

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

May 31, 2013

OPERATING INCOME RECEIVED AS OF MAY 31, 2013

Income Received	\$	91,250.63
Monthly Budgeted Amount	\$	30,614.99
YTD Income Received	\$	3,479,428.91
YTD Budgeted Amount	\$	3,503,150.92

OPERATING EXPENSES PAID AS OF MAY 31, 2013

Actual Expenses	\$	351,594.53
Monthly Budgeted Expenses	\$	329,037.04
YTD Actual Expenses	\$	3,368,042.69
YTD Budgeted Expenses	\$	3,204,729.32

BANK BALANCES AS OF MAY 31, 2013

WF Money Market-8653	\$	101,408.78
WF - Special Assessment-8501	\$	4,205.30
WF - Operating-3832	\$	260,850.02
WF - RE Savings Frm Sale-9010	\$	137,617.08
WF- RE Checking Frm Sale-1538	\$	20,780.89
WF- Contractor-Operating-1413	\$	15,412.92
Sunt-Escrow Rental-3978	\$	101,529.87
BP-2Qtrs Owners Escrow-7385	\$	235,299.75
BP Money Market OP-3824	\$	25,952.69
Sunt-Signature MM Recovery-9585	\$	27,050.24
Sunt Money Market-4844	\$	59,939.49
Sunt Payroll-5262	\$	87,302.12
Sunt- Fire Sprinkler Recovery -8453	\$	376,138.94
City Nat'l Bank MM-8932	\$	163,837.62

DELINQUENCIES AS OF MAY 31, 2013

\$ 147,362.88

WRITE-OFF AMOUNT AS OF MAY 31, 2013

\$ 7,070.49

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	656,973.38	745,884.64	88,911.26
TOTAL BUILDING MAINTENANCE	156,260.33	161,752.00	5,491.67
TOTAL FIXED CONTRACTS	681,875.82	652,066.72	(29,809.10)
TOTAL PAYROLL, TAXES, BENEFITS	320,983.83	308,333.36	(12,650.47)
TOTAL SPECIAL PROJECTS***	211,711.89	57,459.68	(154,252.21)
TOTAL UTILITIES	617,816.45	640,133.28	22,316.83
TOTAL LOAN INTEREST	474,460.47	466,145.89	(8,314.58)
TOTAL ADJUSTMENT (INS, ETC)	247,960.52	172,953.75	(75,006.77)
TOTAL EXPENSES	<u>3,368,042.69</u>	<u>3,204,729.32</u>	<u>(163,313.37)</u>

Notes:

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

B*** Special Project Expenses are causing the excess deficit expenses during the current year. These funds were paid from previous recovered funds and will be recovered within the next 2 years.

