67	166.67	100.0	2,437.50	1,500.03	-937.47	-62.50	2,000.00
4220 Pest Control	662.60	458.33	-204.27	-44.57	7,120.40	4,124.97	-2,995.43	-72.62	5,500.00
4225 Security Contract	34,226.08	29,333.33	-4,892.75	-16.68	268,452.52	263,999.97	-4,452.55	-1.69	352,000.00
4226 Security Contract-OT	0.00	916.67	916.67	100.0	9,349.87	8,250.03	-1,099.84	-13.33	11,000.00
4229 Valet Contract	16,750.00	12,166.67	-4,583.33	-37.67	106,387.50	109,500.03	3,112.53	2.84	146,000.00
4230 Waste Removal Contract	5,968.62	5,000.00	-968.62	-19.37	46,265.59	45,000.00	-1,265.59	-2.81	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	3,060.00	3,600.00	540.00	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	-6,801.43	0.00	6,801.43	0	-701.41	0.00	701.41	0	0.00
4321 Repair Concrete on Building W	3,200.00	2,083.33	-1,116.67	-53.60	14,470.45	18,749.97	4,279.52	22.82	25,000.00
4323 Pool Deck Repair	0.00	416.67	416.67	100.0	0.00	3,750.03	3,750.03	100.0	5,000.00
4331 Roof Repair	0.00	2,083.33	2,083.33	100.0	0.00	18,749.97	18,749.97	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	33,584.24	17,000.00	-16,584.24	-97.55	151,114.50	153,000.00	1,885.50	1.23	204,000.00
4410 Electricity	24,992.66	25,000.00	7.34	0.03	214,388.10	225,000.00	10,611.90	4.72	300,000.00
4415 Gas	407.80	3,666.67	3,258.87	88.88	25,697.13	33,000.03	7,302.90	22.13	44,000.00
4416 Gas Transportation	324.42	1,500.00	1,175.58	78.37	10,325.68	13,500.00	3,174.32	23.51	18,000.00
Gas Expense - Total	732.22	5,166.67	4,434.45	85.83	36,022.81	46,500.03	10,477.22	22.53	62,000.00
4420 Telephone	479.91	500.00	20.09	4.02	3,955.73	4,500.00	544.27	12.09	6,000.00
4425 Water & Sewer	30,393.33	30,916.67	523.34	1.69	266,380.10	278,250.03	11,869.93	4.27	371,000.00
<b>PAYROLL, TAXES, BENEFITS</b>									
5003 Workmen's Comp	1,368.68	1,416.67	47.99	3.39	6,950.57	12,750.03	5,799.46	45.49	17,000.00
5010 P/R Administration/Office	13,026.02	16,666.67	3,640.65	21.84	111,363.22	150,000.03	38,636.81	25.76	200,000.00
5025 P/R Maintenance	12,474.46	16,666.67	4,192.21	25.15	120,223.08	150,000.03	29,776.95	19.85	200,000.00
5032 P/R Pool	2,691.00	2,916.67	225.67	7.74	25,537.20	26,250.03	712.83	2.72	35,000.00
5080 P/R Contractor Inspector	2,275.44	2,500.00	224.56	8.98	22,625.70	22,500.00	-125.70	-0.56	30,000.00
P/R Maintenance - Total	12,474.46	16,666.67	4,192.21	25.15	120,223.08	150,000.03	29,776.95	19.85	200,000.00
6000 Employee Health	2,342.01	2,258.33	-83.68	-3.71	24,323.12	20,324.97	-3,998.15	-19.67	27,100.00
6005 Holiday Gift Fund	0.00	666.67	666.67	100.0	8,782.51	6,000.03	-2,782.48	-46.37	8,000.00
6007 Special Events Fund	0.00	250.00	250.00	100.0	2,284.54	2,250.00	-34.54	-1.54	3,000.00
6010 P/R Tax - Fica	1,835.16	2,000.00	164.84	8.24	16,962.53	18,000.00	1,037.47	5.76	24,000.00
6020 P/R Tax Medicare	429.19	466.67	37.48	8.03	3,967.12	4,200.03	232.91	5.55	5,600.00
6030 P/R Tax Futa	0.00	400.00	400.00	100.0	459.36	3,600.00	3,140.64	87.24	4,800.00
6040 P/R Tax Suta	0.00	583.33	583.33	100.0	4,535.35	5,249.97	714.62	13.61	7,000.00
<b>Repayment of Loan</b>									
6201 Interest Banco Popular Expens	0.00	0.00	0.00	0	389,944.33	390,000.00	55.67	0.01	520,000.00

