

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

March 31, 2014

OPERATING INCOME RECEIVED AS OF MARCH 31,2014

Income Received	\$	19,628.19
Monthly Budgeted Amount	\$	22,974.99
YTD Income Received	\$	2,551,422.32
YTD Budgeted Amount	\$	2,489,119.94

OPERATING EXPENSES PAID AS OF MARCH 31, 2014

Actual Expenses	\$	329,279.03
Monthly Budgeted Expenses	\$	329,703.35
YTD Actual Expenses	\$	2,615,218.08
YTD Budgeted Expenses	\$	2,490,620.10

OPERATING BALANCES AS OF MARCH 31,2014

WF - Operating Account-3832	\$	480,218.51
WF - Money Market-8653	\$	101,496.20
WF - RE Savings-9010	\$	3,385.99
WF - RE Checking-1538	\$	2,445.10
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,040.98
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	173,662.40
BP - Money Market OP-3824	\$	26,028.24
ST - RE Money Market -9585	\$	27,061.51
ST - RE-Fire Sprinkler-8453	\$	451,565.53
ST - RE-Money Market-4844	\$	59,989.42
ST - Payroll-5262	\$	52,049.13
CN - RE Money Market-8932	\$	89,104.36

TOTAL OPERATING FUNDS	\$	1,767,047.37
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ESCROW BALANCES AS OF MARCH 31,2014

WF- Escrow Contractor -1413	\$	24,819.92
ST - Escrow Rental-3978	\$	101,261.27
BP - Escrow Owners 2Qtrs-7385	\$	341,769.43

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	400.77
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DELINQUENCIES AS OF MARCH 31, 2014

	\$	169,916.74
WRITE-OFF AMOUNT AS OF MARCH 31,2013	\$	43,956.17
WRITE OFF-SPECIAL ASSESSMENT	\$	1,399.02
TOTAL WRITE OFF	\$	45,355.19

Expense Summary

	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	575,609.36	569,920.02	(5,689.34)
TOTAL BUILDING MAINTENANCE ****B	166,278.04	113,049.96	(53,228.08)
TOTAL FIXED CONTRACTS	540,827.92	532,900.02	(7,927.90)
TOTAL PAYROLL, TAXES, BENEFITS	242,008.91	280,750.08	38,741.17
TOTAL SPECIAL PROJECTS***A	91,214.92	27,499.98	(63,714.94)
TOTAL UTILITIES	455,046.04	471,500.04	16,454.00
TOTAL LOAN INTEREST	376,624.10	373,000.00	(3,624.10)
TOTAL ADJUSTMENT (INS, ETC)	167,608.79	122,000.00	(45,608.79)
TOTAL EXPENSES	2,615,218.08	2,490,620.10	(124,597.98)