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
May 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	51,892.34	0.00	51,892.34	0	3,265,485.00	3,258,231.00	7,254.00	0.22	4,344,308.00
3115 Legal/ Lien Fees	10,516.70	4,750.00	5,766.70	121.4	16,732.10	38,000.00	-21,267.90	-55.97	57,000.00
3121 Special Assessment Recovery	2,919.70	126.67	2,793.03	2,204.	2,919.70	1,013.36	1,906.34	188.1	1,520.00
3123 Storage	620.00	3,083.33	-2,463.33	-79.89	31,997.32	24,666.64	7,330.68	29.72	37,000.00
3125 Rentals-101/102/103/317	1,600.00	2,916.67	-1,316.67	-45.14	15,800.00	23,333.36	-7,533.36	-32.29	35,000.00
3130 Late Fees	875.00	833.33	41.67	5.00	3,185.85	6,666.64	-3,480.79	-52.21	10,000.00
3137 FOBS (Medeco) Keys	1,000.00	416.67	583.33	140.0	5,000.00	3,333.36	1,666.64	50.00	5,000.00
3144 Parking - Contractor	1,264.00	1,083.33	180.67	16.68	8,638.00	8,666.64	-28.64	-0.33	13,000.00
3145 Parking - Valet	1,175.00	2,083.33	-908.33	-43.60	11,131.00	16,666.64	-5,535.64	-33.21	25,000.00
3146 Parking - Tickets	2,100.00	2,083.33	16.67	0.80	18,335.00	16,666.64	1,668.36	10.01	25,000.00
3147 Parking - Monthly	2,238.25	2,500.00	-261.75	-10.47	20,987.53	20,000.00	987.53	4.94	30,000.00
3150 Repairs/Work Orders/Emergen	206.00	1,198.33	-992.33	-82.81	4,327.86	9,586.64	-5,258.78	-54.86	14,380.00
3170 NSF Fees Recovered	100.00	41.67	58.33	139.9	680.00	333.36	346.64	103.9	500.00
3175 Condo Docs	50.00	58.33	-8.33	-14.28	250.00	466.64	-216.64	-46.43	700.00
3190 Copies/Fax/Stamps	98.00	83.33	14.67	17.60	862.00	666.64	195.36	29.31	1,000.00
3210 Application Fees	494.81	583.33	-88.52	-15.17	4,744.81	4,666.64	78.17	1.68	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	100.00	333.36	-233.36	-70.00	500.00
3215 Estoppel	300.00	583.33	-283.33	-48.57	4,500.00	4,666.64	-166.64	-3.57	7,000.00
3510 Laundry Income	1,008.00	1,041.67	-33.67	-3.23	7,540.74	8,333.36	-792.62	-9.51	12,500.00
3710 Recovered -Bad Debt	0.00	6,666.67	-6,666.67	-100.0	32,585.74	53,333.36	-20,747.62	-38.90	80,000.00
3712 Interest Income	330.13	250.00	80.13	32.05	2,657.38	2,000.00	657.38	32.87	3,000.00
3715 Misc. Income-Fines,Plaza Roo	15,382.40	316.67	15,065.73	4,757.	23,888.58	2,533.36	21,355.22	842.9	3,800.00
TOTAL INCOME	94,170.33	30,741.66	63,428.67	206.3	3,482,348.61	3,504,164.28	-21,815.67	-0.62	4,713,208.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,150.00	3,166.67	2,016.67	63.68	13,565.00	25,333.36	11,768.36	46.45	38,000.00
4007 Annual Fee - DBPR	0.00	233.33	233.33	100.0	2,080.00	1,866.64	213.36	-11.43	2,800.00
4008 Application / Screening - Unit	115.00	333.33	218.33	65.50	3,147.00	2,666.64	480.36	-18.01	4,000.00
4010 Bad Debt/ Write Offs	7,070.49	5,833.33	1,237.16	21.21	7,070.49	46,666.64	39,596.15	84.85	70,000.00
4012 Bank Charges	229.85	166.67	63.18	37.91	913.83	1,333.36	419.53	31.46	2,000.00
4014 Election Expense	0.00	416.67	416.67	100.0	1,577.99	3,333.36	1,755.37	52.66	5,000.00
4015 Employee Gas	30.51	66.67	36.16	54.24	119.34	533.36	414.02	77.62	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	1,333.36	6,166.64	-462.4	2,000.00
4029 Legal - Unit Owner Fees	6,352.67	5,000.00	1,352.67	27.05	60,146.97	40,000.00	20,146.97	-50.37	60,000.00
4030 Legal - Non recoverable Attorne	0.00	41.67	41.67	100.0	1,717.87	333.36	1,384.51	-415.3	500.00
4031 Legal- Recoverable Attorney Fe	1,708.43	3,916.67	2,208.24	56.38	11,339.66	31,333.36	19,993.70	63.81	47,000.00
Legal Expense - Total	8,061.10	8,958.34	897.24	10.02	73,204.50	71,666.72	1,537.78	-2.15	107,500.00
4033 Licenses, Fees & Permits	0.00	416.67	416.67	100.0	4,150.43	3,333.36	817.07	-24.51	5,000.00
4034 Maint Fees - Unit104	0.00	1,500.00	1,500.00	100.0	7,008.00	12,000.00	4,992.00	41.60	18,000.00
4035 Office Expenses- Soft	921.94	416.67	505.27	-121.2	5,195.40	3,333.36	1,862.04	-55.86	5,000.00
4036 New Hire Fees	0.00	416.67	416.67	100.0	226.00	3,333.36	3,107.36	93.22	5,000.00
4037 Maint Fees - Units317/408/100	0.00	1,416.67	1,416.67	100.0	0.00	11,333.36	11,333.36	100.0	17,000.00
4039 Office Expense Kitchen	234.34	208.33	26.01	-12.48	2,064.69	1,666.64	398.05	-23.88	2,500.00
4042 Office Expenses Hard Goods	56.97	1,265.67	1,208.70	95.50	1,312.58	10,125.36	8,812.78	87.04	15,188.00
4043 Office Expense - Computers	0.00	500.00	500.00	100.0	8,768.33	4,000.00	4,768.33	-119.2	6,000.00
Office Expense - Total	291.31	1,974.00	1,682.69	85.24	12,145.60	15,792.00	3,646.40	23.09	23,688.00
4046 Postage & Delivery	313.23	316.67	3.44	1.09	1,848.93	2,533.36	684.43	27.02	3,800.00
4050 Taxes (317,1008 & 1825)	0.00	200.00	200.00	100.0	0.00	1,600.00	1,600.00	100.0	2,400.00
4052 Parker Owned Unit Expenses	0.00	208.33	208.33	100.0	2,847.50	1,666.64	1,180.86	-70.85	2,500.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	0.00	1,333.36	1,333.36	100.0	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	791.41	1,666.64	875.23	52.51	2,500.00
4105 Cleaning Supplies - Paper	0.00	104.17	104.17	100.0	291.32	833.36	542.04	65.04	1,250.00
4108 Compactor Container	0.00	208.33	208.33	100.0	0.00	1,666.64	1,666.64	100.0	2,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	1,000.00	1,000.00	100.0	1,500.00
4110 Compactor Repairs	0.00	125.00	125.00	100.0	1,123.10	1,000.00	123.10	-12.31	1,500.00

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
May 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	1,666.64	1,666.64	100.0	2,500.00
4113 Fire Alarm System	1,284.72	75.00	-1,209.72	-1,612	2,889.48	600.00	-2,289.48	-381.5	900.00
4115 Gym Maintenance	0.00	300.00	300.00	100.0	2,441.15	2,400.00	-41.15	-1.71	3,600.00
4119 Pool Expense-Large Equipment	877.15	1,500.00	622.85	41.52	1,029.23	12,000.00	10,970.77	91.42	18,000.00
4120 Pool Chemicals/Tank Lease	733.09	1,127.33	394.24	34.97	5,898.17	9,018.64	3,120.47	34.60	13,528.00
4121 Pool Towel Expense	-208.76	41.67	250.43	600.9	347.82	333.36	-14.46	-4.34	500.00
4122 Pool Repairs	0.00	2,083.33	2,083.33	100.0	2,322.87	16,666.64	14,343.77	86.06	25,000.00
4123 Pool Equipment Expense	627.25	62.50	-564.75	-903.6	1,648.44	500.00	-1,148.44	-229.6	750.00
4124 Pool Furniture/Umbrellas	0.00	291.67	291.67	100.0	3,814.60	2,333.36	-1,481.24	-63.48	3,500.00
Pool Expense - Total	2,028.73	5,106.50	3,077.77	60.27	15,061.13	40,852.00	25,790.87	63.13	61,278.00
4127 Elevator Repair (begin use 10/0	375.00	1,416.67	1,041.67	73.53	6,790.00	11,333.36	4,543.36	40.09	17,000.00
4129 Chillers-Repair	0.00	1,666.67	1,666.67	100.0	2,193.45	13,333.36	11,139.91	83.55	20,000.00
4131 Landscaping	0.00	333.33	333.33	100.0	5,425.50	2,666.64	-2,758.86	-103.4	4,000.00
4133 Uniforms	0.00	58.33	58.33	100.0	305.97	466.64	160.67	34.43	700.00
4140 Parts & Supplies-Misc	6,345.20	4,166.67	-2,178.53	-52.28	34,340.13	33,333.36	-1,006.77	-3.02	50,000.00
4141 Parts & Supplies-FOB	0.00	41.67	41.67	100.0	1,481.63	333.36	-1,148.27	-344.4	500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	333.36	333.36	100.0	500.00
4163 Labor Contract - Electrical	720.00	208.33	-511.67	-245.6	1,920.00	1,666.64	-253.36	-15.20	2,500.00
4165 Labor Contract - Gate & Arm R	249.00	125.00	-124.00	-99.20	4,625.92	1,000.00	-3,625.92	-362.5	1,500.00
4166 Labor Contract - FOB	0.00	125.00	125.00	100.0	557.16	1,000.00	442.84	44.28	1,500.00
4181 Labor Contract - Misc	11,098.13	5,500.00	-5,598.13	-101.7	74,993.85	44,000.00	-30,993.85	-70.44	66,000.00
4182 Labor Contract -Pool/Contr/Mai	120.00	33.33	-86.67	-260.0	1,392.00	266.64	-1,125.36	-422.0	400.00
Labor Contract - Total	12,187.13	5,991.66	-6,195.47	-103.4	83,488.93	47,933.28	-35,555.65	-74.18	71,900.00
4193 Supplies - Plumbing	85.96	41.67	-44.29	-106.2	224.16	333.36	109.20	32.76	500.00
4197 Discounts Earned	-101.86	0.00	101.86	0	-587.03	0.00	587.03	0	0.00
Supplies - Total	6,329.30	4,291.68	-2,037.62	-47.48	35,458.89	34,333.44	-1,125.45	-3.28	51,500.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	500.00	500.00	100.0	13,252.70	4,000.00	-9,252.70	-231.3	6,000.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	14,400.00	19,200.00	4,800.00	25.00	28,800.00
4207 Copier/Rental - (was 4041)	189.74	541.67	351.93	64.97	2,449.72	4,333.36	1,883.64	43.47	6,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	0.00	666.64	666.64	100.0	1,000.00
4210 Housekeeping Contract	13,776.97	11,000.00	-2,776.97	-25.25	110,353.26	88,000.00	-22,353.26	-25.40	132,000.00