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)
March 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	1,776.78	0.00	1,776.78	0	2,358,295.20	2,351,270.00	7,025.20	0.30	4,702,540.00
3115 Legal/ Lien Fees	0.00	2,083.33	-2,083.33	-100.0	49,267.28	12,499.98	36,767.28	294.1	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	160.00	2,666.67	-2,506.67	-94.00	34,215.00	16,000.02	18,214.98	113.84	32,000.00
3125 Rentals-101/102/103/317	1,300.00	2,100.00	-800.00	-38.10	10,850.00	12,600.00	-1,950.00	-15.48	25,200.00
3130 Late Fees	150.00	391.67	-241.67	-61.70	2,553.95	2,350.02	203.93	8.68	4,700.00
3137 FOBS (Medeco) Keys	100.00	625.00	-525.00	-84.00	3,500.00	3,750.00	-250.00	-6.67	7,500.00
3144 Parking - Contractor	859.00	1,083.33	-224.33	-20.71	5,559.00	6,499.98	-940.98	-14.48	13,000.00
3145 Parking - Valet	2,035.00	1,391.67	643.33	46.23	10,747.00	8,350.02	2,396.98	28.71	16,700.00
3146 Parking - Tickets	2,700.00	2,291.67	408.33	17.82	15,570.00	13,750.02	1,819.98	13.24	27,500.00
3147 Parking - Monthly	2,320.50	2,583.33	-262.83	-10.17	15,901.96	15,499.98	401.98	2.59	31,000.00
3150 Repairs/Work Orders/Emergen	302.00	533.33	-231.33	-43.37	6,878.70	3,199.98	3,678.72	114.96	6,400.00
3170 NSF Fees Recovered	150.00	83.33	66.67	80.01	350.00	499.98	-149.98	-30.00	1,000.00
3175 Condo Docs	0.00	33.33	-33.33	-100.0	150.00	199.98	-49.98	-24.99	400.00
3190 Copies/Fax/Stamps	70.00	83.33	-13.33	-16.00	618.00	499.98	118.02	23.60	1,000.00
3210 Application Fees	100.00	583.33	-483.33	-82.86	2,100.00	3,499.98	-1,399.98	-40.00	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	250.02	-250.02	-100.0	500.00
3215 Estoppel	450.00	566.67	-116.67	-20.59	2,850.00	3,400.02	-550.02	-16.18	6,800.00
3510 Laundry Income	1,016.50	1,000.00	16.50	1.65	5,516.91	6,000.00	-483.09	-8.05	12,000.00
3710 Recovered -Bad Debt	0.00	4,166.67	-4,166.67	-100.0	0.00	25,000.02	-25,000.02	-100.0	50,000.00
3712 Interest Income	365.66	333.33	32.33	9.70	2,281.52	1,999.98	281.54	14.08	4,000.00
3715 Misc. Income-Fines,Plaza Roo	5,772.75	333.33	5,439.42	1,631.	24,417.82	1,999.98	22,417.84	1,120.	4,000.00
TOTAL INCOME	19,628.19	22,974.99	-3,346.80	-14.57	2,552,821.34	2,489,119.94	63,701.40	2.58	4,978,240.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	670.00	1,666.67	-996.67	-59.80	12,415.00	10,000.02	-2,414.98	-24.15	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	80.00	400.00	320.00	80.00	1,008.00	2,400.00	1,392.00	58.00	4,800.00
4010 Bad Deb/ Write Offs	0.00	10,583.33	10,583.33	100.0	43,956.17	63,499.98	19,543.81	30.78	127,000.00
4012 Bank Charges	-47.59	125.00	172.59	138.0	290.93	750.00	459.07	61.21	1,500.00
4013 Consulting Fee	3,675.00	0.00	-3,675.00	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	2,250.00	-38.18	-1.70	4,500.00
4015 Employee Gas	243.04	16.67	-226.37	-1,357	1,210.75	100.02	-1,110.73	-1,110.	200.00
4026 Insurance-Claims Deductible	0.00	916.67	916.67	100.0	0.00	5,500.02	5,500.02	100.0	11,000.00
4029 Legal - Unit Owner Fees	2,767.60	4,166.67	1,399.07	33.58	26,671.92	25,000.02	-1,671.90	-6.69	50,000.00
4031 Legal- Association	3,597.76	1,250.00	-2,347.76	-187.8	19,286.20	7,500.00	-11,786.20	-158.0	15,000.00
Legal Expense - Total	6,365.36	5,416.67	-948.69	-17.51	45,878.12	32,500.02	-13,378.10	-41.16	65,000.00
4033 Licenses, Fees & Permits	0.00	525.00	525.00	100.0	876.50	3,150.00	2,273.50	72.17	6,300.00
4034 Maint Fees - Unit104	0.00	1,000.00	1,000.00	100.0	5,030.00	6,000.00	970.00	16.17	12,000.00
4035 Office Expenses- Soft	894.13	650.00	-244.13	-37.56	3,703.09	3,900.00	196.91	5.05	7,800.00
4036 New Hire Fees	0.00	28.33	28.33	100.0	0.00	169.98	169.98	100.0	340.00