4215 Landscaping Contract	1,600.00	1,250.00	-350.00	-28.00	11,364.00	10,000.00	-1,364.00	-13.64	15,000.00
4217 Maintenance/Pool Contract	19,118.30	20,000.00	881.70	4.41	152,946.40	160,000.00	7,053.60	4.41	240,000.00
4220 Pest Control	222.60	375.00	152.40	40.64	4,940.40	3,000.00	-1,940.40	-64.68	4,500.00
4223 Phone Insurance Toshiba (was	0.00	125.00	125.00	100.0	-120.80	1,000.00	1,120.80	112.08	1,500.00
4225 Security Contract	27,008.80	27,666.67	657.87	2.38	229,834.97	221,333.36	-8,501.61	-3.84	332,000.00
4229 Valet Contract	16,800.00	12,166.67	-4,633.33	-38.08	95,237.50	97,333.36	2,095.86	2.15	146,000.00
4230 Waste Removal Contract	5,617.58	5,000.00	-617.58	-12.35	44,497.67	40,000.00	-4,497.67	-11.24	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	2,720.00	3,200.00	480.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	666.67	666.67	100.0	0.00	5,333.36	5,333.36	100.0	8,000.00
4309 Fire Sprinkler Project	0.00	0.00	0.00	0	49,342.01	0.00	-49,342.01	0	0.00
4310 Fire Sprinkler Project/Soffits	32,767.23	0.00	-32,767.23	0	37,739.33	0.00	-37,739.33	0	0.00
4315 Non-Contracted Supervisory Se	0.00	416.67	416.67	100.0	0.00	3,333.36	3,333.36	100.0	5,000.00
4321 Repair Concrete on Building W	0.00	1,666.67	1,666.67	100.0	5,625.20	13,333.36	7,708.16	57.81	20,000.00
4323 Pool Deck Repair	0.00	1,307.45	1,307.45	100.0	7,212.89	10,459.60	3,246.71	31.04	15,689.35
4324 Rear Parking Lot Repair	0.00	1,666.67	1,666.67	100.0	0.00	13,333.36	13,333.36	100.0	20,000.00
4325 Cameras	0.00	833.33	833.33	100.0	0.00	6,666.64	6,666.64	100.0	10,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	0.00	5,000.00	5,000.00	100.0	7,500.00
4332 Sewer & Drain Relining	0.00	0.00	0.00	0	111,792.46	0.00	-111,792.46	0	0.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	0.00	0.00	0.00	0	1,421.55	0.00	-1,421.55	0	0.00
4360 S/A - Water Well - Landscaping	0.00	0.00	0.00	0	6,553.70	0.00	-6,553.70	0	0.00
4367 S/A Fire Alarm - Flow & Tamper	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	1,013.36	1,013.36	100.0	1,520.00
UTILITIES									
4405 Cable	16,139.60	14,583.33	-1,556.27	-10.67	129,125.41	116,666.64	-12,458.77	-10.68	175,000.00
4410 Electricity	26,422.68	27,500.00	1,077.32	3.92	196,794.25	220,000.00	23,205.75	10.55	330,000.00
4415 Gas	3,201.52	3,333.33	131.81	3.95	28,871.73	26,666.64	-2,205.09	-8.27	40,000.00
4416 Gas Transportation	1,506.01	1,666.67	160.66	9.64	11,785.59	13,333.36	1,547.77	11.61	20,000.00
Gas Expense - Total	4,707.53	5,000.00	292.47	5.85	40,657.32	40,000.00	-657.32	-1.64	60,000.00
4420 Telephone	474.72	433.33	-41.39	-9.55	4,008.36	3,466.64	-541.72	-15.63	5,200.00
4425 Water & Sewer	31,868.23	32,500.00	631.77	1.94	247,231.11	260,000.00	12,768.89	4.91	390,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	851.33	1,333.33	482.00	36.15	11,074.19	10,666.64	-407.55	-3.82	16,000.00
5010 P/R Administration/Office	9,996.30	14,166.67	4,170.37	29.44	109,509.96	113,333.36	3,823.40	3.37	170,000.00