4037 Maint Fees - Units317/408/100	0.00	2,666.67	2,666.67	100.0	0.00	16,000.02	16,000.02	100.0	32,000.00
4039 Office Expense Kitchen	0.00	258.33	258.33	100.0	1,003.96	1,549.98	546.02	35.23	3,100.00
4042 Office Expenses Hard Goods	55.75	166.67	110.92	66.55	449.19	1,000.02	550.83	55.08	2,000.00
4043 Office Expense - Computers	593.03	833.33	240.30	28.84	6,371.55	4,999.98	-1,371.57	-27.43	10,000.00
Office Expense - Total	648.78	1,258.33	609.55	48.44	7,824.70	7,549.98	-274.72	-3.64	15,100.00
4046 Postage & Delivery	198.82	233.33	34.51	14.79	988.42	1,399.98	431.56	30.83	2,800.00
4052 Parker Owned Unit Expenses	0.00	333.33	333.33	100.0	-2,847.50	1,999.98	4,847.48	242.3	4,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	1,250.80	1,000.02	-250.78	-25.08	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	589.88	100.00	-489.88	-489.6	1,274.46	600.00	-674.46	-112.4	1,200.00
4105 Cleaning Supplies - Paper	0.00	37.50	37.50	100.0	520.06	225.00	-295.06	-131.1	450.00
4108 Compactor Container	0.00	291.67	291.67	100.0	0.00	1,750.02	1,750.02	100.0	3,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	750.00	750.00	100.0	1,500.00
4110 Compactor Repairs	175.98	166.67	-9.29	-5.57	2,803.08	1,000.02	-1,803.06	-180.3	2,000.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	250.02	250.02	100.0	500.00
4113 Fire Alarm System	0.00	366.67	366.67	100.0	4,164.16	2,200.02	-1,964.14	-89.28	4,400.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4115 Gym Maintenance	0.00	308.33	308.33	100.0	1,410.99	1,849.98	438.99	23.73	3,700.00
4119 Pool Expense-Large Equipment	0.00	208.33	208.33	100.0	0.00	1,249.98	1,249.98	100.0	2,500.00
4120 Pool Chemicals/Tank Lease	552.39	750.00	197.61	26.35	4,052.05	4,500.00	447.95	9.95	9,000.00
4121 Pool Towel Expense	-499.32	50.00	549.32	1,098.	-1,071.51	300.00	1,371.51	457.1	600.00
4122 Pool Repairs	0.00	333.33	333.33	100.0	821.54	1,999.98	1,178.44	58.92	4,000.00
4123 Pool Equipment Expense	4,740.22	666.67	-4,073.55	-611.0	14,746.87	4,000.02	-10,746.85	-268.6	8,000.00
Pool Expense - Total	4,793.29	2,008.33	-2,784.96	-138.6	18,548.95	12,049.98	-6,498.97	-53.93	24,100.00
4127 Elevator Repair (begin use 10/0	0.00	833.33	833.33	100.0	0.00	4,999.98	4,999.98	100.0	10,000.00
4128 Chillers-Repair	1,234.00	275.00	-959.00	-348.7	3,500.81	1,650.00	-1,850.81	-112.1	3,300.00
4131 Landscaping	6,627.00	583.33	-6,043.67	-1,036	7,076.02	3,499.98	-3,576.04	-102.1	7,000.00
4133 Uniforms	0.00	37.50	37.50	100.0	175.86	225.00	49.14	21.84	450.00
4140 Parts & Supplies-Misc	10,781.59	4,166.67	-6,614.92	-158.7	50,788.26	25,000.02	-25,788.24	-103.1	50,000.00
4141 Parts & Supplies-FOB	0.00	208.33	208.33	100.0	0.00	1,249.98	1,249.98	100.0	2,500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	250.02	250.02	100.0	500.00
4163 Labor Contract - Electrical	13,250.00	250.00	-13,000.00	-5,200	18,250.00	1,500.00	-16,750.00	-1,116.	3,000.00
4165 Labor Contract - Gate & Arm R	0.00	583.33	583.33	100.0	0.00	3,499.98	3,499.98	100.0	7,000.00
4166 Labor Contract - FOB	0.00	125.00	125.00	100.0	2,894.03	750.00	-2,144.03	-285.8	1,500.00
4181 Labor Contract - Misc	5,204.30	8,083.33	2,879.03	35.62	51,343.30	48,499.98	-2,843.32	-5.86	97,000.00
4182 Labor Contract -Pool/Contr/Mai	960.00	208.33	-751.67	-360.8	4,284.00	1,249.98	-3,034.02	-242.7	2,500.00
Labor Contract - Total	19,414.30	9,249.99	-10,164.31	-109.8	76,771.33	55,499.94	-21,271.39	-38.33	111,000.00
4197 Discounts Earned	-297.36	0.00	297.36	0	-755.94	0.00	755.94	0	0.00
Supplies - Total	10,484.23	4,416.67	-6,067.56	-137.3	50,032.32	26,500.02	-23,532.30	-88.80	53,000.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	2,250.00	2,250.00	100.0	11,250.00	13,500.00	2,250.00	16.67	27,000.00
4205 Elevator Contract	7,200.00	0.00	-7,200.00	0	21,600.00	14,400.00	-7,200.00	-50.00	28,800.00
4207 Copier/Rental - (was 4041)	189.74	375.00	185.26	49.40	1,343.60	2,250.00	906.40	40.28	4,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	294.22	499.98	205.76	41.15	1,000.00
4210 Housekeeping Contract	14,405.54	14,666.67	261.13	1.78	86,433.24	88,000.02	1,566.78	1.78	176,000.00
4211 Housekeeping Contract-OT	802.50	166.67	-635.83	-381.4	1,293.75	1,000.02	-293.73	-29.37	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	9,600.00	9,600.00	0.00	0.00	19,200.00
4217 Maintenance/Pool Contract	21,441.50	18,833.33	-2,608.17	-13.85	126,549.33	112,999.98	-13,549.35	-11.99	226,000.00
4218 Maintenance/Pool Contract-OT	870.00	166.67	-703.33	-421.9	2,437.50	1,000.02	-1,437.48	-143.7	2,000.00
4220 Pest Control	222.60	458.33	235.73	51.43	6,017.80	2,749.98	-3,267.82	-118.8	5,500.00
4225 Security Contract	27,008.80	29,333.33	2,324.53	7.92	166,376.36	175,999.98	9,623.62	5.47	352,000.00
4226 Security Contract-OT	464.98	916.67	451.69	49.28	8,687.08	5,500.02	-3,187.06	-57.95	11,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	67,237.50	73,000.02	5,762.52	7.89	146,000.00
4230 Waste Removal Contract	4,944.59	5,000.00	55.41	1.11	29,667.54	30,000.00	332.46	1.11	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	2,040.00	2,400.00	360.00	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	0.00	2,083.33	2,083.33	100.0	7,520.45	12,499.98	4,979.53	39.84	25,000.00
4323 Pool Deck Repair	0.00	416.67	416.67	100.0	0.00	2,500.02	2,500.02	100.0	5,000.00
4331 Roof Repair	0.00	2,083.33	2,083.33	100.0	0.00	12,499.98	12,499.98	100.0	25,000.00
4342 Reheat/Outside Air Repair	126.58	0.00	-126.58	0	70,356.48	0.00	-70,356.48	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	100,738.14	102,000.00	1,261.86	1.24	204,000.00
4410 Electricity	21,803.24	25,000.00	3,196.76	12.79	141,371.10	150,000.00	8,628.90	5.75	300,000.00
4415 Gas	3,053.80	3,666.67	612.87	16.71	18,606.94	22,000.02	3,393.08	15.42	44,000.00
4416 Gas Transportation	1,476.76	1,500.00	23.24	1.55	8,890.93	9,000.00	109.07	1.21	18,000.00
Gas Expense - Total	4,530.56	5,166.67	636.11	12.31	27,497.87	31,000.02	3,502.15	11.30	62,000.00
4420 Telephone	492.84	500.00	7.16	1.43	2,504.80	3,000.00	495.20	16.51	6,000.00
4425 Water & Sewer	27,406.10	30,916.67	3,510.57	11.35	182,934.13	185,500.02	2,565.89	1.38	371,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,071.00	1,416.67	345.67	24.40	4,510.89	8,500.02	3,989.13	46.93	17,000.00
5010 P/R Administration/Office	13,394.54	16,666.67	3,272.13	19.63	78,200.50	100,000.02	21,799.52	21.80	200,000.00
5025 P/R Maintenance	13,109.32	16,666.67	3,557.35	21.34	82,708.62	100,000.02	17,291.40	17.29	200,000.00
5032 P/R Pool	2,691.00	2,916.67	225.67	7.74	17,464.20	17,500.02	35.82	0.20	35,000.00
5080 P/R Contractor Inspector	2,395.40	2,500.00	104.60	4.18	15,559.46	15,000.00	-559.46	-3.73	30,000.00
P/R Maintenance - Total	13,109.32	16,666.67	3,557.35	21.34	82,708.62	100,000.02	17,291.40	17.29	200,000.00
6000 Employee Health	3,081.89	2,258.33	-823.56	-36.47	17,187.59	13,549.98	-3,637.61	-26.85	27,100.00
6005 Holiday Gift Fund	0.00	666.67	666.67	100.0	8,782.51	4,000.02	-4,782.49	-119.5	8,000.00
6007 Special Events Fund	-202.66	250.00	452.66	181.0	2,409.98	1,500.00	-909.98	-60.67	3,000.00
6010 P/R Tax - Fica	1,887.66	2,000.00	112.34	5.62	11,820.80	12,000.00	179.40	1.50	24,000.00
6020 P/R Tax Medicare	441.48	466.67	25.19	5.40	2,764.56	2,800.02	35.46	1.27	5,600.00

